

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. Kimberly Defronzo in the District Court for Montgomery County, Maryland Case No. D-06-CV-25-008939 this 3rd day of December 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 Kimberly Defronzo of, in, to, and about the following described property to wit:

Real property of Kimberly Defronzo located at 8830 Piney Branch Rd, Unit 607, Silver Spring, MD 20903 and further described as Condominium Unit number 607, and Parking Space Number A 32, in PINEWAY TOWERS CONDOMINIUM, as established pursuant to a certain Declaration by Pineway Towers, Inc., a Maryland Corporation dated June 1, 1997, and recorded among the Land Records of Montgomery County, Maryland, in Liber 4954, 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 at Plats 1796 through 1811, inclusive.

Being the same property conveyed Kimberly Defronzo unto in deed recorded in Liber 55098 at Folio 0222 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Kimberly Defronzo's 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 Kimberly Defronzo, 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 11:15 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