

ALEX COOPER AUCTS., INC.
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**Law Offices of
Gebhardt & Smith LLP
One South Street, Suite 2200
Baltimore, Maryland 21202**

SUBSTITUTE TRUSTEES' SALE OF VALUABLE MANSION LOCATED IN THE KALORAMA NEIGHBORHOOD AND KNOWN AS 2126 WYOMING AVENUE, N.W., WASHINGTON, D.C.

Under and by virtue of the power of sale contained in the Deed of Trust, Assignment and Security Agreement, dated March 11, 2005, from North Shore Capital, Inc. ("Grantor") to Howard Dymond and James F. Sloan, Trustees, and recorded among the land records of the Recorder of Deeds, Washington, D.C. on April 29, 2005 at Instrument No. 2005058965 ("Deed of Trust"), the holder of the indebtedness secured by said Deed of Trust ("Noteholder") having subsequently appointed David V. Fontana and Kenneth R. Rhoad as Substitute Trustees ("Trustees") in the place of Howard Dymond and James F. Sloan by a Deed of Appointment dated July 29, 2009 and recorded at the Recorder of Deeds, Washington, D.C., default having occurred under the terms of the Deed of Trust and at the request of the party secured thereby, and pursuant to a Notice of Foreclosure Sale of Real Property filed in accordance with Public Law 90-566, the Trustees will offer for sale to the highest qualified bidder at a public auction to be held at the offices of Alex Cooper Auctioneers, Inc., 5301 Wisconsin Avenue, N.W., Suite 750, Washington, DC 20015, on:

**THURSDAY, MARCH 4, 2010
At 10:15 a.m.**

ALL THAT piece, tract or parcel of land situate, lying and being in the District of Columbia, together with any improvements thereon, more particularly described as follows (collectively, the "Property"):

BEING a tract of land situated in the City of Washington District of Columbia and being part of Lot numbered three hundred fourteen (314) in Square 2528 as per a plat of subdivision recorded in Book 197 at Page 175 among the land records of the Office of the Surveyor of the District of Columbia being subject to an agreement establishing the building line at forty feet from the line of Garfield Street (now Wyoming Avenue) recorded in Liber 1178 at folio 354 in the Land Records of the District of Columbia, and being more particularly described as follows.

BEGINNING at a point being the northwest corner of said Lot 99 as recorded in subdivision Book Governor Shepard at Page 156 among the land records of the Office of the Surveyor of the District of Columbia, said point also being in the southerly line of Wyoming Avenue, N.W. a public street and said point being distant 200.0 feet from the westerly line of Connecticut Avenue, N.W.; thence

Along the southerly line of Wyoming Avenue, N.W. North 68°26'00" East, 68.60 feet to a point for corner; thence
South 21°34'00" East, 77.11 feet to a point for corner; thence
South 68°26'00" West, 4.70 feet to a point for corner; thence
South 21°34'00" East, 30.36 feet to a point for corner; thence
South 68°26'00" West, 5.40 feet to a point for corner; thence
South 21°34'00" East, 57.53 feet to a point in the northerly line of a 10 foot public alley;
thence
Continuing along the alley line South 68°26'00" West, 58.50 feet to a point for corner;
thence
North 21°34'00" West, 165.0 feet to the POINT OF BEGINNING, containing 10,595.25 square feet of land or 0.2432 acres, more or less

Said property being now known for purposes of assessment and taxation as Lot 916 in Square 2528.

The Property is generally known as 2126 Wyoming Avenue, N.W., Washington, D.C. 20008.

TERMS OF SALE: A deposit in the amount of One Hundred Thousand Dollars (\$100,000.00), payable in cash or by certified check, will be required of the purchaser at the time and place of sale. Within seven (7) calendar days after the date of the sale, the purchaser of the Property shall deliver a certified check to the Trustees in order to increase the deposit to an amount equal to ten percent (10%) of the full amount bid by the purchaser for the Property at the sale. The balance of the purchase price, together with interest thereon at the rate of ten percent (10%) per annum from the date of sale to the date of settlement, shall be due from the purchaser in cash or by certified check within thirty (30) days from the date of sale, unless such closing deadline is extended in writing by the Trustees. Time is of the essence. Settlement shall be held at the offices of Gebhardt & Smith LLP, One South Street, Suite 2200, Baltimore, Maryland 21202, or such other place as may be agreed to by the Trustees. In the event the beneficiary under the Deed of Trust, or an affiliate or subsidiary thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money. The Trustees reserve the right to reject any and all bids at the sale, and to extend the time for settlement, at their discretion.

All real estate taxes, assessments, water charges and senior liens that are owed against the Property and that are not extinguished by the foreclosure sale of the Property shall be the sole responsibility of the purchaser and shall be paid by the purchaser at settlement. In addition, the cost of all recordation fees and taxes, document preparation costs, transfer taxes, title examination costs, attorneys' fees and other costs associated with conveying the Property to the purchaser shall also be the sole responsibility of the purchaser and shall be paid for by the purchaser at settlement.

The Property is being sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the Property or the improvements thereon. The Property is being sold subject to: (a) all existing building and zoning code violations; (b) all existing zoning restrictions and requirements, (c) all critical area and wetland violations; (d) all environmental problems and violations which may exist on or with respect to the Property; (e) all senior liens, easements, conditions, restrictions and covenants; (f) all rights

of redemption, (g) such state of facts that an accurate survey or physical inspection of the Property might disclose; and (h) all agreements and restrictions of record affecting the same, if any.

The purchaser at the foreclosure sale shall assume the risk of loss for the Property immediately after the sale takes place. It shall be the purchaser's responsibility to obtain possession of the Property after the Property is conveyed to the purchaser by the Trustees.

In the event the purchaser fails to go to settlement as required, in addition to any other legal or equitable remedies available to the Trustees, the Trustees may declare the aforementioned deposit forfeited and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price sustained by the Trustees and/or the Noteholder, all costs and expenses of both sales, attorneys' fees, and any other damages sustained by the Trustees and/or the Noteholder, including, without limitation, all incidental damages. If the Trustees are unable to convey the Property as described above, the purchaser's sole remedy at law or in equity shall be limited to a refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser as aforesaid, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Trustees, the Noteholder or the Auctioneer conducting the sale of the Property. The parties' respective rights and obligations regarding the terms and conduct of the sale shall be governed by the laws of the District of Columbia.

David V. Fontana and Kenneth R. Rhoad,
Substitute Trustees
Feb. 22, 24, 26, Mar. 1, 3

For further information, please contact:
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