

IN THE CIRCUIT COURT FOR BALTIMORE CITY

IN RE: GBIF, LLC vs Maryland Scattered Sites, LLC, et al
CASE NO: 24-C-24-001765 FR

PRE-TRIAL SCHEDULING ORDER

Pursuant to MD Rule 2-504(a), it is this 18th Day of April, 2024,
ORDERED:

1. This case is assigned to the **TAX SALE FORECLOSURE TRACK**.
2. Plaintiff shall file an Affidavit of Compliance/Request for Judgment no later than **May 22, 2025**.
3. Any request to extend the time to file the Affidavit of Compliance/Request for Judgment must be made by motion filed with the clerk of the court no later than **February 20, 2025**.
 - a. If Plaintiff anticipates that the Affidavit of Compliance/Request for Judgment will not be filed timely, Plaintiff must file a Motion to Extend the Time with an explanation of the circumstances that will prevent timely filing and a proposed date for filing the Affidavit of Compliance/Request for Judgment.
 - b. The filing of an amended pleading, the joinder of additional parties, and the service of all defendants should be done within **8 months** from the date the complaint is filed. Therefore, a request to extend the time to file an Affidavit of Compliance/Request for Judgment because of the filing of an amended pleading, the joinder of additional parties, or the failure to serve a defendant will be denied unless there is good cause shown for having not taken the action within 8 months of the filing of the complaint. Good cause does not include discovering information that should have been discovered within 8 months of filing the complaint.
 - c. Any request to extend the deadline to file the Affidavit of Compliance/Request for Judgment made within **90 days** of its due date will be granted only for **exigent circumstances**. An "exigent" circumstance means an unforeseen development which prevents compliance with this order. **Exigent circumstances** do not include circumstances that are known or with due diligence would have been known prior to **90 days** of the due date of the Affidavit of Compliance/Request for Judgment.

4. If Plaintiff fails to file the Affidavit of Compliance/Request for Judgment on or before the due date, the above-referenced case 24-C-24-001765 will be DISMISSED.
5. This order is subject to modification, upon a written motion for modification filed within **30 days** of the date of this order. Thereafter, this order may be modified only as set forth in paragraph 3 above.

Any request for accommodations under the Americans With Disabilities Act should be directed to the Administrative Office of the Circuit Court for Baltimore City at (410) 396-5188 or TTY for hearing impaired at (410) 396-4930.

Hon. Audrey J.S. Carrion,
Administrative Judge

Issue Date: 04/18/2024

CC:

CIRCUIT COURT FOR BALTIMORE CITY
Xavier A. Conaway
Clerk of the Circuit Court
Courthouse East
111 North Calvert Street
Room 462
Baltimore, MD 21202-
(410)-333-3722, TTY for Deaf: (410)-333-4389

W r i t o f S u m m o n s (R E D E M P T I O N)

Case Number: 24-C-24-001765 FR
C I V I L

GBIF, LLC vs Maryland Scattered Sites, LLC, et al

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

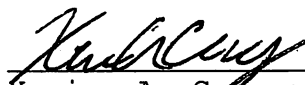
To: MARYLAND SCATTERED SITES, LLC
Serve On: Martha Chapman, R. A.
9566 Deereco Road
Lutherville Timonium, MD 21093

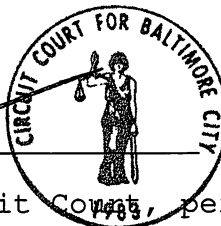
You are hereby summoned to file a written answer or petition to redeem,
within 30 days after service of this summons upon you, in this court, to
the attached Complaint filed by: GBIF, LLC

C/O Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

WITNESS the Honorable Chief Judge of the Eighth Judicial Circuit of
Maryland

Date Issued: 04/18/24


Xavier A. Conaway
Clerk of the Circuit Court, per _____



To the person summoned:

FAILURE TO FILE A WRITTEN ANSWER OR PETITION TO REDEEM THE
PROPERTY MENTIONED IN THE ATTACHED COMPLAINT WITHIN THE TIME
SPECIFIED MAY RESULT IN A FINAL JUDGMENT FORECLOSING ALL RIGHTS
OF REDEMPTION BEING ENTERED BY THE COURT.

Personal attendance in court on the day named is NOT required.

CIRCUIT COURT FOR BALTIMORE CITY
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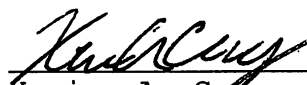
To: BALTIMORE COMMUNITY LENDING, INC.
Serve On: Michael A. Brown, R.A.
100 S. Charles Street, #1200
Baltimore, MD 21201

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within 30 days after service of this summons upon you, in this court, to
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W r i t o f S u m m o n s (R E D E M P T I O N)

Case Number: 24-C-24-001765 FR

C I V I L

GBIF, LLC vs Maryland Scattered Sites, LLC, et al

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:


To: DAVID L THURSTON, Trustee
1 Sanford Avenue
Baltimore, MD 21228

You are hereby summoned to file a written answer or petition to redeem,
within 30 days after service of this summons upon you, in this court, to
the attached Complaint filed by: GBIF, LLC

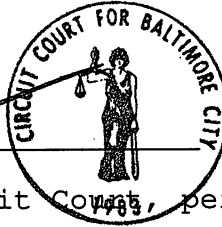
C/O Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

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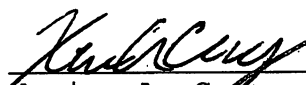
To: BALTIMORE IMPACT PROPERTIES, LLC
Serve On: Martha Chapman, R.A.
9566 Deereco Road
Lutherville Timonium, MD 21093

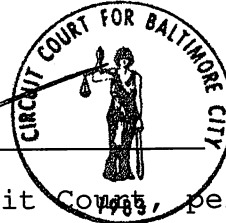
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C I V I L

GBIF, LLC vs Maryland Scattered Sites, LLC, et al

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:


To: STATE OF MARYLAND
Serve On: Anthony G. Brown
Office Of The Attorney General
200 Saint Paul Place
Baltimore, MD 21202

You are hereby summoned to file a written answer or petition to redeem,
within 30 days after service of this summons upon you, in this court, to
the attached Complaint filed by: GBIF, LLC

C/O Eskin Law, LLC
1700 Reisterstown Road, Suite 212
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Case Number: 24-C-24-001765 FR

C I V I L

GBIF, LLC vs Maryland Scattered Sites, LLC, et al

STATE OF MARYLAND, BALTIMORE CITY, TO WIT:

To: CITY OF BALTIMORE
Serve On: Michael Mocksten
Director Of Finance
100 N. Holliday St., Room 454
Baltimore, MD 21202

You are hereby summoned to file a written answer or petition to redeem,
within 30 days after service of this summons upon you, in this court, to
the attached Complaint filed by: GBIF, LLC

C/O Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

WITNESS the Honorable Chief Judge of the Eighth Judicial Circuit of
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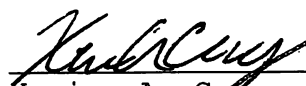
To: MAYOR AND CITY COUNCIL OF BALTIMORE CITY
Serve On: Ebony Thompson
City Solicitor
100 N. Holliday St. Suite 101
Baltimore, MD 21202

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the attached Complaint filed by: GBIF, LLC

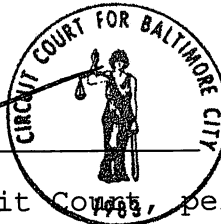
C/O Eskin Law, LLC
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Baltimore, MD 21208

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GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff

v.

Maryland Scattered Sites, LLC
S/O Martha Chapman, R.A.
9566 Deereco Road
Timonium, MD 21093

and

Baltimore Community Lending, Inc.
S/O/ Michael A. Brown, R.A.
100 S. Charles Street, #1200
Baltimore, MD 21201

and

David L. Thurston, Trustee
1 Sanford Avenue
Baltimore, MD 21228

and

Baltimore Impact Properties, LLC
S/O Martha Chapman, R.A.
9566 Deereco Road
Timonium, MD 21093

and

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

and

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE NO.: 24-C-24-001765

Subject Property:
528 N. Montford Avenue
Baltimore, MD 21205

RECEIVED
APR 12 PM 3:44
CIVIL DIVISION

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
City Solicitor
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 528 N. Montford Avenue and
described as Lot Size 12X66 Being known as
Ward 07 Section 15 Block 1654 Lot 044 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 GBIF, LLC, Plaintiff, by Neil Eskin, 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, sold to GBIF,
LLC, 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.

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. 07-15-1654-044; situate in the City of Baltimore, known as 528 N. Montford Avenue and described as Lot Size 12X66, being known as Ward 07 Section 15 Block 1654 Lot 044.

3. The amount necessary to redeem the property is \$4,965.66, 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 herein and made a part hereof. A copy of the Title Search is attached hereto as Plaintiff's Exhibit B and a copy of the Affidavit of Title search is attached as Exhibit C.

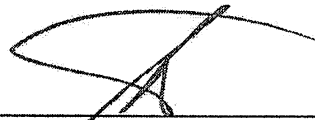
6. That this proceeding to foreclose the right of redemption is brought within two (2) years from the date of issuance of the aforesaid Tax Sale Certificate, and although more than six (6) months from the date of sale have expired, the property has not been redeemed by any party in interest.

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 property 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 some certain date named therein, 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.



Neil Eskin
Eskin Law, LLC
Attorney for the Plaintiff
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208
(410) 343-9125
neil@eskin-law.com
CPFID#: 1406170091

GBIF, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

Plaintiff

v.

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE CITY
* CASE NO.: 24C24001765

Maryland Scattered Sites, LLC
S/O Martha Chapman, R.A.
9566 Deereco Road
Timonium, MD 21093

and

Baltimore Community Lending, Inc.
S/O/ Michael A. Brown, R.A.
100 S. Charles Street, #1200
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and

David L. Thurston, Trustee
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Baltimore Impact Properties, LLC
S/O Martha Chapman, R.A.
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and

State of Maryland
Office of the Attorney General
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
City Solicitor
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 528 N. Montford Avenue and
described as Lot Size 12X66 Being known as
Ward 07 Section 15 Block 1654 Lot 044 on the Tax
Roll of the Director of Finance.

Defendants

Order of Publication

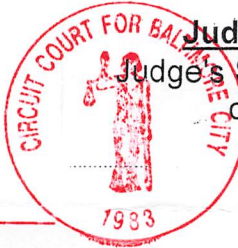
The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 528 N. Montford Avenue in Baltimore City, State of Maryland, sold by the Finance Officer of Baltimore City, State of Maryland to GBIF, LLC, the Plaintiff.

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 12X66, Ward 07 Section 15 Block 1654 Lot 044 Known as 528 N. Montford Avenue.

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

It is thereupon this 30th day of April, 2024, 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 29th day of June, 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.

**TRUE COPY
TEST**



Judge Jeffrey M Geller

Judge's Signature appears on the original document

Neil Eskin
Eskin Law, LLC

~~Xavier A. Conway, Clerk of the Circuit Court~~

1700 Reisterstown Road, Suite 212
Baltimore, MD 21208
(410) 343-9125
neil@eskin-law.com
CPFID#: 1406170091

To the Daily Record:

Please Bill:

Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208

GBIF, LLC

* IN THE

* CIRCUIT COURT

v.

* FOR

MARYLAND SCATTERED SITES, LLC, et al.

* BALTIMORE CITY

* CASE NO.: 24C24001765

**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(c) (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, although more than six (6) months from the date of the sale has expired.

B. Description of the particular property included in the foreclosure proceeding: Certificate No.: 385925, situate in the City of Baltimore, known as: 528 N. Montford Avenue, and described as Lot Size 12X66, Ward 07 Section 15 Block 1654 Lot 044.

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.

Xavier A. Conaway
Xavier A. Clerk of the Circuit Court for
Baltimore City, Maryland




Neil Eskin
Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208
(410) 343-9125
neil@eskin-law.com
CPFID#: 1406170091

NO. 385925

**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 GRIF LLC
10807 FALLS RD SUITE 166

BROOKLANDVILLE, MD 21022

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

0528 N MONTFORD AVE

and described as follows: Lot Size 12X66

(Being known as Ward 07 Section 15 Block 1654 Lot 044
on the Tax Roll of the Director of Finance).

Said property having been assessed to MARYLAND SCATTERED SITES, LLC 9566 DEERE

Was sold for the sum of ONE HUNDRED TWENTY-SIX THOUSAND FORTY-TWO AND 05/100
DOLLARS
of which FOUR THOUSAND NINE HUNDRED SIXTY-FIVE AND 66/100 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

TITLE SEARCH REPORT

Client: GBIF, LLC
Search Type: 40 Year
Fee: \$250.00
File No: 23-11190

CURRENT DEED INFORMATION

Address: 528 N. Montford Avenue Baltimore, MD 21205
Tenancy: Sole **Fee Type:** Fee Simple **Tax Lien Amount:** \$4,965.66
Vested In (Grantee): Maryland Scattered Sites, LLC S/O Martha Chapman, R.A.
9566 Deereco Road Timonium, MD 21093
From (Grantor): Jamb Development, LLC **Consideration:** \$ 5,000.00
Liber/Page: 19898/269 **Executed:** 11/30/2017
Tax ID No. 07-15-1654-044
Legal Description: 12X66

MORTGAGE / DEED OF TRUST

1. DOT

Beneficiary: Baltimore Community Lending, Inc. **Borrower:** Maryland Scattered Sites, LLC **Trustees:** David L. Thurston **Amount:** \$1,000,000.00 **Executed:** 11/30/2017 **Liber/Page:** 19812/105

2. DOT

Beneficiary: Baltimore Community Lending, Inc. **Borrower:** Maryland Scattered Sites, LLC **Trustees:** David L. Thurston **Amount:** \$1,000,000.00 **Executed:** 11/30/2017 **Liber/Page:** 19898/273

ESTATE INFORMATION

BANKRUPTCY SEARCH INFORMATION

OPEN TAX SALE CASE INFORMATION

NOTES

Search Date: 04/09/2024 **Current Through:** 04/08/2024

Exh. B.7 B

GBIF, LLC

* IN THE

* CIRCUIT COURT

v.

* FOR

MARYLAND SCATTERED SITES, LLC, et al.

* BALTIMORE CITY

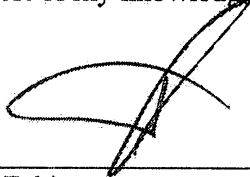
* CASE NO.: _____

AFFIDAVIT OF TITLE SEARCH – UNKNOWN OWNER

528 N. Montford Avenue

Pursuant to Maryland Rule 14-502 and Maryland Tax-Property Article § 14-838, I, Neil Eskin of Marquee Title, LLC, am over the age of 18 and am competent to make this affidavit, and I hereby certify that on 04/09/2024, I personally conducted a title examination for the property known as 528 N. Montford Avenue, 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.



Neil Eskin
Marquee Title, LLC

Date: 04/09/2024

Exhibit C

GBIF, LLC

* IN THE

* CIRCUIT COURT

v.

* FOR

MARYLAND SCATTERED SITES, LLC, et al.

* BALTIMORE CITY

* CASE NO.: _____

ABTRACTOR'S AFFIDAVIT OF TITLE SEARCH

528 N. Montford Avenue

Pursuant to Maryland Rule 14-502, I, Neil Eskin of Marquee Title, LLC, am over the age of 18 and am competent to make this affidavit, and I hereby certify that on 04/09/2024, I personally conducted a title examination for the property known as 528 N. Montford Avenue, 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.



Neil Eskin,
Marquee Title, LLC

Date: 04/09/2024

Exhibit C

528 N. Montford Avenue

GBIF, LLC	*	IN THE
c/o Eskin Law, LLC		
1700 Reisterstown Road, Suite 212	*	CIRCUIT COURT
Baltimore, MD 21208		
v.	*	FOR
Maryland Scattered Sites, LLC, et al.	*	BALTIMORE CITY
S/O Martha Chapman, R.A.		
9566 Deereco Road	*	CASE NO.: _____
Timonium, MD 21093		

COMPLIANCE WITH TAX-PROPERTY SECTION 14-833(a-1) AFFIDAVIT

Pursuant to Maryland Tax –Property SECTION 14-833(a-1), I, Neil Eskin, hereby certify that on September 28, 2023, I mailed by first-class certified mail, postage prepaid, return receipt requested, the first notice required by the statute to the following defendants:

1. Maryland Scattered Sites, LLC
9566 Deereco Road
Timonium, MD 21093
2. Baltimore Community Lending, Inc.
875 Hollins Street, Suite 301
Baltimore, MD 21201
3. Baltimore Impact Properties, LLC
9566 Deereco Road
Timonium, MD 21093

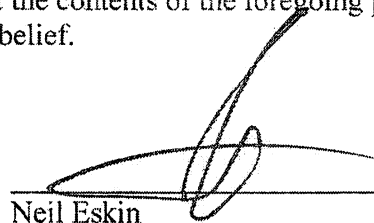
I further certify that on October 13, 2023, I mailed by first-class certified mail, postage prepaid, return receipt requested, the second notice required by the statute to the following defendants:

1. Maryland Scattered Sites, LLC
9566 Deereco Road
Timonium, MD 21093
2. Baltimore Community Lending, Inc.
875 Hollins Street, Suite 301
Baltimore, MD 21201
3. Baltimore Impact Properties, LLC
9566 Deereco Road
Timonium, MD 21093

Evidence of the mailing of the second notices is attached as Exhibit 1, 2, and 3 respectively.

I further certify and verify that the amount that shall be paid to redeem the property complies with the requirements of Code, Tax-Property Article, Section 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.

A handwritten signature in black ink, appearing to read "Neil Eskin", is written over a horizontal line.

Neil Eskin
Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208
(410) 343-9125
neil@eskin-law.com
CPFID#: 1406170091

23-11190



FEES
Postage Per Piece \$0.530
Certified Fee \$4.350
Return Receipt Fee \$3.500
Total Postage & Fees \$8.380

ARTICLE ADDRESSED TO:
Baltimore Community Lending, Inc.
875 Hollins Street, Suite 301
875 Hollins St Ste 301
Baltimore MD 21201-1253

9414 7118 9956 2016 1387 55

CERTIFIED MAIL
TRACKING NUMBER

23-11190



FEES
Postage Per Piece \$0.530
Certified Fee \$4.350
Return Receipt Fee \$3.500
Total Postage & Fees \$8.380

ARTICLE ADDRESSED TO:
Baltimore Impact Properties, LLC
9566 Deereco Rd
Timonium MD 21093-2119

9414 7118 9956 2016 1386 87

CERTIFIED MAIL
TRACKING NUMBER

23-11190



FEES
Postage Per Piece \$0.530
Certified Fee \$4.350
Return Receipt Fee \$3.500
Total Postage & Fees \$8.380

ARTICLE ADDRESSED TO:
Maryland Scattergood Sites, LLC
9566 Deereco Rd
Timonium MD 21093-2119

9414 7118 9956 2016 1386 84

CERTIFIED MAIL
TRACKING NUMBER

Exhibit 1-3