

Washington Post: February 25, 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 Kelly Dorsey, P.C. v. Abbe Kalantary aka Abraham Kalantary in the Circuit Court for Montgomery County, Maryland Case No. C-15-CV-22-004730 this 2nd day of October 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 Abbe Kalantary aka Abraham Kalantary of, in, to, and about the following described property to wit:

Real property of Abbe Kalantary aka Abraham Kalantary located at 11801 Rockville Pike, Unit 1409, Rockville, MD 20852 and further described as Being known and designated as UNIT numbered FOURTEEN HUNDRED NINE (1409) in a Plan of Condominium Plan Book 7 at Plats 658 through 678, both inclusive, as established as a Horizontal Property or Condominium Regime by a Master Deed, and the By-Laws dated June 6th, 1973 and recorded in June 19th, 1973 in Liber 4393 at folio 193, among the Land Records of Montgomery County, Maryland.

TOGETHER WITH an undivided percentage interest in the Common Elements and in the common expenses and common profits of The Forum Condominium of .0029154 percent.

Being the same property conveyed Abbe Kalantary aka Abraham Kalantary unto in deed recorded in Liber 32718 at Folio 287 among the land records of Montgomery County, Maryland.

Purchasers should be aware that they are purchasing Abbe Kalantary aka Abraham Kalantary'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 Abbe Kalantary aka Abraham Kalantary, 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 Tuesday, March 17, 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