

## Samuel Copelan

---

**From:** Legal Notices <legalnotices@washpost.com>  
**Sent:** Monday, February 24, 2025 11:11 AM  
**To:** Samuel Copelan  
**Cc:** Jasmine Forbes  
**Subject:** RE: SDP-9896-2024. Notifications. Washington Post: Thank you for placing your order with us.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This email is from an **external source**. Please use caution when opening attachments, clicking links, or responding.

Thank you.

Best Regards,

**Carmen Alianza-Javier**

Account Executive

The Washington Post

1301 K Street, NW | Washington, DC 20071

T: (202) 334-7007

F: (202) 334-6020

[legalnotices@washpost.com](mailto:legalnotices@washpost.com)

**\*Our deadline is 2 days prior by 3:00 p.m.  
Monday and Tuesday deadline is the previous Friday by 3.\***

**The Washington Post**

Trusted brand | Audited circulation | Dedicated customer service

---

**From:** Samuel Copelan <Samuel.Copelan@gaithersburgmd.gov>  
**Sent:** Monday, February 24, 2025 10:46 AM  
**To:** Legal Notices <legalnotices@washpost.com>  
**Cc:** Jasmine Forbes <Jasmine.Forbes@gaithersburgmd.gov>  
**Subject:** RE: SDP-9896-2024. Notifications. Washington Post: Thank you for placing your order with us.

**CAUTION: EXTERNAL SENDER**

Good morning,

Approved, thank you! Please reach out if you need anything else.

Sincerely,

-Sam



[\[gaithersburgmd.gov\]](http://gaithersburgmd.gov)

Samuel Copelan, AICP

He/Him/His

Department of Planning & Code Administration

Planner II | City of Gaithersburg

o: 240.805.1134

e: [Samuel.Copelan@gaitersburgMD.gov](mailto:Samuel.Copelan@gaitersburgMD.gov)

31 S Summit Ave, Gaithersburg, MD 20877

[gaithersburgMD.gov](http://gaithersburgMD.gov) [\[gaithersburgmd.gov\]](http://gaithersburgmd.gov)

---

**From:** Legal Notices <[legalnotices@washpost.com](mailto:legalnotices@washpost.com)>

**Sent:** Friday, February 21, 2025 2:26 PM

**To:** Samuel Copelan <[Samuel.Copelan@gaitersburgmd.gov](mailto:Samuel.Copelan@gaitersburgmd.gov)>

**Cc:** Jasmine Forbes <[Jasmine.Forbes@gaitersburgmd.gov](mailto:Jasmine.Forbes@gaitersburgmd.gov)>

**Subject:** SDP-9896-2024. Notifications. Washington Post: Thank you for placing your order with us.

This email is from an **external source**. Please use caution when opening attachments, clicking links, or responding.

Please find the job details of your ad for Feb. 27 & March 6. The cost is below.

Approval and changes due on Tuesday by 2pm.

Thank you.

## THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

For Public Notices you may contact us directly at [Legalnotices@washpost.com](mailto:Legalnotices@washpost.com) or [202-334-7007](tel:202-334-7007)

For Trustee Sale Notices you may contact us directly at [Trusteesale@washpost.com](mailto:Trusteesale@washpost.com) or [202-334-5782](tel:202-334-5782) or [202-334-7031](tel:202-334-7031)

### Job Details

Order Number:

**L0032736**

External Number:

**0012486112**

Classification:

Legal Notices

Package:

Legal Notice

Order Cost:

### Schedule for ad number L00327360

62 lines

**Thu Feb 27, 2025**

**The Washington Post Legals**

All Zones

**Thu Mar 6, 2025**

**The Washington Post Legals**

All Zones

\$652.88

Referral Code:

**Samuel Copelan**

PO Number:

na

### Account Details

CITY OF GAITHERSBURG Acct#

31 S SUMMIT AVE

GAITHERSBURG, MD 20877-2032

301-258-6320

[Brittany.Saravia@gaitHERSBURGMD.GOV](mailto:Brittany.Saravia@gaitHERSBURGMD.GOV)

CITY OF GAITHERSBURG

#### NOTICE OF JOINT PUBLIC HEARING

The Mayor & City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan Application SDP-9896-2024 on

**MONDAY  
MARCH 17, 2025  
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 16 South Summit Avenue, Gaithersburg, Maryland.

Application SDP-9896-2024 has been filed on behalf of Auto Spa requesting Schematic Development Plan approval for a 5,106 square-foot car wash at 10009 Fields Road and minor site improvements at 10003, 10005, and 10007 Fields Road. The Subject Properties are zoned MXD (Mixed Use Development).

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or by visiting the project page on the City's website at: <https://www.gaitHERSBURGMD.GOV/government/projects-in-the-city/fields-road-car-wash>.

Samuel Copelan, Planner  
[planning@gaitHERSBURGMD.GOV](mailto:planning@gaitHERSBURGMD.GOV)  
Planning and Code Administration #1194

Best Regards,

**Carmen Alianza-Javier**

Account Executive

The Washington Post

1301 K Street, NW | Washington, DC 20071

T: (202) 334-7007

F: (202) 334-6020

[legalnotices@washpost.com](mailto:legalnotices@washpost.com)

**\*Our deadline is 2 days prior by 3:00 p.m.  
Monday and Tuesday deadline is the previous Friday by 3.\***

# The Washington Post

Trusted brand | Audited circulation | Dedicated customer service

# CLASSIFIED

WashingtonPost.com/classifieds

THURSDAY, FEBRUARY 27, 2025



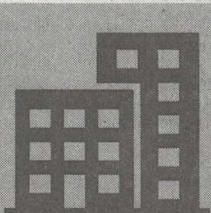
local expert  
in local jobs

WashingtonPost.com/  
recruit



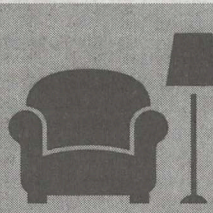
homes for sale,  
commercial real estate

WashingtonPost.com/  
realestate



rentals

WashingtonPost.com/  
rentals



merchandise, garage  
sales, auctions, tickets

WashingtonPost.com/  
merchandise



dogs, cats, birds, fish

WashingtonPost.com/  
pets



Trustee Sales  
202-334-5782

mypublicnotices.com/  
WashingtonPost/  
PublicNotice.asp

For Recruitment advertisements, go to  
[WashingtonPost.com/recruit](http://WashingtonPost.com/recruit) or call  
202-334-4100 (toll free 1-800-765-3675)

To place an ad, go to  
[WashingtonPost.com/postads](http://WashingtonPost.com/postads) or call 202-334-6200  
Non-commercial advertisers can now place ads 24/7 by calling 202-334-6200

Legal Notices: 202-334-7007  
Auctions, Estate Sales, Furniture: 202-334-7029  
Biz Ops/Services: 202-334-5787

**Wanted**  
CAR/TRUCK/RV  
on Society of MD  
ministry help  
in food clothing  
deductible MA  
44. 410-228-8437  
ionPlace.org

**Services**  
Nettie's Tavern  
Nettie's Tavern  
VA 2201-3806  
Establishment is  
APPOINTMENT  
CONTROL (ABC)  
a Restaurant,  
Beverages,  
and Off Premises  
or manufacture  
ages. Reese Garde  
the issuance of  
st be submitted to  
an 30 days from  
date of the first  
newsletters. Ap-  
pointments should  
be www.abcvirginia.  
2-3200.

**Public Notice**  
Ship and its con-  
s doing business  
Wireless Verizon  
poses to collocate  
antennas on the  
overall height of  
a 109-foot building  
x, vicinity of 1315  
N.W. Washington  
Public comments  
entitled effects from  
historic properties  
mitted within 30  
date of this pub-  
lic notice. K. Lauer  
Salle Road, Suite  
MD 21286. (410)

**Appointment**  
Ship and its con-  
s doing business  
Wireless Verizon  
poses to collocate  
antennas on the  
overall height of  
a 109-foot building  
x, vicinity of 1315  
N.W. Washington  
Public comments  
entitled effects from  
historic properties  
mitted within 30  
date of this pub-  
lic notice. K. Lauer  
Salle Road, Suite  
MD 21286. (410)

**Appointment**  
Ship and its con-  
s doing business  
Wireless Verizon  
poses to collocate  
antennas on the  
overall height of  
a 109-foot building  
x, vicinity of 1315  
N.W. Washington  
Public comments  
entitled effects from  
historic properties  
mitted within 30  
date of this pub-  
lic notice. K. Lauer  
Salle Road, Suite  
MD 21286. (410)

**Appointment**  
Ship and its con-  
s doing business  
Wireless Verizon  
poses to collocate  
antennas on the  
overall height of  
a 109-foot building  
x, vicinity of 1315  
N.W. Washington  
Public comments  
entitled effects from  
historic properties  
mitted within 30  
date of this pub-  
lic notice. K. Lauer  
Salle Road, Suite  
MD 21286. (410)


**Appointment**  
Ship and its con-  
s doing business  
Wireless Verizon  
poses to collocate  
antennas on the  
overall height of  
a 109-foot building  
x, vicinity of 1315  
N.W. Washington  
Public comments  
entitled effects from  
historic properties  
mitted within 30  
date of this pub-  
lic notice. K. Lauer  
Salle Road, Suite  
MD 21286. (410)

**Appointment**  
Ship and its con-  
s doing business  
Wireless Verizon  
poses to collocate  
antennas on the  
overall height of  
a 109-foot building  
x, vicinity of 1315  
N.W. Washington  
Public comments  
entitled effects from  
historic properties  
mitted within 30  
date of this pub-  
lic notice. K. Lauer  
Salle Road, Suite  
MD 21286. (410)

**Appointment**  
Ship and its con-  
s doing business  
Wireless Verizon  
poses to collocate  
antennas on the  
overall height of  
a 109-foot building  
x, vicinity of 1315  
N.W. Washington  
Public comments  
entitled effects from  
historic properties  
mitted within 30  
date of this pub-  
lic notice. K. Lauer  
Salle Road, Suite  
MD 21286. (410)

**Appointment**  
Ship and its con-  
s doing business  
Wireless Verizon  
poses to collocate  
antennas on the  
overall height of  
a 109-foot building  
x, vicinity of 1315  
N.W. Washington  
Public comments  
entitled effects from  
historic properties  
mitted within 30  
date of this pub-  
lic notice. K. Lauer  
Salle Road, Suite  
MD 21286. (410)

### Legal Notices



#### PUBLIC NOTICE

#### WSSC Adopts Amended Financial Disclosure Filer Regulations

On February 19, 2025, the Washington Suburban Sanitary Commission (WSSC Water) adopted revisions to Chapter 1.70.330 of the WSSC Code of Regulations—Code of Ethics (Code of Ethics).

The revisions to Chapter 1.70.330 of the Code of Ethics update the minimum salary grade levels determining employees who are required to file financial disclosure statements to reflect WSSC Water's revised pay scales, align the contracting amount stated in the chapter with the amount required to be considered as doing business with WSSC Water in the Code of Ethics definitions, and conform the chapter with the drafting standards for regulations.

**THE EFFECTIVE DATE OF THE REVISED REGULATION IS March 31, 2025**

The revised regulation can be viewed at [wsscwater.com/FDFilersCOE](http://wsscwater.com/FDFilersCOE)

For additional information, please contact the Ethics Office at [EthicsQuestions@wsscwater.com](mailto:EthicsQuestions@wsscwater.com) or 301-206-8010.

### Legal Notices

#### NOTICE OF HEARING

Notice is hereby given that the Mayor and Council of Rockville will conduct a public hearing on Monday, March 17, 2025, and Monday, March 24, 2025 at 6:30 p.m., or as soon thereafter as it may be heard, both virtually and in person in the Council Chambers, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland, via a virtual meeting in connection with a proposed budget and ordinance to appropriate funds and levy taxes for Fiscal Year 2026, including the levying of taxes on property located in special taxing districts in the Town Center. At the same time, the Council will hear testimony on a proposed Capital Improvements Program for Fiscal Year 2026 through 2030.

In addition, the Mayor and Council will hear testimony on the proposed fees and rates to be established for municipal services.

More information on the proposed budget will be posted on Friday, March 7, 2025, and can be found at [www.rockvillemd.gov/budget](http://www.rockvillemd.gov/budget)

**Virtual Speakers**  
Community members should follow the instructions in the Agenda Center at [www.rockvillemd.gov/AgendaCenter](http://www.rockvillemd.gov/AgendaCenter) as written on page 1 of the Agenda Packet.

**In-Person Attendance**  
Community members attending in-person who wish to speak during Community Forum, or a Public Hearing should sign up using the form at the entrance to the Mayor and Council Chamber. **In-person speakers will be called upon in the order they are signed to speak and before virtual speakers.**

**Viewing Mayor and Council Meetings**  
The Mayor and Council are conducting hybrid meetings. The virtual meetings can be viewed on Rockville 11, Comcast Verizon cable channel 11, livestreamed at [www.rockvillemd.gov/rockville11](http://www.rockvillemd.gov/rockville11), and available a day after each meeting at [www.rockvillemd.gov/videoon-demand](http://www.rockvillemd.gov/videoon-demand).

**How to Participate in the Public Hearing**  
Persons wishing to testify at the hearing are asked to call 240-314-8280 before 10:00 a.m. on the date of the hearing to have their names placed on the speakers' list.

If you wish to submit comments in writing for the Public Hearing, please email the comments to [mayorandcouncil@rockvillemd.gov](mailto:mayorandcouncil@rockvillemd.gov) by no later than 10:00 a.m. on the date of the meeting. Persons submitting testimony are requested to provide their name and address.

If you wish to participate virtually in the Public Hearing during the live Mayor and Council meeting, please send your name, address, and phone number to [mayorandcouncil@rockvillemd.gov](mailto:mayorandcouncil@rockvillemd.gov) no later than 10:00 a.m. on the day of the meeting. You will be contacted on the day of the meeting via email with further details and all the information you need to join the meeting by audio to share your comments.

Written comments may also be submitted to the City Clerk's Office, 111 Maryland Avenue, Rockville, Maryland, 20850, or forwarded by email to [cityclerk@rockvillemd.gov](mailto:cityclerk@rockvillemd.gov). Comments received after 10:00 a.m. on the date of the public hearing will not be available to the Mayor and Council at the public hearing and will be provided to the Mayor and Council at a later date.

### Legal Notices

#### NOTICE OF JOINT PUBLIC HEARING

The Mayor & City Council and Planning Commission of the City of Gaithersburg, Maryland, will conduct a joint public hearing on Schematic Development Plan Application SDP-9896-2024 on

**MONDAY**  
MARCH 17, 2025  
AT 7:30 P.M.

or as soon thereafter as this matter can be heard in the Council Chambers at 16 South Summit Avenue, Gaithersburg, Maryland.

Application SDP-9896-2024 has been filed on behalf of Auto Spa requesting Schematic Development Plan approval for a 5,106 square-foot car wash at 10009 Fields Road and minor site improvements at 10003, 10005, and 10007 Fields Road. The Subject Properties are zoned MXD (Mixed Use Development).

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday, or by visiting the project page on the City's website at: <https://www.gaithersburgmd.gov/government/projects-in-the-city/fields-road-car-wash>.

Samuel Copelan, Planner  
[planning@gaithersburgmd.gov](mailto:planning@gaithersburgmd.gov)  
Planning and Code Administration #1194

### Legal Notices

#### Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

#### Prince Georges County

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

### Trustees Sale - DC

#### BARNES & THORNBURG LLP

555 12TH STREET, NW  
SUITE 1200  
WASHINGTON, DC 20004  
202-371-6351

#### SUBSTITUTE TRUSTEE'S SALE

#### NEWLY CONSTRUCTED 20-UNIT APARTMENT BUILDING WITH A FIRST FLOOR COMMERCIAL UNIT

KNOWN AS  
"THE V AT GEORGIA AVENUE"  
3557 - 3559 GEORGIA AVENUE, NW  
WASHINGTON, DC 20010

By virtue of a certain Construction Deed of Trust, Security Agreement, Assignment of Rents and Fixture Filing executed by GA Views Management, LLC, a Delaware limited liability company ("Debtor"), duly recorded February 28, 2020 as Instrument No. 2020028612 among the Land Records of the District of Columbia (the "Land Records"), as assigned pursuant to that certain Assignment of Note, Mortgage and Loan Documents recorded June 21, 2024 as Instrument No. 2024057948, together with that certain UCC Financing Statement recorded as Instrument No. 2020028613 in aforesaid records (as amended, modified and/or assigned, the "Deed of Trust") which Deed of Trust also constitutes a security agreement and creates a security interest in all fixtures and personal property described in the Deed of Trust, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of PV Georgia Views LLC, the party secured thereby (the "Noteholder"), and following mailing of a Notice of Foreclosure Sale recorded with the Recorder on February 14, 2025 as Instrument No. 2025016092 and Affidavit of Non-Residential Mortgage Foreclosure recorded with the Recorder on June 28, 2024 as Instrument No. 2024060401, and the recordation of a Deed of Removal of Substitute Trustee and Appointment of New Substitute Trustee recorded with the Recorder on March 20, 2024 as Instrument No. 2024026421 and at the request of the Noteholder, the undersigned Substitute Trustee, will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. on

**THURSDAY, MARCH 20, 2025 AT 1:30 PM**

All that certain lot or parcel of land located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

Lot numbered Eighty-nine (0089) in Square numbered Three Thousand Thirty-Three (3033) in the subdivision made by Miriam E. Ochoa and Rafael Rodriguez, Jr. as per plat recorded in the Office of the Surveyor for the District of Columbia in Book 196 at page 107.

Property description: The property is improved by a newly-constructed 6-story corner building containing 10 one-bedroom and 10 two-bedroom units. The first floor has a commercial unit. There is storage in the lower level.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (collectively, the "Property").

#### TANGIBLE AND INTANGIBLE PROPERTY

#### PERSONAL PROPERTY

Pursuant to the Deed of Trust as evidenced by UCC Financing Statement duly recorded February 27, 2020 as U.C.C. Initial Filing No. 2020 1421132, Service Request No. 20201609227 among the Delaware Department of State, and upon occurrence of a default thereunder, the Noteholder, PV Georgia Views LLC, as the holder of a security interest and lien on all of the tangible and intangible assets of the Debtor, will sell at public auction on the same date and at the same time and place, ALL OF THE FIXTURES AND TANGIBLE AND INTANGIBLE PROPERTY, ETC. of the Debtor located on or about the Real Estate (that is subject to the security interest and lien of PV Georgia Views LLC and not owned by any third party).

**TERMS OF SALE:** ALL CASH. The Property will be offered as an entirety only. The bid which yields the highest price for the Property will be accepted by the Substitute Trustee (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustee absolutely reserves the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustee. A deposit in the amount of \$100,000 in the form of a cashier's check or certified check will be required as a condition to bidding. The deposit must be increased to 10% of the purchase price within two (2) business days after the sale, which increased deposit must be in the form of a cashier's check or certified check and delivered to the office of the Substitute Trustee. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustee from submitting any bidding deposit. The Substitute Trustee will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such deposit, at the option of the Substitute Trustee, will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 days from day of sale unless extended at the sole discretion of the Substitute Trustee. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the note rate then being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement in certified funds; and if not so paid, the Substitute Trustee reserves the right to retain the deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustee may deem proper, and to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustee or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, and acceptance of the deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustee or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustee or the Noteholder.

### Trustees Sale - DC

#### BARNES & THORNBURG LLP

555 12TH STREET, NW  
SUITE 1200  
WASHINGTON, DC 20004  
202-371-6351

#### SUBSTITUTE TRUSTEE'S SALE

#### NEWLY CONSTRUCTED 20-UNIT APARTMENT BUILDING WITH A FIRST FLOOR COMMERCIAL UNIT

KNOWN AS  
"THE V AT GEORGIA AVENUE"  
3557 - 3559 GEORGIA AVENUE, NW  
WASHINGTON, DC 20010

By virtue of a certain Construction Deed of Trust, Security Agreement, Assignment of Rents and Fixture Filing executed by GA Views Management, LLC, a Delaware limited liability company ("Debtor"), duly recorded February 28, 2020 as Instrument No. 2020028612 among the Land Records of the District of Columbia (the "Land Records"), as assigned pursuant to that certain Assignment of Note, Mortgage and Loan Documents recorded June 21, 2024 as Instrument No. 2024057948, together with that certain UCC Financing Statement recorded as Instrument No. 2020028613 in aforesaid records (as amended, modified and/or assigned, the "Deed of Trust") which Deed of Trust also constitutes a security agreement and creates a security interest in all fixtures and personal property described in the Deed of Trust, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of PV Georgia Views LLC, the party secured thereby (the "Noteholder"), and following mailing of a Notice of Foreclosure Sale recorded with the Recorder on February 14, 2025 as Instrument No. 2025016092 and Affidavit of Non-Residential Mortgage Foreclosure recorded with the Recorder on June 28, 2024 as Instrument No. 2024060401, and the recordation of a Deed of Removal of Substitute Trustee and Appointment of New Substitute Trustee recorded with the Recorder on March 20, 2024 as Instrument No. 2024026421 and at the request of the Noteholder, the undersigned Substitute Trustee, will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. on

**THURSDAY, MARCH 20, 2025 AT 1:30 PM**

All that certain lot or parcel of land located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

Lot numbered Eighty-nine (0089) in Square numbered Three Thousand Thirty-Three (3033) in the subdivision made by Miriam E. Ochoa and Rafael Rodriguez, Jr. as per plat recorded in the Office of the Surveyor for the District of Columbia in Book 196 at page 107.

Property description: The property is improved by a newly-constructed 6-story corner building containing 10 one-bedroom and 10 two-bedroom units. The first floor has a commercial unit. There is storage in the lower level.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (collectively, the "Property").

#### TANGIBLE AND INTANGIBLE PROPERTY

#### PERSONAL PROPERTY

Pursuant to the Deed of Trust as evidenced by UCC Financing Statement duly recorded February 27, 2020 as U.C.C. Initial Filing No. 2020 1421132, Service Request No. 20201609227 among the Delaware Department of State, and upon occurrence of a default thereunder, the Noteholder, PV Georgia Views LLC, as the holder of a security interest and lien on all of the tangible and intangible assets of the Debtor, will sell at public auction on the same date and at the same time and place, ALL OF THE FIXTURES AND TANGIBLE AND INTANGIBLE PROPERTY, ETC. of the Debtor located on or about the Real Estate (that is subject to the security interest and lien of PV Georgia Views LLC and not owned by any third party).

**TERMS OF SALE:** ALL CASH. The Property will be offered as an entirety only. The bid which yields the highest price for the Property will be accepted by the Substitute Trustee (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustee absolutely reserves the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustee. A deposit in the amount of \$100,000 in the form of a cashier's check or certified check will be required as a condition to bidding. The deposit must be increased to 10% of the purchase price within two (2) business days after the sale, which increased deposit must be in the form of a cashier's check or certified check and delivered to the office of the Substitute Trustee. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustee from submitting any bidding deposit. The Substitute Trustee will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such deposit, at the option of the Substitute Trustee, will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 days from day of sale unless extended at the sole discretion of the Substitute Trustee. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the note rate then being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement in certified funds; and if not so paid, the Substitute Trustee reserves the right to retain the deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustee may deem proper, and to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustee or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, and acceptance of the deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustee or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustee or the Noteholder.

### Trustees Sale - DC

#### BARNES & THORNBURG LLP

555 12TH STREET, NW  
SUITE 1200  
WASHINGTON, DC 20004  
202-371-6351

#### SUBSTITUTE TRUSTEE'S SALE

#### NEWLY CONSTRUCTED 20-UNIT APARTMENT BUILDING WITH A FIRST FLOOR COMMERCIAL UNIT

KNOWN AS  
"THE V AT GEORGIA AVENUE"  
3557 - 3559 GEORGIA AVENUE, NW  
WASHINGTON, DC 20010

By virtue of a certain Construction Deed of Trust, Security Agreement, Assignment of Rents and Fixture Filing executed by GA Views Management, LLC, a Delaware limited liability company ("Debtor"), duly recorded February 28, 2020 as Instrument No. 2020028612 among the Land Records of the District of Columbia (the "Land Records"), as assigned pursuant to that certain Assignment of Note, Mortgage and Loan Documents recorded June 21, 2024 as Instrument No. 2024057948, together with that certain UCC Financing Statement recorded as Instrument No. 2020028613 in aforesaid records (as amended, modified and/or assigned, the "Deed of Trust") which Deed of Trust also constitutes a security agreement and creates a security interest in all fixtures and personal property described in the Deed of Trust, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of PV Georgia Views LLC, the party secured thereby (the "Noteholder"), and following mailing of a Notice of Foreclosure Sale recorded with the Recorder on February 14, 2025 as Instrument No. 2025016092 and Affidavit of Non-Residential Mortgage Foreclosure recorded with the Recorder on June 28, 2024 as Instrument No. 2024060401, and the recordation of a Deed of Removal of Substitute Trustee and Appointment of New Substitute Trustee recorded with the Recorder on March 20, 2024 as Instrument No. 2024026421 and at the request of the Noteholder, the undersigned Substitute Trustee, will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. on

**THURSDAY, MARCH 20, 2025 AT 1:30 PM**

All that certain lot or parcel of land located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

Lot numbered Eighty-nine (0089) in Square numbered Three Thousand Thirty-Three (3033) in the subdivision made by Miriam E. Ochoa and Rafael Rodriguez, Jr. as per plat recorded in the Office of the Surveyor for the District of Columbia in Book 196 at page 107.

Property description: The property is improved by a newly-constructed 6-story corner building containing 10 one-bedroom and 10 two-bedroom units. The first floor has a commercial unit. There is storage in the lower level.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (collectively, the "Property").

#### TANGIBLE AND INTANGIBLE PROPERTY

#### PERSONAL PROPERTY

Pursuant to the Deed of Trust as evidenced by UCC Financing Statement duly recorded February 27, 2020 as U.C.C. Initial Filing No. 2020 1421132, Service Request No. 20201609227 among the Delaware Department of State, and upon occurrence of a default thereunder, the Noteholder, PV Georgia Views LLC, as the holder of a security interest and lien on all of the tangible and intangible assets of the Debtor, will sell at public auction on the same date and at the same time and place, ALL OF THE FIXTURES AND TANGIBLE AND INTANGIBLE PROPERTY, ETC. of the Debtor located on or about the Real Estate (that is subject to the security interest and lien of PV Georgia Views LLC and not owned by any third party).

**TERMS OF SALE:** ALL CASH. The Property will be offered as an entirety only. The bid which yields the highest price for the Property will be accepted by the Substitute Trustee (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustee absolutely reserves the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustee. A deposit in the amount of \$100,000 in the form of a cashier's check or certified check will be required as a condition to bidding. The deposit must be increased to 10% of the purchase price within two (2) business days after the sale, which increased deposit must be in the form of a cashier's check or certified check and delivered to the office of the Substitute Trustee. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustee from submitting any bidding deposit. The Substitute Trustee will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such deposit, at the option of the Substitute Trustee, will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 days from day of sale unless extended at the sole discretion of the Substitute Trustee. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the note rate then being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement in certified funds; and if not so paid, the Substitute Trustee reserves the right to retain the deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustee may deem proper, and to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustee or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and local laws and regulations concerning the presence or disposal of hazardous substances, (iv) compliance of the Property with the Americans with Disabilities Act or any similar law, or (v) compliance of the Property with any zoning laws or ordinances and any and all applicable safety codes, and acceptance of the deed to the Property by the successful purchaser shall constitute a waiver of any claims against the Substitute Trustee or the Noteholder concerning any of the foregoing matters. The successful purchaser recognizes that any investigation, examination or inspection of the Property is within the control of the owner or other parties in possession of the Property and not within the control of the Substitute Trustee or the Noteholder.

### Trustees Sale - DC

#### BARNES & THORNBURG LLP

555 12TH STREET, NW  
SUITE 1200  
WASHINGTON, DC 20004  
202-371-6351

#### SUBSTITUTE TRUSTEE'S SALE

#### NEWLY CONSTRUCTED 20-UNIT APARTMENT BUILDING WITH A FIRST FLOOR COMMERCIAL UNIT

KNOWN AS  
"THE V AT GEORGIA AVENUE"  
3557 - 3559 GEORGIA AVENUE, NW  
WASHINGTON, DC 20010

By virtue of a certain Construction Deed of Trust, Security Agreement, Assignment of Rents and Fixture Filing executed by GA Views Management, LLC, a Delaware limited liability company ("Debtor"), duly recorded February 28, 2020 as Instrument No. 2020028612 among the Land Records of the District of Columbia (the "Land Records"), as assigned pursuant to that certain Assignment of Note, Mortgage and Loan Documents recorded June 21, 2024 as Instrument No. 2024057948, together with that certain UCC Financing Statement recorded as Instrument No. 2020028613 in aforesaid records (as amended, modified and/or assigned, the "Deed of Trust") which Deed of Trust also constitutes a security agreement and creates a security interest in all fixtures and personal property described in the Deed of Trust, a default having occurred in the payment of the indebtedness secured thereby and the covenants contained therein, and at the request of PV Georgia Views LLC, the party secured thereby (the "Noteholder"), and following mailing of a Notice of Foreclosure Sale recorded with the Recorder on February 14, 2025 as Instrument No. 2025016092 and Affidavit of Non-Residential Mortgage Foreclosure recorded with the Recorder on June 28, 2024 as Instrument No. 2024060401, and the recordation of a Deed of Removal of Substitute Trustee and Appointment of New Substitute Trustee recorded with the Recorder on March 20, 2024 as Instrument No. 2024026421 and at the request of the Noteholder, the undersigned Substitute Trustee, will sell, at public auction, within the office of ALEX COOPER AUCTIONEERS, INC., 4910 MASSACHUSETTS AVENUE, N.W., SUITE 100, WASHINGTON, D.C. on

**THURSDAY, MARCH 20, 2025 AT 1:30 PM**

All that certain lot or parcel of land located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

Lot numbered Eighty-nine (0089) in Square numbered Three Thousand Thirty-Three (3033) in the subdivision made by Miriam E. Ochoa and Rafael Rodriguez, Jr. as per plat recorded in the Office of the Surveyor for the District of Columbia in Book 196 at page 107.

Property description: The property is improved by a newly-constructed 6-story corner building containing 10 one-bedroom and 10 two-bedroom units. The first floor has a commercial unit. There is storage in the lower level.

TOGETHER WITH any and all buildings, structures, improvements or appurtenances now erected on the above-described land, including, without limitation, all equipment, apparatus, machinery and fixtures of any kind or character forming a part of said buildings, structures, improvements or appurtenances, and any furniture, furnishings, equipment, machinery and other personal property owned and located in, upon or about the above-described land and any buildings thereon all as more particularly described in the aforesaid Deed of Trust (collectively, the "Property").

#### TANGIBLE AND INTANGIBLE PROPERTY

#### PERSONAL PROPERTY

Pursuant to the Deed of Trust as evidenced by UCC Financing Statement duly recorded February 27, 2020 as U.C.C. Initial Filing No. 2020 1421132, Service Request No. 20201609227 among the Delaware Department of State, and upon occurrence of a default thereunder, the Noteholder, PV Georgia Views LLC, as the holder of a security interest and lien on all of the tangible and intangible assets of the Debtor, will sell at public auction on the same date and at the same time and place, ALL OF THE FIXTURES AND TANGIBLE AND INTANGIBLE PROPERTY, ETC. of the Debtor located on or about the Real Estate (that is subject to the security interest and lien of PV Georgia Views LLC and not owned by any third party).

**TERMS OF SALE:** ALL CASH. The Property will be offered as an entirety only. The bid which yields the highest price for the Property will be accepted by the Substitute Trustee (unless the sale is postponed or cancelled) and all bids will be provisional until acceptance. Notwithstanding the foregoing, the Substitute Trustee absolutely reserves the right to postpone the sale and/or cancel the sale at any time until the auctioneer announces that the Property is "sold" and the deposit in the required amount and form is received by the Substitute Trustee. A deposit in the amount of \$100,000 in the form of a cashier's check or certified check will be required as a condition to bidding. The deposit must be increased to 10% of the purchase price within two (2) business days after the sale, which increased deposit must be in the form of a cashier's check or certified check and delivered to the office of the Substitute Trustee. The Noteholder secured by the Deed of Trust (or any related party) shall be exempted by the Substitute Trustee from submitting any bidding deposit. The Substitute Trustee will, as a condition of the sale, require all potential bidders except the Noteholder to show their deposit before any bidding begins. The retained deposit of the successful purchaser shall be applied, without interest, to the successful purchaser's credit at settlement; provided, however, that in the event the successful purchaser fails to consummate the purchase in accordance with the terms of sale as herein provided, such deposit, at the option of the Substitute Trustee, will be forfeited. The terms of sale must be complied with and settlement consummated thereon within 45 days from day of sale unless extended at the sole discretion of the Substitute Trustee. TIME IS OF THE ESSENCE. The balance of the purchase price over and above the retained deposit, with interest thereon at the note rate then being charged from the date of sale through the date of receipt of the balance of the purchase price, will be due at settlement in certified funds; and if not so paid, the Substitute Trustee reserves the right to retain the deposit and resell the Property at the risk and cost of the defaulting purchaser, after such advertisement and on such terms as the Substitute Trustee may deem proper, and to avail themselves and the Noteholder of any legal or equitable rights against the defaulting purchaser.

The Property is sold subject to the rights, if any, of parties in possession, if such rights have priority over the Deed of Trust, and to any and all covenants, conditions, restrictions, easements, rights of way, and limitations of record. The Property will be sold "WHERE IS" and in "AS IS" condition without any warranty as to condition, express or implied, and without any representation or warranty as to the accuracy of the information furnished to prospective bidders by the Substitute Trustee or any other party and without any other representations or warranty of any nature. Without limiting the generality of the foregoing, the Property will be sold without representation or warranty as to (i) title to the Property, (ii) the nature, condition, structural integrity, or fitness for a particular use of any improvements, fixtures or personal property included within the Property, (iii) the environmental condition of the Property or the compliance of the Property with federal, state and