

WEST 11, LLC,

Plaintiff,

v.

MARYLAND SCATTERED SITES,
LLC, *et al.*,

Defendants.

* IN THE
*
* CIRCUIT COURT
*
* FOR
*
* BALTIMORE CITY
*
*
*
* Case N^o 24-C-24-001765
*

* * * * *

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 of 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: 528 N. Montford Ave., Lot Size: 12X66 (known as: Ward 07, Section 15, Block 1654, Lot 044, 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, and Plaintiff's 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** owners of the above-described property.

The Clerk is directed to close the case.

Plaintiff to pay costs.

02/02/2025 10:00:32 PM

Date

Entered: Clerk, Circuit Court for
Baltimore City, MD
February 11, 2025



JUDGE

Circuit Court for Baltimore City

