

**IN THE CIRCUIT COURT FOR
WASHINGTON COUNTY, MARYLAND**

Blue Mountain Group, LLC, Plaintiff, vs. SC Development Corp., Inc., <i>et al.</i> , Defendants.	Case No. C-21-CV-22-000514
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JUDGMENT FORECLOSING RIGHT OF REDEMPTION

WHEREAS, the proceedings in the above captioned case having been read and considered, the Court finds that all Defendants were served in accordance with Rule 2-121 and/or Rule 2-122, and/or were notified in accordance with § 14-839 of the Tax-Property Article of the Maryland Code Annotated and Rule 14-503, and/or also were notified by an Order of Publication issued out of this Honorable Court in accordance with § 14-840 of the Tax-Property Article of the Maryland Code Annotated, that the time limits set forth in the Order of Publication and in the summons have expired, and that no redemption has been made by any party in interest.

NOW THEREFORE, it is, this 1st of March, 2023

ORDERED, that judgment be, and it is hereby, entered in favor of the Plaintiff, its successors and/or assigns, foreclosing the right of redemption in the property known as **Vacant lot on Haven Rd., Hagerstown, MD 21740 and described as PARCEL B 0.993 AC HAVEN ROAD WOODLANDS NORTH and being known as Tax Account No. 21-025119;** and it is further

Entered: Clerk, Circuit Court for
Washington County, MD
March 1, 2023

ORDERED, that the Plaintiff, its successors and/or assigns, is hereby vested with an absolute and indefeasible fee simple title, free and clear of all alienations and descents of the property occurring before the date of the judgment and encumbrances on the property, except taxes and municipal liens that have accrued after the date of the sale and easements of record and any other easement to which the property is subject that may be observed by an inspection of the property; and it is further

ORDERED, that the Collector of Taxes for Washington County, Maryland, shall execute and deliver a Deed to the Plaintiff, its successors and/or assigns, in accordance with the provisions of §§ 14-831 and 14-847 of the Tax-Property Article of the Maryland Code Annotated; and it is further

ORDERED, that the Collector of Taxes for Washington County, Maryland, shall enroll Plaintiff as the **fee simple** owner of the above-described property.

Plaintiff shall pay court costs.



Judge **Andrew F. Wilkinson**
Circuit Court for Washington County, Maryland

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