

Notice of Foreclosure Sale of Condominium Unit for Assessments Due

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

Revised on [REDACTED]

(List name[s] and address[es] for each owner of the unit)

Estate of [REDACTED]
 [REDACTED] Good Hope Rd, SE Unit [REDACTED] Washington, D.C. [REDACTED]
 [REDACTED] Good Hope Rd, SE Unit [REDACTED] Washington, D.C. [REDACTED]
 Address of Unit
 [REDACTED] Fredricksburg, VA [REDACTED]
 Last known address of unit owner, registered agent, or personal representative

FROM: [REDACTED] Esq. Phone No. 202-[REDACTED]
 RE: [REDACTED] [REDACTED] Condominium Unit
 Square Suffix Lot Property Description (and parking space, if applicable)
 DATE: December [REDACTED] Square Suffix Lot (for parking space, if applicable)

This constitutes formal notice, pursuant to Title 42§1903.13 of the District of Columbia Code, as amended, that in the event past due assessments plus any late charges, collection costs, and interest due, with attorney's fees, which were incurred in connection with the enforcement of the lien created by said past due amounts, are not paid in full within 31 days after the date such notice has been filed with the Recorder of Deeds, on behalf of the unit owner's association, the unit(s) shall be sold at public sale on February [REDACTED] at [REDACTED] AM/PM at the office of 4910 Massachusetts Ave, Ste. 100, WDC 20016

As of the date of this notice, the total of the outstanding assessment, fees, charges, and interest owed associated with the above-described unit(s) is as follows:

1. Unpaid assessments	\$ 3,036.00
2. Late Charges on Assessments	\$ 300.00
3. Collection Costs	\$ 2670.17
4. Interest	\$ 639.96
5. Attorney's fees	\$ 6,200.00
TOTAL:	\$ 12,846.13

The outstanding amount is

- A 6 month super priority lien and NOT subject to the first deed of trust. More than the 6 month super priority lien and subject to the first deed of trust. More than 6 month super priority and NOT subject to a first deed of trust

Please be advised that 11.01(a) of the Bylaws of the

[REDACTED] Condominium (legal name of condominium association) authorizes the Condominium Association to foreclose for nonpayment of past due assessments, late charges, interest, collection costs and attorney's fees in proceedings to recover sums due when the default occurs.

No foreclosure sale shall be held until 31 days have passed from the date such notice is mailed. The person to contact to stop foreclosure sale is: [REDACTED] Esq.
Phone: [REDACTED]

In testimony whereof, the [REDACTED] (legal name of condominium association) has caused these presents to be signed by [REDACTED] its president (or other officer), and attested by its secretary, and does hereby appoint [REDACTED] Esq. its true and lawful trustee to acknowledge and deliver these presents as its act and deed [REDACTED]

By [REDACTED]
President or Other Officer
[REDACTED]
Name of Condominium Association

[REDACTED]

I, [REDACTED], a Notary Public in and for the District of Columbia do 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 acknowledged the same to be the act and deed of the condominium association.

Given under my hand and seal this [REDACTED]

(Notary Seal)

[REDACTED]
My Commission Expires [REDACTED]

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

[REDACTED]

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