

Washington Post: March 13, 2025

**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 Octave Condominium vs. Darren W. Katchay in the District Court for Montgomery County, Maryland Case No 06-01-0004252-2021 have this 2<sup>nd</sup> day of December 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 Darren W. Katchay, of, in, to, and about the following described property to wit:

**Real property of Darren W. Katchay, located at 1320 Fenwick Lane, #704, Silver Spring, MD 20910 and further described as Unit No. 704 in The Octave Condominium, and the Common Elements appurtenant thereto pursuant to the Declaration of Condominium recorded among the Land Records of Montgomery County, Maryland in Liber 51806, folio 275 (the "Condominium Declaration"), and the condominium plat recorded among said Land Records at Condominium Plat Nos. 11430 through 11440.**

**Being the same property conveyed unto Darren W. Katchay by deed recorded in Liber 54612 at Folio 00065 among the land records of Montgomery County, Maryland.**

Purchasers should be aware that they are purchasing Darren W. Katchay'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 Darren W. Katchay, 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, April 2, 2025 at 10:00 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