

TSP 2023, LLC,

Plaintiff,

v.

SANTANA NOTTAGE, *et al.*,

Defendants.

IN THE

CIRCUIT COURT

FOR

BALTIMORE CITY

Case No. C-24-CV-24-002014

* * * * *

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: 6606 Park Heights Ave. Unit: 811, Lot Size: 1,297 Sq. Ft. (being known as: Ward 27, Section 23, Block 4292, Lot 056 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

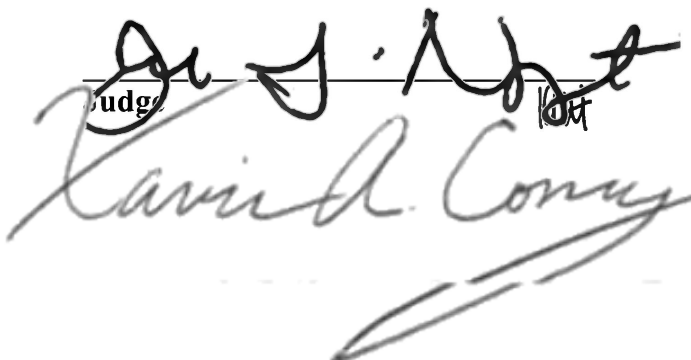
ORDERED that the Supervisor of Assessments of Baltimore City shall enroll Plaintiff as the **fee simple** owner of the above-described property.

The Clerk is directed to close the case.

Plaintiff to pay costs.

03/11/2025

Date


Judge
Kavir D. Conroy

Stonefield Investment Fund IV, LLC

Plaintiff

V.

Santana Nottage, et al.

Defendants

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE NO: C-24-CV-24-002014

* * * * *

NOTICE OF SUBSTITUTION OF PLAINTIFF

TO THE CLERK:

Please substitute TSP 2023, LLC, c/o 9 Newburg Ave, Ste 201, Catonsville, MD, 21228, as the new Plaintiff in the above-captioned case per the Assignment of Tax Sale Certificate, attached.

JUDGMENT SHOULD BE ENTERED IN THE NAME OF THE SUBSTITUTED PLAINTIFF.

Thank you.

Respectfully Submitted,

/s/ J Scott Morse

J. Scott Morse Esq.

9 Newburg Ave - Ste 201

Catonsville, MD 21228

p. 410-747-2019 f. 410-558-6155

smorse@morselawmd.com

Attorney for Plaintiff

ALS No. 9912150236

ASSIGNMENT OF TAX SALE CERTIFICATES

Property Address

0001 E CHASE ST UNIT: R216
0034 S CATON AVE
0607 N CLINTON ST
0808 PONCA ST
0820 N MONROE ST
0927 HOMESTEAD ST
1806 PENROSE AVE
2042 CECIL AVE
2500 QUANTICO AVE
2504 MCHENRY ST
2520 WILKENS AVE
2550 SOUTHdene AVE
2907-2909 GREENMOUNT AVE
2915 MOSHER ST
2948 RUMORE ST
3601 GREENWAY UNIT: 109
3605 REXMERE ROAD
4849 ELEANORA AVE
6606 PARK HEIGHTS AVE UNIT: 811

FOR VALUE RECEIVED AND FOR OTHER GOOD AND VALUABLE CONSIDERATION,
the undersigned, being the lawful holder of the certificates of tax sale listed above, does hereby
assign the same unto TSP 2023, LLC.

Stonefield Investment Fund IV, LLC

January 13, 2025
Date

/s/ David Rotenberg
By: David Rotenberg, Authorized Agent

Stonefield Investment Fund IV, LLC	*	IN THE
Plaintiff	*	CIRCUIT COURT
V.	*	FOR
Santana Nottage, et al.	*	BALTIMORE CITY
Defendants	*	CASE NO: C-24-CV-24-002014
* * * * *		

MOTION FOR JUDGMENT

I HEREBY CERTIFY that I caused title to the tax sale property in this case to be examined and that a complete search of the records was performed in accordance with generally accepted standards of title examination for at least forty (40) years immediately before the institution of the suit; that I am a member of the bar, duly admitted to practice before the Court of Appeals of Maryland who ascertained the parties having an interest in the property according to the Land Records of Baltimore City, all of whom were made parties to this cause; that all Defendants and all parties having or claiming to have an interest in the above-referenced property were served a Writ of Summons, the Complaint, Exhibits and Order of Publication or were otherwise duly given notice.

1. That Defendant **Santana Nottage** was served by consent by email as his whereabouts are unknown. Contact was made with the Defendant via phone and email. He stated that he is now permanently living out of the country and refused to provide his current address. He agreed to accept service via email, so copy of the Complaint, Summons, Order of Publication, Notice, and all papers filed with the Complaint in the above-captioned case were sent to his email address and he confirmed receipt. Attempts at personal service were unsuccessfully made at the address which is listed as his the tax billing address for the property at issue in this foreclosure matter - 11050 Alex Way, Owings Mills, MD 21117 - but the Defendant was not at this address as he stated he is now living out of the country. A skiptrace was performed and this address was also shown as his current address. See the documentation attached as Exhibit A.

2. That Defendant **Mayor and City Council of Baltimore** was served with a copy of the Summons, Complaint, Order of Publication, Notice, and all papers filed with the Complaint in this matter. A return of service has been filed with the Court.

3. That Defendant **State of Maryland** was served with a copy of the Summons, Complaint, Order of Publication, Notice, and all papers filed with the Complaint in this matter. A return of service has been filed with the Court.

4. That a copy of the Complaint, Summons, Order of Publication, Notice, and Exhibits were mailed first class, postage prepaid, to the Director of Finance, Collector of State and City Taxes for Baltimore City, on or about 9/17/24.

5. That the property was posted by a private process server, the proof of posting having already been filed with the Court.

6. That all Defendants and all parties having or claiming to have an interest in the property were notified by Order of Publication published in The Daily Record, a newspaper in Baltimore City, once a week for three (3) successive weeks, in accordance with the Order of this Honorable Court, the time to redeem the property having expired.

7. And I further make oath that the time in which the property could be redeemed has expired, and that no party has redeemed the delinquent taxes.

WHEREFORE, Plaintiff requests that a Judgment Foreclosing Rights of Redemption be entered in this matter.

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. I further certify that I am over 18 years of age and not a party to this action.

Scott Morse

/s/ J Scott Morse

J. Scott Morse Esq.

9 Newburg Ave - Ste 201

Catonsville, MD 21228

p. 410-747-2019 f. 410-558-6155

smorse@morselawmd.com

Attorney for Plaintiff

AIS No. 9912150236

Stonefield Investment Fund IV, LLC

Plaintiff

V.

Santana Nottage, et al.

Defendants

*

IN THE

*

CIRCUIT COURT

*

FOR

*

BALTIMORE CITY

*

CASE NO: C-24-CV-24-002014

* * * * *

TAX-PROPERTY § 14-836(b)(4) AND MD RULE 14-504 AFFIDAVIT OF WRITTEN NOTICE

1. A search was made in connection with this proceeding to identify: (1) all persons having a recorded interest, claim, or lien, including a judgment, who have not been made a defendant in the proceeding; (2) the homeowners association governing the property, if the subject property is the common areas owned by or legally dedicated to a homeowners association; and, (3) each tenant of the subject property whose identity is known to the plaintiff.

2. In compliance with the notice provisions of Tax-Property §14-836(b)(4) and Md. Rule 14-504, written notice of these proceedings, as prescribed by Md. Rule 14-502(c)(3), was sent in accordance with Tax-Property §14-836(b)(4)(ii).

3. There is no tenant of the subject property whose occupancy of the property is reasonably ascertainable by the Plaintiff. Written notice of the proceeding, which included the statement required by Tax-Property §14-836(b)(4)(v) in conspicuous, bold-faced print, in accordance with Tax-Property §14-836(b)(4)(iv), was mailed to the "unknown occupant" on or about 9/17/24.

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.

Scott Morse

Date: January 21, 2025

/s/ J Scott Morse

J. Scott Morse Esq.

9 Newburg Ave - Ste 201

Catonsville, MD 21228

p. 410-747-2019 f. 410-558-6155

smorse@morselawmd.com

Attorney for Plaintiff

ALS No. 9912150236

RETURN OF NON-SERVICE

State of Maryland

County of Baltimore (City)

Circuit Court

Case Number: C-24-CV-24-002014

Plaintiff: **Stonefield Investment Fund IV, LLC**

vs.

Defendant: **Santana Nottage, et al.**

For:

J. Scott Morse, Esq.

9 Newburg Avenue

Suite 201

Catonsville, MD 21228

Received by Robin Carter on the 17th day of September, 2024 at 1:24 pm to be served on **Santana Nottage, 11050 Alex Way, Owings Mills, MD 21117.**

I, Robin Carter, do hereby affirm that on the **2nd day of October, 2024 at 10:03 am, I:**

NON-SERVED the Writ of Summons Right of Redemption Issued August 15, 2024, Complaint to Foreclose Rights of Redemption, Exhibits, Order of Publication, Notice of Interested Parties of Action to Foreclose the Right to Redemption in Property Sold at Tax Sale, Affidavit of Title Search, Filing of Title Report, 40 year Title Report, Tax Property 14-833(a-1) & Rule 14-502 Affidavit, and Proof of Mailing for the reason that I failed to serve **Santana Nottage**. Read the comments below for further details.

Additional Information pertaining to this Service:

9/22/2024 11:21 am Attempted service at 11050 Alex Way, Owings Mills, MD 21117 Family came to the door and stated subject no longer lives at the address.

9/24/2024 4:59 pm Attempted service at 12 Timber Run Court, Reisterstown, MD 21136, patio door boarded up lockbox on the main front door neighbors verified vacancy

10/2/2024 10:03 am An idiCORE comprehensive report was conducted through idiData, a company widely recognized for the last two decades as a leader in data delivery. idiCORE provides insight into people, assets and interrelationships. Through proprietary linking technology, advanced systems architecture and a massive data repository, idiCORE provides intelligence to support debt recovery, fraud detection and prevention, investigations, due diligence, identity verification and legislative compliance. Said report includes names, addresses, aliases, emails, phones, bankruptcies, liens, death records, possible criminal record, and likely relatives.

The idiCORE report did not reveal any additional useful information. An online search of the Maryland Judiciary Case Search website was conducted though it did not reveal any additional useful information. An online search of the Office of the Register of Wills was conducted though it did not reveal any additional useful information.

RETURN OF NON-SERVICE For C-24-CV-24-002014

I HEREBY CERTIFY that I am a competent person, eighteen years of age or older, and not a party to the above legal action. I SOLEMNLY AFFIRM under the penalties of perjury that through personal knowledge, the contents of the foregoing are true.



Robin Carter
Independent Process Server

De Novo Attorney Services, Inc.
info@denovoattorneyservices.com
610 Bosley Avenue, Suite 207
Baltimore, MD 21204
(800) 846-9696

Our Job Serial Number: NOV-2024004449
Ref: C-24-CV-24-002014

scott morse <smorse@morselawmd.com>**Re: 6606 Park Heights Ave - Unit 811, C-24-CV-24-002014**

1 message

Santana Nottage <santana_nottage@yahoo.com>
To: scott morse <smorse@morselawmd.com>

Wed, Dec 4, 2024 at 9:52 AM

Greetings Mr. Morse,
I Santana Nottage spoke with you today December 4th 2024 and I am in receipt of the foreclosure paperwork that you sent me via email. You can do whatever you want with the property. I wish you good luck and have a fantastic day.

Sent from Yahoo Mail for iPhone

On Wednesday, December 4, 2024, 8:30 a.m., scott morse <smorse@morselawmd.com> wrote:

Dear Mr. Nottage,

Thank you for speaking with me on the phone. Per our conversation, attached are the summons, complaint, and foreclosure paperwork which you have agreed to accept by email, along with an acknowledgement that I need to file with the Court. Please respond to this email "agreed/approved" so that I can file the acknowledgment with the court with your signature.

Thank you.

- Scott
J. Scott Morse, Esq
Law Office of J. Scott Morse, LLC
[9 Newburg Ave - Ste 201](#)
[Catonsville, MD 21228](#)
ph 410-747-2019
fax 410-558-6155
smorse@morselawmd.com
www.morselawmd.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS FIRM IS DEBT COLLECTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may be collateral for the debt, which action may include tax sale foreclosure of the property, and other action if otherwise permitted by law and/or order of court.

CONFIDENTIALITY NOTICE: This electronic message contains information which may be confidential or privileged. The information is intended to be for the use of the individual or entity to whom this e-mail is addressed. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is strictly prohibited. If you have received this transmission in error, please notify us immediately, and delete this e-mail, any copies of same, and attachments.



Expanded Person Search

Last Name: nottage **Street Address:** 11050 alex way **City:** owings mills **State:** md

1 result(s).

SANTANA LAVON NOTTAGE

show alias (8)

SSN: 261-57-XXXX

Issued in Florida, 1974

DOB: 11/11/1973 (50)

Likely Current Address: 11050 ALEX WAY, OWINGS MILLS, MD, 21117 (BALTIMORE) (11/01/2005-Current)

Last Seen Email Address: SANTANA_NOTTAGE@YAHOO.COM

Likely Recent IP Address: 151.196.233.145

Bankruptcies: Yes (Latest 2016)

Liens: Yes

Judgments: None Found

Foreclosures: None Found

Possible Criminal/Infractions: Yes

Business Affiliations: Yes

Professional Licenses: None Found

Address (County/Parish/Borough)

History:

11050 ALEX WAY, OWINGS MILLS, MD, 21117 (BALTIMORE) 🏠
(11/01/2005-Current)

12 TIMBER RUN CT, REISTERSTOWN, MD, 21136 (BALTIMORE)
(09/08/2016-08/03/2021)

LA MANSION 2700 FM 802, BROWNSVILLE, TX, 78526 (CAMERON)
(10/13/2021)

5310 EDMONDSON AVE, BALTIMORE, MD, 21229 (BALTIMORE)
(02/08/2019)

8 CHURCH LN STE 1, PIKESVILLE, MD, 21208 (BALTIMORE)
(10/01/2015)

6606 PARK HEIGHTS AVE APT 905, BALTIMORE, MD, 21215 (BALTIMORE CITY) 🏠
(09/10/2010)

6606 PARK HEIGHTS AVE APT 811, BALTIMORE, MD, 21215 (BALTIMORE CITY) 🏠
(08/20/2010)

66 PAINTERS MILL RD, OWINGS MILLS, MD, 21117 (BALTIMORE)
(08/05/2010)

Likely relatives and associates



New categories added to expand on relatives and associates.



Switch back to simple view

Parent	2 found ▼
Sibling	3 found ▼
Other Relative	1 found ▼
In-Law	1 found ▼
Friend	2 found ▼
Coworker	2 found ▼
Neighbor	12 found ▼
Past Neighbor	4 found ▼
Unclassified Associates	23 found ▼

Show more



(Y)



(Y)



(Y)

View GroundRent Redemption

View GroundRent Registration

Special Tax Recapture: None

Account Identifier:Ward - 27 Section - 23 Block - 4292 Lot - 056

Owner Information

Owner Name:NOTTAGE SANTANA

Use:RESIDENTIAL CONDOMINIUM

Principal Residence:NO

Mailing Address:11050 ALEX WAY

Deed Reference:/12875/ 00177

OWINGS MILLS MD 21117

Location & Structure Information

Premises Address:6606 PARK HEIGHTS AVE

Legal Description:1297 S.F. 0.663%

BALTIMORE 21215-2733

UNIT 811

Map:0027

Grid:0000

Parcel:0000

Neighborhood:27120186.03

Subdivision:0000

Section:23

Block:4292

Lot:056

Assessment Year:2022

Plat No:Plat Ref:

Town:None

Primary Structure Built

Above Grade Living Area1,297 SF

Finished Basement Area

Property Land Area

County Use11180

Stories

Basement

TypeCONDO HI RISE

Exterior/

Quality

Full/Half Bath

Garage

Last Notice of Major Improvements

Value Information

Base Value

Value

Phase-in Assessments

As of

As of

As of

01/01/2022

07/01/2023

07/01/2024

Land:11,000

12,900

Improvements33,000

38,900

Total:44,000

51,800

49,200

51,800

Preferential Land:0

0

Transfer Information

Seller: HOFFMAN, SYLVIA

Date: 08/20/2010

Price: \$25,000

Type: NON-ARMS LENGTH OTHER

Deed1: FMC /12875/ 00177

Deed2:

Seller: GOLDMAN, STUART I

Date: 09/23/1992

Price: \$62,000

Type: ARMS LENGTH IMPROVED

Deed1: SEB /03377/ 00198

Deed2:

Seller: SCHWARTZ, DEBORAH R

Date: 01/11/1991

Price: \$65,200

Type: ARMS LENGTH IMPROVED

Deed1: /00000/ 00000

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2023

07/01/2024

County:000

0.00

State:000

0.00

Municipal:000

0.00|0.00

0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

Stonefield Investment Fund IV, LLC

Plaintiff

V.

Santana Nottage, et al.

Defendants

*

IN THE

*

CIRCUIT COURT

*

FOR

*

BALTIMORE CITY

*

CASE NO: C-24-CV-24-002014

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AFFIDAVIT OF SERVICE OF PROCESS

I, J. Scott Morse, certify that on approximately September 17, 2024, pursuant to Md Rule 2-121(a), a copy of the Complaint, Summons, Order of Publication, Notice, and all papers filed with the Complaint in the above-captioned case were mailed by certified mail, restricted delivery, to the **City Solicitor on behalf of the Mayor and City Council of Baltimore**. The summons and pleadings were in fact received by the **City Solicitor** on October 1, 2024, as evidenced by return receipt, attached.

I further certify that I am over 18 years of age and not a party to this action.

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

Scott Morse

/s/ J Scott Morse

J. Scott Morse, Esq

9 Newburg Ave - Ste 201

Catonsville, MD 21228

p. 410-747-2019 f. 410-558-6155

smorse@morselawmd.com

Attorney for Plaintiff

AIS No. 9912150236

Electronic Delivery Confirmation™



Law Office of J Scott Morse
9 NEWBURG AVE STE 201
CATONSVILLE MD 21228-5169

\$17.41 US POSTAGE
FIRST-CLASS
Sep 17 2024
Mailed from ZIP 97230
3 OZ FIRST-CLASS MAIL FLATS RATE
ZONE 8
11923275



RESTRICTED
DELIVERY

Mayor and City Council of Baltimore
Serve on City Solicitor
100 HOLLIDAY ST STE 250
BALTIMORE MD 21202-3459

Reference	6606 Park Heights Ave Unit 811
USPS #	9436011898765484903342
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was picked up at a postal facility at 8:35 am on October 1, 2024 in BALTIMORE, MD 21202.
USPS History	Available for Pickup, 09/27/2024, 3:51 pm, BALTIMORE, MD 21202 Arrived at Post Office, 09/27/2024, 3:02 pm, BALTIMORE, MD 21203 Arrived at USPS Regional Destination Facility, 09/26/2024, 12:04 pm, BALTIMORE MD DISTRIBUTION CENTER In Transit to Next Facility, 09/22/2024 In Transit to Next Facility, 09/21/2024 In Transit to Next Facility, 09/20/2024 In Transit to Next Facility, 09/19/2024 Arrived at USPS Origin Facility, 09/18/2024, 12:40 am, PORTLAND, OR 97215 Accepted at USPS Origin Facility, September 17, 2024, 11:25 pm, PORTLAND, OR 97230 Shipment Received, Package Acceptance Pending, September 17, 2024, 6:32 pm, PORTLAND, OR 97230 Shipping Label Created, USPS Awaiting Item, 09/17/2024, 10:49 am, PORTLAND, OR 97230



October 2, 2024

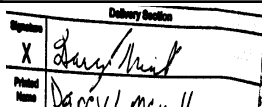
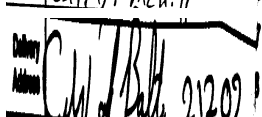
Dear Reference 6606 Park Heights Ave Unit 811:

The following is in response to your request for proof of delivery on your item with the tracking number:
9436 0118 9876 5484 9033 42.

Item Details

Status:	Delivered, Individual Picked Up at Postal Facility
Status Date / Time:	October 1, 2024, 8:35 am
Location:	BALTIMORE, MD 21202
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail Restricted Delivery Return Receipt Electronic
Recipient Name:	Serve on City Solicitor Mayor and City Council o

Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

Stonefield Investment Fund IV, LLC

Plaintiff

V.

Santana Nottage, et al.

Defendants

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE NO: C-24-CV-24-002014

* * * * *

AFFIDAVIT OF SERVICE OF PROCESS

I, J. Scott Morse, certify that on approximately September 17, 2024, pursuant to Md Rule 2-121(a), a copy of the Complaint, Summons, Order of Publication, Notice, and all papers filed with the Complaint in the above-captioned case were mailed by certified mail, restricted delivery, to the **Attorney General on behalf of the State of Maryland**. The summons and pleadings were in fact received by the **Attorney General** on September 30, 2023, as evidenced by return receipt, attached.

I further certify that I am over 18 years of age and not a party to this action.

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

Scott Morse

/s/ J Scott Morse

J. Scott Morse, Esq
9 Newburg Ave - Ste 201
Catonsville, MD 21228
p. 410-747-2019 f. 410-558-6155
smorse@morselawmd.com
Attorney for Plaintiff
AIS No. 9912150236

Electronic Delivery Confirmation™



Law Office of J Scott Morse
9 NEWBURG AVE STE 201
CATONSVILLE MD 21228-5169

\$17.41 US POSTAGE
FIRST-CLASS
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3 OZ FIRST-CLASS MAIL FLATS RATE
ZONE 8
11923275



USPS CERTIFIED MAIL



9436 0118 9876 5484 9039 39

RESTRICTED
DELIVERY

State of Maryland
Serve on Attorney General
200 SAINT PAUL PL
BALTIMORE MD 21202-5994



Reference	6606 Park Heights Ave Unit 811
USPS #	9436011898765484903939
USPS Mail Class	Certified with Return Receipt (Signature)
USPS Status	Your item was delivered to the front desk, reception area, or mail room at 4:08 pm on September 30, 2024 in BALTIMORE, MD 21202.
USPS History	Arrived at Post Office, 09/30/2024, 11:02 am, BALTIMORE, MD 21202 In Transit to Next Facility, 09/29/2024 In Transit to Next Facility, 09/28/2024 In Transit to Next Facility, 09/27/2024 Arrived at USPS Regional Destination Facility, 09/26/2024, 12:04 pm, BALTIMORE MD DISTRIBUTION CENTER In Transit to Next Facility, 09/22/2024 In Transit to Next Facility, 09/21/2024 In Transit to Next Facility, 09/20/2024 In Transit to Next Facility, 09/19/2024 Arrived at USPS Origin Facility, 09/18/2024, 12:40 am, PORTLAND, OR 97215 Accepted at USPS Origin Facility, September 17, 2024, 11:25 pm, PORTLAND, OR 97230 Shipment Received, Package Acceptance Pending, September 17, 2024, 6:32 pm, PORTLAND, OR 97230 Shipping Label Created, USPS Awaiting Item, 09/17/2024, 10:47 am, PORTLAND, OR 97230



October 1, 2024

Dear Reference 6606 Park Heights Ave Unit 811:

The following is in response to your request for proof of delivery on your item with the tracking number:
9436 0118 9876 5484 9039 39.

Item Details

Status:	Delivered, Front Desk/Reception/Mail Room
Status Date / Time:	September 30, 2024, 4:08 pm
Location:	BALTIMORE, MD 21202
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail Restricted Delivery Return Receipt Electronic
Recipient Name:	Serve on Attorney General State of Maryland

Recipient Signature

Signature of Recipient:



Address of Recipient:



Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

RETURN OF SERVICE

State of Maryland

County of Baltimore (City)

Circuit Court

Case Number: C-24-CV-24-002014

Plaintiff:

Stonefield Investment Fund IV, LLC

vs.

Defendant:

Santana Nottage, et al.

For:

J. Scott Morse, Esq.

9 Newburg Avenue

Suite 201

Catonsville, MD 21228

Received by Robin Carter on the 17th day of September, 2024 at 10:37 am to be served on **Occupants of the Property, 6606 Park Heights Ave., Unit 811, Baltimore, MD 21215.**

I, Robin Carter, do hereby affirm that on the **22nd day of September, 2024 at 6:42 pm, I:**

POSTED by attaching a copy of the **Notice of Interested Parties of Action to Foreclose the Right to Redemption in Property Sold at Tax Sale**, to the front door of the property located at 6606 Park Heights Ave., Unit 811, Baltimore, MD 21215.

I HEREBY CERTIFY that I am a competent person, eighteen years of age or older, and not a party to the above legal action. I SOLEMNLY AFFIRM under the penalties of perjury that through personal knowledge, the contents of the foregoing are true.



Robin Carter

Independent Process Server

De Novo Attorney Services, Inc.

info@denovoattorneyservices.com

610 Bosley Avenue, Suite 207

Baltimore, MD 21204

(800) 846-9696

Our Job Serial Number: NOV-2024004450

Ref: C-24-CV-24-002014

Stanfield Investment Fund IV, LLC
Plaintiff
V.
Sardana Holdings, et al
Defendants

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)(2) in connection with the filing in Court of the above-captioned action.

A. The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situated and lying in Baltimore City, Maryland, sold either directly or via assignment, by the Collector of Taxes for 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, although more than six (6) months from the date of the sale have expired.

B. That the description of the property in this foreclosure proceeding is:
Lot 104: 1297 S.F. 6.8631%, Block 23, Section 23, Block 4292, Lot 604
Improvements: Acreage on 6666 Park Heights Ave (Lot): 604

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 required to return the property or file an answer to the Complaint on or before the date of:

a. The expiration date of the period described in the summons or
b. The date specified in the Order of Publication or
c. 30 days after the mailing out of said Order of Publication

D. Failure to return the property or answer the Complaint may result in a Final Judgment Foreclosing all Rights of Redemption in and 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 § 16-827, a person 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.

/s/ J. Scott Morie

J. Scott Morie, Esq.
9 Newburg Ave. - Ste 201
Columbia, MD 21028
t: 410-761-2019 f: 410-558-6155
smorie@moriedlaw.com
Attorney for Plaintiff
AOL No. 26-2100736

Kamell Conner
Clerk of the Circuit Court for
Baltimore City, Maryland

WPM
WPM REAL ESTATE
MANAGEMENT

The Council of Unit Owners of the
Condominium, Inc.

Nov 25, 2024

Sardana Holdings
6606 Park Heights Avenue
Unit 811
Baltimore, MD 21215

Dear Mr. Holdings:

It has become necessary to enter your condominium on an emergency basis. On May 6, 2024, that it was necessary to show access to your unit as the Board could find that it lacked your state, equipment to repair the air conditioning A/C, etc.

The building staff has locked on your unit door several times, and there has not been a phone number or email address on file. We do not have any other way other than by placing notes under your condominium unit door.

We are hereby putting you on notice that any day after June 10, 2025 staff of the Condominium with the assistance of a locksmith will remove your current door to enter the unit. As stated above, the purpose is to get into the door and stop your claim. New locks will be installed to secure your condominium unit and the lock box in the Maintenance Office at the original Condominium.

Also, on July 2, 2024 the staff of the original Condominium will open your unit and have your unit replaced with a new door.

Pursuant to the authority granted in Article 5, Section 5.5 of the Condominium and Bylaws of the Council of Unit Owners of the Imperial Condominium through its Board of Directors, intends to exercise its right of entry to the unit for repairs to the unit, Unit # 811 Baltimore, Maryland 21215.

Article 5, Section 5.5 of the Condominium and Bylaws of the Council of Unit Owners of the Imperial Condominium, Inc., states the following:

39.361756, -76.699250
6606 Park Heights Ave. Unit 811
Baltimore, MD 21215
09/22/2024 06:42 PM



39.362233, -76.699889
6606 Park Heights Ave. Unit 811
Baltimore, MD 21215
09/22/2024 06:49 PM

Stonefield Investment Fund IV, LLC

Plaintiff

V.

Santana Nottage, et al

Defendants

* 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 this proceeding is to secure the foreclosure of all rights of redemption in the following property situated and lying in Baltimore City, Maryland, sold, either directly or via assignment, by the Collector of Taxes for 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, although more than six (6) months from the date of the sale have expired.

B. That the description of the property in this foreclosure proceeding is:

***Lot size: 1297 S.F. 0.663%, Ward 27, Section 23, Block 4292, Lot 056
improvements known as 6606 Park Heights Ave Unit: 811***

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 § 14-827, a person 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 .

/s/ J Scott Morse

J. Scott Morse, Esq

9 Newburg Ave - Ste 201

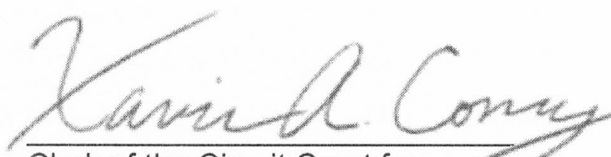
Catonsville, MD 21228

p. 410-747-2019 f. 410-558-6155

smorse@morselawmd.com

Attorney for Plaintiff

AIS No. 9912150236


Clerk of the Circuit Court for
Baltimore City, Maryland

Stonefield Investment Fund IV, LLC
c/o 9 Newburg Ave - Ste 201
Catonsville, MD 21228

Plaintiff

v.

Santana Nottage
11050 Alex Way
Owings Mills, MD 21117

and

Mayor and City Council of Baltimore
Serve On: City Solicitor
100 North Holliday Street
Baltimore, Maryland 21202

and

State of Maryland
Serve On: Attorney General
200 St. Paul Place
Baltimore, Maryland 21202

and

All persons that have or claim to have any
interest in the property identified in the
Tax Rolls of the Director of
Finance Collector of State and City taxes for
Baltimore City as follows:
Lot size: 1297 S.F. 0.663%, Ward 27, Section 23
Block 4292, Lot 056, improvements known
as 6606 Park Heights Ave Unit: 811

Defendants

* * * * *

COMPLAINT TO FORECLOSE RIGHTS OF REDEMPTION

TO THE HONORABLE JUDGE OF SAID COURT:

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* Case No.

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Plaintiff, by undersigned counsel, hereby sues the Defendants and for cause respectfully states as follows:

1. This action is brought to foreclose the rights of redemption in and to the property described herein under and by virtue of Section 14-808, et seq. of the Tax Property Article of the Annotated Code of Maryland and in accordance with the Maryland Rules of Civil Procedure.

2. On May 15, 2023, the Director of Finance and Collector of State and City Taxes for the City of Baltimore and State of Maryland, sold the property known as: Lot size: 1297 S.F. 0.663%, Ward 27, Section 23, Block 4292, Lot 056, improvements known as 6606 Park Heights Ave Unit: 811, and issued a Certificate of Tax Sale to Plaintiff.

3. More than six (6) months have elapsed since this sale and the property has not been redeemed by any party in interest. The property is not owner occupied residential property.

4. This proceeding to foreclose the rights of redemption is brought within two (2) years of the date of issuance of the aforesaid Certificate of Tax Sale.

5. The amount necessary for redemption of the property is the whole amount of money received by such collector from the sale of the property, together with interest at the rate of eighteen percent (18%) per year from the date of sale to the date of redemption (except as stated in subsection (b) of §14-802 of the Tax-Property Article of the Annotated Code of Maryland), and all taxes and other municipal liens accruing subsequent to the date of sale together with interest and penalties thereon, and the total disbursements made by the Plaintiff, the present holder of the Certificate of Tax Sale, in accordance with the provisions of the Tax Sale Property Article of the Annotated Code of Maryland, Section 14-808, et seq.

6. A Certificate of Tax Sale was issued by the aforesaid Director of Finance to Plaintiff, containing a description of the property in substantially the same form as the description appearing on the Director's Tax Rolls. The cost of the Certificate was \$43,821.01, of which \$4,341.46 was paid. A copy of the Certificate of Tax Sale is attached hereto and made a part hereof as Exhibit A.

7. A careful and diligent search of the Land Records of Baltimore City, the records of the Register of Wills for Baltimore City and the records of the civil courts shows:

a. By Deed recorded at Liber FMC 12875 folio 177, fee simple title is vested in Santana Nottage.

8. Additional Defendants to this action are:

- a. the State of Maryland;
- b. Mayor & City Council of Baltimore;

c. All persons that have or claim to have any interest in the Tax Rolls of the Director of Finance Collector of State and City taxes for Baltimore City as follows: Lot size: 1297 S.F. 0.663%, Ward 27, Section 23, Block 4292, Lot 056, improvements known as 6606 Park Heights Ave Unit: 811.

9. The description of the property recited at length in the aforementioned Deed is intended to described the same property which appears on the Tax Rolls of the Director of Finance and is further intended to describe the same property by metes and bounds, in detail, at length, which appears on the Certificate of Tax Sale.

10. That no party in interest has redeemed the delinquent taxes.

WHEREFORE, Plaintiff requests:

A. That this Honorable Court pass a final Decree foreclosing all rights of redemption of the 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 pass a final Decree vesting in the Plaintiff, a Fee simple title, in and to the property herein described and referred to, and bar all rights of redemption of the Defendants to foreclose all prior or subsequent alienations and descents of the properties herein described and all encumbrances thereon, public easements to which the properties are subject, taxes and other municipal liens accruing subsequent to the date of the aforementioned Tax Sale.

C. That a Writ of Subpoena be issued to the Defendants to these actions at the addressed indicated as aforesaid to command each of the said Defendants to be and appear in this Court on some day certain to be named herein and answer the said Complaint or redeem the property and abide by and perform by such Decree or Order as may be passed therein and warning said Defendants that in case of failure to do so, a final decree will be rendered foreclosing all rights of redemption in the aforementioned property.

D. That an Order of Publication be passed, giving notice to the aforesaid Defendants and all other persons, known or unknown, having or claiming to have an interest in the aforesaid property of the object and substance of this Complaint, and warning them to be and appear in this Court, in person, or by Solicitor, on or before the day mentioned therein, and to show cause, if any they may have, why a Decree should not be passed as prayed.

E. And for such other and further relief as the nature of its cause may require.

Respectfully submitted,

/s/ J Scott Morse

J. Scott Morse, Esq
9 Newburg Ave - Ste 201
Catonsville, MD 21228
p. 410-747-2019 f. 410-558-6155
smorse@morselawmd.com
Attorney for Plaintiff
AIS No. 9912150236

AFFIDAVIT OF COMPLIANCE

I, J. Scott Morse, Attorney for the Plaintiff herein, certify under the penalties of perjury, that prior to the filing of the within Complaint, the Affiant caused a search to be made of the Land Records of Baltimore City, the records of the Register of wills, and the Orphan's Court, and the Courts of Law and Equity of Baltimore City, which search and examination disclosed that the only persons having any interest in the subject properties are the defendants named in the Complaint. That prior to the filing of the Complaint, notice was mailed in accordance with Tax-Property § 14-833, and that I have in all other respects complied with the requirements of §§ 14-800, et seq. of the Tax Property Article of the Annotated Code of Maryland.

/s/ J Scott Morse

J. Scott Morse

**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 **STONEFIELD INVESMTENT FUND IV LLC**
1 PARAGON DR. SUITE 252 **MONTVALE, NJ 07645**

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

6606 PARK HEIGHTS AVE UNIT: 811

and described as follows: **Lot Size 1297 S.F. 0.663%**

(Being known as Ward **27** Section **23** Block **4292** Lot **056**
on the Tax Roll of the Director of Finance).

Said property having been assessed to **NOTTAGE, SANTANA 11050 ALEX WAY**

Was sold for the sum of **FORTY-THREE THOUSAND EIGHT HUNDRED TWENTY-ONE AND 01/100**
DOLLARS
of which **FOUR THOUSAND THREE HUNDRED FORTY-ONE AND 46/100 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 **07/20/20**.

Witness my hand and seal this **FIFTEENTH** day of **MAY 2023**



MICHAEL MOISEYEV
Director of Finance/Collector

Stonefield Investment Fund IV, LLC
Plaintiff

V.

Santana Nottage

State of Maryland

Mayor and City Council of Baltimore

All persons that have or claim to have any
interest in the Tax Rolls of the Director of
Finance Collector of State and City taxes for
Baltimore City as follows:

Lot size: 1297 S.F. 0.663%, Ward 27, Section 23

Block 4292, Lot 056, improvements known
as 6606 Park Heights Ave Unit: 811

Defendants

* * * * *

* IN THE
*
* CIRCUIT COURT
*
*
* BALTIMORE CITY
*
* Case No C-24-CV-24-002014

ORDER OF PUBLICATION

This object of this proceeding is to secure the foreclosure of all rights of redemption in the following property sold by the Collector of Taxes for the City of Baltimore and the State of Maryland to the Plaintiff in this proceeding:

***Lot size: 1297 S.F. 0.663%, Ward 27, Section 23, Block 4292, Lot 056
improvements known as 6606 Park Heights Ave Unit: 811***

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 11th day of September, 2024, by the Circuit Court for Baltimore City,

ORDERED, that this notice be given by the insertion of a copy of this Order in some daily newspaper having general circulation in Baltimore City once a week for three successive weeks before the 11th day of October, 2024, warning all persons interest in said property to be and appear in this Court by the 10th day of November, 2024, and redeem the property and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in the said property and vesting in the Plaintiff a fee simple title, free and clear of all encumbrances.

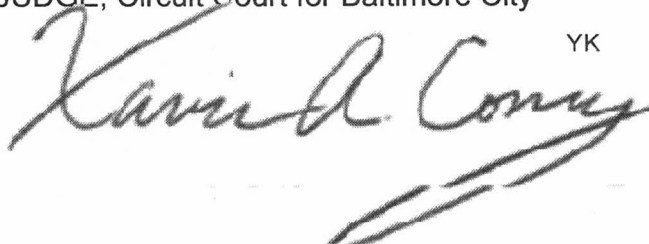
08/16/2024 4:19:05 PM

PUBLISH IN THE DAILY RECORD



JUDGE, Circuit Court for Baltimore City

YK



Stonefield Investment Fund IV, LLC

Plaintiff

V.

Santana Nottage, et al

Defendants

*

IN THE

*

CIRCUIT COURT

*

FOR

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BALTIMORE CITY

*

CASE NO:

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

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B. That the description of the property in this foreclosure proceeding is:

***Lot size: 1297 S.F. 0.663%, Ward 27, Section 23, Block 4292, Lot 056
improvements known as 6606 Park Heights Ave Unit: 811***

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 § 14-827, a person 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 .

/s/ J Scott Morse

J. Scott Morse, Esq

9 Newburg Ave - Ste 201

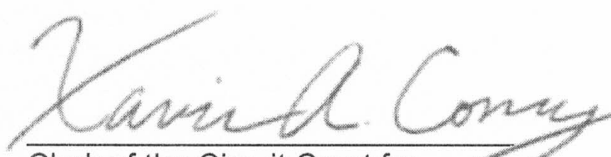
Catonsville, MD 21228

p. 410-747-2019 f. 410-558-6155

smorse@morselawmd.com

Attorney for Plaintiff

AIS No. 9912150236


Clerk of the Circuit Court for
Baltimore City, Maryland

Stonefield Investment Fund IV, LLC

Plaintiff

V.

Santana Nottage, et al

Defendants

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

* * * * *

TAX-PROPERTY 14-833(a-1) AND RULE 14-504 AFFIDAVIT

Pursuant to Maryland Tax Property § 14-833(a-1), I, J. Scott Morse, hereby certify that on January 1, 2024, I caused to be mailed by certified mail, return receipt requested, the first notice required by the statute to the following:

1. Santana Nottage, 11050 Alex Way, Owings Mills, MD 21117

I further certify that on January 22, 2024, I caused to be mailed by certified mail, return receipt requested, the second notice required by the statute to the following:

1. Santana Nottage, 11050 Alex Way, Owings Mills, MD 21117

Evidence of the mailing of the second notices is attached.

The amount that shall be paid to redeem the property complies with the requirements of Code, Tax Property Article, 14-833 (a-1)(3).

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.

Date: August 1, 2024

/s/ J Scott Morse

J. Scott Morse Esq.

9 Newburg Ave - Ste 201

Catonsville, MD 21228

p. 410-747-2019 f. 410-558-6155

smorse@morselawmd.com

Attorney for Plaintiff

ALS No. 9912150236

Law Office of J. Scott Morse, LLC
9 Newburg Ave – Suite 201
Catonsville, MD 21223

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 1251 1104 22



quadiant

\$008.93⁰

01/22/2024 ZIP 21228
042M14863059

US POSTAGE

SANTANA NOTTAGE
11050 ALEX WAY
OWINGS MILLS, MD 21117

Notice of Delinquent Property Tax

Re: 6606 Park Heights Ave – Unit: 811

Stonefield Investment Fund IV, LLC

Plaintiff

V.

Santana Nottage, et al

Defendants

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

* * * * *

AFFIDAVIT OF TITLE SEARCH

Pursuant to Maryland Rule 14-502, I, J. Scott Morse, hereby certify that on August 1, 2024, I personally conducted a title examination for the property listed below, 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 at least forty (40) years immediately before the institution of the suit.

PROPERTY: Lot size: 1297 S.F. 0.663%, Ward 27, Section 23, Block 4292, Lot 056, improvements known as 6606 Park Heights Ave Unit: 811 on the Tax Rolls of the Director of Finance

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.

/s/ J Scott Morse

J. Scott Morse, Esq
9 Newburg Ave - Ste 201
Catonsville, MD 21228
p. 410-747-2019 f. 410-558-6155
smorse@morselawmd.com
Attorney for Plaintiff
AIS No. 9912150236

Stonefield Investment Fund IV, LLC

Plaintiff

V.

Santana Nottage, et al

Defendants

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

* * * * *

FILING OF TITLE REPORT

Pursuant to Rule 14-502, attached please find a title report for the property at issue in this case, Lot size: 1297 S.F. 0.663%, Ward 27, Section 23, Block 4292, Lot 056, improvements known as 6606 Park Heights Ave Unit: 811 on the Tax Rolls of the Director of Finance, for the past forty years.

/s/ J Scott Morse

J. Scott Morse, Esq
9 Newburg Ave - Ste 201
Catonsville, MD 21228
p. 410-747-2019 f. 410-558-6155
smorse@morselawmd.com
Attorney for Plaintiff
AIS No. 9912150236

LAW OFFICE OF
J. Scott Morse, LLC
9 Newburg Ave - Ste 201
Catonsville, MD 21228

PHONE
(410) 747-2019

FAX
(410) 558-6155
smorse@morselawmd.com
www.morselawmd.com

40 YEAR TITLE REPORT

Date: 8/1/24

Property: 6606 Park heights Ave Unit: 811
Baltimore City

Fee Simple Title

By Deed recorded at Liber FMC 12875 folio 177, fee simple title is vested in Santana Nottage

OPEN MORTGAGES

NONE
