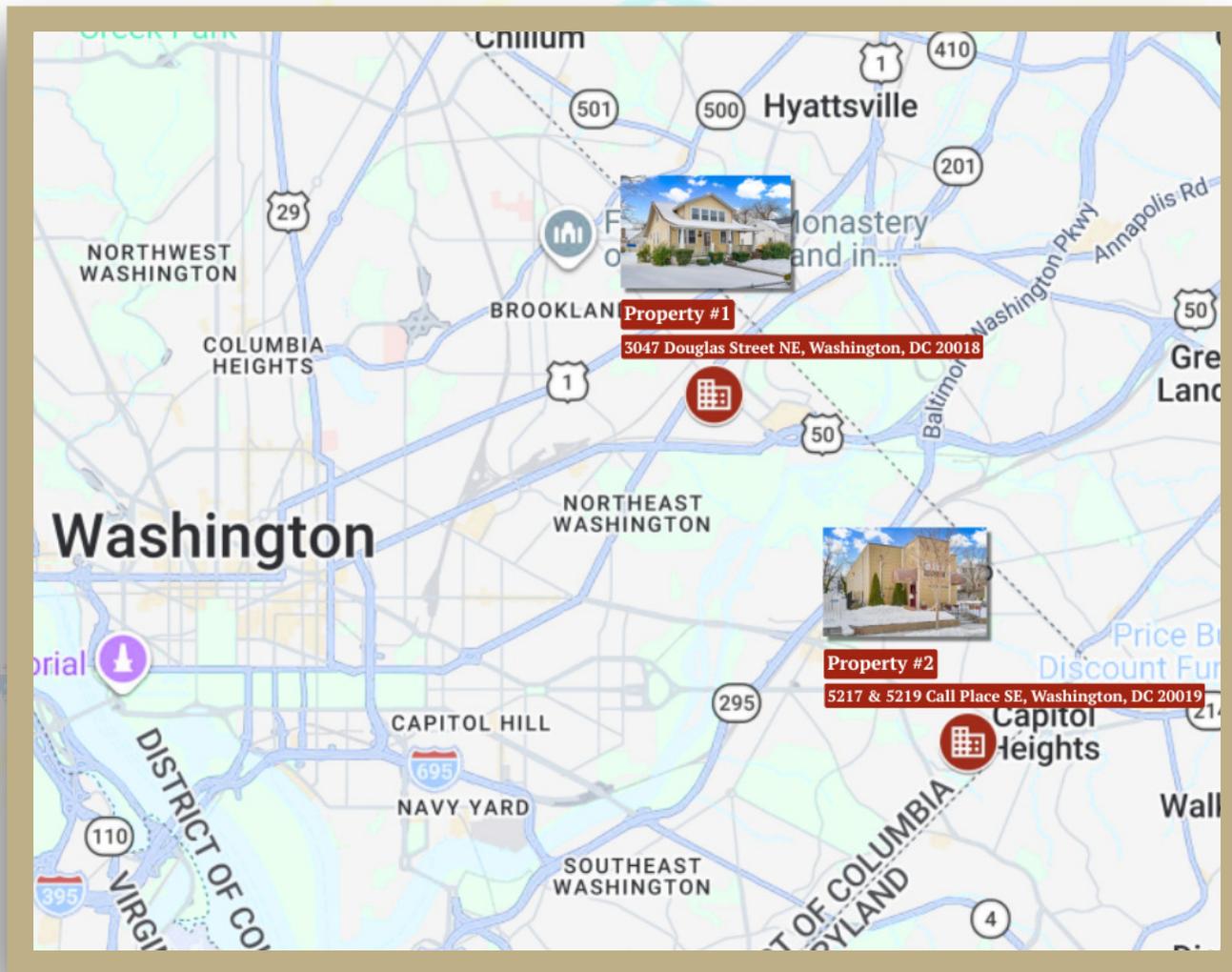


DISTRICT OF COLUMBIA COMMERCIAL & RESIDENTIAL PROPERTY

AUCTION DATE: THURSDAY, MARCH 12, 2026



FOR SALE

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CENTURY 21 COMMERCIAL®
New Millennium

AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE TWO INVESTMENT
PROPERTIES IN THE DISTRICT OF COLUMBIA

FORECLOSURE AUCTION - THURSDAY, MARCH 12, 2026 @ 1:30PM

Location: At the front steps of the District of Columbia Superior Court, 500 Indiana Ave NW, Washington, DC 20001



(1) 3047 Douglas Street NE, Washington, DC 20018



(2) 5217 & 5219 Call Place SE, Washington, DC 20019



3047 Douglas Street NE, Washington, DC 20018

3047 Douglas Street NE is located in Washington, DC's Woodridge neighborhood (Ward 5). The property is situated on an approximately 8,337-square-foot (±0.19-acre) parcel, according to District of Columbia tax records.

According to District of Columbia tax records, the property is improved with a building containing approximately 1,729 square feet of above-grade finished area, with additional below-grade space. Tax records further indicate the improvements include five (5) bedrooms and three (3) full bathrooms.

The property is zoned R-1B (Residential – Detached House Zone) according to the District of Columbia Zoning Map. All prospective purchasers are responsible for conducting their own independent due diligence regarding zoning, permitted uses, and any required approvals.

The Woodridge neighborhood is predominantly residential and benefits from its proximity to the Rhode Island Avenue NE and Bladensburg Road NE corridors, which provide access to neighborhood retail, transit routes, and connections to the broader Washington, DC market.

The auction shall be held on Thursday, March 12, 2026, at 1:30 PM, at the front steps of the District of Columbia Superior Court, located at 500 Indiana Avenue NW, Washington, DC 20001.

Multiple District of Columbia properties are scheduled to be offered for sale on the same date; however, each property will be offered and sold individually. For additional information and a list of available properties, please visit www.realmarkets.com.

Please refer to the legal advertisement for additional details, terms, and conditions of the sale.

For additional information regarding this offering, please contact: David Lowry, Director, Commercial Accelerated Sales, RealMarkets, a CENTURY 21 Commercial New Millennium Team, 443-865-3941, David@RealMarkets.com.



5217 & 5219 Call Place SE, Washington, DC 20019

5217 and 5219 Call Place SE are two adjacent real property parcels located in the Marshall Heights neighborhood of Washington, DC (Ward 7). The properties are being offered and sold together as a single offering, with one parcel improved and the other serving as an accessory parcel.

5219 Call Place SE (Improved Parcel). According to District of Columbia tax records, 5219 Call Place SE is situated on an approximately ±4,000-square-foot parcel. Tax records indicate the property is improved with a building containing approximately 3,436 square feet and was constructed in 1970.

According to the District of Columbia Zoning Map, the property is zoned R-3 (Residential Rowhouse Zone).

5217 Call Place SE (Adjacent Parcel). According to District of Columbia tax records, 5217 Call Place, SE is an adjacent parcel consisting of approximately ±4,000 square feet and is land only, with no building improvements indicated in tax records.

According to the District of Columbia Zoning Map, the property is also zoned R-3 (Residential Rowhouse Zone).

The two parcels are being marketed and sold together as a single offering. All prospective purchasers are responsible for conducting their own independent due diligence regarding zoning, permitted uses, site configuration, access, parking requirements, and any required approvals.

The properties are located within an established residential area of Marshall Heights, with proximity to Benning Road SE, Minnesota Avenue SE, neighborhood-serving retail, and public transportation serving the broader Washington, DC market.

The auction shall be held on Thursday, March 12, 2026, at 1:30 PM, at the front steps of the District of Columbia Superior Court, located at 500 Indiana Avenue NW, Washington, DC 20001.

Please refer to the legal advertisement for additional details, terms, and conditions of the sale.

For additional information regarding this offering, please contact: David Lowry, Director, Commercial Accelerated Sales, RealMarkets, a CENTURY 21 Commercial New Millennium Team, 443-865-3941, David@RealMarkets.com.

DC PROPERTY FORECLOSURE NOTICE

3047 Douglas Street NE, Washington, DC 20018

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New Millennium

Gordon Feinblatt LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF
3047 DOUGLAS STREET, N.E.
WASHINGTON, D.C. 20018

Under a power of sale contained in a Deed of Trust (the "Deed of Trust") dated May 14, 2021 and recorded on June 14, 2021 as Instrument No. 2021080432, default having occurred under the terms of the Deed of Trust, and following the recording of a Deed of Removal of Trustees and Appointment of Substitute Trustees as Instrument No. 2026011888, an Affidavit of Non-Residential Mortgage Foreclosure as Instrument No. 2026011889, and a Notice of Foreclosure Sale of Real Property or Condominium Unit as Instrument No. 2026012359, at the request of the party secured by the Deed of Trust, the Substitute Trustees will sell at public auction at the front steps of the Superior Court of the District of Columbia, 500 Indiana Avenue, N.W., Washington, D.C. 20001, on

MARCH 12, 2026 AT 1:30 P.M.

All that fee simple lot of ground, together with any buildings or improvements thereon located in the City of Washington, District of Columbia and more fully described in the Deed of Trust; the improvements being known as 3047 Douglas Street, N.E., Washington, D.C. 20018, Square 4355, Lot 812 (the "Property"). The Property is believed to be improved by a building.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the sale, constitutes the entire terms upon which the Property shall be offered for sale, sold, or purchased.

The Property will be sold in "AS IS" condition and with no warranty of any kind. The purchaser shall be solely responsible for obtaining possession of the Property. The Property will be sold subject to (i) all conditions, liens, restrictions, rights of redemption, covenants, encumbrances, and agreements of record that take priority over the Deed of Trust; (ii) any violations of housing, building, environmental, or other codes, and (iii) such state of facts that an accurate survey or physical inspection of the Property might disclose.

A \$50,000.00 deposit shall be required at the time and place of the auction and shall be in the form of a cashier's check drawn on a bank acceptable to the Substitute Trustees. The deposit will not earn interest in the hands of the Substitute Trustees. The purchaser shall increase the deposit to ten percent (10%) of the bid price within two (2) business days of the sale, payable by cashier's check or immediate funds wire transfer to the Substitute Trustees. The party secured by the Deed of Trust (the "Secured Party") or any affiliate thereof, if a bidder, is not required to post a deposit or to pay interest on the unpaid purchase money. If the Secured Party purchases the Property at the sale, the amount bid by the Secured Party, after deducting all expenses related to the sale, shall be a credit against the indebtedness secured by the Deed of Trust.

The balance of the purchase price, with interest at the rate set forth in the Promissory Note, shall be paid by cash, cashier's check, or another acceptable form at settlement, which must occur within thirty (30) days following the sale. Interest will accrue from the date of sale until the date funds are received by R.L. Title and Escrow, Inc., the closing agent for the Substitute Trustees. There shall be no abatement of interest if settlement is delayed.

DC PROPERTY FORECLOSURE NOTICE

3047 Douglas Street NE, Washington, DC 20018

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The purchaser of the Property shall be responsible for all condominium or homeowners' association fees and unpaid real property taxes due with respect to the Property, and all amounts due in connection therewith and there shall be no adjustment therefor. All water and sewer charges, and all other charges and assessments against the Property shall be the responsibility of the purchaser and there shall be no adjustment therefor. The purchaser shall pay all closing costs of the sale. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, any other utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser. All obligations of the purchaser hereunder shall survive closing and delivery of the deed. The purchaser (other than the Secured Party) shall sign a contract including this advertisement and other terms. Time is of the essence.

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 purchaser shall deliver to the Substitute Trustees, within two (2) business days following the sale, an insurance certificate confirming that the purchaser has obtained casualty and liability insurance coverage on the Property, naming the Substitute Trustees and the Secured Party as additional insured parties on the policy, and otherwise in form and content acceptable to the Substitute Trustees. The failure of the purchaser to provide such evidence of insurance coverage shall constitute grounds for nullifying and voiding the sale. The Substitute Trustees reserve the right to require registration and/or pre-qualification of bidders, to modify or waive the requirements for bidders' deposits, to approve the creditworthiness of any bidder, to withdraw the Property from sale, to cancel the sale, to use an agent or attorney to conduct the sale, to reject any and all bids or to postpone the sale and keep the bidding open for any length of time.

If the purchaser defaults, the Substitute Trustees may retain the deposit as liquidated damages, resell the Property at the risk and cost of the defaulting purchaser, and recover any deficiency in the purchase price, all costs and expenses of both sales, attorneys' fees, and related expenses, or may avail themselves of any other legal or equitable remedies available to them. The defaulting purchaser is not entitled to any surplus from the resale, even if such surplus is due to improvements made by the defaulting purchaser.

If the Substitute Trustees are unable to convey the Property by reason of any defect in the title or otherwise, the sole remedy of the purchaser of the Property at law or in equity shall be the refund of the deposit. Upon refund of the deposit to the purchaser, the sale shall be void and of no effect. The conveyance by the Substitute Trustees to the purchaser at settlement shall be by Substitute Trustees' Deed, without covenant or warranty.

NOTE: The information contained herein is offered for informational purposes only and the Substitute Trustees make no warranties with respect to the accuracy of such information. For additional information, please contact David S. Musgrave, Substitute Trustee, (410) 576-4194, dmusgrave@gfrlaw.com or Stephen Karbelk, auctioneer, Auction Markets, LLC, (571) 481-1037, stephen@realmarkets.com.

David S. Musgrave, Substitute Trustee

DC PROPERTY FORECLOSURE NOTICE

5217 & 5219 Call Place SE, Washington, DC 20019

Gordon Feinblatt LLC
1001 Fleet Street, Suite 700
Baltimore, Maryland 21202

SUBSTITUTE TRUSTEES' SALE OF
5217 and 5219 CALL PLACE, S.E.
WASHINGTON, D.C. 20019

Under a power of sale contained in a Deed of Trust (the "Deed of Trust") dated May 14, 2021 and recorded on June 15, 2021 as Instrument No. 2021081092, default having occurred under the terms of the Deed of Trust, and following the recording of Deeds of Removal of Trustees and Appointment of Substitute Trustees as Instrument Nos. 2026011893 and 2026011895, Affidavits of Non-Residential Mortgage Foreclosure as Instrument Nos. 2026011894 and 2026011896, and Notices of Foreclosure Sale of Real Property or Condominium Unit as Instrument Nos. 2026012360 and 2026012361, at the request of the party secured by the Deed of Trust, the Substitute Trustees will sell at public auction at the front steps of the Superior Court of the District of Columbia, 500 Indiana Avenue, N.W., Washington, D.C. 20001, on

MARCH 12, 2026 AT 1:30 P.M.

All that fee simple lot of ground, together with any buildings or improvements thereon located in the City of Washington, District of Columbia and more fully described in the Deed of Trust; the improvements being known as 5217 and 5219 Call Place, S.E., Washington, D.C. 20019, Square 5313, Lots 12 and 13 (the "Property"). The Property is believed to be improved by a church building.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the sale, constitutes the entire terms upon which the Property shall be offered for sale, sold, or purchased.

The Property will be sold in "AS IS" condition and with no warranty of any kind. The purchaser shall be solely responsible for obtaining possession of the Property. The Property will be sold subject to (i) all conditions, liens, restrictions, rights of redemption, covenants, encumbrances, and agreements of record that take priority over the Deed of Trust; (ii) any violations of housing, building, environmental, or other codes, and (iii) such state of facts that an accurate survey or physical inspection of the Property might disclose.

A \$50,000.00 deposit shall be required at the time and place of the auction and shall be in the form of a cashier's check drawn on a bank acceptable to the Substitute Trustees. The deposit will not earn interest in the hands of the Substitute Trustees. The purchaser shall increase the deposit to ten percent (10%) of the bid price within two (2) business days of the sale, payable by cashier's check or immediate funds wire transfer to the Substitute Trustees. The party secured by the Deed of Trust (the "Secured Party") or any affiliate thereof, if a bidder, is not required to post a deposit or to pay interest on the unpaid purchase money. If the Secured Party purchases the Property at the sale, the amount bid by the Secured Party, after deducting all expenses related to the sale, shall be a credit against the indebtedness secured by the Deed of Trust.

The balance of the purchase price, with interest at the rate set forth in the Promissory Note, shall be paid by cash, cashier's check, or another acceptable form at settlement, which must occur within thirty (30) days following the sale. Interest will accrue from the date of sale until the date funds are received by R.L. Title and Escrow, Inc., the closing agent for the Substitute Trustees.

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There shall be no abatement of interest if settlement is delayed.

The purchaser of the Property shall be responsible for all condominium or homeowners' association fees and unpaid real property taxes due with respect to the Property, and all amounts due in connection therewith and there shall be no adjustment therefor. All water and sewer charges, and all other charges and assessments against the Property shall be the responsibility of the purchaser and there shall be no adjustment therefor. The purchaser shall pay all closing costs of the sale. The Noteholder and Substitute Trustees assume no liability for fuel, gas, electricity, water and sewer charges, any other utilities and other operating charges accrued before or after the sale and all such charges shall be the sole responsibility of the purchaser. All obligations of the purchaser hereunder shall survive closing and delivery of the deed. The purchaser (other than the Secured Party) shall sign a contract including this advertisement and other terms. Time is of the essence.

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David S. Musgrave, Substitute Trustee

BROKER CONTACTS

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