

Washington Post: October 24, 2024

**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 Woodlake Townhouse Homeowners Association vs. Rory Kozik in the District Court for Montgomery County, Maryland Case No. D-06-CV-22-022209 have this 7th day of June 2024, 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 Rory Kozik, of, in, to, and about the following described property to wit:

Real property of Rory Kozik, located at 3503 Woodlake Drive, Silver Spring, MD 20904 and further described as Unit Number 43, Phase 1, of the Woodlake Park Condominium as established pursuant to the Declaration of the Woodlake Park Condominium, Inc. by Beazer Homes Corp., Declarant, dated February 11, 2014 and recorded among the Land Records of Montgomery County, Maryland in Liber LEK No. 48336, folio 164, et seq., the By-Laws recorded as part of the Declaration at folio 187, and pursuant to the plats entitled ‘Condominium Plat, Phase I, Woodlake Park Condominium, Inc.’ recorded among the aforesaid Land Records on Plat LEK No. 11047” and “Condominium Plat Unit Plan Phase I, Woodlake Park Condominium, Inc.” recorded among the aforesaid Land Records on Plat LEK No. 11048 (the “Plats”). The improvements thereon being known as 3503 Woodlake Drive, Silver Spring, Maryland 20904.

Being the same property conveyed unto Rory Kozik by deed recorded in Liber 48753 at Folio 00447 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Rory Kozik’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. 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 Rory Kozik, 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 Thursday, November 14, 2024 at 10:15 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