

NO. 387794

**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

**2436 WOODBROOK AVE**

and described as follows: Lot Size **14X88-11**

(Being known as Ward **13** Section **07** Block **3406** Lot **027**  
on the Tax Roll of the Director of Finance).

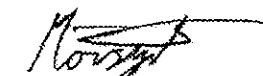
Said property having been assessed to **FORTUNE, IRIS E 6606 PARK HEIGHTS AVE**

Was sold for the sum of **SEVENTEEN THOUSAND EIGHT HUNDRED FIFTY AND 00/100 DOLLARS**

of which **ONE THOUSAND ONE HUNDRED TWENTY-THREE AND 51/100 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*