



MICHAEL A N'GHERE-ELSHENGO  
4420 DUBOIS PL SE  
WASHINGTON DC 20019-4265



*Below are instructions for individuals with limited English Proficiency who need assistance. All others please turn to the next page for important information from the Office of Tax and Revenue.*



Language  
Assistance

Si necesita ayuda en Español, por favor llame al **(202) 727-4829** para proporcionarle un intérprete **de manera gratuita**.

Nếu quý vị cần giúp đỡ về tiếng Việt, xin gọi **(202) 727-4829** để chúng tôi thu xếp có thông dịch viên đến giúp quý vị **miễn phí**.

Si vous avez besoin d'aide en Français appelez-le **(202) 727-4829** et l'assistance d'un interprète vous sera **fournie gratuitement**.

በአማርኛ አርዳታ ከፈለጉ በ **(202) 727-4829** ይደውሉ። የነፃ አስተርጓሚ ይመደብልዎታል።

한국어로 언어 지원이 필요하신 경우 **(202) 727-4829** 로 연락을 주시면 **무료로** 통역이 제공됩니다.

如果您需要用(中文)接受幫助，請電洽 **(202) 727-4829** 將**免費**向您提供口譯員服務。

Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014510066

Square Suffix Lot (SSL): 5400-E -0045  
Premise Address:  
4420 DUBOIS PL SE  
WASHINGTON DC 20019

Owner(s): MICHAEL A  
N'GHERE-ELSHENGO & ISMAEL A  
N'GHERE-ELSHENGO



Case ID: 18551154

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 4420 DUBOIS PL SE WASHINGTON DC 20019

**Subject Property:** 5400-E -0045

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

According to the Mayor's tax roll, you own or may have an interest in the real property listed above. Please follow the below instructions to redeem your property from tax sale and prevent a foreclosure lawsuit.

To redeem your property from the tax sale, you must pay all taxes owed, as well as any legal fees and expenses that may become due.

A tax bill is mailed to you during the month of August. You should pay the bill in full and on time.

If you are receiving this notice after October 31, 2025, or if you have not already paid your tax bill in full, you should contact the Office of Tax and Revenue ("OTR") at (202) 727-4TAX (4829) for a current tax bill and up-to-date payoff amount.

After you have paid your taxes, you should call OTR to confirm that you have redeemed your property. Keep a copy of your proof of payment in case there is a later dispute about the payment.

If you have not paid all taxes within four months after the Tax Sale Date stated above, an additional \$381.50 may be added to reimburse the purchaser for some costs.

If you do not redeem the property within six months of the Tax Sale Date stated above, the tax sale purchaser may file a lawsuit against you to obtain title to the property.

If the purchaser files a foreclosure lawsuit, you will be responsible for legal fees and expenses that may total thousands of dollars. You may also lose title to the property.

For further information on how to redeem, please read our Real Property Owner's Guide to the Tax Sale Redemption Process, available on our website at [www.otr.cfo.dc.gov/page/real-property-tax-sale](http://www.otr.cfo.dc.gov/page/real-property-tax-sale). You may also request a copy by visiting or writing to our Office of Tax and Revenue 1101 4th Street SW, Suite W550, Washington, DC 20024.

**YOU MAY BE ELIGIBLE FOR FREE LEGAL SERVICES OR OTHER ASSISTANCE. SEE THE NEXT PAGE FOR MORE INFORMATION.**



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Notice Number: L0014510066

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

**Real Property Tax Ombudsman.** Homeowners and other interested parties may be eligible for assistance from the Real Property Tax Ombudsman. If you need assistance with a tax sale or related property tax matters, contact the Real Property Tax Ombudsman at **(202) 727-1529** or via email to [realpropertytax@dc.gov](mailto:realpropertytax@dc.gov).

**Classification Disputes.** If your real property is classified as vacant or blighted and you believe this classification is incorrect, contact the Office of Residential Inspection Unit of the Department of Building at (202) 671-3500 or email [vacantbuildings@dc.gov](mailto:vacantbuildings@dc.gov) for information on how to appeal the property classification.

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PROPERTY OWNER  
4420 DUBOIS PL SE  
WASHINGTON DC 20019



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1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014542834

Square Suffix Lot (SSL): 5400-E -0045  
Premise Address:  
4420 DUBOIS PL SE  
WASHINGTON DC 20019

Owner(s): MICHAEL A  
N'GHERE-ELSHENGO & ISMAEL A  
N'GHERE-ELSHENGO

Case ID: 18551154



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**Subject Property:** 5400-E -0045

**Tax Sale Date:** July 17, 2025

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Notice Number: L0014542834

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LIBBY A SANDBANK CO-TRUSTEE  
2424 INGLEWOOD CT  
FALLS CHURCH VA 22043-3223



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Assistance

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1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014553511

Square Suffix Lot (SSL): 0028- -2107  
Premise Address:  
922 24TH ST NW # 108  
WASHINGTON DC 20037

Owner(s): LIBBY A SANDBANK  
CO-TRUSTEE & PETER G  
SANDBANK CO-TRUSTEE

Case ID: 18564935

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 922 24TH ST NW # 108 WASHINGTON DC 20037

**Subject Property:** 0028- -2107

**Tax Sale Date:** July 17, 2025

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Notice Number: L0014553511

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WILLIE M HAGANS TRUSTEE  
10102 WIGAN DR  
CLINTON MD 20735-3758



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1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014557764

Square Suffix Lot (SSL): 5596- -0020  
Premise Address:  
1605 18TH ST SE  
WASHINGTON DC 20020

Owner(s): WILLIE M HAGANS  
TRUSTEE & MARY H HAGANS  
TRUSTEE

Case ID: 18574084

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 1605 18TH ST SE WASHINGTON DC 20020

**Subject Property:** 5596- -0020

**Tax Sale Date:** July 17, 2025

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PROPERTY OWNER  
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WASHINGTON DC 20002



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Date of Notice: August 5, 2025

Notice Number: L0014562471

Square Suffix Lot (SSL): 0669- -0857  
Premise Address:  
20 O ST NE  
WASHINGTON DC 20002

Owner(s): CAYRE JEMAL'S NICK  
LLC & CAYRE JEMAL'S GATEWAY  
LLC

Case ID: 18561251



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 20 O ST NE WASHINGTON DC 20002

**Subject Property:** 0669- -0857

**Tax Sale Date:** July 17, 2025

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**Hardship Forbearance.** You may be eligible to defer, or postpone, payment of the past due amount. For information on how to apply for this deferral, please contact the Office of Tax and Revenue at (202) 727-4TAX (4829).

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PROPERTY OWNER  
2605 39TH ST NW # 302  
WASHINGTON DC 20007



*Below are instructions for individuals with limited English Proficiency who need assistance. All others please turn to the next page for important information from the Office of Tax and Revenue.*



Language  
Assistance

Si necesita ayuda en Español, por favor llame al **(202) 727-4829** para proporcionarle un intérprete **de manera gratuita**.

Nếu quý vị cần giúp đỡ về tiếng Việt, xin gọi **(202) 727-4829** để chúng tôi thu xếp có thông dịch viên đến giúp quý vị **miễn phí**.

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በአማርኛ አርዳታ ከፈለጉ በ **(202) 727-4829** ይደውሉ። የነፃ አስተርጓሚ ይመደብልዎታል።

한국어로 언어 지원이 필요하신 경우 **(202) 727-4829** 로 연락을 주시면 **무료로** 통역이 제공됩니다.

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014562713

Square Suffix Lot (SSL): 1301- -2149  
Premise Address:  
2605 39TH ST NW # 302  
WASHINGTON DC 20007

Owner(s): RICHARD J K STRATFORD  
TRUSTEE & MAUREEN F ADLER  
STRATFORD TRUSTEE



Case ID: 18556565

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 2605 39TH ST NW # 302 WASHINGTON DC 20007

**Subject Property:** 1301- -2149

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

According to the Mayor's tax roll, you own or may have an interest in the real property listed above. Please follow the below instructions to redeem your property from tax sale and prevent a foreclosure lawsuit.

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If you do not redeem the property within six months of the Tax Sale Date stated above, the tax sale purchaser may file a lawsuit against you to obtain title to the property.

If the purchaser files a foreclosure lawsuit, you will be responsible for legal fees and expenses that may total thousands of dollars. You may also lose title to the property.

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Notice Number: L0014562713

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DEBORAH WINSOR  
DEBORAH L WINSOR TRUSTEES  
1003 N MAIN ST  
TARBORO NC 27886-3819



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014569228

Square Suffix Lot (SSL): 1271- -0834  
Premise Address:  
1521 WISCONSIN AVE NW  
WASHINGTON DC 20007

Owner(s): DEBORAH L WINSOR  
TRUSTEES & ANITA WINSOR  
EDWARDS TRUSTEES

Case ID: 18643152

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 1521 WISCONSIN AVE NW WASHINGTON DC 20007

**Subject Property:** 1271- -0834

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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Notice Number: L0014569228

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THE OLORUNWUNMI CHILDREN IRREVOCABLE TRUST  
7114 ANNAPOLIS RD  
HYATTSVILLE MD 20784-2130



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014576231

Square Suffix Lot (SSL): 5809- -0182  
Premise Address:  
1411 MORRIS RD SE  
WASHINGTON DC 20020-4410

Owner(s): THE OLORUNWUNMI  
CHILDREN IRREVOCABLE TRUST &  
ABIODUN OLORUMWUNMI



Case ID: 18593532

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 1411 MORRIS RD SE WASHINGTON DC 20020-4410

**Subject Property:** 5809- -0182

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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Notice Number: L0014576231

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EVELYNE GOMIS-NKONTCHOU  
4375 EMBASSY PARK DR NW  
WASHINGTON DC 20016-3625



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Language  
Assistance

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Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014580097

Square Suffix Lot (SSL): 1601- -1044  
Premise Address:  
4375 EMBASSY PARK DR NW  
WASHINGTON DC 20016-3625

Owner(s): EVELYNE  
GOMIS-NKONTCHOU & CYRILLE  
NKONTCHOU

Case ID: 18568951



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 4375 EMBASSY PARK DR NW WASHINGTON DC 20016-3625

**Subject Property:** 1601- -1044

**Tax Sale Date:** July 17, 2025

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PROPERTY OWNER  
922 24TH ST NW # 108  
WASHINGTON DC 20037



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014586279

Square Suffix Lot (SSL): 0028- -2107  
Premise Address:  
922 24TH ST NW # 108  
WASHINGTON DC 20037

Owner(s): LIBBY A SANDBANK  
CO-TRUSTEE & PETER G  
SANDBANK CO-TRUSTEE

Case ID: 18564935



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 922 24TH ST NW # 108 WASHINGTON DC 20037

**Subject Property:** 0028- -2107

**Tax Sale Date:** July 17, 2025

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If you are receiving this notice after October 31, 2025, or if you have not already paid your tax bill in full, you should contact the Office of Tax and Revenue ("OTR") at (202) 727-4TAX (4829) for a current tax bill and up-to-date payoff amount.

After you have paid your taxes, you should call OTR to confirm that you have redeemed your property. Keep a copy of your proof of payment in case there is a later dispute about the payment.

If you have not paid all taxes within four months after the Tax Sale Date stated above, an additional \$381.50 may be added to reimburse the purchaser for some costs.

If you do not redeem the property within six months of the Tax Sale Date stated above, the tax sale purchaser may file a lawsuit against you to obtain title to the property.

If the purchaser files a foreclosure lawsuit, you will be responsible for legal fees and expenses that may total thousands of dollars. You may also lose title to the property.

For further information on how to redeem, please read our Real Property Owner's Guide to the Tax Sale Redemption Process, available on our website at [www.otr.cfo.dc.gov/page/real-property-tax-sale](http://www.otr.cfo.dc.gov/page/real-property-tax-sale). You may also request a copy by visiting or writing to our Office of Tax and Revenue 1101 4th Street SW, Suite W550, Washington, DC 20024.

**YOU MAY BE ELIGIBLE FOR FREE LEGAL SERVICES OR OTHER ASSISTANCE. SEE THE NEXT PAGE FOR MORE INFORMATION.**



Should you have additional questions, please call OTR's Customer Service Center at (202) 727-4TAX (4829).



Notice Number: L0014586279

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

**Real Property Tax Ombudsman.** Homeowners and other interested parties may be eligible for assistance from the Real Property Tax Ombudsman. If you need assistance with a tax sale or related property tax matters, contact the Real Property Tax Ombudsman at **(202) 727-1529** or via email to [realpropertytax@dc.gov](mailto:realpropertytax@dc.gov).

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**Hardship Forbearance.** You may be eligible to defer, or postpone, payment of the past due amount. For information on how to apply for this deferral, please contact the Office of Tax and Revenue at (202) 727-4TAX (4829).

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**Additional Legal Services.** Free and reduced-cost legal services may be available to low- and moderate-income households. You can get a list of service providers from the Real Property Tax Ombudsman (above).

**Housing Counseling Services.** The U.S. Department of Housing and Urban Development ("HUD") sponsors housing counseling agencies throughout the country that can provide advice on buying a home, renting, defaults, foreclosures, and credit issues. You can get a list of HUD-approved housing counseling agencies from the Real Property Tax Ombudsman (above).







PROPERTY OWNER  
1605 18TH ST SE  
WASHINGTON DC 20020



*Below are instructions for individuals with limited English Proficiency who need assistance. All others please turn to the next page for important information from the Office of Tax and Revenue.*



Language  
Assistance

Si necesita ayuda en Español, por favor llame al **(202) 727-4829** para proporcionarle un intérprete **de manera gratuita**.

Nếu quý vị cần giúp đỡ về tiếng Việt, xin gọi **(202) 727-4829** để chúng tôi thu xếp có thông dịch viên đến giúp quý vị **miễn phí**.

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በአማርኛ አርዳታ ከፈለጉ በ **(202) 727-4829** ይደውሉ። የነፃ አስተርጓሚ ይመደብልዎታል።

한국어로 언어 지원이 필요하신 경우 **(202) 727-4829** 로 연락을 주시면 **무료로** 통역이 제공됩니다.

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014590532

Square Suffix Lot (SSL): 5596- -0020  
Premise Address:  
1605 18TH ST SE  
WASHINGTON DC 20020

Owner(s): WILLIE M HAGANS  
TRUSTEE & MARY H HAGANS  
TRUSTEE

Case ID: 18574084

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 1605 18TH ST SE WASHINGTON DC 20020

**Subject Property:** 5596- -0020

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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Notice Number: L0014590532

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PROPERTY OWNER  
1521 WISCONSIN AVE NW  
WASHINGTON DC 20007



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014601996

Square Suffix Lot (SSL): 1271- -0834  
Premise Address:  
1521 WISCONSIN AVE NW  
WASHINGTON DC 20007

Owner(s): DEBORAH L WINSOR  
TRUSTEES & ANITA WINSOR  
EDWARDS TRUSTEES

Case ID: 18643152

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 1521 WISCONSIN AVE NW WASHINGTON DC 20007

**Subject Property:** 1271- -0834

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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Notice Number: L0014601996

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

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CAYRE JEMAL'S NICK LLC  
655 NEW YORK AVE NW STE 830  
WASHINGTON DC 20001-5795



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014603431

Square Suffix Lot (SSL): 0669- -0857  
Premise Address:  
20 O ST NE  
WASHINGTON DC 20002

Owner(s): CAYRE JEMAL'S NICK  
LLC & CAYRE JEMAL'S GATEWAY  
LLC

Case ID: 18561251



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 20 O ST NE WASHINGTON DC 20002

**Subject Property:** 0669- -0857

**Tax Sale Date:** July 17, 2025

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Notice Number: L0014603431

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

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RICHARD J K STRATFORD TRUSTEE  
2605 39TH ST NW APT 302  
WASHINGTON DC 20007-1215



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014603673

Square Suffix Lot (SSL): 1301- -2149  
Premise Address:  
2605 39TH ST NW # 302  
WASHINGTON DC 20007

Owner(s): RICHARD J K STRATFORD  
TRUSTEE & MAUREEN F ADLER  
STRATFORD TRUSTEE



Case ID: 18556565

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 2605 39TH ST NW # 302 WASHINGTON DC 20007

**Subject Property:** 1301- -2149

**Tax Sale Date:** July 17, 2025

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Notice Number: L0014603673

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PROPERTY OWNER  
1411 MORRIS RD SE  
WASHINGTON DC 20020-4410



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Language  
Assistance

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በአማርኛ አርዳታ ከፈለጉ በ **(202) 727-4829** ይደውሉ። የነፃ አስተርጓሚ ይመደብልዎታል።

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如果您需要用(中文)接受幫助，請電洽 **(202) 727-4829** 將**免費**向您提供口譯員服務。

Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014608999

Square Suffix Lot (SSL): 5809- -0182  
Premise Address:  
1411 MORRIS RD SE  
WASHINGTON DC 20020-4410

Owner(s): THE OLORUNWUNMI  
CHILDREN IRREVOCABLE TRUST &  
ABIODUN OLORUMWUNMI

Case ID: 18593532

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 1411 MORRIS RD SE WASHINGTON DC 20020-4410

**Subject Property:** 5809- -0182

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

According to the Mayor's tax roll, you own or may have an interest in the real property listed above. Please follow the below instructions to redeem your property from tax sale and prevent a foreclosure lawsuit.

To redeem your property from the tax sale, you must pay all taxes owed, as well as any legal fees and expenses that may become due.

A tax bill is mailed to you during the month of August. You should pay the bill in full and on time.

If you are receiving this notice after October 31, 2025, or if you have not already paid your tax bill in full, you should contact the Office of Tax and Revenue ("OTR") at (202) 727-4TAX (4829) for a current tax bill and up-to-date payoff amount.

After you have paid your taxes, you should call OTR to confirm that you have redeemed your property. Keep a copy of your proof of payment in case there is a later dispute about the payment.

If you have not paid all taxes within four months after the Tax Sale Date stated above, an additional \$381.50 may be added to reimburse the purchaser for some costs.

If you do not redeem the property within six months of the Tax Sale Date stated above, the tax sale purchaser may file a lawsuit against you to obtain title to the property.

If the purchaser files a foreclosure lawsuit, you will be responsible for legal fees and expenses that may total thousands of dollars. You may also lose title to the property.

For further information on how to redeem, please read our Real Property Owner's Guide to the Tax Sale Redemption Process, available on our website at [www.otr.cfo.dc.gov/page/real-property-tax-sale](http://www.otr.cfo.dc.gov/page/real-property-tax-sale). You may also request a copy by visiting or writing to our Office of Tax and Revenue 1101 4th Street SW, Suite W550, Washington, DC 20024.

**YOU MAY BE ELIGIBLE FOR FREE LEGAL SERVICES OR OTHER ASSISTANCE. SEE THE NEXT PAGE FOR MORE INFORMATION.**



Should you have additional questions, please call OTR's Customer Service Center at (202) 727-4TAX (4829).



Notice Number: L0014608999

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

**Real Property Tax Ombudsman.** Homeowners and other interested parties may be eligible for assistance from the Real Property Tax Ombudsman. If you need assistance with a tax sale or related property tax matters, contact the Real Property Tax Ombudsman at **(202) 727-1529** or via email to [realpropertytax@dc.gov](mailto:realpropertytax@dc.gov).

**Classification Disputes.** If your real property is classified as vacant or blighted and you believe this classification is incorrect, contact the Office of Residential Inspection Unit of the Department of Building at (202) 671-3500 or email [vacantbuildings@dc.gov](mailto:vacantbuildings@dc.gov) for information on how to appeal the property classification.

**Hardship Forbearance.** You may be eligible to defer, or postpone, payment of the past due amount. For information on how to apply for this deferral, please contact the Office of Tax and Revenue at (202) 727-4TAX (4829).

**Senior Citizen and Low-Income Tax Relief.** Senior citizens and low-income households may have additional rights to defer property taxes. If you think you may be eligible for this tax relief, please contact the Office of Tax and Revenue at (202) 727-4TAX (4829) for more information.

**Additional Legal Services.** Free and reduced-cost legal services may be available to low- and moderate-income households. You can get a list of service providers from the Real Property Tax Ombudsman (above).

**Housing Counseling Services.** The U.S. Department of Housing and Urban Development ("HUD") sponsors housing counseling agencies throughout the country that can provide advice on buying a home, renting, defaults, foreclosures, and credit issues. You can get a list of HUD-approved housing counseling agencies from the Real Property Tax Ombudsman (above).







PROPERTY OWNER  
4375 EMBASSY PARK DR NW  
WASHINGTON DC 20016-3625



*Below are instructions for individuals with limited English Proficiency who need assistance. All others please turn to the next page for important information from the Office of Tax and Revenue.*



Language  
Assistance

Si necesita ayuda en Español, por favor llame al **(202) 727-4829** para proporcionarle un intérprete **de manera gratuita**.

Nếu quý vị cần giúp đỡ về tiếng Việt, xin gọi **(202) 727-4829** để chúng tôi thu xếp có thông dịch viên đến giúp quý vị **miễn phí**.

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014612865

Square Suffix Lot (SSL): 1601- -1044  
Premise Address:  
4375 EMBASSY PARK DR NW  
WASHINGTON DC 20016-3625

Owner(s): EVELYNE  
GOMIS-NKONTCHOU & CYRILLE  
NKONTCHOU

Case ID: 18568951



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 4375 EMBASSY PARK DR NW WASHINGTON DC 20016-3625

**Subject Property:** 1601- -1044

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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Notice Number: L0014612865

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

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PROPERTY OWNER  
1049 PAPER MILL CT NW # 1049  
WASHINGTON DC 20007



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014623041

Square Suffix Lot (SSL): 1187- -2041  
Premise Address:  
1049 PAPER MILL CT NW # 1049  
WASHINGTON DC 20007

Owner(s): MONTGOMERY K  
WINKLER LIFE TENANT &  
MATTHEW V WINKLER

Case ID: 18583680

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 1049 PAPER MILL CT NW # 1049 WASHINGTON DC 20007

**Subject Property:** 1187- -2041

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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Notice Number: L0014623041

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

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PROPERTY OWNER  
10 NEW YORK AVE NE  
WASHINGTON DC 20002-3325



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Language  
Assistance

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한국어로 언어 지원이 필요하신 경우 **(202) 727-4829** 로 연락을 주시면 **무료로** 통역이 제공됩니다.

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014624504

Square Suffix Lot (SSL): 0669- -0856  
Premise Address:  
10 NEW YORK AVE NE  
WASHINGTON DC 20002-3325

Owner(s): CAYRE JEMAL'S NICK  
LLC & CAYRE JEMAL'S GATEWAY  
LLC

Case ID: 18569614



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 10 NEW YORK AVE NE WASHINGTON DC 20002-3325

**Subject Property:** 0669- -0856

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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Notice Number: L0014624504

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

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PROPERTY OWNER  
3287 SUTTON PL NW # A  
WASHINGTON DC 20016



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014638580

Square Suffix Lot (SSL): 1601- -2309  
Premise Address:  
3287 SUTTON PL NW # A  
WASHINGTON DC 20016

Owner(s): HORMOZ HEKMAT  
TRUSTEE & HOUSHANG  
HEKMATPANAH TRUSTEE

Case ID: 18556965

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 3287 SUTTON PL NW # A WASHINGTON DC 20016

**Subject Property:** 1601- -2309

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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Notice Number: L0014638580

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Government of the District of Columbia  
Office of the Chief Financial Officer  
Office of Tax and Revenue  
1101 4th St, SW  
Washington, DC 20024



3103 TEN LLC  
3103 TENNYSON ST NW  
WASHINGTON DC 20015-2317



*Below are instructions for individuals with limited English Proficiency who need assistance. All others please turn to the next page for important information from the Office of Tax and Revenue.*



Language  
Assistance

Si necesita ayuda en Español, por favor llame al **(202) 727-4829** para proporcionarle un intérprete **de manera gratuita**.

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한국어로 언어 지원이 필요하신 경우 **(202) 727-4829** 로 연락을 주시면 **무료로** 통역이 제공됩니다.

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014642759

Square Suffix Lot (SSL): 2349- -0101  
Premise Address:  
3103 TENNYSON ST NW  
WASHINGTON DC 20015

Owner(s): 3103 TEN LLC & SBD  
OPPORTUNITIES MANAGEMENT  
LLC

Case ID: 18547977



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 3103 TENNYSON ST NW WASHINGTON DC 20015

**Subject Property:** 2349- -0101

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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If you do not redeem the property within six months of the Tax Sale Date stated above, the tax sale purchaser may file a lawsuit against you to obtain title to the property.

If the purchaser files a foreclosure lawsuit, you will be responsible for legal fees and expenses that may total thousands of dollars. You may also lose title to the property.

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Notice Number: L0014642759

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

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HORMOZ HEKMAT TRUSTEE  
6010 OAKDALE RD  
MC LEAN VA 22101-3335



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014654964

Square Suffix Lot (SSL): 1601- -2309  
Premise Address:  
3287 SUTTON PL NW # A  
WASHINGTON DC 20016

Owner(s): HORMOZ HEKMAT  
TRUSTEE & HOUSHANG  
HEKMATPANAH TRUSTEE

Case ID: 18556965



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 3287 SUTTON PL NW # A WASHINGTON DC 20016

**Subject Property:** 1601- -2309

**Tax Sale Date:** July 17, 2025

**If you do not pay all amounts due, the purchaser will have the right to file a lawsuit to foreclose on the property and you may lose title.**

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Notice Number: L0014654964

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

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MONTGOMERY K WINKLER LIFE TENANT  
1420 GRIMES CANYON RD  
FILLMORE CA 93015-9717



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Language  
Assistance

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Office of the Chief Financial Officer  
Office of Tax & Revenue  
Customer Service Administration  
1101 4th Street, SW Suite W210  
Washington, DC 20024





Date of Notice: August 5, 2025

Notice Number: L0014664001

Square Suffix Lot (SSL): 1187- -2041  
Premise Address:  
1049 PAPER MILL CT NW # 1049  
WASHINGTON DC 20007

Owner(s): MONTGOMERY K  
WINKLER LIFE TENANT &  
MATTHEW V WINKLER

Case ID: 18583680

**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 1049 PAPER MILL CT NW # 1049 WASHINGTON DC 20007

**Subject Property:** 1187- -2041

**Tax Sale Date:** July 17, 2025

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Notice Number: L0014664001

## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

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CAYRE JEMAL'S NICK LLC  
655 NEW YORK AVE NW STE 830  
WASHINGTON DC 20001-5795



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Language  
Assistance

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Office of the Chief Financial Officer  
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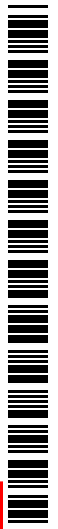
Date of Notice: August 5, 2025

Notice Number: L0014665464

Square Suffix Lot (SSL): 0669- -0856  
Premise Address:  
10 NEW YORK AVE NE  
WASHINGTON DC 20002-3325

Owner(s): CAYRE JEMAL'S NICK  
LLC & CAYRE JEMAL'S GATEWAY  
LLC

Case ID: 18569614



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 10 NEW YORK AVE NE WASHINGTON DC 20002-3325

**Subject Property:** 0669- -0856

**Tax Sale Date:** July 17, 2025

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Notice Number: L0014665464

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PROPERTY OWNER  
3103 TENNYSON ST NW  
WASHINGTON DC 20015



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Customer Service Administration  
1101 4th Street, SW Suite W210  
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Date of Notice: August 5, 2025

Notice Number: L0014675527

Square Suffix Lot (SSL): 2349- -0101  
Premise Address:  
3103 TENNYSON ST NW  
WASHINGTON DC 20015

Owner(s): 3103 TEN LLC & SBD  
OPPORTUNITIES MANAGEMENT  
LLC

Case ID: 18547977



**ATTENTION: YOUR PROPERTY WAS SOLD AT TAX SALE**

**Premise Address:** 3103 TENNYSON ST NW WASHINGTON DC 20015

**Subject Property:** 2349- -0101

**Tax Sale Date:** July 17, 2025

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If you are receiving this notice after October 31, 2025, or if you have not already paid your tax bill in full, you should contact the Office of Tax and Revenue ("OTR") at (202) 727-4TAX (4829) for a current tax bill and up-to-date payoff amount.

After you have paid your taxes, you should call OTR to confirm that you have redeemed your property. Keep a copy of your proof of payment in case there is a later dispute about the payment.

If you have not paid all taxes within four months after the Tax Sale Date stated above, an additional \$381.50 may be added to reimburse the purchaser for some costs.

If you do not redeem the property within six months of the Tax Sale Date stated above, the tax sale purchaser may file a lawsuit against you to obtain title to the property.

If the purchaser files a foreclosure lawsuit, you will be responsible for legal fees and expenses that may total thousands of dollars. You may also lose title to the property.

For further information on how to redeem, please read our Real Property Owner's Guide to the Tax Sale Redemption Process, available on our website at [www.otr.cfo.dc.gov/page/real-property-tax-sale](http://www.otr.cfo.dc.gov/page/real-property-tax-sale). You may also request a copy by visiting or writing to our Office of Tax and Revenue 1101 4th Street SW, Suite W550, Washington, DC 20024.

**YOU MAY BE ELIGIBLE FOR FREE LEGAL SERVICES OR OTHER ASSISTANCE. SEE THE NEXT PAGE FOR MORE INFORMATION.**



Should you have additional questions, please call OTR's Customer Service Center at (202) 727-4TAX (4829).



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## RESOURCES FOR REAL PROPERTY TAX PAYERS IN THE DISTRICT OF COLUMBIA

**Real Property Tax Ombudsman.** Homeowners and other interested parties may be eligible for assistance from the Real Property Tax Ombudsman. If you need assistance with a tax sale or related property tax matters, contact the Real Property Tax Ombudsman at **(202) 727-1529** or via email to [realpropertytax@dc.gov](mailto:realpropertytax@dc.gov).

**Classification Disputes.** If your real property is classified as vacant or blighted and you believe this classification is incorrect, contact the Office of Residential Inspection Unit of the Department of Building at (202) 671-3500 or email [vacantbuildings@dc.gov](mailto:vacantbuildings@dc.gov) for information on how to appeal the property classification.

**Hardship Forbearance.** You may be eligible to defer, or postpone, payment of the past due amount. For information on how to apply for this deferral, please contact the Office of Tax and Revenue at (202) 727-4TAX (4829).

**Senior Citizen and Low-Income Tax Relief.** Senior citizens and low-income households may have additional rights to defer property taxes. If you think you may be eligible for this tax relief, please contact the Office of Tax and Revenue at (202) 727-4TAX (4829) for more information.

**Additional Legal Services.** Free and reduced-cost legal services may be available to low- and moderate-income households. You can get a list of service providers from the Real Property Tax Ombudsman (above).

**Housing Counseling Services.** The U.S. Department of Housing and Urban Development ("HUD") sponsors housing counseling agencies throughout the country that can provide advice on buying a home, renting, defaults, foreclosures, and credit issues. You can get a list of HUD-approved housing counseling agencies from the Real Property Tax Ombudsman (above).



