

**SHERIFF'S SALE  
VALUABLE REAL PROPERTY**

STATE OF MARYLAND  
MONTGOMERY COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the Circuit Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Patricia Smith vs John Christian Hanke in the Circuit Court for Montgomery County, Maryland Case No. 59247FL have this 28th day of July 2020, seized and taken into execution all the right and title, claim, interest, and estate, at the time the judgment became a lien on the property, both at law and in equity of the said John Christian Hanke, of, in, to, and about the following described property to wit:

**Real property of John Christian Hanke, located at 4225 Brookfield Drive, Kensington, MD 20895 and further described as Beginning at the point of intersection of the north side of Brookfield Drive with the dividing line between Lots 10 and 11, Block 6 as shown on the plat entitled "Blocks 5 and 6 and Parts of Blocks 1 and 7, Kensington Estates" filed among the Land Records of Montgomery County, Maryland in Plat Book 32 as Plat 2016 and running thence,**

**North 5 degrees 05'00" East 88.06 feet with the dividing line between Lots 10 and 11 to the common corner of Lots 10, 11 and 12 of said Block 6; thence,**

**North 46 degrees 08'50" East 81.06 feet with the northwest side of Lots 10 of said Block 6; thence,**

**South 2 degrees 28' 00" West 142.26 feet through Lot 10 to a point on the north side of Brookfield Drive; thence with the north side of Brookfield Drive,**

**Along the arc of a curve to the right, having a radius of 1308.60 feet, an arc distance of 58.80 feet, long chord bearing and length North 86 degrees 13'28" West 59.78 feet, to the place of beginning, containing a calculated area of 6497 square feet of land.**

**Subject to covenants and restrictions of record.**

**BEING the same property conveyed unto John Christian Hanke, by deed recorded in Liber 35074 at Folio 644 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing John Christian Hanke's interest only. The described property will be sold subject to reservations of title, subject to liens of records, and to all claims known and unknown. In order to obtain clear title, the cost of conveyance and outstanding senior liens must be paid by the purchaser.

I hereby give notice that I will sell all the right, title, claim, interest and estate both in law and in equity of the said John Christian Hanke, and, of, in, to, and about the above described property to the highest bidder for cash at the Maryland Avenue entrance of the Judicial Center, 50 Maryland Avenue, Rockville, Maryland on October 28, 2020 at 10:00 am.

**TERMS OF SALE:**

A deposit of \$5,000 of the purchase price will be required at the time of the sale, balance due within 10 days after ratification from the courts. Deposit and remaining balance must be paid in U.S. currency, certified check or cashiers check made payable to "Sheriff of Montgomery County". No personal or business checks will be accepted. In order to be eligible to bid you must have a government issued photo ID (i.e. Drivers License) and \$5,000.00 deposit in hand.

In the event of default by said purchaser and at their risk and expenses, the Sheriff may declare the deposit forfeited and resell the premises. In such event the defaulting purchaser will be liable for payment of all costs and expenses of both sales. The forfeited deposit, less expenses, will be credited towards the judgment after the final ratification. This sale will be final after ratification from the courts.

Darren M. Popkin, Sheriff  
Montgomery County, Maryland