

Syed Mohsin Reza
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August 20, 2018

**VIA CERTIFIED MAIL, R/R/R, AND
FIRST CLASS MAIL, POSTAGE PREPAID**

City of Takoma Park
c/o Linda S. Perlman, Esq.
Kenneth Sigman, Esq.
Silber, Perlman, Sigman & Tilev, P.A.
6930 Carroll Avenue, Suite 610
Takoma Park, MD 20912

Re: NOTICE OF FORECLOSURE SALE: \$139,630.66 loan (the "Loan") from Bank of America, N.A. ("Original Lender"), evidenced by that certain Consolidated Loan Agreement dated December 8, 2011, by and between The Washington-McLaughlin Christian School, Inc., a District of Columbia corporation ("Borrower") and Original Lender (the "Agreement"), and secured by, among other things, that certain Deed of Trust dated December 28, 2001, and recorded June 26, 2002 in Liber 21321 at folio 732, among the Land Records of Montgomery County, Maryland, as modified by that certain Modification Agreement dated December 8, 2011, and recorded February 17, 2012, in the Land Records in Liber 43449, folio 285, all as assigned to Fairview Investment Fund II, LP ("Lender") by that certain Assignment of Debt and Lien dated November 12, 2015, by and between Original Lender and Lender, and recorded February 10, 2016, in Liber 51599, folio 200, among the Land Records of Montgomery County, Maryland (collectively, the "Deed of Trust"), encumbering certain real property located at 6501 Poplar Avenue, Takoma Park, MD 20912 (the "Property")

Dear Ms. Perlman:

You are hereby notified that a foreclosure sale has been scheduled as set forth herein.

Default having been made in payment of the debt secured by the above-captioned Deed of Trust, Syed Mohsin Reza, Substitute Trustee under said Deed of Trust, appointed pursuant to that certain Deed Appointing a Substitute Trustee dated September 12, 2016, and recorded on October 14, 2016, in Liber 53003 at folio 294, among the Land Records of Montgomery County, Maryland, will proceed on Thursday, September 13, 2018, at 10:30 A.M. prevailing Eastern Time, at the entrance to the Circuit Court for Montgomery County, Maryland, 50 Maryland Ave, Rockville, MD 20850, to sell a portion of the Property encumbered by the Deed of Trust.

A copy of the advertisement of foreclosure sale, setting forth the particulars of the sale, is enclosed for your reference.

This notice is required pursuant to Maryland Real Property Code Ann. § 7-105.2 and Maryland Rule 14-210.

Please govern yourself accordingly.

Very truly yours,



Syed Mohsin Reza
Substitute Trustee

Enclosure

TROUTMAN SANDERS LLP
401 9th Street, NW, Suite 1000
Washington, DC 20004

**SUBSTITUTE TRUSTEE'S SALE OF
VALUABLE REAL PROPERTY**

**Known As
POPLAR AVENUE
TAKOMA PARK, MD**

Substitute Trustee's Sale of valuable real property located in Montgomery County, Maryland. By virtue of the power and authority contained in a certain Deed of Trust dated December 28, 2001, and recorded among the Land Records of Montgomery County, Maryland (the "Land Records") in Liber 21321, folio 732, as modified by that certain Modification Agreement dated December 8, 2011, and recorded in the Land Records in Liber 43449, folio 285 (collectively, the "Deed of Trust"); default having occurred thereunder; and at the request of the party secured thereby; the undersigned Substitute Trustee will sell, at public auction, on Thursday, September 13, 2018, at 10:30 a.m. Eastern Time, at the entrance to the Circuit Court for Montgomery County, located at 50 Maryland Ave, Rockville, MD 20850, all the land and premises more particularly described as follows:

All of those lots or parcels of land located in Montgomery County, Maryland, and more particularly described as follows:

ALL THAT PIECE OR PARCEL OF LAND CONTAINING 2.68 ACRES, MORE OR LESS, BEING A PORTION OF THE "J. ENOS RAY ELEMENTARY SCHOOL SITE" AS DESCRIBED IN THAT DEED DATED DECEMBER 3, 1981, BY AND BETWEEN THE BOARD OF EDUCATION OF PRINCE GEORGE'S COUNTY, A BODY CORPORATE AND POLITIC, AND PRINCE GEORGE'S COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, AND RECORDED JUNE 1, 1984, IN LIBER 5903, FOLIO 816, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND TRANSFERRED TO THE WASHINGTON-MCLAUGHLIN CHRISTIAN SCHOOL, INC., BY DEED FROM PRINCE GEORGE'S COUNTY, MARYLAND, A BODY CORPORATE AND POLITIC, DATED FEBRUARY 1, 1985, AND RECORDED FEBRUARY 22, 1985, IN LIBER 6056, FOLIO 166, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND, AND MORE PARTICULARLY DESCRIBED IN SAID DEEDS AS FOLLOWS:

"BEGINNING FOR THE SECOND PIECE AT AN IRON PIPE THE NORTHWEST CORNER OF THE WHOLE TRACT, THE BEGINNING OF THE LAST LINE AND RUNNING NORTH SEVENTY-SIX DEGREES, THIRTY-ONE MINUTES EAST, FOUR HUNDRED THIRTY-THREE AND SIXTY-FIVE HUNDREDTHS (433.65)

FEET TO THE SOUTHWEST CORNER OF LOT 55, BLOCK 16, B. F. GILBERTS' ADDITION TO TAKOMA PARK THEN WITH THE WEST SIDE OF A THIRTY FOOT RIGHT OF WAY SOUTH TWELVE DEGREES, FOURTEEN MINUTES EAST, THREE HUNDRED ELEVEN AND THREE HUNDREDTHS (311.03) FEET, THEN SOUTH FORTY-TWO DEGREES, FORTY-NINE MINUTES WEST, ONE HUNDRED NINETY-NINE AND FOUR HUNDREDTHS (199.04) FEET TO AN IRON PIPE IN THE LAST LINE OF THE WHOLE TRACT THEN NORTH FORTY-FIVE DEGREES, SEVENTEEN MINUTES WEST, FOUR HUNDRED NINETY-FIVE AND EIGHTY-TWO HUNDREDTHS (495.82) FEET TO THE BEGINNING, CONTAINING ONE HUNDRED SIXTEEN THOUSAND, SEVEN HUNDRED AND THIRTY-NINE (116,739) SQUARE FEET EQUAL TWO AND SIXTY-EIGHT HUNDREDTHS (2.68) ACRES."

ALSO DESCRIBED AS:

SOME OR ALL OF SAID PROPERTY HAVING BEEN CONVEYED TO THE CITY OF TAKOMA PARK, MARYLAND FROM THE ADVISORY GROUP MANAGER, SMALL BUSINESS/SELF-EMPLOYED DIVISION, AREA TWO OF THE INTERNAL REVENUE SERVICE AND THE WASHINGTON-MCLAUGHLIN CHRISTIAN SCHOOL, INC., BY DEED DATED JANUARY 29, 2016, AND RECORDED FEBRUARY 8, 2016, IN LIBER 51579, AT FOLIO 362, AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND, AND DESCRIBED IN SAID DEED AS FOLLOWS:

"2.68 ACRES OF LAND, MORE OR LESS, KNOWN AS PARCEL 3 LOCATED IN BACK OF SCHOOL, WOODLAND AVENUE, TAKOMA PARK, MONTGOMERY COUNTY, MD.

MAP PRINCE GEORGE'S PLAT BOOK 7 PAGE 30 PT. 510.

BEGINNING FOR THE SAME AT AN IRON PIN FOUND AT THE NORTHERNMOST CORNER OF LOT 11, BLOCK "C", GEORGE A. GUDE'S ADDITION OF TAKOMA PARK AS SHOWN ON A PLAT OF SUBDIVISION RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK BB 7, AT PLAT NO. 30; THENCE FROM SAID POINT OF BEGINNING AND BINDING ON THE SOUTH LINES OF LOTS 46-54, BLOCK 16, B.F. GILBERT'S ADDITION TO TAKOMA PARK, RECORDED IN PLAT BOOK A AT PLAT NO. 2.

1)
N 76° 21' 19" A DISTANCE OF 441.97 FEET TO A POINT ON THE WEST LINE OF WOODLAND AVENUE, VARIABLE WIDTH, PASSING IN TRANSIT AN IRON PIPE FOUND A DISTANCE OF 9.39 FEET FROM THE END THEREOF; THENCE,

2)
12° 23' 41" E A DISTANCE OF 284.45 FEET; THENCE,

3)
S 43° 08' 11" W A DISTANCE OF 224.58 FEET TO A POINT AT THE EASTERNMOST CORNER OF LOT 19, BLOCK "C", THENCE BINDING ON THE NORTHEAST LINES OF LOTS 11-19,

4)

N 44° 57' 49" A DISTANCE OF 476.90 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS AND/OR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD."

Tax ID No.: 13-03762798

TERMS OF SALE:

This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the Substitute Trustee's entire terms upon which the Property shall be offered for sale. If the Substitute Trustee determines that any opening bid is not commensurate with the value of the Property, he may reject the bid and withdraw the Property from sale. The Property is sold "as-is," and the Substitute Trustee makes no representations with respect to the condition of the Property. The Property is sold subject to any and all covenants, conditions, restrictions, easements, rights-of-way and limitations of record. The Property is sold subject to the rights of any persons in possession of all or of any part of the Property as tenants under recorded or unrecorded leases, if any.

A deposit of \$35,000.00 in cash, cashier's check, certified check, or some form of exchange acceptable to the Substitute Trustee, in his sole and final discretion, will be required from the purchaser at the time of sale. If less than 10% of the purchase price, the deposit must be increased to 10% of the purchase price within two (2) business days of the date of sale and delivered to the office of the Substitute Trustee in the same form as the initial deposit. The secured party, or any of its affiliates, if a bidder, shall not be required to give a deposit. The balance of the purchase price, together with interest on such balance at the rate of ten percent (10%) per annum from the date of sale to the date of settlement, must be paid by cashier's or certified check at the time of settlement. Should the property be purchased by the secured party or any of its affiliates, neither the secured party, nor its affiliate, nor anyone to whom the secured party assigns its interest, shall be responsible for the payment of the aforementioned interest on the balance of the purchase price.

All state, county and city real estate taxes, water and sewer charges, other public charges, regular and special assessments, condominium dues and assessments, and the like shall be

adjusted to the date of the foreclosure sale and thereafter assumed by the purchaser. The purchaser shall pay all state, county and city transfer taxes, state and city recordation taxes and fees, title examination costs, and all other settlement costs.

The purchaser shall comply with the terms of sale within ten (10) days after ratification thereof by the Circuit Court for Montgomery County, Maryland; TIME BEING OF THE ESSENCE. If the purchaser shall fail to comply with the terms of sale, the Substitute Trustee may declare the entire deposit forfeited and resell the Property at the risk and cost of the defaulting purchaser. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of sale, reasonable attorney's fees, all other charges due, and incidental and consequential damages. The defaulting purchaser shall not be entitled to any surplus proceeds or profit resulting from any resale of the property.

Syed Mohsin Reza
SUBSTITUTE TRUSTEE
Troutman Sanders LLP
401 9th Street, NW, Suite 1000
Washington, DC 20004
(202) 274-1927
(703) 448-6509 (facsimile)
mohsin.reza@troutmansanders.com

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Tax Account No.: 13-03762798

Property Address: Poplar Avenue, Takoma Park, MD 20912