

NO. 387683

**CERTIFICATE OF TAX SALE
MADE BY
DIRECTOR OF FINANCE OF BALTIMORE**

I, Michael Moiseyev, Director of Finance, Collector of Taxes for the City of Baltimore and the State of Maryland hereby certify that on MAY 15, 2023

I sold to VANGUARD VENTURES LLC
920 S CONKLING ST

BALTIMORE, MD 21224

at public auction, property in the City of Baltimore known as

1821 WILHELM ST

and described as follows: Lot Size 13X60

(Being known as Ward 19 Section 09 Block 0275 Lot 126
on the Tax Roll of the Director of Finance).

Said property having been assessed to JONES SR., BRIAN E. 1821 WILHELM ST

Was sold for the sum of THREE THOUSAND FOUR HUNDRED SEVENTY-EIGHT AND 00/100
DOLLARS
of which THREE THOUSAND FOUR HUNDRED SEVENTY-SEVEN AND 47/100 DOLLARS

is the total amount of taxes and other municipal liens due on the property at the time of the sale, together with interest and penalties thereon 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 the amount of the purchase price, together with interest at the rate of up to 18% per 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 and other municipal liens, together with interest and penalties on them accruing subsequent to the date of sale, must be paid to the Collector before a deed can be delivered to the purchaser. After NOVEMBER 15, 2023 (or earlier if permitted by Chapter 254 of the Acts of 1963 and acts that amend that chapter) a proceeding can be brought to foreclose all rights of redemption in the property. This Certificate will be void unless such proceeding is brought within two (2) years from the date of this Certificate, unless otherwise provided by law, including but not limited to §§14-817 and 14-833 of the Tax-Property Article of the Annotated Code of Maryland. This property was previously sold at the Tax Sale of

Witness my hand and seal this FIFTEENTH day of MAY 2023



MICHAEL MOISEYEV
Director of Finance/Collector

Exhibit A

VANGUARD VENTURES, LIMITED
LIABILITY COMPANY,

Plaintiff,

v.

BRIAN E. JONES, SR., *et al.*,

Defendants.

IN THE

CIRCUIT COURT

FOR

BALTIMORE CITY

Case No 24-C-24-000242

JUDGMENT FORECLOSING RIGHT OF REDEMPTION

The submissions in the above captioned case having been read and considered, the Court finds that all Defendants were personally served or were notified in accordance with Maryland Rule 14-503 and §14-839(a) of the Tax-Property Article of the Maryland Code Annotated and also were notified by an Order of Publication issued out of this Honorable Court, that the time limit set in the Order of Publication and in the summons has expired, and that no redemption has been made by any party in interest. Therefore, it is, by the Circuit Court for Baltimore City,

ORDERED that judgment be, and it is hereby, entered in favor of Plaintiff foreclosing the right of redemption in the property below described as: 1821 Wilhelm St., Lot Size: 13X60 (known as: Ward 19, Section 09, Block 0275, Lot 126, on the Tax Roll of the Director of Finance); and it is further

ORDERED that Plaintiff is 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 Director of Finance shall execute and deliver a Deed to the Plaintiff, his successors and 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 Supervisor of Assessments of Baltimore City shall enroll Plaintiff as the fee simple owner of the above-described property.

The Court notes, further, that the subject property is an owner-occupied residential property and there is a bid balance as a result of the tax sale. Accordingly, the former owner's portion of the bid balance may be obtained by contacting the Baltimore City Bureau of Revenue Collections (200 Holliday Street, Room 7, Baltimore, Maryland 21202, (410) 396-3000).

The Clerk is directed to close the case.
Plaintiff to pay costs.

08/09/2024 11:34:42 AM

Xavier A. Conaway

Xavier A. Conaway, Clerk of the Circuit Court

Judge
Circuit Court for Baltimore City

LAW OFFICES OF
NAIMAN & NAIMAN, P.A.

E-FILED; Baltimore City Circuit Court
Doc No: 24-000242
Date Filed: 7/12/2024 10:15 AM; Submission: 7/12/2024 10:15 AM
Envelope: 17186165

25 Hooks Lane
Suite 202
Baltimore, Maryland 21208

(410) 653-6809
Fax (410) 653-3478
E-MAIL: aaron@naiman-law.com

July 11, 2024

Clerk of the Circuit Court
for Baltimore City
Attn: Tax Sale Unit
111 North Calvert Street
Baltimore, Maryland 21202

RE: 24-C-24-000242
1821 Wilhelm Street

Dear Clerk:

Attached, please find the Affidavit of Compliance with exhibits for the above-referenced matter. Please forward to Master Marzetta's office for immediate review.

Thank you for your prompt attention to this matter.

Sincerely yours,



Aaron A. Naiman

VANGUARD VENTURES, LIMITED
LIABILITY COMPANY

Plaintiff

v.

BRIAN E. JONES SR., *et al.*

Defendants

* * * * *

*

IN THE

*

CIRCUIT COURT

*

FOR

*

BALTIMORE CITY

*

CASE NO.: 24-C-24-000242

AFFIDAVIT OF COMPLIANCE
1821 Wilhelm Street

Plaintiff, by its attorney, Aaron A. Naiman, and the Law Offices Naiman & Naiman, PA, affirms under the penalty of perjury that service of process has been made or attempted on the below listed Defendants. Service of process was made or attempted by delivering to the person to be served a copy of the summons, complaint, and all other papers filed with it, or by mailing to the person to be served a copy of the summons, complaint, and all other papers filed with it by certified mail, return receipt requested. The methods of service are in full compliance with Maryland Rule 2-121(a). This affidavit is submitted so as to be in compliance with Maryland Rule 2-121(c)

(a) Defendant Brian E. Jones Sr. (Holder of fee simple interest on subject property) was served as follows: By Mary Noor., a private process server, by serving Cheryl A. Dabrasky, PR to the Estate of Brian E. Jones Sr., on March 24, 2024, at 2568 Wilkens Ave, Baltimore, MD 21223. The Affidavit of Service is attached as Exhibit 1.

(b) Defendant Cheryl Dabrasky (Holder of fee simple interest on subject property) was served as follows: By personal service, by Mary Noor., a private process server, on March 24, 2024, at 2568 Wilkens Ave, Baltimore, MD 21223. The Affidavit of Service is attached as Exhibit 2.

(c) Defendant State of Maryland S/O Anthony G. Brown, Attorney General, was served as follows: Pursuant to MD Rule 2-124 (j), service was completed by email by Alexis Queen, a private process server, by serving Dan Kobrin, Assistant to the Attorney General, on July 1, 2024. The return email receipt from the Office of the Attorney General accepting service is attached as **Exhibit 3**.

(d) Defendant Michael Moiseyev, THE DIRECTOR OF FINANCE OF BALTIMORE CITY was served as follows: By Paulette Hill, a private process server, by serving Katrina Bresnick, expressly authorized to accept, on January 30, 2024, at 100 North Holliday Street, Baltimore City. The affidavit of service is attached as **Exhibit 4**.

(e) Defendant MAYOR AND CITY COUNCIL OF BALTIMORE CITY was served as follows: By Paulette Hill, a private process server, by serving Katrina Bresnick, expressly authorized to accept, on January 30, 2024, at 100 North Holliday Street, Baltimore City. The affidavit of service is attached as **Exhibit 5**.

(f) Further notice was given to all Defendants by publication of an order of Publication in a newspaper of general circulation in Baltimore city once a week for three consecutive weeks. The Order was mailed first class postage prepaid to all Defendants.

(g) Plaintiff, pursuant to MD Rule 14 -- 503 (c), on February 1, 2024, posted a notice in a conspicuous place on the property.

(h) In compliance with the notice provisions of § 14-836(b)(4)(iii)(2) of the Tax-Property Article of Maryland Code Annotated and Md. Rule 14-504, written notice of these proceedings, as prescribed by Md. Rule 14-502(b)(3), together with a copy of the Complaint, was sent to the persons or entities not named as a defendant in this action who possesses a recorded interest, claim, judgment or other lien against the property that is the subject of this action:

A MD TAX-PROPERTY ARTICLE §14-836(b)(4)(iii) AFFIDAVIT is being filed simultaneously with this pleading.

(i) Pursuant to Maryland Annotated Code, Tax-Property article, 14-836(b)(4)(iv), written notice of the proceeding was sent by first-class mail, postage prepaid, addressed to the tenant by name, if the identity of the tenant is known, or addressed to "Occupant" if the identity of the tenant is known. The envelope in which the notice was sent was prominently marked on the outside with the phrase "Notice of Action to Foreclose"; and a copy of the Complaint was enclosed with the notice. Pursuant to Maryland Annotated Code, Tax-Property article, 14-836 (b)(4)(v), the notice included the following statement in conspicuous, bold -face print: **"IF THE UNPAID TAXES, TOGETHER WITH COSTS AND EXPENSES, ARE NOT PAID, THE COURT MAY ENTER A JUDGMENT FORECLOSING THE RIGHT OF REDEMPTION THAT WOULD TERMINATE YOUR LEASE AND RIGHT TO OCCUPY THE PROPERTY. YOU HAVE THE RIGHT TO PAY THE UNPAID TAXES, TOGETHER WITH COSTS AND EXPENSES, AND AVOID LEASE TERMINATION AND EVICTION. A JUDGMENT FORECLOSING THE RIGHT OF REDEMPTION COULD BE ENTERED WITHIN THE NEXT 90 DAYS AND AT THAT TIME YOU COULD BE EVICTED OR REQUIRED TO VACATE THE PROPERTY."** Please see attached as Exhibit 6.

WHEREFORE, the plaintiff prays that the Court pass an order granting to it a Fee Simple title to 1821 Wilhelm Street, Baltimore City, Maryland the subject matter of this case.

In accordance with Maryland Rule 1-322.2(a)(1), I certify that the documents in the attached submission do not contain any personal identifier information described in Maryland Rule 1-322.2(b).

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



Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com
CPF No.: 1212120301

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11 day of July, 2024, a true copy
of the foregoing Affidavit of Compliance was delivered by first class mail to the defendants in
this matter.


Brian E. Jones Sr.
1821 Wilhelm St
Baltimore, MD 21223

Cheryl Dabrasky
1821 Wilhelm St
Baltimore, MD 21223

State of Maryland
S/O Anthony G. Brown, Attorney General
200 St. Paul Place
Baltimore, MD 21202

City of Baltimore
S/O Michael Moiseyev
Director of Finance
100 N. Holiday Street
Room 454
Baltimore, MD 21202

The Mayor and City Council
Of Baltimore City
S/O Ebony Thompson
100 N. Holiday Street
Baltimore, MD 21202


Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com
CPF No.: 1212120301

VANGUARD VENTURES, LIMITED
LIABILITY COMPANY

Plaintiff

v.

BRIAN E. JONES SR., *et al.*

Defendants

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE NO.: 24-C-24-000242

* * * * *

JUDGMENT FORECLOSING RIGHT OF REDEMPTION

The Proceedings in the captioned case having been read and considered, the Court finds that all known defendants were personally served or were given notice in accordance with Maryland Code Annotated, Tax – Property Article, Section 14-839 (a)(4) and also were notified by an Order of Publication issued out of this Honorable Court, and no redemption has been made by any party in interest. Therefore, it is this _____ day of _____, 202__.

ORDERED that judgment be and is hereby entered in favor of Plaintiff foreclosing the right of redemption in the properties below described: 1821 Wilhelm Street Lot Size 13X60 (being known as Ward 19, Section 09, Block 0275, Lot 126, on the Tax Rolls of the Director of Finance).

ORDERED that plaintiff is vested with an absolute and indefeasible Fee Simple title, free and clear of all alienation 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 are subject that may be observed by an inspection of the property;

AND IT IS FURTHER ORDERED that the Director of Finance shall execute a Deed to the Plaintiff, his successors and assigns, in accordance herewith, upon payment to the said Collector of the balance of the purchase price due on account of the purchase of the above described property, together with all taxes and interest and penalties that have accrued thereon subsequent to the date of sale.

AND IT IS FURTHER ORDERED that the Supervisor of Assessments of Baltimore City shall enroll plaintiff as the Fee Simple owner of the above described property.

Plaintiff to pay open court costs.
Clerk is directed to close the case.

Judge

Vanguard Ventures, Limited Liability Company	* IN THE
	* CIRCUIT COURT
v.	* FOR
Brian E. Jones Sr., et al.	* BALTIMORE CITY
	* CASE NO.: 24-C-24-000242
* * * * *	* * * * *

MD TAX-PROPERTY ARTICLE §14-836(b)(4)(iii) AFFIDAVIT

Notices Pursuant to MD Tax-Property Article §14-836(b)(4)(iii) were sent out to all parties ascertained which had any interest or judgment on or against the Subject Property – including judgment creditors, occupants or holders of any subordinate interest – that were not named as defendants in the proceeding.

In accordance with Maryland Rule 1-322.2(a)(1), I certify that the documents in the attached submission do not contain any personal identifier information described in Maryland Rule 1-322.2(b).

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



Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com
CPF No.: 1212120301

A F F I D A V I T O F S E R V I C E

Circuit Court, Baltimore City
111 North Calvert St Room 462
Baltimore, MD 21202

Case #: 24C24000242FRCIVIL
Plaintiff: Vanguard Ventures Limited Liability Company
Defendant: Brian E. Jones Sr.

I certify that I served Brian E. Jones Sr. (Serve On: Cherly A Dabrasky Personal Representative) (Served On: Cherly A Dabrasky (Personal Representative For Brian E. Jones Sr) , Personal Representative For Brian E. Jones Sr) at 6:35 pm on 03-24-2024, at 2568 Wilkens Ave, Baltimore, MD 21223 a copy of the following documents with all supporting papers issued on: 01-24-2024.

Writ Of Summons (Redemption), Complaint To Foreclose The Equity Of Redemption For Non-payment Of Taxes, Order Of Publication, Certificate Of Tax Sale, Title Search Form, Affidavit Of Title Search - Unknown Owner, Abstractor's Affidavit Of Title Search, Notice To Interested Parties Of Action To Foreclose The Right Of Redemption In Property Sold At Tax Sale

which were previously filed with this Court. Attached is a copy of the first page of the summons with the captioned case information.

The person I left the papers with acknowledged being: (1) A resident of the above listed address; (2) of suitable discretion in that the relationship to the defendant is: Personal Representative For Brian E. Jones Sr and that; (3) the above listed is the defendant's residence or usual place of abode.

The description of this person is: White , Female, 5-5, 160 lbs, 61 yrs, , .

I Have Effectuated Personal Service Upon The Individual Named Above At The Address Listed Above, Who Has Instructed Me That They Are Duly Authorized To Accept Service Of Process.

I certify that I am over eighteen (18) years of age and that I am not the plaintiff or the defendant. I solemnly affirm, on this 25th day of March, 2024, under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief.

Mary Z Noor
Mary Noor (***Z) Def hotline@legalpapers.Net (DOB: 04-04-1979
) / Our File#: 509181

Legal Papers, Inc. 908 York Road, 2nd floor, Towson, MD 21204 (410) 823-4444

Exhibit 1

A F F I D A V I T O F S E R V I C E

Circuit Court, Baltimore City
111 North Calvert St Room 462
Baltimore, MD 21202

Case #: 24C24000242FRCIVIL
Plaintiff: Vanguard Ventures Limited Liability Company
Defendant: Cheryl Dabrasky

I certify that I served Cheryl Dabrasky at 6:35 pm on 03-24-2024, at 2568 Wilkens Ave, Baltimore, MD 21223 a copy of the following documents with all supporting papers issued on: 01-24-2024.
Writ Of Summons (Redemption), Complaint To Foreclose The Equity Of Redemption For Non-payment Of Taxes, Order Of Publication, Certificate Of Tax Sale, Title Search Form, Affidavit Of Title Search - Unknown Owner, Abstractor's Affidavit Of Title Search, Notice To Interested Parties Of Action To Foreclose The Right Of Redemption In Property Sold At Tax Sale

which were previously filed with this Court. Attached is a copy of the first page of the summons with the captioned case information.

The person I left the papers with acknowledged being: (1) A resident of the above listed address; (2) of suitable discretion in that the relationship to the defendant is: Self and that; (3) the above listed is the defendant's residence or usual place of abode.

The description of this person is: White , Female, 5-5, 160 lbs, 61 yrs, , .

I Have Effectuated Personal Service Upon The Individual Named Above At The Address Listed Above.

I certify that I am over eighteen (18) years of age and that I am not the plaintiff or the defendant. I solemnly affirm, on this 25th day of March, 2024, under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information and belief.

Mary F. Noor
Mary Noor (***) Def hotline@legalpapers.Net (DOB: 04-04-1979
) / Our File#: 509179

Legal Papers, Inc. 908 York Road, 2nd floor, Towson, MD 21204 (410) 823-4444

Exhibit 2

RE: Service on the Attorney General

OAG - Civil Service

Alexis Queen

Mon, Jul 1, 2024, 4:36 PM

, OAG - Civil Service

Service is accepted.

Thank you,

Dan Kobrin

Assistant Attorney General

-----Original Message-----

From: Alexis Queen <alexis@naiman-law.com>

Sent: Monday, July 1, 2024 4:42 PM

To: OAG - Civil Service <civil_service@oag.state.md.us>

Subject: Service on the Attorney General

Good Afternoon,

I am serving State of Maryland's Attorney General, Anthony G. Brown, for the following cases:

C-24-CV-24-000462

24-C-24-000242

Thank you,

Alexis Queen

--

Alexis Queen

Naiman & Naiman, PA

25 Hooks Lane, Suite 202

Baltimore, MD 21208

(410) 653-1919

naiman-law.com

IN THE CIRCUIT COURT OF MARYLAND, FOR BALTIMORE CITY
AFFIDAVIT OF SERVICE

Vanguard Ventures, Limited Liability Company)
Plaintiff)
v.) CASE NO 24-C-24-000242
Brian E. Jones Sr., et al)
Defendants)

I declare that I am over the age of eighteen and not a party to this action. And that within the boundaries of the state where service was effected, I was authorized by law to perform said service:

I served City of Baltimore S/O Michael Moiseyev, Director of Finance
with the Summons, Complaint to Foreclose Rights of Redemption with Exhibits
A, B, C, D, Order of Publication, Notice to Interested Parties of Action
to Foreclose the Right of Redemption in Property Sold at Tax Sale, the
Affidavits of Title Search, and all related documents
by serving Katrina Bresniok, expressly authorized to accept service on behalf of
the City of Baltimore
on 1/30/2024 @ 2:30 pm
at 100 N Holliday Street, Baltimore, MD 21202

DESCRIPTION:

SEX	RACE	AGE	HAIR
F	Caucasian	40's	Brown
HEIGHT	WEIGHT	GLASSES	EYES
5'5"	150's	No	Dark

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

Date: January 30, 2024

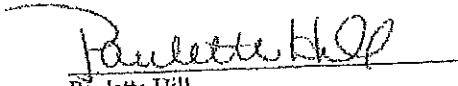

Paulette Hill
25 Hooks Lane, Suite 202
Baltimore MD, 21208
410-653-6809

Exhibit 4

IN THE CIRCUIT COURT OF MARYLAND, FOR BALTIMORE CITY
AFFIDAVIT OF SERVICE

Vanguard Ventures, Limited Liability Company)
Plaintiff)
v.) CASE NO 24-C-24-000242
Brian E. Jones Sr., et al)
Defendants)

I declare that I am over the age of eighteen and not a party to this action. And that within the boundaries of the state where service was effected, I was authorized by law to perform said service:

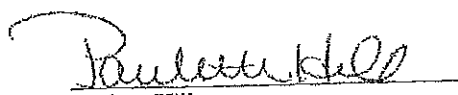
I served The Mayor and City Council of Baltimore City, S/O Ebony
Thompson
with the Summons, Complaint to Foreclose Rights of Redemption with Exhibits
A, B, C, D, Order of Publication, Notice to Interested Parties of Action
to Foreclose the Right of Redemption in Property Sold at Tax Sale, the
Affidavits of Title Search, and all related documents
by serving Katrina Bresnick, expressly authorized to accept service
on 1-30-24 at 2:30 pm
at 100 N Holiday Street, Room 101, Baltimore, MD 21202

DESCRIPTION:

SEX	RACE	AGE	HAIR
F	Caucasian	40s	Brown
HEIGHT	WEIGHT	GLASSES	EYES
5'5"	150lbs	No	Dark

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

Date: January 30, 2024


Paulette Hill
25 Hooks Lane, Suite 202
Baltimore, MD 21208

LAW OFFICES OF
NAIMAN & NAIMAN, P.A.

25 Hooks Lane
Suite 202
Baltimore, Maryland 21208

(410) 653-6809
Fax (410) 653-3478
E-MAIL: aaron@naiman-law.com

July 9, 2024

Notice of Action to Foreclose
Brian E. Jones Sr. or Occupant
1821 Wilhelm Street,
Baltimore, Maryland 21223


RE: NOTICE PURSUANT TO TAX PROPERTY ARTICLE § 14-
836(b)(4)(v) 1821 WILHELM STREET, Baltimore, Maryland
Our File No.: 23-07-477

Dear Brian E. Jones Sr. or Occupant:

IF THE UNPAID TAXES, TOGETHER WITH COSTS AND EXPENSES, ARE NOT PAID, THE COURT MAY ENTER A JUDGMENT FORECLOSING THE RIGHT OF REDEMPTION THAT WOULD TERMINATE YOUR LEASE AND RIGHT TO OCCUPY THE PROPERTY. YOU HAVE THE RIGHT TO PAY THE UNPAID TAXES, TOGETHER WITH COSTS AND EXPENSES, AND AVOID LEASE TERMINATION AND EVICTION. A JUDGMENT FORECLOSING THE RIGHT OF REDEMPTION COULD BE ENTERED WITHIN THE NEXT 90 DAYS AND AT THAT TIME YOU COULD BE EVICTED OR REQUIRED TO VACATE THE PROPERTY.

If you have any questions, please contact the collector at the Baltimore City Tax Sale Office, 200 North Holiday Street, Baltimore, MD 21202. phone: (410) 396-3987 fax: (410) 837 - 6994.

Sincerely yours,


Aaron A. Naiman

Vanguard Ventures, Limited Liability
Company
25 Hooks Lane, Suite 202
Baltimore, MD 21208

Plaintiff

v.

Brian E. Jones Sr.
1821 Wilhelm St
Baltimore, MD 21223

and

Cheryl Dabrasky
1821 Wilhelm St
Baltimore, MD 21223

and

State of Maryland
S/O Anthony G. Brown, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

City of Baltimore
S/O Michael Moiseyev
Director of Finance
100 N. Holiday Street
Room 454
Baltimore, MD 21202

and

The Mayor and City Council
Of Baltimore City
S/O Ebony Thompson
100 N. Holiday Street
Baltimore, MD 21202

and

All unknown owners of the property described
Below; all heirs, devisees, personal representatives,

* IN THE
*
* CIRCUIT COURT
*
* FOR
*
* BALTIMORE CITY
*
* CASE NO.: _____



COPY

CIVIL DIVISION

JAN 11 PM 1:58

RECEIVED

and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in the City of Baltimore, known as 1821 Wilhelm Street and described as Lot Size 13X60 Being known as Ward 19 Section 09 Block 0275 Lot 126 on the Tax Roll of the Director of Finance.

Defendants

**COMPLAINT TO FORECLOSE THE EQUITY OF
REDEMPTION FOR NON-PAYMENT OF TAXES**

TO THE HONORABLE, THE JUDGES OF SAID COURT:

The complaint of Vanguard Ventures, Limited Liability Company, Plaintiff, by Aaron A. Naiman and The Law Offices of Naiman & Naiman, PA, its attorney, respectfully represents unto the Honorable Court for cause:

1. That on or about 05/15/2023, Michael Moiseyev, Finance Officer of Baltimore City, Collector of Taxes for the State of Maryland and the City of Baltimore, or an otherwise acting Finance Officer of Baltimore City, Collector of Taxes for the State of Maryland and the City of Baltimore sold to Vanguard Ventures, Limited Liability Company, the hereinafter described parcel, the Fee Simple interest, in conformity with the powers and authority conferred on him by the Maryland Tax property Article, and said Finance Officer of Baltimore City issued a certificate of sale for the parcel to the Plaintiff herein. A copy of the Certificate of Tax sale is attached hereto as Plaintiff's Exhibit A. The property was deemed to be in need of substantial repair by the Department of Housing and Community Development, and this complaint is being filed in accordance with the MD Tax-Property Article §14-833(e). A copy of the letter certifying the need for substantial repair is attached as Exhibit B.

2. A description of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: Account No. 19-09-0275-126; situate in the City of Baltimore, known as 1821 Wilhelm Street and described as Lot Size 13X60, being known as Ward 19 Section 09 Block 0275 Lot 126.

3. The amount necessary to redeem the property is \$3477.47, plus interest at the rate set by the Tax Property Article from the date of the sale to the date of redemption, plus

all court costs and expenses of this proceeding, including all costs, expenses and fees allowed by Maryland Code § 14-828 and § 14-843.

4. Notice of this proceeding has been given to the Collector of Taxes of Baltimore City, simultaneously with the filing of this Complaint.

5. A complete search of the Land Records of Baltimore City, and the records of the Register of Wills for Baltimore City, and of the Circuit Court for Baltimore City in accordance with generally accepted standards of title examination for at least forty (40) years was performed immediately prior to the institution of this suit and said search revealed that the Fee Simple title or other legal interest to said property was vested in Defendants at the time of the aforementioned Tax Sale, as shown in the Affidavit of Title Search, filed hereinwith and made a part hereof. A copy of the Title Search is attached hereto as Plaintiff's Exhibit C and a copy of the Affidavit of Title search is attached as Exhibit D.

6. That this proceeding to foreclose the right of redemption is brought within two (2) years from the date of issuance of the aforesaid Tax Sale Certificate, and the property has not been redeemed by any party in interest.

WHEREFORE, the Plaintiff requests:

- A. That this Honorable Court may pass a Final Decree foreclosing all rights of redemption of all Defendants and of all persons having or claiming to have any interest in and to the aforesaid property herein described.
- B. That this Honorable Court may pass a judgment foreclosing the right of redemption vesting in the Plaintiff a Fee Simple title, for said properties and to bar all rights of redemption, and to foreclose all prior or subsequent alienations and descents of property herein described and all encumbrances thereon, except public easements to which this property is subject, taxes and other municipal liens accruing to the aforementioned tax sale.
- C. That a writ of subpoena be issued to the Mayor and City Council of Baltimore, all defendants in the case and all persons unknown, having or claiming to have any interest in the aforesaid lots of ground, of the object and substance of this complaint, warning them to appear in this Court, in person or by an attorney, on or before the _____ day of _____, 20__, to answer said complaint as to the above described lot of ground, warning them in case of failure

to do so, a Final Decree will be passed foreclosing all rights of redemption in the lot of ground hereinabove referred to.

- D. That the Court issue an Order of Publication directed to all parties in interest in the property.
- E. And for such other relief as the nature of their cause require.



Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com

Vanguard Ventures, Limited Liability
Company
25 Hooks Lane, Suite 202
Baltimore, MD 21208

Plaintiff

v.

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE NO.: _____

Brian E. Jones Sr.
1821 Wilhelm St
Baltimore, MD 21223

and

Cheryl Dabrasky
1821 Wilhelm St
Baltimore, MD 21223

and

State of Maryland
S/O Anthony G. Brown, Attorney General
200 St. Paul Place
Baltimore, MD 21202

and

City of Baltimore
S/O Michael Moiseyev
Director of Finance
100 N. Holiday Street
Room 454
Baltimore, MD 21202

and

The Mayor and City Council
Of Baltimore City
S/O Ebony Thompson
100 N. Holiday Street
Baltimore, MD 21202

and

All unknown owners of the property described
Below; all heirs, devisees, personal representatives,
and executors, administrators, grantees, assigns or
successors in right, title, interest, and any and all
persons having or claiming to have any interest in the
property and premises situate in the City of
Baltimore, known as 1821 Wilhelm Street and

described as Lot Size 13X60 Being known as
Ward 19 Section 09 Block 0275 Lot 126 on the Tax
Roll of the Director of Finance.

Defendants

Order of Publication


The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1821 Wilhelm Street in Baltimore City, State of Maryland, sold by the Finance Officer of Baltimore City, State of Maryland to Vanguard Ventures, Limited Liability Company, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Lot Size 13X60, Ward 19 Section 09 Block 0275 Lot 126 Known as 1821 Wilhelm Street.

The complaint states among other things that the amount necessary for redemption has not been paid.

It is thereupon this _____ day of _____, 20____, by the Circuit Court for Baltimore City, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Baltimore City once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the _____ day of _____, 20____, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

Judge



Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com

To the Daily Record:

Please Bill:
Law Offices of Naiman & Naiman, PA
25 Hooks Lane, Suite 202
Baltimore, MD 21208

Vanguard Ventures, Limited Liability
Company
25 Hooks Lane, Suite 202
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Plaintiff

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Roll of the Director of Finance.

Defendants

Order of Publication

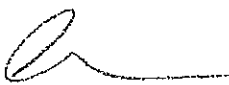
The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1821 Wilhelm Street in Baltimore City, State of Maryland, sold by the Finance Officer of Baltimore City, State of Maryland to Vanguard Ventures, Limited Liability Company, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Lot Size 13X60, Ward 19 Section 09 Block 0275 Lot 126 Known as 1821 Wilhelm Street.

The complaint states among other things that the amount necessary for redemption has not been paid.

It is thereupon this _____ day of _____, 20____, by the Circuit Court for Baltimore City, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Baltimore City once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the _____ day of _____, 20____, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

Judge



Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com

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25 Hooks Lane, Suite 202
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Vanguard Ventures, Limited Liability
Company
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Baltimore, MD 21208

Plaintiff

v.

* IN THE
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Below; all heirs, devisees, personal representatives,
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Defendants

Order of Publication


The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1821 Wilhelm Street in Baltimore City, State of Maryland, sold by the Finance Officer of Baltimore City, State of Maryland to Vanguard Ventures, Limited Liability Company, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Lot Size 13X60, Ward 19 Section 09 Block 0275 Lot 126 Known as 1821 Wilhelm Street.

The complaint states among other things that the amount necessary for redemption has not been paid.

It is thereupon this _____ day of _____, 20____, by the Circuit Court for Baltimore City, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Baltimore City once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the _____ day of _____, 20____, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

Judge



Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com

To the Daily Record:

Please Bill:

Law Offices of Naiman & Naiman, PA
25 Hooks Lane, Suite 202
Baltimore, MD 21208

VANGUARD VENTURES, LIMITED
LIABILITY COMPANY

v.

BRIAN E. JONES SR., et al.

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE
NO.: _____

**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 Rule 14-502(b) (3) in connection with the filing in Court of the above-referenced action.

- A. The object of the proceeding is to secure the foreclosure of all rights of redemption in the following property situated and lying in Baltimore City and the State of Maryland, to the Plaintiff in this proceeding. The Complaint states, among other things, that the amount necessary for the redemption has not been paid.
- B. Description of the particular property included in the foreclosure proceeding: Certificate No.: 387683, situate in the City of Baltimore, known as: 1821 Wilhelm Street, and described as Lot Size 13X60, Ward 19, Section 09, Block 0275, Lot 126.
- C. If the above-named person or entity you represent has a recorded interest, claim, lien or judgment regarding the property or its owner, you and your client are hereby notified of the filing of this Complaint and are warned to redeem the property or file an answer to the Complaint on or before the latest of:
- The expiration date of the period described in the summons or
 - The date specified in the Order of Publication or
 - 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-Property Article § 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 of Foreclosure by the Court.

Clerk of the Circuit Court for
Baltimore City, Maryland



Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com

VANGUARD VENTURES, LIMITED
LIABILITY COMPANY

v.

BRIAN E. JONES SR., et al.

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE
NO.: _____

**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 Rule 14-502(b) (3) in connection with the filing in Court of the above-referenced action.

A. The object of the proceeding is to secure the foreclosure of all rights of redemption in the following property situated and lying in Baltimore City and the State of Maryland, to the Plaintiff in this proceeding. The Complaint states, among other things, that the amount necessary for the redemption has not been paid.

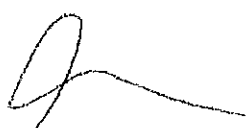
B. Description of the particular property included in the foreclosure proceeding: Certificate No.: 387683, situate in the City of Baltimore, known as: 1821 Wilhelm Street, and described as Lot Size 13X60, Ward 19, Section 09, Block 0275, Lot 126.

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

- a. The expiration date of the period described in the summons or
- b. The date specified in the Order of Publication or
- c. 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-Property Article § 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 of Foreclosure by the Court.

Clerk of the Circuit Court for
Baltimore City, Maryland



Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com

VANGUARD VENTURES, LIMITED
LIABILITY COMPANY

v.

BRIAN E. JONES SR., et al.

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE
NO.: _____

**NOTICE TO INTERESTED PARTIES OF ACTION TO FORECLOSE
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A. The object of the proceeding is to secure the foreclosure of all rights of redemption in the following property situated and lying in Baltimore City and the State of Maryland, to the Plaintiff in this proceeding. The Complaint states, among other things, that the amount necessary for the redemption has not been paid.

B. Description of the particular property included in the foreclosure proceeding: Certificate No.: 387683, situate in the City of Baltimore, known as: 1821 Wilhelm Street, and described as Lot Size 13X60, Ward 19, Section 09, Block 0275, Lot 126.

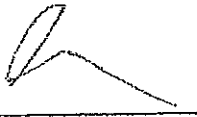
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- a. The expiration date of the period described in the summons or
- b. The date specified in the Order of Publication or
- c. 33 days after the mailing out of said Order of Publication

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-Property Article § 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 of Foreclosure by the Court.

Clerk of the Circuit Court for
Baltimore City, Maryland



Aaron A. Naiman
Law Offices Naiman & Naiman, PA
Attorney for the Plaintiff
25 Hooks Lane, Suite 202
Baltimore, MD 21208
(410) 653-6809
aaron@naiman-law.com



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

November 7, 2023

Naiman & Naiman
25 Hooks Lane
Suite 202
Baltimore, Maryland 21208

RE: 1821 Wilhelm Street

To Whom it May Concern:

This is to certify that the building or structure on the property described on the Tax Roll of the Director of Finance as 1821 Wilhelm Street known as **Block 0275 Lot 126** is an abandoned property consisting of improved property cited as vacant and unfit for human habitation on a housing or building violation notice. This certificate is issued in accordance with and under the provisions of the Annotated Code of Maryland, Tax Property Article 14-833.

Sincerely,

Jason C. Hessler
Building Official

cc: Tammy Hollie, Department of Finance

VERIFICATION

I declare under penalty of perjury that I am an authorized representative of the Baltimore City Department of Housing & Community Development and that the contents of the foregoing Substantial Repair Certificate are true and correct to the best of my knowledge, information, and belief.

Jason C. Hessler

12/09/2023

Jason Hessler
On behalf of Baltimore City Department of
Housing & Community Development

Brandon M. Scott, Mayor Alice Kennedy, Housing Commissioner
417 East Fayette Street Baltimore, MD 21202 443-984-5757 dhcd.baltimorecity.gov

Exhibit B

PICKWICK TITLE AND LEGAL SERVICES CO., LLC

3835 Naylor's Lane
Baltimore MD 21208
Tel: (410) 404-2178

TITLE SEARCH REPORT FORM

INFORMATION REPORT FOR: Vanguard Ventures Limited Liability Company
SEARCH TYPE: 40 YEAR
TITLE ABSTRACT: \$250.00
FILE NO. 23-07-477

DEED INFORMATION	
Tenancy: T/E	Estate: <u>FEE SIMPLE</u>
Address: 1821 Wilhelm Street, BALTIMORE, MARYLAND.	
Vested In: Brian E. Jones Sr., Cheryl Dabrasky	
From: Alphonso R. Jackson	
Liber 7860 Page 409 Executed May 4, 2006 Recorded May 31, 2006	
Tax ID No. 19-09-0275-126	
MORTGAGE / DEED OF TRUST	
None	
JUDGMENTS	
<input type="checkbox"/> OK	<input checked="" type="checkbox"/> Possible Judgments
<input type="checkbox"/> Judgments to Follow	
NOTES	

Submit Date: 12/26/23
ABSTRACTED BY: A. Naiman *ane*

Current Through: 12/29/23 *(NO)*

Exhibit C

VANGUARD VENTURES, LIMITED
LIABILITY COMPANY

v.

BRIAN E. JONES SR., et al.

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE
NO.: _____

AFFIDAVIT OF TITLE SEARCH - UNKNOWN OWNER
1821 Wilhelm Street

Pursuant to Maryland Rule 14-502 and Maryland Tax-Property Article § 14-838, I, Aaron A. Naiman, of Pickwick Title and Legal Services, LLC, am over the age of 18 and am competent to make this affidavit, and I hereby certify that on 12/26/23, I personally conducted a title examination for the property known as 1821 Wilhelm Street, Baltimore, Maryland, which included a complete search of the records of the Land Records Office for Baltimore City, the Circuit Court for Baltimore City, and the Register of Wills for Baltimore City, in accordance with generally accepted standards of title examination for the period of at least 40 years and an owner of the property or part of the property is unknown.

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



Aaron A. Naiman
Pickwick Title and Legal Services, LLC

Date: December 26, 2023

File Ref. No.: 1821 Wilhelm Street / 23-07-477

Exhibit: LT

VANGUARD VENTURES, LIMITED
LIABILITY COMPANY

v.

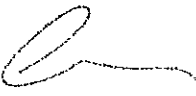
BRIAN E. JONES SR., et al.

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE
NO.: _____

ABTRACTOR'S AFFIDAVIT OF TITLE SEARCH
1821 Wilhelm Street

Pursuant to Maryland Rule 14-502, I, Aaron A. Naiman, of Pickwick Title and Legal Services, LLC, am over the age of 18 and am competent to make this affidavit, and I hereby certify that on 12/26/23, I personally conducted a title examination for the property known as 1821 Wilhelm Street, Baltimore, Maryland, which included a complete search of the records of the Land Records Office for Baltimore City, the Circuit Court for Baltimore City, and the Register of Wills for Baltimore City, in accordance with generally accepted standards of title examination for the period of at least 40 years.

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



Aaron A. Naiman
Pickwick Title and Legal Services, LLC

Date: December 26, 2023

\$55.00
CERTIFICATE NUMBER
8626434

MAYOR AND CITY COUNCIL OF BALTIMORE
BUREAU OF REVENUE COLLECTIONS
LIEN SECTION
200 HOLLIDAY STREET
BALTIMORE, MARYLAND 21202

This certificate is VOID 45 days
from issue date or July 1st,
whichever is sooner.



Issue Date - Void After
01/10/25 02/24/25

Application has been made for a search of the City tax lien record for State and Municipal taxes, charges and assessments existing against the assessed property. This document is to certify that a search has been made by this office and the status of taxes, charges and assessments is enumerated below. All amounts reflected are inclusive of interest and penalty as of the issue date of this certificate.

W/S/B/L - 19-09-0275 -126 -(1)

Address: 1821 WILHELM ST

REAL PROPERTY		.00 AMT DUE	403.28 OPEN
24/25	AMT PD	.00 AMT DUE	699.67 OPEN
23/24	AMT PD		

.....
CALL 410-396-3987 TO OBTAIN AMOUNT DUE FROM TAX SALE AS THE DEED CANNOT BE
RECORDED UNTIL CLEARANCE IS OBTAINED. AUTHORIZED SIGNATURE: _____

MISCELLANEOUS BILLS			
#			
9627878	\$	133.06	W U38392 P
9631359	\$	262.17	W U38427 P
9656471	\$	493.61	W U38668 P
9658154	\$	333.28	W U38685 P
9735655	\$	292.32	W U39497 P
9749961	\$	256.30	W U39631 P
9767872	\$	285.24	W U39805 P
9894809	\$	227.63	W U40800 P
9908500	\$	255.28	W U40927 P
9947045	\$	94.98	W U41311 P

SEE ATTACHED FOR ADDITIONAL OUTSTANDING BILLS 03 \$5500.00
ENV CIT: 56862923,57159527,57159535

METERED WATER
ACCT # 11000248501 AS OF DATE 01/09/25 AMT. \$ 9,224.25

VIOLATIONS
#0204374 T:H

PERTINENT INFORMATION
(LJ)

Important note as to Bankruptcy and or Tax Sale redemption figures. Only written payoff figures will be honored. Figures quoted over the phone are not binding. If you need an official payoff for either pre-petition Bankruptcy or Tax Sale you must fax a copy of the Lien Certificate to the Delinquent Accounts Section at 410-837-6994 and provide a fax number or e-mail address for a response.

All of which is hereby affirmed and approved.

Tanya Barnes
Lien Section Supervisor

This Lien Certificate is issued pursuant to Article VII, Section 13, of the Baltimore City Charter (2010). This certificate includes liens of record as of the issue date only. New liens imposed after the date of issuance are due and owing. Homestead Credits may be recaptured if the property owner is found to be ineligible. This certificate includes only interest and penalties to the date listed; additional interest and penalties may accrue beyond the calendar month on this certificate. ALL LIENS MUST BE PAID IN FULL PRIOR TO TRANSFER. This office is not responsible for performing title searches, verifying metes and bounds, or determining property ownership. It is not responsible for errors due to improper or incomplete descriptions or erroneous property numbers.

Settlementteam@Onwuanibe-Law.com

Maryland The Daily Record
200 St. Paul Place
Baltimore, MD, 21202
Phone: 4435248100

MARYLAND
THE DAILY RECORD

Affidavit of Publication

To: AARON A. Naiman - Paulette Hill
25 Hooks Ln, Ste 202
Baltimore, MD, 212081619

Re: Legal Notice 2590901,
1821 Wilhelm Street

We hereby certify that the annexed advertisement was published in Maryland The Daily Record, a Daily newspaper published in the State of Maryland 3 time(s) on the following date(s): 03/15/2024, 03/22/2024, 03/29/2024

By

Joy Hough
Authorized Designee of the Publisher

Baltimore City

Aaron A. Naiman, Esquire
Law Offices Naiman & Naiman, P.A.
25 Hooks Lane, Suite 202,
Baltimore, Maryland 21208

IN THE CIRCUIT COURT FOR BALTIMORE CITY - Case No. 24-CV-000242
Vanguard Ventures, Limited Liability Company, 25 Hooks Lane, Suite 202,
Baltimore, MD 21208, Plaintiff; Brian E. Jones Sr., 1821 Wilhelm St, Baltimore,
MD 21221, and Cheryl Dabrowski, 1821 Wilhelm St, Baltimore, MD 21223, and
State of Maryland, S/O Anthony A. Brown, Attorney General, 200 St. Paul Place,
Baltimore, MD 21202, and City of Baltimore, S/O Michael Mosley, Director of
Finance, 100 N. Holliday Street, Room 131, Baltimore, MD 21202, and The Mayor
and City Council of Baltimore City, S/O Byron Thompson, 100 N. Holliday Street,
Baltimore, MD 21202, and All unknown owners of the property described below;
All heirs, devisees, personal representatives, and executors, administrators,
assigns, assigns or successors in right, title, interest, and any and all persons
having or claiming to have any interest in the property and premises situated in the
City of Baltimore, known as

1821 Wilhelm Street

and described as Lot Size: 81X60 Being known as Ward 10 Section 09 Block
0276 Lot 120 on the Tax Map of the Director of Finance
Defendants.

Order of Publication

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1821 Wilhelm Street in Baltimore City, State of Maryland, sold by the Finance Office of Baltimore City, State of Maryland to Vanguard Ventures, Limited Liability Company, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Lot Size: 81X60, Ward 10 Section 09 Block 0276 Lot 120 Known as 1821 Wilhelm Street.

The complaint states among other things that the amount necessary for redemption has not been paid.

It is therefore ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Baltimore City once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 30th day of April, 2024, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in fee simple, free of all liens and encumbrances.

ANTHONY VITTORIA, Judge
Trial Copy To: XAVIER A. CONAWAY, Clerk.

FILED 03/22/20 2590901

MARYLAND
THE DAILY RECORD

A Division of BridgeTower Media
P.O Box 745929
Atlanta, GA 30374-5929

Invoice # 745686130
Invoice Date 03/28/2024
Customer THE Law Offices of
Payment Terms Net 30
Due Date 04/27/2024

BILLING ADDRESS
Paulette Hill
AARON A. Naiman
25 Hooks Ln Ste 202
Baltimore MD 212081619

ADVERTISER
THE Law Offices of Naiman & Naiman, P.A.,
25 Hooks Ln Ste 202
Baltimore MD 212081619

INVOICE REF	MEDIA	DATE	PO	EDITION	QTY	AD SIZE
1007277946	The Daily Record (BLT) - Public Notice	03/15/24	24-C-24-000242	Legal - Government	1	Legal - Government
1007282822	The Daily Record (BLT) - Public Notice	03/22/24	24-C-24-000242	Legal - Government	1	Legal - Government
1007289119	The Daily Record (BLT) - Public Notice	03/29/24	24-C-24-000242	Legal - Government	1	Legal - Government

Thank you for your business!
IOID: 2590901
Index: Real Estate - Baltimore City
Category: Baltimore City
Affidavit Reference: 1821 Wilhelm Street

Subtotal	\$300.00
Tax	\$0.00
Credits	\$0.00
BALANCE DUE	\$300.00

REMITTANCE STUB TO BridgeTower Media

Invoice #	745686130 The Daily Record (BLT) - Public Notice	Date	04/27/2024	Customer ID	ID: 49995, THE Law Offices of Naiman & Naiman, P.A.
Amount Enclosed:					

Acceptable Payment Methods

PREFERRED METHOD To Pay by ACH Transfer: Bank: Bank of America Send ACH remittance email to ar@btlgetovermedia.com Account Number: 237025443017 Routing: 053000198	OTHER METHODS To Pay by Check use the following address: Please include invoice number on check BridgeTower OpCo, LLC P.O Box 745929 Atlanta, GA 30374-5929	To Pay by Credit Card: Use the Click to Pay Online link located on the email you received or Contact Accounts Receivable: 888-802-0214 Please have your Invoice Number and Credit Card Number Ready	To Pay by Wire Transfer: Name: BridgeTower OpCo, LLC Bank: Bank of America Swift Code: BOFAUS3H Bank Address: 100 North Tryon Street Charlotte, NC 28255 Account Number: 237025443017 Routing: 053000198
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