

**Law Offices of
Gebhardt & Smith LLP
One South Street, Suite 2200
Baltimore, Maryland 21202**

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE BUILDING
KNOWN AS 6 RHODE ISLAND AVENUE, N.W., WASHINGTON, D.C.**

Under and by virtue of the power of sale contained in the Amended and Restated Deed of Trust, Security Agreement, and Assignment of Leases and Rents, dated August 13, 2007, from #6 Rhode Island Ave. Condominium, LLC ("Grantor") to Kent A. Ketterman and Harry R. Swift, Trustees, and recorded among the land records of the Recorder of Deeds, Washington, D.C. at Instrument No. 2007111481 ("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 Kent A. Ketterman and Harry R. Swift by a Deed of Appointment dated April 4, 2008 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, 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:

**WEDNESDAY, MAY 21, 2008
At 11:15 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"):

Lot Numbered 56 in Square numbered 3111 in a subdivision made by Doris Jackson and Alonzo Zanders, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 167 at folio 134.

The Property is generally known as 6 Rhode Island Avenue, N.W., Washington, DC 20001 and is believed to be improved by a two-story building consisting of approximately nine (9) units.

TERMS OF SALE: A deposit in the amount of Fifty Thousand Dollars (\$50,000.00), 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 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, value, use or description of the Property or the improvements thereon. The Property is being sold subject to all senior liens and encumbrances that are not extinguished by operation of law by the foreclosure sale of the Property. The Property is also being sold subject to all easements, equitable servitudes, conditions, rights of way, restrictions, rights of redemption, covenants, restrictive covenants, declarations, and any agreements, matters or restrictions of record affecting the Property. The Property is also being sold subject to all existing housing, building and zoning code violations, encroachments, critical area and wetland violations, environmental problems, conditions or hazards which may exist on or with respect to the Property, and such state of facts that an accurate survey or physical inspection of the Property might disclose.

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

For further information, please contact:
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