

Washington Post: January 29, 2026

**SHERIFF'S SALE
VALUABLE REAL PROPERTY**

STATE OF MARYLAND
MONTGOMERY COUNTY, TO WIT:

By virtue of a Writ of Execution issued by the District Court for Montgomery County, Maryland, and to me as Sheriff of said County, directed at the suit of Pineway Towers Condominium, Inc. v. Juan Pablo Osorio Flores and Maria Flores in the District Court for Montgomery County, Maryland Case No. D-06-CV-24-029666 this 15th day of August 2025, 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 Juan Pablo Osorio Flores and Maria Flores of, in, to, and about the following described property to wit:

Real property of Juan Pablo Osorio Flores and Maria Flores located at 8830 Piney Branch Rd, Unit 1005, Silver Spring, MD 20903 and further described as Condominium Unit number 1005, and Parking Space number A-25 in PINEWAY TOWERS CONDOMINIUM, as established pursuant to a certain Declaration of Pineway Towers, Inc., a Maryland Corporation dated June 1, 1977, and recorded among the Land Records of Montgomery County, Maryland in 4954 at folio 457, et seq., and pursuant to the appropriate Plats described in said Declaration and recorded among the aforesaid Land Records in Plat Book 18, Plats 1796-1811.

TOGETHER WITH the improvements thereto, and the rights and appurtenances thereto belonging or appertaining, and particularly the rights in common with others in the common elements of the aforesaid condominium, and all other rights and privileges of a Condominium Unit subject to the obligation of such owner, all as more fully described in the aforesaid Condominium Declaration.

The improvements are known as 8830 Piney Branch Road Unit 1005, Silver Spring, MD 20903.

AND BEING the same property conveyed to the Grantor by Deed dated January 26, 2005, and recorded in Liber 30020 at Folio 414, among the land records of Montgomery County, Maryland.

SUBJECT TO covenants easements, encumbrances, rights of way, conditions and restrictions which appear of record or may be apparent from an examination of the Property.

Being the same property conveyed Juan Pablo Osorio Flores and Maria Flores unto in deed recorded in Liber 61297 at Folio 0491 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Juan Pablo Osorio Flores and Maria Flores' only. The described property will be sold subject to reservations of title, subject to liens of records, and to all claims known and unknown. 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 Juan Pablo Osorio Flores and Maria Flores, 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 Wednesday, February 18, 2026 at 10:45 am.

TERMS OF SALE:

A deposit of **five thousand dollars (\$5,000.00)** 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 cashier's check. No personal or business checks will be accepted. To be eligible to bid you must have a government issued photo ID (i.e., Driver's License) and **five thousand dollars (\$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.

Maxwell C. Uy, Sheriff
Montgomery County, Maryland