

Notice of Foreclosure Sale of Condominium for Assessments Due

(Pursuant to Title §42-1903.13 of the District of Columbia Code)

TO:

[REDACTED]
[REDACTED], Unit [REDACTED]
Washington, DC [REDACTED]

[REDACTED], Unit [REDACTED]
Washington, DC [REDACTED]
Address of Unit

[REDACTED], Unit [REDACTED]
Washington, DC [REDACTED]
Last known address of unit owner, registered agent, or personal representative

FROM: [REDACTED] Esquire Phone No. [REDACTED]

RE:

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED], Unit [REDACTED] Washington, DC [REDACTED] of the [REDACTED] Condominium"
Square	Suffix	Lot	Property Description (and/or parking space, if applicable)

This constitutes formal notice, pursuant to D.C. Code §42-1903.13, as amended, that in the event the amounts set forth below are not paid in full within 31 days after the date this notice has been filed with the Recorder of Deeds and sent to the unit owner, the unit will be sold at public sale on [REDACTED] at [REDACTED] AM at Alex Cooper Auctioneers, Inc., 4910 Massachusetts Avenue, N.W., Suite 100, Washington, DC 20016 on behalf of the unit owners association.

As of the date of this notice, the total of the outstanding assessments, late fees, legal fees, and collection costs owed for the above-described unit is as follows:

1. Unpaid Assessments	\$29,702.87
2. Late Charges	\$250.00
3. Interest	\$720.90
4. Attorney's Fees	\$2,420.00
5. Collection Costs	\$1,339.00
6. Total	\$34,432.77

The sale is for (please check only one):

The 6-month priority lien.

The 6-month priority lien and more than the 6-month priority lien, which may be subject to the first deed of trust.

Please be advised that Article 11, Sections 11.01, 11.02 of the Bylaws of [REDACTED] and D.C. Code §42-1903.13 authorizes the unit owners association to foreclose on its lien for nonpayment of past due assessments, late fees, interest, collection costs, and attorney's fees when default occurs. No foreclosure sale shall be held until 31 days have passed from the date notice is mailed. The person to contact to stop foreclosure sale is [REDACTED] Esq. at 202 [REDACTED]

In testimony whereof, [REDACTED] Condominium Unit Owners Association has caused these presents to be signed by [REDACTED], its President (or other officer or authorized agent), and appoint its true and lawful trustee to acknowledge and deliver this Notice as its act and deed.

By: _____

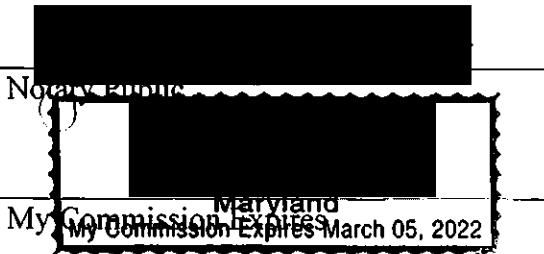
[REDACTED]
Owners Association

Condominium Unit

I, [REDACTED] Notary Public in and for the [REDACTED] hereby certify that [REDACTED], the trustee in the foregoing Notice of Foreclosure Sale of Condominium for Assessments Due, personally appeared before me to execute the said Notice of Foreclosure Sale and acknowledge the same to be the act and deed of the unit owners Association.

Given under my hand and seal this [REDACTED]

(Notary Seal)



CERTIFICATION

I hereby certify that a duly executed Notice of Foreclosure Sale of Condominium Unit for Assessments Due was sent on the following date to the Mayor and all lien holders of records, and/or all respective trustees, and the owner(s) of the condominium unit encumbered by said lien described above: [REDACTED], [REDACTED]

[REDACTED]
Signature

Doc #: [REDACTED]
Filed & Recorded

[REDACTED]
IDA WILLIAMS
RECORDER OF DEEDS
WASH DC RECORDER OF DEEDS
RECORDING FEES \$25.00
SURCHARGE \$6.50
TOTAL: \$31.50