Tax Sale Certificate Foreclosure (Simplified)

Overview of System
Property Taxes Paid

Taxes, water bills, fines, etc. ["Taxes"]
Step 1. Property Taxes Not Paid

Tax Debt = Lien
Step 2. Notice to the Owner

Debt + penalties + costs of ads
Lien lifted

Taxes, water bills, fines, penalties, ad costs

Certificate Redeemed
Step 3. Tax Sale

Taxes, water bills, fines, penalties, ad costs, high bid premium (if applicable)
Notice to the Owner about Sale
Certificate Redeemed*

*Within 6 months of sale (3 months if vacant). After this time, certificate holder can move to step 4. (foreclosure)

Taxes, water bills, fines, penalties, ad costs, interest

Interest, costs

Certificate Redeemed*
Certificate Not Redeemed, No Foreclosure Filed ➞ Step 1

2 years
Step 4. Certificate Not Redeemed, Foreclosure Complaint Filed

Plaintiff

Defendant – anyone with an interest in the property
Certificate Redeemed, Case Dismissed

Taxes, water bills, fines, penalties, ad costs, interest, attorney’s fees

Interest, costs
Certificate Not Redeemed, Foreclosure Not Pursued → Step 1
Step 5. Certificate Not Redeemed, Foreclosure Judgment
http://sdat.resiusa.org/RealProperty/

This advertisement does not constitute or imply an endorsement, recommendation or favoring by the Department of Assessments and Taxation or the State of Maryland.

Click here for full disclaimer statement

Real Property Data Search (wr1)

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Select the Search Method

Select the county in which to search: BALTIMORE CITY

Select the search method to proceed: STREET ADDRESS

Continue
### Owner Information

- **Owner Name:** 1899 LIMITED LIABILITY COMPANY
- **Use:** COMMERCIAL
- **Principal Residence:** NO
- **Deed Reference:**
  1) FMC/3487/308
  2)

### Location & Structure Information

- **Premises Address:**
  - 3355 KESWICK RD
  - BALTIMORE MD 21211-2648

### Legal Description

- **Legal Description:** 155X300

### Map & Grid Information

<table>
<thead>
<tr>
<th>Map</th>
<th>Grid</th>
<th>Parcel</th>
<th>Sub District</th>
<th>Subdivision</th>
<th>Section</th>
<th>Block</th>
<th>Lot</th>
<th>Assessment Area</th>
<th>Plat No:</th>
<th>Plat Ref:</th>
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<td>3670A</td>
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<td>2</td>
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</table>

### Special Tax Areas

- Ad Valorem
- Tax Class

### Primary Structure Built

- **Year Built:** 1899
- **Enclosed Area:** 27,263 SF
- **Property Land Area:** 46,500.00 SF
- **County Use:** 67210

### Stories, Basement, Type, Exterior

<table>
<thead>
<tr>
<th>Stories</th>
<th>Basement</th>
<th>Type</th>
<th>Exterior</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

### Value Information

- **Base Value**
  - **As Of:** 01/01/2008
  - **Phase In Assessments:**
    - **As Of:** 07/01/2010
    - **As Of:** 07/01/2011

- **Land:**
  - **Value:** 830,000

- **Improvements:**
  - **Value:** 2,813,200

- **Total:**
  - **Value:** 3,643,200

- **Preferential Land:**
  - **Value:** 0

### Transfer Information

- **Date:** 03/11/2003
- **Price:** $225,000
- **Type:** NOT ARMS-LENGTH

### Exemption Information

- **Partial Exempt Amenities:** Clamps 07/21/2012 07/24/2014
Charter Record Search

Business entity filings made with the Department of Assessments and Taxation are in this database.

Name Search
To search by name, enter any number of characters of the name in the field provided.

When only one or two characters are entered, an exact match is processed on the Department’s defined search name. If more than two characters are entered, a wildcard search will occur.

Department ID Search
If you know the department ID, type it in the field provided.
### Charter Search Results for: 1899

<table>
<thead>
<tr>
<th>(Dept. ID)</th>
<th>Entity Name</th>
<th>Entity Detail</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>(W06185904)</td>
<td>1899 LIMITED LIABILITY COMPANY</td>
<td>General Info.</td>
<td>ACTIVE</td>
</tr>
<tr>
<td>(W07925761)</td>
<td>1899 HOLDINGS, LLC</td>
<td>General Info.</td>
<td>REVIVED</td>
</tr>
<tr>
<td>(Z12831822)</td>
<td>1899 SPECIAL MEMBER LLC</td>
<td>General Info.</td>
<td>ACTIVE</td>
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</table>
**Entity Name:** 1899 LIMITED LIABILITY COMPANY  
**Dept ID #:** W06185904

<table>
<thead>
<tr>
<th>General Information</th>
<th>Amendments</th>
<th>Personal Property</th>
<th>Certificate of Status</th>
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<tbody>
<tr>
<td><strong>Principal Office</strong> (Current):</td>
<td>UNIT 13</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>219 NORTH 19TH STREET</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>RICHMOND, VA 23223</td>
<td></td>
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<tr>
<td><strong>Resident Agent</strong> (Current):</td>
<td>JENNIFER L. KITCHIN</td>
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<tr>
<td></td>
<td>SUITE 105</td>
<td></td>
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<tr>
<td></td>
<td>3355 KESWICK ROAD</td>
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<td>BALTIMORE, MD 21211</td>
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<td><strong>Status:</strong></td>
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<tr>
<td><strong>Good Standing:</strong></td>
<td>Yes</td>
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<td><strong>Business Code:</strong></td>
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<td><strong>Date of Formation or Registration:</strong></td>
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<td><strong>State of Formation:</strong></td>
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<td><strong>Stock/Nonstock:</strong></td>
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<td><strong>Close/Not Close:</strong></td>
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</table>
CONNECTING THE DOTS BETWEEN ENTITIES

- Shared resident agent
- Identical mailing address
  - Principal Office
  - Tax Records
- Same attorney
- Patterns
MD JUDICIARY CASE SEARCH

This website provides public access to the case records of the Maryland Judiciary. Access to these records is governed by Maryland Rules 16-1001 through 16-1011, effective October 1, 2004. Acceptance of the following agreement is required to continue.

In Maryland, laws exist to ensure that state government is open and that the public has access to appropriate records and information in its possession. At the same time, both state and federal laws provide exceptions that serve various needs, including the privacy of individuals.

While much information is made available to the public through this site, some information may be restricted or require registration to obtain. All of the information collected at this site becomes a public record that may be subject to inspection and copying by members of the public, unless an exception in law exists.

Note:
If you believe information provided is inaccurate, please send written notice to the court where the original record was created or filed. For courthouse locations and contact information, see:
http://mdcourts.gov/courtdirectory/index.html

I have read, understand and agree to the terms, conditions, and limitations noted above

Continue

EFFECTIVE JULY 9, 2013 CASE SEARCH TO DISPLAY DATE OF BIRTH
http://www.courts.state.md.us/reference/mdcicure2/32d20d7f070913.html

Additional Information:
Maryland Access Rule: http://mdcourts.gov/access/re-accessstocntrecords.pdf
Case Search Notices: http://mdcourts.gov/casesearch2/notice.html
Maryland Judiciary Homepage: http://mdcourts.gov
<table>
<thead>
<tr>
<th>Case Number</th>
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<th>Date of Birth</th>
<th>Party Type</th>
<th>Court</th>
<th>Case Type</th>
<th>Case Status</th>
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<tbody>
<tr>
<td>24C030012564</td>
<td>524 E North Avenue, Baltimore, Md 21202</td>
<td></td>
<td>Other</td>
<td>Baltimore City Circuit Court</td>
<td>Foreclosure Rights Of Redemption</td>
<td>Closed/Inactive 04</td>
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</table>

CaseSearch will only display results for cases that exist and for which the case's existence or a person's identity is not protected information under Md.Rules 16-10-201.
BALTIMORE HOUSING CODE ENFORCEMENT

Housing Code Violations and Enforcement Status

Legend
- Vacant / Abandoned
- Other Notice
- Pending Court Date
- Court Order Obtained
- Stepped-Up Code Enforcement
- Properties with No Improvements Assessed
- Condemned Primary Structure
- Condemned Accessory Structure

Please note: The data used to describe property violation notices and legal status is updated every two weeks. The table that is displayed after you submit a search is updated daily, therefore, it is possible that the information on the map may not be as current as the table. Properties with "No Improvements Assessed" are often vacant lots. A "primary structure" is the main portion of a home or building. An "accessory structure" is detached from the primary structure, such as a garage, shed, etc.

For additional information, questions or concerns please contact the Legal Section by email or by calling (410) 396-4140.
## VACANTS TO VALUE

### Coldstream Homestead Montebello (Record Count: 36)

<table>
<thead>
<tr>
<th>Address</th>
<th>Vacant Building Notice Issued</th>
<th>Active Construction Permit</th>
<th>Owner</th>
<th>Last Recorded Deed</th>
<th>Code Enforcement Strategy</th>
<th>Current Activity</th>
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<tbody>
<tr>
<td>1611 E 32ND ST</td>
<td>09/03/2013</td>
<td></td>
<td>MARYLAND DEPT. OF HOUSING AND COMMUNITY DEVELOPMENT ADMIN.</td>
<td>04/17/2014</td>
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<tr>
<td>1800 E 32ND ST</td>
<td>10/31/2013</td>
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<td>EMMANUEL L. FRANCIS</td>
<td>06/30/2007</td>
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</tr>
<tr>
<td>1822 E 30TH ST</td>
<td>11/29/2013</td>
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<td>GREGORY A. LANE</td>
<td>05/15/2000</td>
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<tr>
<td>1800 E 31ST ST</td>
<td>12/04/2013</td>
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<td>DOUBLE EAGLE PROPERTIES, LLC</td>
<td>04/13/2009</td>
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<tr>
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<td>YOLANDA HOMES</td>
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<td>1616 E 20TH ST</td>
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<td>I5 MARYLAND PROPERTY HOLDINGS, LLC</td>
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<td>1819 E 30TH ST</td>
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<td>UFP BUSINESS TRUST</td>
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<td>1817 E 30TH ST</td>
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<td>JOYCE P. WALKER</td>
<td>06/18/2005</td>
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<td>VERLIA SANDERS</td>
<td>02/17/2004</td>
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<td>1620 E 29TH ST</td>
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<td>1629 E 29TH ST LLC</td>
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<td>1722 E 30TH ST</td>
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<td>SUSAN SALVADOR</td>
<td>06/18/2007</td>
<td>Streamlined Code Enforcement &amp; 5900 Citation Process</td>
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<td>1724 E 31ST ST</td>
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<td>PAUL AKLANIAN</td>
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<td>LUCY M.辦眼睛</td>
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