

NO. 385231

**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 **Z15 INVESTMENTS LLC**
302 E. JOPPA RD APT 407 **TOWSON, MD 21286**

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

1928 E LAFAYETTE AVE

and described as follows: Lot Size **13-8X75**

(Being known as Ward **08** Section **03** Block **1448** Lot **015**
on the Tax Roll of the Director of Finance).

Said property having been assessed to **C O S GROUP LLC 1928 E LAFAYETTE AVE**

Was sold for the sum of **THREE THOUSAND THREE HUNDRED FORTY-FIVE AND 35/100 DOLLARS**
of which **THREE THOUSAND THREE HUNDRED FORTY-FIVE AND 35/100 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

ASSIGNMENT

FOR VALUE RECEIVED, and without recourse, the undersigned

 Being the lawful holder of this certificate of tax sale, hereby assigns the same unto

 this _____ day of _____ 20____,
 AS WITNESS The following signature and seal.

WITNESS:

SHORT CERTIFICATE OF REDEMPTION

FOR VALUE RECEIVED, the property described in the within certificate of tax sale has been redeemed under the terms thereof.

WITNESS the signature of _____

this _____ day of _____, 20____

WITNESS:

IMPORTANT

You are required to report all assignment information to the City of Baltimore, which should include the following:

1. Full name of the Assignee
2. Mailing address of the Assignee
3. Social Security Number of the Assignee, if an individual
4. Tax ID# of the Assignee if a business entity
5. Address of the property assigned, including block and lot
6. Date of Tax Sale
7. If suit to Foreclose the Right of Redemption has been filed, include the case number and filing date.

ADDITIONAL INFORMATION

Legal procedures, including times and requirements for filing the Complaint to Foreclose the Right of Redemption in the Circuit Court for Baltimore City, obtaining a decree, and subsequent Deed for the Property are set out in TAX-PROPERTY 14-808 et seq. Annotated Code of Maryland.