

**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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**REQUEST FOR ENTRY OF JUDGMENT**

COMES NOW Plaintiff, Blue Mountain Group, LLC, by and through the undersigned counsel, and states that it has satisfied all of the tax sale statute requirements, and therefore, respectfully requests that this Honorable Court enter judgment foreclosing the right of redemption, and for entry of an order in the form appended hereto.

In support of Plaintiff's request, the Court's attention is respectfully directed to Plaintiff's Affidavit of Compliance filed herewith.

Respectfully submitted,

  
\_\_\_\_\_  
**Ryan Lewis, Esq.**  
AIS No.: 1112140177  
**ryan@lewismcdaniels.com**  
Nicholas R. McDaniels, Esq.  
AIS No.: 1512160102  
nick@lewismcdaniels.com  
LewisMcDaniels  
50 Citizens Way, Ste. 305  
Frederick, MD 21701

Tel. (301) 818-0405  
Fax (301) 818-0221

*Attorneys for Plaintiff*

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

<p>Blue Mountain Group, LLC,  Plaintiff,  vs.  SC Development Corp., Inc., <i>et al.</i>,  Defendants.</p>	<p>Case No. C-21-CV-22-000514</p>
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**AFFIDAVIT OF COMPLIANCE**

I, Ryan Lewis, attorney for the Plaintiff, Blue Mountain Group, LLC, solemnly affirm under the penalties of perjury, and upon personal knowledge:

1. That I am over the age of 18, competent to testify, and the Plaintiff's attorney in the above-captioned matter.

2. That Plaintiff is the current holder of the certificate of tax sale for 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 (the "Property") sold on June 7, 2022, by the Collector of Taxes for Washington County and the State of Maryland, in conformity with the authority conferred upon them by Chapter 761 by the Acts of 1943 of the General Assembly of Maryland and Acts amendatory thereof. *See copy of Certificate of Tax Sale attached hereto as Exhibit 1.*

3. That on December 19, 2022, Plaintiff filed the present action to Foreclose Right of Redemption.

4. That Plaintiff complied with all pre-filing notice provisions prior to filing the present action to Foreclose Right of Redemption.

5. That an examination of all the records of the Circuit Court for Washington County, Maryland, Land Records, and the records of the Register of Wills for Washington County, Maryland, show that the property is owned in fee simple and that the following parties have an interest in the Property:

- a. SC Development Corp., Inc.;
- b. Washington County, Maryland; and,
- c. all other persons having or claiming to have an interest in the Property.

6. That, in accordance with Md. Code Ann., Tax-Prop. §14-836(b)(3), Plaintiff included as unnamed defendants in this proceeding “all persons that have or claim to have any interest in the aforesaid property.”

7. That, in accordance with Md. Code Ann., Tax-Prop. § 14-837, Plaintiff included as unnamed defendants in this proceeding all “unknown owners” of the property, and all heirs, devisees, and personal representatives of the unknown owners, and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title, and interest.

8. That an Order of Publication was executed by this Honorable Court on December 22, 2022 (the “Order of Publication”), notifying all persons having an interest in the Property to appear in the Court by February 27, 2023, and redeem the Property or answer the Complaint, or thereafter a final judgment will be rendered

foreclosing all rights of redemption in the Property. *See Order of Publication in court file, copy attached hereto as Exhibit 2.*

9. That the Order of Publication was published once a week for three successive weeks by the Herald-Mail, a newspaper having a general circulation in Washington County, Maryland. *See Certificate of Publication in court file, copy attached hereto as Exhibit 3.*

10. That the Order of Publication was served on each Defendant in the action by private process server, as more fully described below.

11. That, on January 5, 2023, and in accordance with Md. Rule 14-503(c), notice was posted in a conspicuous place on the Property by a private process server, and an Affidavit of Posting with a description of the location of the posting and a photograph of the location showing the posted notice has been filed herein. *See Affidavit of Posting in court file, copy attached hereto as Exhibit 4.*

12. That, on January 17, 2023, Defendant SC Development Corp., Inc., was served with process in accordance with Md. Rule 2-124(o), by delivering two copies of the Writ of Summons, together with a copy of the Complaint, Order of Publication, and notice filed in accordance with Rule 14-502(b)(3) (the “Service Documents”), together with the requisite fee and affidavit in accordance with Md. Rule 2-124(o), does not maintain a current resident agent, upon the State Department of Assessments and Taxation, and an affidavit of service has been filed herein. *See Amended Affidavit of Ryan Lewis, Esq., in accordance with Maryland Rule 2-124(o) and Affidavit of Service on SC Development Corp., Inc., in court file, courtesy copies attached hereto as Exhibits 5 and 6, respectively.*

13. That, on January 5, 2023, Defendant Washington County, Maryland, was served with the Service Documents by private process server, and an affidavit of service has been filed herein. *See Affidavit of Service on Washington County, Maryland in court file, copy attached hereto as Exhibit 7.*

14. That all other persons having or claiming to have an interest in the Property were served by publication of the Order of Publication.

15. That, in accordance with Md. Rule 14-502(b), Plaintiff caused to be made a complete search of the records performed in accordance with generally accepted standards of title examination for the period of at least 40 years before the filing of the Complaint. *See copy of Affidavit of Title Search and copy of title abstract, attached hereto as Exhibits 8 and 9, respectively.*

16. That, in accordance with Md. Code Ann., Tax-Prop. §14-839(c), Plaintiff caused notice of the institution of this proceeding to be mailed to the Collector of Taxes for Washington County, Maryland. *See copy notice letter and mailing envelope, attached hereto as Exhibit 10.*

17. That a search was made in connection with this proceeding to identify any persons and/or entities, including any occupant of the Property whose identity is known to the Plaintiff, and/or any homeowners association governing the Property, that have not been made a defendant in the proceeding, and yet have a recorded interest, claim, or lien, including a judgment. The search identified the following persons having a recorded interest, claim or lien, including a judgment, who have not been named as a defendant in this proceeding:

**Judgment Creditors / Lienholders:** None

**Occupants / Tenants:** None (vacant lot)

18. That, in accordance with Md. Code Ann., Tax-Prop. § 14-836(b), Plaintiff has caused written notice of this proceeding to be sent via USPS First-Class Mail, postage prepaid, and Certified Mail, return receipt requested, to the lienholders and judgment creditors having an interest or claiming an interest in the Property and identified in the preceding Paragraph—if any—and a supporting affidavit has been filed herein. *See Affidavit of Notice Pursuant to Md. Code Ann., Tax-Prop. § 14-836(b) in court file, copy attached hereto as Exhibit 11.*

19. That no Defendant or interested person has redeemed the Property.

20. That, based on the foregoing, Plaintiff is entitled to judgment as a matter of law and, therefore, respectfully requests that, upon the expiration of all relevant deadlines—including those deadlines set forth in each of the Order of Publication and notice filed in accordance with Md. Rule 14-503(b)—this Honorable Court pass a judgment vesting in the Plaintiff an absolute and indefeasible fee simple title to the Property, 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 that accrue after the date of sale and easements of record and any other easement that may be observed by an inspection of the property to which the property is subject.

Respectfully submitted,

February 27, 2023  
Date

  
\_\_\_\_\_  
**Ryan Lewis, Esq.**  
AIS No : 1112140177

**ryan@lewismcdaniels.com**

Nicholas R. McDaniels, Esq.

AIS No.: 1512160102

nick@lewismcdaniels.com

LewisMcDaniels

50 Citizens Way, Ste. 305

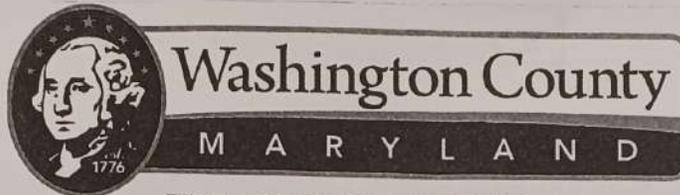
Frederick, MD 21701

Tel. (301) 818-0405

Fax (301) 818-0221

*Attorneys for Plaintiff*

PLAINTIFFS  
**1**



**Washington County**  
M A R Y L A N D  
TREASURER'S OFFICE  
Washington County Office Building

Certificate No: 2022108  
Parcel No: 21025119

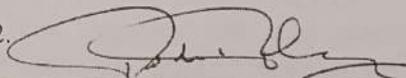
**Certificate of Tax Sale**

I, Todd L. Hershey, Collector of Taxes for the State of Maryland and the County of Washington, certify that on the 7th day of June, 2022, I sold to Blue Mountain Group, LLC, at public auction, for the sum of \$25,125.44, of which sum \$25,125.44 has been paid, the property in Election District 21, Washington County, Maryland, described as PARCEL B 0.993 AC HAVEN ROAD, and assessed in Account No. 21025119 to SC DEVELOPMENT CORP.

The sum paid is the total amount of taxes due on the property at the time of the sale, together with interest, penalties and expenses incurred in making the sale. The property described in this certificate is subject to redemption. On redemption, the holder of this certificate will be refunded the sums paid, on account, of the purchase price together with interest at the rate of 6% a year from the date of payment to the date of redemption (except as stated in subsection [b] of 14-820 of the Tax Property Article of the Annotated Code of Maryland), together with all other amounts specified by Chapter 761 of the Acts of 1943, and acts that amend that chapter. The balance due on account of the purchase price and all taxes, together with interest and penalties on the taxes accruing after the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser.

After December 7, 2022, a proceeding can be brought to foreclose all rights of redemption in the property. This certificate will be void unless such a proceeding is brought within two (2) years from the date of this certificate.

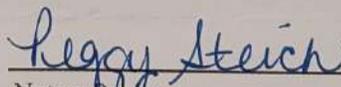
WITNESS my hand and seal, this 7th day of June, 2022.

 (SEAL)  
\_\_\_\_\_  
Todd L. Hershey, County Treasurer

STATE OF MARYLAND, COUNTY OF WASHINGTON, to-wit:

I HEREBY CERTIFY, that on this 7th day of June, 2022, before me, a Notary Public in and for the State and County aforesaid, personally appeared Todd L. Hershey, Collector of Taxes for the State of Maryland and the County Treasurer for Washington County, who did acknowledge that he executed the foregoing Certificate for the purposes therein contained.

WITNESS my hand and official Notarial Seal.

  
\_\_\_\_\_  
Notary Public

**PEGGY STEICH**  
NOTARY PUBLIC  
WASHINGTON COUNTY  
MARYLAND  
MY COMMISSION EXPIRES 7/08/2023

THIS IS TO CERTIFY THAT THE WITHIN AND AFOREGOING INSTRUMENT WAS PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED, CHRISTOPHER JOLIET, ESQ., AN ATTORNEY DULY ADMITTED TO PRACTICE BEFORE THE COURT OF APPEALS OF MARYLAND.

  
\_\_\_\_\_  
Christopher Joliet, Esq.



**IN THE CIRCUIT COURT FOR  
WASHINGTON COUNTY, MARYLAND  
C-21-CV-22-000514**

Case No. \_\_\_\_\_ (TAX SALE)

---

Blue Mountain Group, LLC, Plaintiff,

vs.

SC Development Corp., Inc.; Washington County, Maryland; any and all unknown owners of the property and premises situate in Washington County, Maryland, described as PARCEL B 0.993 AC HAVEN ROAD WOODLANDS NORTH and being identified on the Tax Roll as Parcel ID: 21-025119, and which may be known as Vacant lot on Haven Rd., Hagerstown, MD 21740, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Washington County, Maryland, described as PARCEL B 0.993 AC HAVEN ROAD WOODLANDS NORTH and being identified on the Tax Roll as Parcel ID: 21-025119, and which may be known as Vacant lot on Haven Rd., Hagerstown, MD 21740, Defendants.

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**ORDER OF PUBLICATION**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate in Washington County, Maryland, sold by the Collector of Taxes for Washington County, Maryland, and the State of Maryland:

described as PARCEL B 0.993 AC HAVEN ROAD WOODLANDS NORTH and being identified on the Tax Roll as Parcel ID: 21-025119, and which may be known as Vacant lot on Haven Rd., Hagerstown, MD 21740.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this **22nd of December, 2022**, by the Circuit Court for Washington County, Maryland,

**ORDERED**, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Washington County, Maryland, once a week for three (3) successive weeks, the last insertion on or before the 27th day of January, 2023, warning all persons interested in the property to appear in this Court by the 27th day of February, 2023, and redeem the property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.



JUDGE

Mark K. Boyer

Circuit Court for Washington County, Maryland

**Please send publication invoice to Counsel for Plaintiff:**

**Lewis McDaniels, LLC  
50 Citizens Way, Ste. 305  
Frederick, MD 21701**



# LOCALiQ

## The Herald-Mail

PO Box 630519 Cincinnati, OH 45263-0519

### PROOF OF PUBLICATION

Lewis McDaniels LLC  
Lewis McDaniels, LLC  
50 Citizens WAY # 305  
Frederick MD 21701-6025

STATE OF MARYLAND, COUNTY OF WASHINGTON

The Herald-Mail is a daily newspaper of general circulation, printed in the English language and published in the City of Hagerstown in said County and State, and that annexed hereto is a copy of a certain order taken from said newspaper in which the order was published.

Published in the issue dated:  
01/06/2023, 01/13/2023, 01/20/2023

Sworn to and subscribed before on 01/20/2023

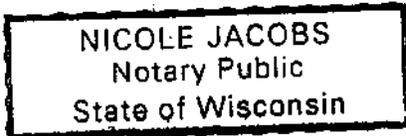
  
\_\_\_\_\_  
Legal Clerk  
  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
8-21-26

My commission expires

Publication Cost: \$667.36  
Order No: 8256732 # of Copies:  
Customer No: 889591 1  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*



IN THE CIRCUIT COURT  
FOR  
WASHINGTON COUNTY,  
MARYLAND  
Case No. C-21-CV-22-000514  
(TAX SALE)

Blue Mountain Group, LLC,  
Plaintiff,

vs.

SC Development Corp., Inc.;  
Washington County, Mary-  
land; any and all unknown  
owners of the property and  
premises situate in Washing-  
ton County, Maryland,  
described as PARCEL B  
0.993 AC HAVEN ROAD  
WOODLANDS NORTH and  
being identified on the Tax  
Roll as Parcel ID: 21-025119,  
and which may be known as  
Vacant lot on Haven Rd.,  
Hagerstown, MD 21740, the  
unknown owner's heirs,  
 devisees, and personal repre-  
sentatives and their or any of  
their heirs, devisees, execu-  
tors, administrators,  
grantees, assigns, or succes-  
sors in right, title and inter-  
est; and, any and all persons  
that have or claim to have  
any interest in the property  
and premises situate in  
Washington County, Mary-  
land, described as PARCEL  
B 0.993 AC HAVEN ROAD  
WOODLANDS NORTH and  
being identified on the Tax  
Roll as Parcel ID: 21-025119,  
and which may be known as  
Vacant lot on Haven Rd.,  
Hagerstown, MD 21740,  
Defendants.

ORDER OF PUBLICATION

The object of this proceeding  
is to secure the foreclosure  
of all rights of redemption in  
the following property situ-  
ate in Washington County,  
Maryland, sold by the Collec-  
tor of Taxes for Washington  
County, Maryland, and the  
State of Maryland:

described as PARCEL B  
0.993 AC HAVEN ROAD  
WOODLANDS NORTH and  
being identified on the Tax  
Roll as Parcel ID: 21-025119,  
and which may be known as  
Vacant lot on Haven Rd.,  
Hagerstown, MD 21740.

The Complaint states, among  
other things, that the  
amounts necessary for  
redemption have not been  
paid.

It is thereupon this 22nd of  
December, 2022, by the  
Circuit Court for Washington  
County, Maryland,  
**ORDERED**, that notice be  
given by the insertion of a  
copy of this Order in some  
newspaper having general  
circulation in Washington  
County, Maryland, once a  
week for three (3) successive  
weeks, the last insertion on  
or before the 27th day of  
January 2023, warning all  
persons interested in the  
property to appear in this  
Court by the 27th day of  
February, 2023, and redeem  
the property and/or answer  
the Complaint or thereafter a  
final judgment will be  
entered foreclosing all rights  
of redemption in and as to  
the property, and vesting in  
the plaintiff a title free and  
clear of all encumbrances.

/s/Mark K. Boyer

JUDGE

Circuit Court for Washington  
County, Maryland  
/s/Kevin R. Tucker

Clerk of Court

Jan 6, 13, 20, 2023 #8256732



CIRCUIT COURT

FOR

WASHINGTON COUNTY

BLUE MOUNTAIN GROUP, LLC  
Plaintiff

vs.

Case Number: C-21-CV-22-000514

SC DEVELOPMENT CORP., INC., ET AL  
Defendant

***Affidavit of Service***

The undersigned hereby certifies as follows:

1. That I am a competent individual over eighteen (18) years of age and not a party to the above action.
2. That on **1/05/23 at 2:47 PM**, I served a **Notice to Interested Parties of Action to Foreclose the Right of Redemption in Property Sold at Tax Sale** upon SC Development Corp., Inc. et al , by posting.
3. That service was effected at the Vacant Lot on Haven Road Hagerstown, MD 21740. That the photos of the posting are attached.

I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein are true to the best of my knowledge, information, and belief.



**Stephen Folcher, Agent for  
Monumental Process Servers, Inc.**

823 M. L. K. Jr. Blvd.  
Baltimore, MD 21201  
Monumentalpsphotos@gmail.com  
(410) 523-4980

Process Server Cost: \$90.00  
MPS File Number: 2212290214699  
Client File Number: VACANT LOT ON HAVEN ROAD

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

<p>Blue Mountain Group, LLC,  Plaintiff,  vs.  SC Development Corp., Inc., <i>et al.</i>,  Defendants.</p>	<p>Case No. <u>C-21-CV-22-000514</u></p>
--	--

**NOTICE TO INTERESTED PARTIES OF ACTION TO FORECLOSE  
THE RIGHT OF REDEMPTION IN PROPERTY SOLD AT TAX SALE**

This notice is provided pursuant to the requirements of Maryland Rules 14-502(b)(3) and 14-503(c) in connection with the filing in Court of the above-referenced action. Accordingly, you are hereby notified of the following:

A. The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate and lying in Washington County, Maryland, sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Washington County, Maryland, to the Plaintiff in this proceeding. The complaint states, among other things, that the amount necessary for the redemption has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit notices of the tax sale was sent to each required interested party have expired.

B. The description of the particular property included in this foreclosure proceeding is as follows:

**situate in Washington County, Maryland, described as PARCEL  
B 0.993 AC HAVEN ROAD WOODLANDS NORTH and being**

Please post property.

identified on the Tax Roll as Parcel ID: 21-025119, and which may be known as Vacant lot on Haven Rd., Hagerstown, MD 21740.

C. If you are an above-named person or entity, or any person or entity you represent has a recorded interest, claim, lien or judgment regarding the property or its owner, you and/or your client or your principal are hereby notified of the filing of this Complaint and are warned to redeem the property or to file an answer to the complaint on or before the latest of:

- i. the expiration date of the period described in the summons, or
- ii. the date specified in the Order of Publication, or
- iii. 33 days after the mailing out of said Order of Publication.

D. Failure to redeem the property or answer the Complaint may result in a final Judgment Foreclosing all Rights of Redemption in and as to the property and vesting in the Plaintiff a title, free and clear of all encumbrances.

E. The above notwithstanding, pursuant to Md. Code Ann., Tax-Prop. § 14-827, a person or entity with a legal interest in the property, may redeem at any time until the right of redemption has been finally foreclosed by the actual issuance of Judgment Foreclosing all Rights of Redemption by the Court.



Clerk of the Circuit Court for  
Washington County, Maryland



---

Ryan Lewis Esq.  
AIS No.: 1112140177  
ryan@lewismcdaniels.com  
Nicholas R. McDaniels, Esq.  
AIS No.: 1512160102  
nick@lewismcdaniels.com  
LewisMcDaniels

Issue Date: \_\_\_\_\_

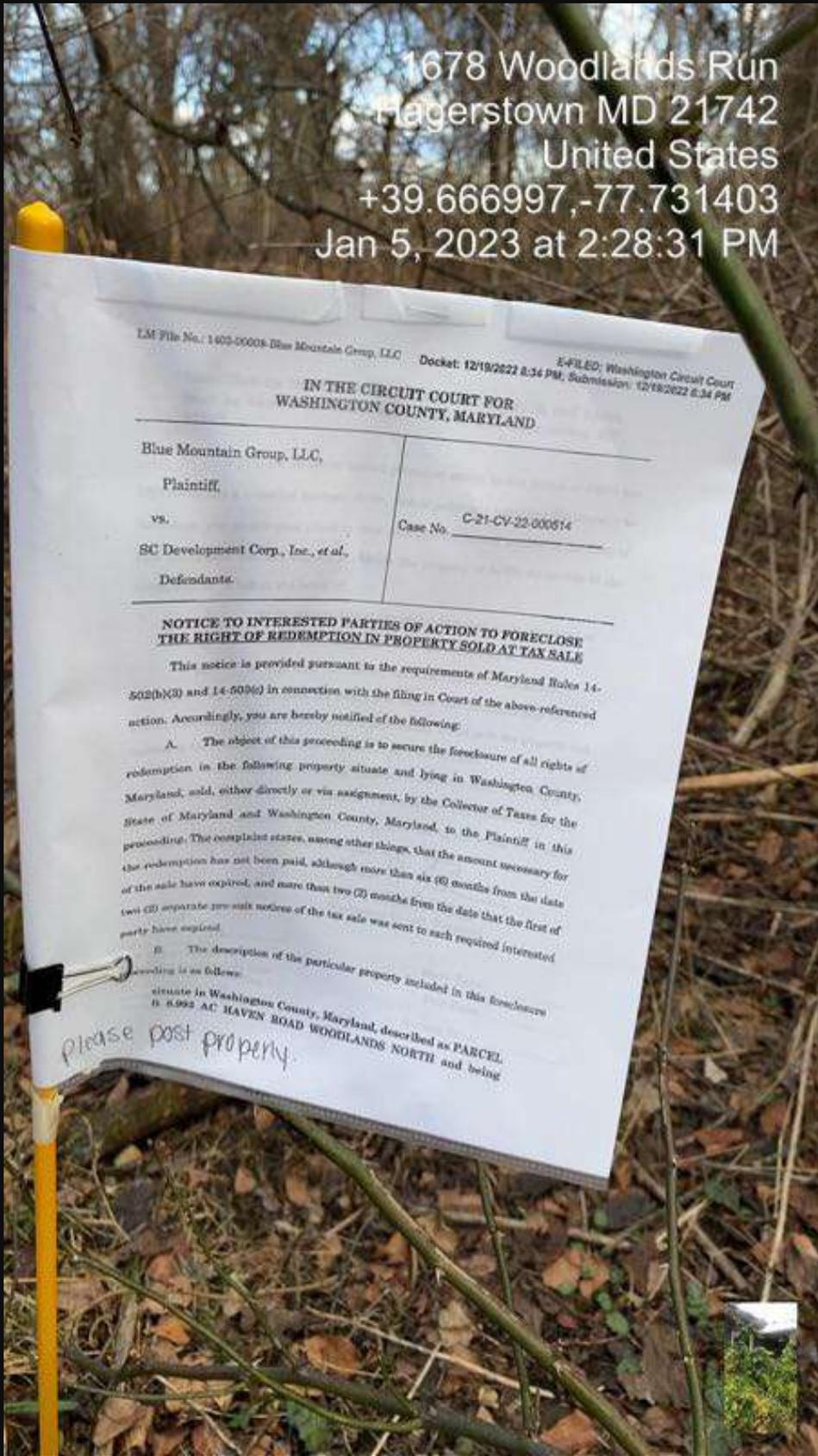
Post Date: \_\_\_\_\_

Answer Date: \_\_\_\_\_

50 Citizens Way, Ste. 305  
Frederick, MD 21701  
Tel. (301) 818-0405  
Fax (301) 818-0221

*Attorneys for Plaintiff*

1678 Woodlands Run  
Hagerstown MD 21742  
United States  
+39.666997,-77.731403  
Jan 5, 2023 at 2:28:31 PM



LM File No.: 1403-00008-Blue Mountain Group, LLC E-FILED: Washington Circuit Court  
Docket: 12/18/2022 8:34 PM, Submission: 12/18/2022 8:34 PM

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

Blue Mountain Group, LLC,  
Plaintiff,

vs.

SC Development Corp., Inc., et al.,  
Defendants.

Case No. C-21-CV-22-000514

**NOTICE TO INTERESTED PARTIES OF ACTION TO FORECLOSE  
THE RIGHT OF REDEMPTION IN PROPERTY SOLD AT TAX SALE**

This notice is provided pursuant to the requirements of Maryland Rules 14-502(b)(3) and 14-509(c) in connection with the filing in Court of the above-referenced action. Accordingly, you are hereby notified of the following:

A. The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate and lying in Washington County, Maryland, sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Washington County, Maryland, to the Plaintiff in this proceeding. The complaint states, among other things, that the amount necessary for the redemption has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-sale notices of the tax sale was sent to each required interested party have expired.

B. The description of the particular property included in this foreclosure proceeding is as follows:

situate in Washington County, Maryland, described as PARCEL  
is 8.992 AC HAVEN ROAD WOODLANDS NORTH and being

*please post properly.*



1578 Woodlands Run  
Hagerstown MD 21742  
United States  
+39 666997 77 731403  
Jan 5, 2023 at 2:20:44 PM









1368 Outer Dr  
Hagerstown MD 21742  
United States  
Jan 5, 2023 at 1:54:55 PM

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

<p>Blue Mountain Group, LLC,</p> <p style="padding-left: 40px;">Plaintiff,</p> <p style="padding-left: 40px;">vs.</p> <p>SC Development Corp., Inc., <i>et al.</i>,</p> <p style="padding-left: 40px;">Defendants.</p>	<p>Case No. C-21-CV-22-000514</p>
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**AMENDED AFFIDAVIT OF RYAN LEWIS, ESQ.,  
IN ACCORDANCE WITH MARYLAND RULE 2-124(o)**

I, the undersigned, certify and declare as follows:

1. That I am a competent individual over eighteen (18) years of age and not a party to the above action.
2. That, on or about December 19, 2022, Plaintiff, Blue Mountain Group, LLC, filed a Complaint to Foreclose Rights of Redemption in and to 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 (the "Property").
3. That an examination of all the records of the Circuit Court for Washington County, Maryland, Land Records, and the records of the Register of Wills for Washington County, Maryland, show that the property is owned in fee simple and that the following defendants have an interest in the Property:
  - a. SC Development Corp., Inc.;
  - b. Washington County, Maryland; and,
  - c. all other persons having or claiming to have an interest in the Property.
4. That, in accordance with Md. Code Ann., Tax-Prop., § 14-836, Plaintiff named "SC Development Corp., Inc." as a defendant in the above-captioned matter.

5. That, I personally performed a “Business Entity Search” of the SDAT Registrations and Filings for “SC Development Corp., Inc.,” which search revealed that its resident agent is James C. Oliver (the “Resident Agent”) located at 300 E Lombard St., Baltimore, MD 21202. *See copy of SDAT Business Entity Record for SC Development Corp., Inc., attached hereto as Exhibit A.*

6. That, I enlisted Monumental Process Servers, Inc. (“Monumental”) to serve the Resident Agent on behalf of SC Development Corp., Inc., at 300 E Lombard St., Baltimore, MD 21202.

7. That, on December 30, 2022, Monumental attempted to serve the Resident Agent at 300 E Lombard St., Baltimore, MD 21202, but such attempt was unsuccessful because the resident agent is no longer located at said address. *See Monumental process server’s notes attached hereto as Exhibit B.*

8. That, based on the foregoing, service of process on SC Development Corp., Inc., may be effected by substitute service on the Maryland State Department of Assessments and Taxation, in accordance with Maryland Rule 2-124(o).

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

February 27, 2023  
Date

  
\_\_\_\_\_  
**Ryan Lewis, Esq.**  
**AIS No : 1112140177**  
**ryan@lewismcdaniels.com**  
Lewis McDaniels, LLC  
50 Citizens Way, Ste. 305  
Frederick, MD 21701  
Tel. (301) 818-0405  
Fax (301) 818-0221

*Attorneys for Plaintiff*



SC DEVELOPMENT CORP., INC.: D01599174

- General Information
- Filing History
- Annual Report/Personal Property

### General Information

Options for this Business

Department ID Number: D01599174

Business Name: SC DEVELOPMENT CORP., INC.

Principal Office: 1506 KENSINGTON DRIVE  
HAGERSTOWN MD 21740

Resident Agent: JAMES C. OLIVER  
300 EAST LOMBARD STREET  
BALTIMORE MD 21202

Status: FORFEITED

Good Standing: THIS BUSINESS IS NOT IN GOOD STANDING  
[What does it mean if a business entity is not in good standing or forfeited?](#)

Business Type: CORPORATION

Business Code: 03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration: 08/17/1983

State of Formation: MD

Stock Status: STOCK

Close Status: NO

New Search Order Document

Fees

Processing Times

Business Resources

Demo

**CASE**    **ATTEMPTS**    **FEES**    **AFFIDAVITS**

Stop service added to case. ✕

This case has been marked as a stop service.

**Sort Attempts** ^

Instructions

**87 PAGES PRINTED**

**Skip** - 12/30/22 01:46 PM - #000574224 - Andre Powell

Attempt Information: Unknown

Address	Notes	Attempt Files / Photos	Fees
300 E Lombard Street Baltimore, MD 21202 39.288780, -76.610947	Per security defendant and company unknown	<b>Attempt_Image-22_12_30 01:46pm-0.jpg</b> <b>(Documents/CaseFiles /000/214/700/Notes //000574224 /Attempt_Image-22_12_30 01:46pm-0.jpg)</b>	No Fees
<b>View Map</b> <b>(<a href="http://maps.google.com/?ie=UTF8&amp;hq=&amp;ll=39.288780,-76.610947&amp;z=15&amp;q=39.288780,-76.610947">http://maps.google.com</a></b>			

Skip Trace

**Skip Trace Report ([view\\_skip\\_trace.php?id=000214700](view_skip_trace.php?id=000214700))**

**Other** - 01/16/23 02:41 PM - Stop Service - #000576069 - Admin - Lewis McDaniels, LLC

Notes	Attempt Files / Photos	Fees
A stop service was marked on the case by Admin - Lewis McDaniels, LLC.	No files	No Fees

**Other** - 01/16/23 02:41 PM - Stop Service - #000576070 - Admin - Lewis McDaniels, LLC

**Notes**

A stop service was marked on the case by Admin - Lewis McDaniels, LLC.

**Attempt Files / Photos**

No files

**Fees**

No Fees

IN THE CIRCUIT COURT FOR  
WASHINGTON COUNTY, MARYLAND

Blue Mountain Group, LLC,

Plaintiff,

vs.

SC Development Corp., Inc., *et al.*,

Defendants.

Case No. C-21-CV-22-000514

**AFFIDAVIT OF SERVICE**

I, Nicholas R. McDaniels, do hereby affirm the following:

1. That I am a competent individual over eighteen (18) years of age and not a party to the above action.

2. That on January 16, 2023, I served SC Development Corp., Inc., by sending via UPS (Tracking No. 1ZX9A2460395447467) two (2) true copies of each of the Writ of Summons, Complaint to Foreclose Rights of Redemption together with exhibits, Order of Publication, Notice to Interested Parties of Action to Foreclose the Right of Redemption in Property Sold at Tax Sale, Declaration of Exemption from Foreclosure Moratorium, and the Affidavit of Ryan Lewis, Esq., in Accordance with Maryland Rule 2-124(o) (the "Service Documents"), plus payment of the required fee, to the Maryland State Department of Assessments and Taxation (SDAT) at 301 W. Preston St., Room 801, Baltimore, MD 21201. (*See copy of letter and mailing envelope attached hereto as Exhibit A.*)

3. That on January 17, 2023, the Service Documents were delivered to SDAT. (*See copy of SDAT receipt confirmation letter attached hereto as Exhibit B.*)

I solemnly affirm under the penalties of perjury that the contents of this document are true to the best of my knowledge, information, and belief.

February 9, 2023

Date



Nicholas R. McDaniels  
50 Citizens Way, Ste. 305  
Frederick, MD 21701



# LEWISMcDANIELS

50 CITIZENS  
FREDERICK, MD  
TEL (301) 818-0405  
FAX (301) 818-0221  
LEWISMcDANIELS.COM



January 16, 2023

*Via UPS Ground*

Department of Assessments and Taxation  
Attn: Corporate Charter Division  
301 W. Preston St., Room 801  
Baltimore, MD 21201

**Re: Substitute Service of Process  
SC Development Corp., Inc. (Dept. ID D01599174)**

Dear Madam or Sir:

In accordance with Maryland Rule 2-124(o), please accept the following enclosed documents as substitute service of process on SC Development Corp., Inc. (Dept. ID D01599174) in Washington County Circuit Court Case No.: C-21-CV-22-000514:

1. two (2) copies of the Writ of Summons to SC Development Corp., Inc., issued on December 20, 2022;
2. two (2) copies of the Complaint to Foreclose Rights of Redemption, together with exhibits;
3. two (2) copies of the Order of Publication;
4. two (2) copies of the Notice to Interested Parties of Action to Foreclose the Right of Redemption in Property Sold at Tax Sale;
5. two (2) copies of the Affidavit of Ryan Lewis, Esq., in Accordance with Maryland Rule 2-124(o); and,
6. one (1) check in the amount of \$50.00 made payable to "The Department of Assessments and Taxation."

Should you have any questions, or require anything further from our office, please feel free to contact us at (301) 818-0405. Thank you in advance.

Respectfully,

Nicholas R. McDaniels

Encl:

LEWIS & CLARK  
300 N. BROAD  
50 CITIZENS WAY  
FREDERICK MD 21701

2 LBS

1 OF 1

SHIP TO:  
ATTN: CORPORATE CHARTER DIVISION  
MARYLAND 5DAT  
RM 801  
301 W PRESTON ST.  
BALTIMORE MD 21201



MD 212 9-20



**UPS GROUND**

TRACKING #: 1Z XSA 246 03 9544 7467



BILLING: P/P

Reference #1: 1422 00001  
Reference #2: 1422 00001



State of Maryland  
Department of  
Assessments and Taxation



Michael L. Higgs  
Director

Taxpayer Services

Date: 01/18/2023

RYAN LEWIS, ESQ.  
BLUE MOUNTAIN GROUP, LLC  
50 CITIZENS WAY  
STE. 305  
FREDERICK MD 21701

THIS LETTER IS TO CONFIRM ACCEPTANCE OF THE FOLLOWING FILING:

PLAINTIFF NAME : BLUE MOUNTAIN GROUP, LLC  
TYPE OF REQUEST : SERVICE OF PROCESS  
DATE RECEIVED : 01/17/2023  
TIME RECEIVED : 09:42 A.M.  
RECORDING FEE : \$50.00  
SOP NUMBER : 00044703  
CUSTOMER ID. : 0003931543  
WORK ORDER NUMBER : 0005148118

PLEASE VERIFY THE INFORMATION CONTAINED IN THIS LETTER. NOTIFY THIS DEPARTMENT  
IN WRITING IF ANY INFORMATION IS INCORRECT. INCLUDE THE CUSTOMER ID AND THE WORK  
ORDER NUMBER ON ANY INQUIRIES.

Charter Division  
Baltimore Metro Area (410) 767-1350  
Outside Metro Area (888) 246-5941

PLAINTIFF NAME : BLUE MOUNTAIN GROUP, LLC  
DATE FORWARDED : 7 TO 10 BUSINESS DAYS FROM RECEIPT  
CASE NUMBER : C-21-CV-22-000514  
DEFENDANT(S) 1. SC DEVELOPMENT CORP., INC.  
1506 KENSINGTON DRIVE  
HAGERSTOWN MD 21740



FOR  
WASHINGTON COUNTY

BLUE MOUNTAIN GROUP, LLC  
Plaintiff

vs.  
SC DEVELOPMENT CORP., INC., et al.  
Defendant

Case Number: C-21-CV-22-000514

**Affidavit of Service**

The undersigned hereby certifies as follows:

1. That I am a competent individual over eighteen (18) years of age and not a party to the above action.
2. That on **01/05/23 at 1:30 PM, I served a** Writ of Summons, Complaint to Foreclose Rights of Redemption, Notice to Interested Parties of Action to Foreclose the Right of Redemption in Property Sold at Tax Sale, Order of Publication, Exhibits upon **Dawn Marcus**, Legal Assistant, who acknowledged that she was authorized to accept service for **Kirk C Downey, County Attorney for Washington County, Maryland**. That her description was as follows:

Race	Sex	Age	Hair	Height	Weight
White	Female	34 - 39	Blonde	5ft 3in - 5ft 5in	151 - 165 lbs

3. That service was effected at 100 W Washington Street, Suite 101, in Hagerstown, MD 21740.
4. That the facts, upon which I concluded that the individual served was of suitable age and discretion, were personal observation and the recipient's statement.
5. That, in accordance with MD Rule 20-201(f), this affidavit does not contain any restricted information.

I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein are accurate to the best of my knowledge, information, and belief.



**Stephen Folcher, Agent For**  
**Monumental Process Servers, Inc.**  
 823 M. L. K. Jr. Blvd.  
 Baltimore, MD 21201  
 Monumentalpsphotos@gmail.com  
 (410) 523-4980  
**Process Server Cost: \$95.00**  
 MPS File Number: 2212290214701  
 Client File Number: VACANT LOT ON HAVEN ROAD



**AFFIDAVIT OF TITLE SEARCH**

Property Address: Vacant lot on Haven Rd., Hagerstown, MD 21740

Tax Account ID: 21-025119

I, Ryan Lewis, hereby certify:

That I am over the age of 18 and that shortly before the filing of the Complaint, and in compliance with Md. Code Ann., Tax-Prop. § 14-838 and Maryland Rule 14-502, I personally conducted a title examination for the above-identified property, which included the review of a complete search of the Land Records of Washington County, Maryland, the Circuit Court for Washington County, Maryland, and the Register of Wills for Washington County, Maryland, in accordance with generally accepted standards of title examination for the period of at least forty (40) years.

I solemnly affirm under the penalties of perjury and upon personal knowledge that the contents of this affidavit are true.

December 19, 2022  
Date

  
\_\_\_\_\_  
**Ryan Lewis, Esq.**  
**AIS No.: 1112140177**  
**ryan@lewismcdaniels.com**  
LewisMcDaniels  
50 Citizens Way, Ste. 305  
Frederick, MD 21701  
Tel. (301) 818-0405  
Fax (301) 818-0221



E-mail: info@protitleusa.com  
 Phone: (888) 245-7777  
 Fax: (888) 245-7777

Order# 935950

Reference No: Deed Ref: 750/108

Property and Ownership Information			
Name	SC Development Corp. Inc., a Maryland Corporation	Completed Date	10/17/2022
		Index Date	09/30/2022
Property Address	Vacant lot on Haven Rd., Hagerstown, MD 21740	Report Type	Full (Two Owner) Search
APN# / Parcel # / PIN#	21-025119	County	Washington
Title Defect Category	Title Requirement Notice - Not located in PUD, map attached.		
Alert Note:	<b>FEE SIMPLE</b>		

Vesting Information			
Grantee(s)/Deed Owner	SC Development Corp. Inc., a Maryland Corporation	Deed Date	08/29/1983
Grantor / Prior Owner	Norman R. Sandler and Marilyn R. Sandler, his wife, and Ollen O. Craig and Lillian S. Craig, his wife	Recorded Date	09/07/1983
Instrument#		Book#	750
Consideration (\$)		Page#	108
Sale Price(\$)		Deed Type	Deed
Notes			

Chain Of Title 1			
Grantee(s)/Deed Owner	NORMAN R. SANDLER and MARILYN R. SANDLER, his wife, an undivided sixty (60%) percent interest, and OLLEN O. CRAIG and LILLIAN S. CRAIG, his wife, an undivided forty (40%) percent interest, said interest to be held as tenants in common	Deed Date	06/13/1979
Grantor / Prior Owner	THOMAS H. SHANK and ROGER L. FIERY, JR.	Recorded Date	06/14/1979
Instrument#		Book#	683
Consideration (\$)		Page#	496
Sale Price(\$)		Deed Type	Deed
Notes			

Open Mortgages Information
No open mortgages found.

Active Judgments and Liens
No active judgments or liens found.

**Tax Status: To Follow**

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Recorders, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due   Paid)	Good Through	Amount(\$)
<b>Parcel # 21-025119</b>						
<b>Tax Status Disclaimer</b>						
<p>Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.</p>						

Property Tax Assessment				
Parcel #	21-025119	Annual Tax Amount		
Legal Description				
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)
2022				194,600.00

Additional Information
HOA Name:
<ol style="list-style-type: none"> <li>1. DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS, DATED 05/17/1984 AND RECORDED ON 05/17/1984 IN BOOK 763 AND PAGE 156</li> <li>2. AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS, DATED 06/08/1988 AND RECORDED ON 06/15/1988 IN BOOK 879 AND PAGE 482</li> <li>3. AGREEMENT TO TERMINATE THE DEVELOPMENT PERIOD, DATED 04/27/1989 AND RECORDED ON 05/09/1989 IN BOOK 914 AND PAGE 79</li> <li>4. RIGHT OF WAY, DATED 11/24/1983 AND RECORDED ON 10/29/1984 IN BOOK 773 AND PAGE 276</li> </ol>

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50 CITY  
FREDERICK, MARYLAND 21701  
TEL (301) 818-0405  
FAX (301) 818-0221  
LEWISMCDANIELS.COM

January 4, 2023

*Via U.S. First-Class Mail*

Washington County Office of Finance  
County Office Building, 35 West Washington St  
Hagerstown, MD 21740

*Re: Notice of Proceedings Pursuant to Md. Code Ann., Tax-Prop. § 14-839(c) and Maryland Rule 14-503(d)*

Dear Madam or Sir:

Please take notice of the proceedings concerning the following property:

Street Address: Vacant lot on Haven Rd.  
Hagerstown, MD 21740  
Parcel/Tax ID: 21-025119  
Assessed Owner: SC DEVELOPMENT CORP  
Case No.: C-21-CV-22-000514  
Our File No.: 1403-00008-Blue Mountain Group, LLC

Pursuant to Md. Code Ann., Tax-Prop. § 14-839(a)(5), Washington County, Maryland is a named defendant in the above-referenced action.

Enclosed herein please find copies of the notice prescribed by Md. Rule 14-502(c)(3), the Complaint with exhibits, and Order of Publication. Should you have any questions, please feel free to contact us at (301) 818-0405.

Respectfully,

A handwritten signature in black ink, appearing to read "RL" or "Ryan Lewis".

Ryan Lewis, Esq.

Encl.

1

**\$2.88** US POSTAGE  
8 OZ FIRST-CLASS MAIL FLATS RATE

062S0014950478  
14421204  
FROM 21701

RETAIL



stamps  
enclose  
01/04/2023

**USPS FIRST CLASS MAIL®**



LewisMcDaniels  
50 Citizens Way Ste 305  
Frederick MD 21701-6025

SHIP  
TO:

Washington County Office of Finance  
County Office Building  
35 W Washington St  
Hagerstown MD 21740-4844





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

<p>Blue Mountain Group, LLC,</p> <p style="padding-left: 40px;">Plaintiff</p> <p>vs.</p> <p>SC Development Corp., Inc., <i>et al.</i>,</p> <p style="padding-left: 40px;">Defendants</p>	<p>Case No. C-21-CV-22-000514</p>
--	-----------------------------------

**AFFIDAVIT OF NOTICE**  
**PURSUANT TO MD. CODE ANN., TAX-PROP. § 14-836(b)**

I, Ryan Lewis, Counsel for the Plaintiff, Blue Mountain Group, LLC, solemnly affirm under the penalties of perjury, and upon personal knowledge:

1. That I am over the age of 18, competent to testify, and the Plaintiff's attorney in the above-captioned matter.

2. A search was made in connection with this proceeding to identify any persons and/or entities, including any tenant of the subject property whose identity is known to the Plaintiff and/or any homeowners association governing the property, that have not been made a defendant in the proceeding, and yet have a recorded interest, claim, or lien, including a judgment. The search identified the following persons having a recorded interest, claim or lien, including a judgment, who have not been named as a defendant in this proceeding:

**Judgment Creditors / Lienholders:** None

**Occupants / Tenants:** None (vacant lot)

*See copies of title abstract and Maryland Judiciary Judgment and Liens Search results attached hereto as Exhibit A.*

3. That the judgment creditors and/or lienholders identified in Paragraph 2, if any, have been sent written notice of this proceeding in accordance with Md. Code Ann., Tax-Prop. § 14-836(b)(4) and proof of mailing is attached hereto.

February 9, 2023  
Date



---

**Ryan Lewis, Esq.**  
**AIS No.: 1112140177**  
**ryan@lewismcdaniels.com**  
LewisMcDaniels  
50 Citizens Way, Ste. 305  
Frederick, MD 21701  
Tel. (301) 818-0405  
Fax (301) 818-0221

Order# 935950

Reference No: Deed Ref 750/108

Property and Ownership Information			
Name	SC Development Corp. Inc., a Maryland Corporation	Completed Date	10/17/2022
		Index Date	09/30/2022
Property Address	Vacant lot on Haven Rd., Hagerstown, MD 21740	Report Type	Full (Two Owner) Search
APN# / Parcel # / PIN#	21-025119	County	Washington
Title Defect Category	Title Requirement Notice - Not located in PUD, map attached.		
Alert Note:	<b>FEE SIMPLE</b>		

Vesting Information			
Grantee(s)/Deed Owner	SC Development Corp. Inc., a Maryland Corporation	Deed Date	08/29/1983
Grantor / Prior Owner	Norman R. Sandler and Marilyn R. Sandler, his wife, and Olen O. Craig and Lillian S. Craig, his wife	Recorded Date	09/07/1983
Instrument#		Book#	750
Consideration (\$)		Page#	108
Sale Price(\$)		Deed Type	Deed
Notes			

Chain Of Title 1			
Grantee(s)/Deed Owner	NORMAN R. SANDLER and MARILYN R. SANDLER, his wife, an undivided sixty (60%) percent interest, and OLLEN O. CRAIG and LILLIAN S. CRAIG, his wife, an undivided forty (40%) percent interest, said interest to be held as tenants in common	Deed Date	06/13/1979
Grantor / Prior Owner	THOMAS H. SHANK and ROGER L. FIERY, JR.	Recorded Date	06/14/1979
Instrument#		Book#	683
Consideration (\$)		Page#	496
Sale Price(\$)		Deed Type	Deed
Notes			

Open Mortgages Information
No open mortgages found.

Active Judgments and Liens
No active judgments or liens found.

**Tax Status: To Follow**

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Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due   Paid)	Good Through	Amount(\$)
Parcel # 21-025119						
Tax Status Disclaimer						
<p>Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.</p>						

Property Tax Assessment				
Parcel #	21-025119	Annual Tax Amount		
Legal Description				
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)
2022				194,600.00

Additional Information
HOA Name:
1. DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS, DATED 05/17/1984 AND RECORDED ON 05/17/1984 IN BOOK 763 AND PAGE 156 2. AMENDMENT TO DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS, DATED 06/08/1988 AND RECORDED ON 06/15/1988 IN BOOK 879 AND PAGE 482 3. AGREEMENT TO TERMINATE THE DEVELOPMENT PERIOD, DATED 04/27/1989 AND RECORDED ON 05/09/1989 IN BOOK 914 AND PAGE 79 4. RIGHT OF WAY, DATED 11/24/1983 AND RECORDED ON 10/29/1984 IN BOOK 773 AND PAGE 276

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# Maryland Judiciary Judgment and Liens Search



( Search Again )

Company: **SC Development** | County Name:

0 items found, displaying 0 to 0

Click on the column heading to sort by that column

Case Number	Name For	Name Against	Court	Case Status	Judgment Amount	Book Page	Entry Date
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