

Property Summary & Acquisition Strategy 2625 Greenmount Avenue, Baltimore, MD 21218

2625 Greenmount Avenue is a vacant property currently owned by FPBC LLC, a Maryland-based limited liability company engaged in extensive real estate investment and property management across Baltimore City. FPBC LLC, formed in 2019, operates out of 1028 N Collington Avenue in Baltimore and is registered with The Arata Group LLC, a Rockville-based firm serving as its official registered agent. The company's principal figure, Fernando V. Plastino, is the registered agent and managing principal for FPBC LLC as well as related entities, including Mapamin LLC. Both FPBC LLC and Mapamin LLC maintain mailing addresses linked to Plastino at 11108 Stackhouse Court in Potomac, Maryland. The Arata Group and Plastino's representation provide critical contact points for any legal or acquisition inquiries.

FPBC LLC owns a sizable portfolio, reportedly exceeding 175 properties throughout Baltimore, many of which suffer from vacancy, disrepair, or legal entanglements. This portfolio includes numerous residential properties in low-income neighborhoods, often boarded up and neglected, raising concerns among community advocates and city officials. 2625 Greenmount Avenue typifies this profile and, as such, presents both an opportunity and a series of significant risks for prospective acquisition.

Legal scrutiny surrounding FPBC LLC and its principal, Fernando Plastino, is intense and ongoing. The City of Baltimore, through its Department of Housing & Community Development, has initiated multiple legal actions aimed at remedying property neglect and enforcing rehabilitation. Notably, the City filed a receivership petition in May 2025 to appoint a receiver to oversee vacant properties owned by FPBC LLC, including properties like 2625 Greenmount Avenue. This receivership case is active and scheduled for further hearings later in the year. The City's legal efforts underscore the seriousness of compliance issues and the potential for court-appointed intervention in property management. A prior receivership petition filed in 2021 was dismissed but has since been renewed, reflecting continuing challenges.

Beyond receivership, FPBC LLC and Fernando Plastino face a broad spectrum of landlord-tenant litigation, including eviction suits, rent escrow claims, and tenant disputes. While some cases have been dismissed, many remain active, highlighting ongoing difficulties in property management and tenant relations. FPBC LLC is also embroiled in foreclosure proceedings and contract disputes, compounding the legal complexities surrounding its assets.

For a potential purchaser, these legal factors create a multi-layered risk profile that demands meticulous due diligence. Confirming current ownership status, identifying outstanding liens, tax delinquencies, and reviewing ongoing litigation is essential to accurately assess acquisition viability and post-purchase liabilities. A detailed physical inspection is equally crucial to evaluate the property's condition, scope of rehabilitation needed, and compliance with municipal codes.

Negotiating the acquisition requires balancing the property's inherent value against the operational and legal risks posed by FPBC LLC's extensive litigation history and the City's active enforcement actions. The distressed nature of the property and mounting legal pressures may afford leverage to secure a purchase price that reflects these risks. However, any acquisition offer should incorporate contingencies tied to resolution or favorable management of receivership and litigation proceedings to safeguard buyer interests.

Engagement with FPBC LLC must proceed through formal channels, typically beginning with The Arata Group LLC as the registered agent. Outreach to Fernando Plastino or his known legal representatives, such as attorney James W. Holderness (who represents related entities like Mapamin LLC), will be necessary to advance negotiations. Parallel communication with Baltimore's Department of Housing & Community Development may provide insights into city expectations, possible incentives for rehabilitation, and alignment with broader neighborhood revitalization initiatives.

Finally, acquiring 2625 Greenmount Avenue within this context requires comprehensive contingency planning. The prospect of protracted legal battles or court-appointed receivership could impact timeline and operational control post-acquisition. Prospective buyers should develop phased acquisition and rehabilitation strategies compatible with ongoing judicial oversight and sensitive to community concerns.

In summary, 2625 Greenmount Avenue offers significant potential as a redevelopment asset in Baltimore's evolving real estate landscape. However, the property's entanglement with FPBC LLC's broad portfolio of legal and operational challenges demands a highly informed, cautious, and strategic approach. A successful acquisition will hinge on thorough due diligence, calibrated negotiation, stakeholder collaboration, and readiness to navigate a complex legal environment.

I. Property Overview

- **Address:** 2625 Greenmount Avenue, Baltimore, MD 21218
- **Current Owner:** FPBC LLC (Baltimore property and tax records)
- **Property Status:** Vacant / Boarded-up (consistent with typical FPBC holdings; requires verification via site visit and city records)
- **Property Type:** Residential or mixed-use (based on neighborhood context and comparable FPBC portfolio assets)
- **Assessed Value & Taxes:** Obtain updated property tax assessments and lien information through Baltimore City property and tax databases for precise financial standing.

II. Ownership & Corporate Structure

- **FPBC LLC**
 - **Type:** Maryland Domestic Limited Liability Company
 - **Date of Formation:** March 7, 2019
 - **Principal Office Address:** 1028 N Collington Avenue, Baltimore, MD 21205
 - **Resident Agent:** The Arata Group LLC
 - 152 Rollins Avenue, Suite 215, Rockville, MD 20852
 - **Authorized Persons:**
 - Fernando V Plastino (Primary principal and registered agent for related entities)
 - Cesar Humberto Fernandez
 - Gerardo F Balangero (Officer)
 - **Business Focus:** Real estate investment and management focused on Baltimore City properties
 - **Portfolio Size:** Controls or owns at least 175 properties, many vacant or distressed
- **Mapamin, LLC** (Related Entity)
 - Address: 11108 Stackhouse Court, Potomac, MD 20854
 - Resident Agent / Principal: Fernando V Plastino
 - Engaged in similar property holdings and currently subject to receivership proceedings
- **The Arata Group LLC**
 - Resident Agent for FPBC LLC and other entities
 - Address: 152 Rollins Avenue, Suite 215, Rockville, MD 20852
 - Acts as registered agent facilitating service of process and legal correspondence

III. Key Contacts & Legal Representation



IV. Legal & Litigation Status

FPBC LLC and Fernando Plastino's portfolio face substantial legal challenges:

- **Receivership Actions:**
 - The City of Baltimore has filed multiple petitions for appointment of receivers over FPBC LLC properties due to property neglect and vacancy concerns.

- Current open receivership case (D-01-CV-25-021114) filed May 29, 2025, with a show cause hearing set for August 20, 2025.
- Prior receivership efforts (2021) were dismissed but are now renewed and active.
- Similar receivership proceedings are underway against Mapamin, LLC, a related entity controlled by Plastino.
- **Evictions & Tenant Disputes:**
 - Numerous eviction and rent escrow cases have been filed against FPBC LLC and Fernando Plastino, reflecting ongoing tenant-management conflicts.
 - Some cases have been dismissed; others remain active.
- **Foreclosures & Contract Disputes:**
 - FPBC LLC is involved in several foreclosure and contract breach litigations, indicating financial or operational difficulties.
- **Implications:**
 - These legal proceedings may impose restrictions or complications on ownership transfer, property management, or rehabilitation efforts.
 - Active receivership means the court may appoint a third party to oversee property management, potentially superseding the owner's control.

V. Acquisition Strategy:

1. **Due Diligence:**
 - Obtain comprehensive title and lien reports.
 - Confirm all existing legal encumbrances, including ongoing receivership and foreclosure actions.
 - Conduct thorough property inspection to assess physical condition and occupancy.
2. **Legal Review:**
 - Engage specialized real estate and litigation counsel experienced in receivership, landlord-tenant law, and Baltimore property enforcement.
 - Review court filings, receivership petitions, and city enforcement actions.
 - Understand risks related to inheriting tenant litigation or city-imposed rehabilitation requirements.
3. **Negotiation:**
 - Use ongoing legal and financial pressure on FPBC LLC as leverage for a favorable purchase price.
 - Structure purchase contingencies to allow withdrawal or renegotiation if receivership or legal risks escalate.
 - Explore opportunities to coordinate with Baltimore's Housing & Community Development Department for rehabilitation incentives or grants.
4. **Stakeholder Engagement:**
 - Reach out formally via The Arata Group LLC as registered agent to initiate dialogue.
 - Attempt to engage Fernando Plastino or his legal counsel (e.g., James W. Holderness for Mapamin LLC) for negotiations.
 - Coordinate with city agencies to align acquisition with neighborhood revitalization goals and compliance expectations.
5. **Risk Mitigation & Contingency Planning:**
 - Prepare for potential delays or operational interruptions due to receivership or litigation.
 - Consider phased acquisition or partnership structures to mitigate exposure.
 - Develop rehabilitation and management plans compliant with municipal codes and responsive to community needs.

VI. Conclusion

The acquisition of 2625 Greenmount Avenue involves substantial opportunity but also considerable legal and operational complexity, given the involvement of FPBC LLC, Fernando Plastino, and the City of Baltimore's active legal oversight. A careful, well-supported acquisition process that integrates legal due diligence, strong negotiation tactics, and strategic stakeholder collaboration is essential for success.

Real Property Data Search ()
Search Result for BALTIMORE CITY

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:Ward - 09 Section - 04 Block - 4070A Lot - 015

Owner Information

Owner Name:FPBC LLC

Use:RESIDENTIAL

Principal Residence:NO

Mailing Address:1221 N. EDEN ST.
BALTIMORE MD 21213-

Deed Reference:/23357/ 0127

Location & Structure Information

Premises Address:2625 GREENMOUNT AVE
BALTIMORE 21218-4724

Legal Description:14-6X90

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0009 0000 0000 9040257.03 0000 04 4070A 015 2023 Plat Ref:

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use

192011230

StoriesBasement TypeExterior QualityFull/Half Bath GarageLast Notice of Major Improvements

RENTAL DW / 0

Value Information

Base ValueValuePhase-in Assessments

As ofAs ofAs of

01/01/202307/01/202407/01/2025

Land:7,00012,000

Improvements24,00053,100

Total:31,00065,10053,73365,100

Preferential Land:00

Transfer Information

Seller: OMIKORO, OPETE RUTHDate: 07/08/2021Price: \$70,000

Type: ARMS LENGTH IMPROVEDDeed1: MB /23357/ 0127Deed2:

Seller: MOHAMED, FARZANDate: 01/29/2009Price: \$3,000

Type: NON-ARMS LENGTH OTHERDeed1: FMC /11331/ 00069Deed2:

Seller:Date:Price:

Type:Deed1:Deed2:

Exemption Information

Partial Exempt Assessments:Class07/01/202407/01/2025

County:0000.00

State:0000.00

Municipal:0000.000.000.000.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No ApplicationDate:

Name / Entity	Role / Title	Full Address	Phone(s)	Email(s)	Notes
Fernando V. Plastino	Principal / Registered Agent	11108 Stackhouse Court, Potomac, MD 20854	(305) 935-9426; (305) 935-8721; (305) 932-5975; (206) 919-5554; (301) 765-5081	info@tocajuniors.com	Also Registered Agent for Baltbrick LLC, Baltpec LLC; principal at multiple entities
Fernando V. Plastino		9891 Northwest 51 Terrace, Doral, FL 33178			Registered agent for FERSAN LLC
Cesar Humberto Fernandez	Authorized Person / Manager	1028 North Collington Avenue, Baltimore, MD 21205			Manager of FPBC LLC and FERSAN LLC
Cesar Humberto Fernandez		9207 Cambridge Manor Ct, Potomac, MD 20854			Principal place of business for FERSAN LLC
Gerardo F. Balangero	Officer / Principal at The Arata Group	152 Rollins Avenue, Suite 215, Rockville, MD 20852	(301) 770-0053; (240) 499-8789; (240) 328-6942; (240) 401-0939	gbalangero@hotmail.com; gerardob@balangero-arata.com	Registered agent for FPBC LLC; possible family connections via phone numbers
Paula Arata	Principal, Arata Group LLC	152 Rollins Avenue, Suite 215, Rockville, MD 20852	(301) 770-0053; 240-740-6613	Paula_M_Arata@mcpsmd.org; https://www.linkedin.com/in/paula-arata-a88b3085/	Financial Specialist; education sector contact
FPBC LLC	Property Owner / LLC	1028 North Collington Avenue, Baltimore, MD 21205			Maryland LLC, many properties in Baltimore
The Arata Group LLC	Registered Agent	152 Rollins Avenue, Suite 215, Rockville, MD 20852	(301) 770-0053	gerardob@balangero-arata.com	Registered agent for FPBC LLC
Mapamin, LLC	LLC related to Plastino	11108 Stackhouse Court, Potomac, MD 20854			Under receivership, legal counsel: James Holderness
James W. Holderness	Legal Counsel for Mapamin, LLC / Attorney at Law	4115 Wilkens Avenue, Suite 102, Baltimore, MD 21229; 1029 N Calvert Street, STE 300, Baltimore, MD 21202	(443) 575-6296; (410) 752-4443	https://www.linkedin.com/in/jim-holderness-920264127/	Attorney handling receivership and litigation cases
FERSAN LLC	Florida LLC	9207 Cambridge Manor Ct, Potomac, MD 20854			Florida LLC owned by Plastino and Fernandez
Baltbrick LLC	Business affiliation	11108 Stackhouse Court, Potomac, MD 20854; 1221 N Eden St, Baltimore, MD 21213			Registered Agent: Fernando Plastino
Baltpec LLC	Business affiliation	12112 Heritage Park Circle, Silver Spring, MD 20906			Principal: Fernando Plastino



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Record Count : 5 (To organize your search click on the appropriate heading.)

Address	Vacant Building	Legal Received	Date Filed	Date Returned to Field Office	Last/Next Court Date	Date Court-Ordered Action Due
2625 GREENMOUNT AVE		04/08/2019	04/25/2019	02/19/2020	02/19/2020	Click for information on Court Order
2625 GREENMOUNT AVE		04/08/2019	04/25/2019	02/19/2020	02/19/2020	Click for information on Court Order
2625 GREENMOUNT AVE		04/08/2019	04/25/2019	02/19/2020	02/19/2020	Click for information on Court Order
2625 GREENMOUNT AV	Y	08/06/2009	08/06/2009	11/17/2009	11/10/2009	Click for information on Court Order
2625 GREENMOUNT AVE	Y	10/31/2007	12/22/2007	09/16/2008	11/18/2008	Click for information on Court Order

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

[Permits](#) | [Property Registration](#) | [Code Enforcement](#) | [Community Services](#) | [Resident Services](#) | [HCVP](#) | [Public Housing](#) | [Document Central](#)

[Developers](#) | [Jobseekers](#) | [Contractors](#) | [Homebuyers](#) | [Landlords](#) | [Residents](#)

[Home](#) | [Site Map](#)

Alice Kennedy, Commissioner

Mayor Brandon M. Scott -



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



This list contains citations issued by Baltimore Housing since January 1, 2016. This is not a complete citation history. Please be aware that the address associated with the citation is the location of the violation. If you are the owner of a property listed here you may not have received the citation because others may be legally responsible for the violation. Examples include: citations issued to the tenant or occupant; citations for illegal dumping; and citations to neighboring properties owners where the trash was placed near the address listed.

Record Count : 10 Citation (To organize your search click on the appropriate heading.)

	Citation Number	Description	Address	Issue Date	District	Neighborhood
See Photo	55492078	Trash accumulation in and around property	2625 GREENMOUNT AVE	4/5/2019	552	BETTER WAVERLY
See Photo	55434005	Fail to abate Viol notice	2625 GREENMOUNT AVE	1/17/2019	552	BETTER WAVERLY
See Photo	55433999	Fail to abate Viol notice	2625 GREENMOUNT AVE	1/17/2019	552	BETTER WAVERLY
See Photo	55433981	Fail to abate Viol notice	2625 GREENMOUNT AVE	1/17/2019	552	BETTER WAVERLY
See Photo	55415020	Fail to abate Viol notice	2625 GREENMOUNT AVE	12/20/2018	552	BETTER WAVERLY
See Photo	55415012	Fail to abate Viol notice	2625 GREENMOUNT AVE	12/20/2018	552	BETTER WAVERLY
See Photo	55132831	Exterior sanitary maintenance – general	2625 GREENMOUNT AVE	2/18/2018	552	BETTER WAVERLY
See Photo	54822200	Exterior sanitary maintenance – general	2625 GREENMOUNT AVE	5/17/2017	552	BETTER WAVERLY
See Photo	54822192	High Grass and Weeds	2625 GREENMOUNT AVE	5/17/2017	552	BETTER WAVERLY
See Photo	54677091	Registration Citation	02625 GREENMOUNT AVE	1/18/2017	552	BETTER WAVERLY

For more information on open violation notices please contact your Housing Inspection area office. [Click here](#) for address and phone number information for the nine Housing Inspection area offices.

[Permits](#) | [Property Registration](#) | [Code Enforcement](#) | [Community Services](#) | [Resident Services](#) | [HCVP](#) | [Public Housing](#) | [Document Central](#)

[Developers](#) | [Jobseekers](#) | [Contractors](#) | [Homebuyers](#) | [Landlords](#) | [Residents](#)

[Home](#) | [Site Map](#)

Alice Kennedy, Commissioner

Mayor Brandon M. Scott -

Notice Number: 2499868A

Inspector:

Name: Robert Smith2

Phone: (410)545-7550

Area Office: 5225 York Road
Baltimore, MD 21212

Location of Violation:

Address: 2625 GREENMOUNT AVE

Block: 4070A Lot: 015

Violation:

Issued: 04/27/2025

Number: 2499868A

A Housing Code Enforcement Official inspected the property listed above and determined the property was in violation of the Building, Fire and Related Codes of Baltimore City. You are hereby ORDERED to obtain all required permits and to correct all the items cited on this notice on or before May 27, 2025. Individual items on this notice may require earlier completion as noted.

Violation

Item # 1:

Complete within 30 Days

Location: SIDE OF BUILDING WITH GRAFFITI

Violation: Sec. 304.25 PMCBC - Exterior surface of structure defaced by carving, marking or graffiti. Restore surface to an approved state of maintenance. Please read the Lead Warning Statement printed at the end of this notice.

If you need further help or information please telephone the inspector listed above.

Authority Of Commissioner To Order Repairs At Your Expense

If the premises are not kept clean, the building is not kept secure, and/or the building is not rehabilitated or maintained in accordance with minimum maintenance standards as ordered, or the property presents a health hazard, or nuisance as defined in the Baltimore City Health Code section 5-101, the city is authorized to do all or any part of the required work, or to demolish and remove the building or any part thereof, the cost of which will become both a lien against the property and a personal debt owed by all persons having an interest in the property.

Penalties

Failure to correct each violation in the time and manner prescribed is a criminal misdemeanor subject to a fine of up to \$500 per day. A violation may also be enforced by Court



Notice Number: 2499868A

Order and civil penalty. In addition to initiating prosecution or other legal enforcement proceedings the Commissioner or an authorized representative of the Commissioner is authorized to complete all required work without further notice. The expense of the work will be both a personal debt and a lien against the property.

Certain violations of the BFCRCB and Zoning Code carry penalties that exceed the \$500 fine per day and in some cases may include incarceration.

Abatement Procedure

Work must be inspected and approved before this notice will be abated. Contact your area housing office at the number listed on page 1 to schedule an inspection when corrections have been completed. An abatement letter will be sent upon verifying satisfactory completion. All repairs, maintenance work, alterations, or installations must be done in a workmanlike manner. The Housing Code Official for your area may extend the time within which to comply with any item on this notice.

Administrative Review

Violations of the Zoning Code of Baltimore City:

An appeal of a zoning violation must be requested within 10 business days from the date of service upon you, on forms provided by the Zoning Administrator. Forms and assistance may be obtained at 417 E. Fayette Street, Baltimore, Maryland 21202, Room 100, 410-396-4126. Appeals of a zoning violation are heard before the Board of Municipal Zoning Appeals.

Violations of the Building, Fire and Related Codes of Baltimore City:

You have the right to request an administrative review of any violation notice and order of the BFCRCB. Your request must: 1) be in writing; 2) be made within 10 days of service upon you; 3) set forth in full the reasons for review; and 4) be mailed certified or registered mail, return receipt requested to Deputy Commissioner, Permit and Code Enforcement at 417 E. Fayette Street, 3rd Floor, Baltimore, Maryland, 21202.

A request for a review of a condemnation or other notice or order with a completion date of less than 10 days must be made before the expiration of the notice. In emergency situations this review procedure may not be available.

Separate appeal request must be made if you are appealing violations of both the Zoning Code and the BFCRCB.

Lead Warning Statement

Many homes built before 1978 were painted using lead-based paint. Lead-based paint is particularly dangerous if it is chipping or peeling. If a home has been cited for chipping paint



Notice Number: 2499868A

and this paint is lead-based paint, it places young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. In certain circumstances you must employ lead-safe work practices to correct paint violations. If you would like more information on lead poisoning prevention and lead-safe work practices, contact Department of Housing & Community Development Light Program at 410-396-3023 or the Baltimore City Health Department Childhood Lead Poisoning Prevention Program at 443-984-2460 or the Green & Healthy Homes Initiative by e-mail at marylandprograms@ghhi.org or by telephone at 410-534-6447 or 1-800-370-5323.

Property Registration

All non-owner occupied residential dwelling units and rooming units must be registered with the Commissioner of Department of Housing & Community Development. The Baltimore City Code, Article 13, Subtitle 4-2, requires every owner of a non-owner occupied dwelling unit, "whether occupied or vacant, whether it is producing revenue or not producing revenue, whether habitable or not habitable" shall file a registration statement with the Housing Commissioner. This must be done upon any transfer of the property and every September 1st thereafter. Failure to register your property in the time and manner prescribed is a criminal misdemeanor subject to a fine of up to \$500 per day. A violation may also be enforced by Court Order, civil penalty and environmental citation. More information on Property Registration is available online at dhcd.baltimorehousing.org. The Property Registration & Licensing Office is located at 417 E. Fayette Street, Room 100 and they are open Monday - Friday, 8:30 a.m. - 4:30 p.m.

For your reference:

- BFRCBC - Building, Fire and Related Codes of Baltimore City
- PMCBC - Property Maintenance Code of Baltimore City
- FCBC - Fire Code of Baltimore City
- NEC - National Electric Code
- Zoning - Zoning Code of Baltimore City
- ART. 13 - Article 13 of the Baltimore City Code
- Ann. Code - Annotated Code of Maryland
- ORD - Ordinance
- BCPC - Baltimore City Plumbing Code
- HE - Health Article
- IMC - Mechanical Code of Baltimore City





CODE VIOLATION NOTICE AND ORDER
By Authority of the Mayor and City Council of Baltimore

BRANDON M. SCOTT
MAYOR

ALICE KENNEDY
COMMISSIONER

Page 4 of 4

Notice Number: 2499868A

Go to <http://www.baltimorecity.gov/Government/CityCharterCodes.aspx> to view many of these codes.

For More Information:

For your convenience Department of Housing & Community Development provides information on outstanding violation notices, permits, housing court dockets and housing court orders. To access this information simply visit dhcd.Baltimorehousing.org and select Code Enforcement from the dropdown menu.

If you need more information regarding this notice or how to comply please telephone the inspector

Signature of recipient if hand delivered

Date

Print Name



FPBC DEVELOPMENT LLC: W22562433

Department ID Number:	W22562433
Business Name:	FPBC DEVELOPMENT LLC
Principal Office: 	1028 N COLLINGTON AVENUE BALTIMORE MD 21205
Resident Agent: 	THE ARATA GROUP, L.L.C. 152 ROLLINS AVENUE SUITE 215 ROCKVILLE MD 20852
Status:	ACTIVE
Good Standing:	THIS BUSINESS IS IN GOOD STANDING
Business Type:	DOMESTIC LLC
Business Code:	20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:	01/20/2022
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

FPBC LLC: W19489145

Department ID Number:	W19489145
Business Name:	FPBC LLC
Principal Office: 	1028 N COLLINGTON AVENUE BALTIMORE MD 21205
Resident Agent: 	THE ARATA GROUP, L.L.C. 152 ROLLINS AVENUE SUITE 215 ROCKVILLE MD 20852
Status:	ACTIVE
Good Standing:	THIS BUSINESS IS IN GOOD STANDING
Business Type:	DOMESTIC LLC
Business Code:	20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:	03/07/2019
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

ARTICLES OF ORGANIZATION

The undersigned, with the intention of creating a Maryland Limited Liability Company files the following Articles of Organization:

(1) The name of the Limited Liability Company is:
FPBC LLC (W19489145)

(2) The purpose for which the Limited Liability Company is filed is as follows:
REAL ESTATE, COMMERCIAL AND RESIDENTIAL LAND INVESTING, PERSONAL
PROPERTY, TRUST AND FINANCIAL ACTIVITIES, MARKETING, MANAGEMENT,
INTERNATIONAL AND DOMESTIC REAL ESTATE ACTIVITIES

(3) The address of the Limited Liability Company in Maryland is:
11108 STACKHOUSE CT, POTOMAC, MD, 20854

(4) The Resident Agent of the Limited Liability Company in Maryland is:
FERNANDO V PLASTINO

whose address is:
11108 STACKHOUSE CT, POTOMAC, MD, 20854

(5) Signature(s) of Authorized Person(s):

CESAR HUMBERTO FERNANDEZ

FERNANDO V PLASTINO

(6) Signature(s) of Resident Agent(s):

FERNANDO V PLASTINO

(7) Filing party's name and return address:

CESAR HUMBERTO FERNANDEZ, 11108 STACKHOUSE
CT, POTOMAC, MD, 20854

I hereby consent to my designation in this document.

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L11000136746

Entity Name: FERSAN LLC

Current Principal Place of Business:

9207 CAMBRIDGE MANOR CT
POTOMAC, MD 20854

Current Mailing Address:

9207 CAMBRIDGE MANOR CT
POTOMAC, MD 20854 US

FEI Number: 47-4101592

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

PLASTINO, FERNANDO V.
9891 NORTH WEST 51 TERRACE
DORAL, FL 33178 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: FERNANDO V PLASTINO

03/10/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name FERNANDEZ, CESAR HUMBERTO
Address 1028 NORTH COLLINGTON
City-State-Zip: BALTIMORE MD 21205

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CESAR FERNANDEZ

MGN

03/10/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date

Real Property Data Search ()

Search Result for BALTIMORE CITY

No Ground Rent Redemption on File

No Ground Rent Registration on File

Special Tax Recapture: None

Account Number:

Ward - 08 Section - 13 Block - 1569 Lot - 029

Owner Information

Owner Name:

FPBC LLC

Use:

RESIDENTIAL

Principal Residence:

NO

Mailing Address:

11108 STACKHOUSE CT
POTOMAC MD 20854-0000

Deed Reference:

/21370/ 0119

Location & Structure Information

Premises Address:

1028 N COLLINGTON AVE
BALTIMORE 21205-1212

Legal Description:

12-2X70

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:

0008 0000 0000 8030241.03 0000 13 1569 029 2023 Plat Ref:

Town: None

Primary Structure BuiltAbove Grade Living AreaFinished Basement AreaProperty Land AreaCounty Use

1915 11130

StoriesBasement Type ExteriorQualityFull/Half Bath GarageLast Notice of Major Improvements

RENTAL DW / 0 1 full

Value Information

Base Value

Value

Phase-in Assessments

As of

As of

As of

01/01/2023

07/01/2024

07/01/2025

Land:

9,000

9,000

Improvements

33,200

35,000

Total:

42,200

44,000

43,400

44,000

Preferential Land:

0

0

Transfer Information

Seller: SINGLETARY, KENNETH

Date: 08/29/2019

Price: \$25,000

Type: ARMS LENGTH IMPROVED

Deed1: MB /21370/ 0119

Deed2:

Seller: ANTHONY, BETTY

Date: 06/18/2007

Price: \$10,000

Type: NON-ARMS LENGTH OTHER

Deed1: FMC /09585/ 00555

Deed2:

Seller:

Date:

Price:

Type:

Deed1:

Deed2:

Exemption Information

Partial Exempt Assessments:

Class

07/01/2024

07/01/2025

County:

000

0.00

State:

000

0.00

Municipal:

000

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:

RESOLUTION

TO CHANGE PRINCIPAL OFFICE OR RESIDENT AGENT

Business Name: FPBC LLC (W19489145)

State of Formation: MD

Change Principal Office Address

From: 11108 STACKHOUSE CT
POTOMAC, MD 20854

To: 1028 N COLLINGTON AVENUE
BALTIMORE, MD 21205

Change Resident Agent Name and Address

From: FERNANDO V PLASTINO

To: THE ARATA GROUP, L.L.C.

11108 STACKHOUSE CT
POTOMAC, MD 20854

152 ROLLINS AVENUE
SUITE 215
ROCKVILLE, MD 20852

I certify under penalties of perjury the foregoing is true.

Signed: CESAR FERNANDEZ, AUTHORIZED PERSON

Officer/Authorized Person/Partner

I hereby consent to my designation in this document as
resident agent for this entity.

Signed:

Resident Agent

Signed: GERARDO F BALANGERO, OFFICER

Signed:

Resident Agent

Signed: *Resident Agent*

Signed: *Resident Agent*

Resident Agent

Resident Agent

BALTBRICK LLC: W21325980

Department ID Number:	W21325980
Business Name:	BALTBRICK LLC
Principal Office: 	152 ROLLINS AVENUE, SUITE 215 ROCKVILLE MD 20852
Resident Agent: 	THE ARATA GROUP, L.L.C. 152 ROLLINS AVENUE SUITE 215 ROCKVILLE MD 20852
Status:	ACTIVE
Good Standing:	THIS BUSINESS IS IN GOOD STANDING
Business Type:	DOMESTIC LLC
Business Code:	20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:	01/19/2021
State of Formation:	MD
Stock Status:	N/A
Close Status:	N/A

ARTICLES OF ORGANIZATION

The undersigned, with the intention of creating a Maryland Limited Liability Company files the following Articles of Organization:

(1) The name of the Limited Liability Company is:

BALTBRICK LLC (W21325980)

(2) The address of the Limited Liability Company in Maryland is:

11108 STACKHOUSE CT, POTOMAC, MD, 20854

(3) In order to operate in Maryland, will the registering entity require a business or industry license that is issued by the state or any other local agency?

No

(4) The Resident Agent of the Limited Liability Company in Maryland is:

FERNANDO V PLASTINO

whose address is:

11108 STACKHOUSE CT, POTOMAC, MD, 20854

(5) Signature(s) of Authorized Person(s):

MARIA FLORENCIA CRISPINO

NICOLAS BARBE

(6) Signature(s) of Resident Agent(s):

FERNANDO V PLASTINO

(7) Filing party's name and return address:

MARIA FLORENCIA CRISPINO, 11108 STACKHOUSE CT,
POTOMAC, MD, 20854

I hereby consent to my designation in this document.

ARTICLES OF ORGANIZATION

The undersigned, with the intention of creating a Maryland Limited Liability Company files the following Articles of Organization:

(1) The name of the Limited Liability Company is:

MAPAMIN LLC (W19994318)

(2) The address of the Limited Liability Company in Maryland is:

11108 STACKHOUSE CT, POTOMAC, MD, 20854

(3) The Resident Agent of the Limited Liability Company in Maryland is:

FERNANDO V PLASTINO

whose address is:

11108 STACKHOUSE CT, POTOMAC, MD, 20854

(4) Signature(s) of Authorized Person(s):

PAULA ANDREA CHAVERO

JORGE MAURICIO GUZMAN

(5) Signature(s) of Resident Agent(s):

FERNANDO V PLASTINO

(6) Filing party's name and return address:

PAULA ANDREA CHAVERO, 11108 STACKHOUSE CT,
POTOMAC, MD, 20854

I hereby consent to my designation in this document.

ARTICLES OF ORGANIZATION

The undersigned, with the intention of creating a Maryland Limited Liability Company files the following Articles of Organization:

(1) The name of the Limited Liability Company is:
FPBC LLC (W19489145)

(2) The purpose for which the Limited Liability Company is filed is as follows:
REAL ESTATE, COMMERCIAL AND RESIDENTIAL LAND INVESTING, PERSONAL
PROPERTY, TRUST AND FINANCIAL ACTIVITIES, MARKETING, MANAGEMENT,
INTERNATIONAL AND DOMESTIC REAL ESTATE ACTIVITIES

(3) The address of the Limited Liability Company in Maryland is:
11108 STACKHOUSE CT, POTOMAC, MD, 20854

(4) The Resident Agent of the Limited Liability Company in Maryland is:
FERNANDO V PLASTINO

whose address is:
11108 STACKHOUSE CT, POTOMAC, MD, 20854

(5) Signature(s) of Authorized Person(s):

CESAR HUMBERTO FERNANDEZ

FERNANDO V PLASTINO

(6) Signature(s) of Resident Agent(s):

FERNANDO V PLASTINO

(7) Filing party's name and return address:

CESAR HUMBERTO FERNANDEZ, 11108 STACKHOUSE
CT, POTOMAC, MD, 20854

I hereby consent to my designation in this document.

BALTBRICK LLC: W21325980

Annual Report/Personal Property

Mailing Address:  BALTBRICK LLC
1221 N EDEN ST
BALTIMORE MD 21213

Annual Report/Personal Property Tax Filings

Asmt. Year	Date Filed	Extension	Penalty Amount	Date Penalty Paid
2025	04/22/2025	No		
2024	04/27/2024	No		
2023	04/27/2023	No		
2022	04/05/2022	No		
2021		No		
2020		No		
2019		No		
2018		No		
2017		No		
2016		No		

Personal Property Assessments Summary (Select year to view details)

Asmt. Year	County Base	Town Base	Date Certified
2025	0	0	04/23/2025
2024	0	0	04/29/2024
2023	0	0	04/28/2023
2022	0	0	04/06/2022
	0	0	
	0	0	

Privacy - Terms

RESOLUTION

TO CHANGE PRINCIPAL OFFICE OR RESIDENT AGENT

Business Name: BALTBRICK LLC (W21325980)State of Formation: MD

Change Principal Office AddressFrom: 11108 STACKHOUSE CT
POTOMAC, MD 20854To: 152 ROLLINS AVENUE, SUITE 215
ROCKVILLE, MD 20852

Change Resident Agent Name and Address

From: FERNANDO V PLASTINO

To: THE ARATA GROUP, L.L.C.

11108 STACKHOUSE CT
POTOMAC, MD 20854152 ROLLINS AVENUE
SUITE 215
ROCKVILLE, MD 20852

I certify under penalties of perjury the foregoing is true.Signed: MARIA FLORENCIA CRISPINO, AUTHORIZED PERSON
.....
Officer/Authorized Person/Partner

I hereby consent to my designation in this document as
resident agent for this entity.

Signed:

Signed: GERARDO F BALANGERO, OFFICER

Signed:

.....
Signed: *Resident Agent*.....
Signed: *Resident Agent*.....
Signed: *Resident Agent*.....
Signed: *Resident Agent*

Maryland Judiciary Case Search

NOTICE: Available

Case Detail

Case Information

Court System: **District Court For - Civil**

Location: **Fayette Ave**

Case Number: **01-01-0015462-2023**

Title: **HILL, MELIK vs PLASTINO, FERNANDO**

Case Type: **Rent Escrow**

Filing Date: **09/01/2023**

Case Status: **Closed**

Causes Information

File Date: **09/01/2023**

Cause Description: **001 ; REGULAR CLAIM**

Filed By: **Plaintiff**

Filed Against: **Defendant**

Remedy Type	Amount	Comment
Not Applicable	\$0.00	RENT ESCROW ; DISMISSED BY COURT

Involved Parties Information

Defendant

Name: **PLASTINO, FERNANDO**

Address: **1221 EDEN ST**

City: **BALTIMORE** State: **MD** Zip Code: **21213**

Plaintiff

Name: **HILL, MELIK**

Address: **2918 ULMAN AVE**

City: **BALTIMORE** State: **MD** Zip Code: **21215**

Judgment Information

Case Judgment Comment History

Amount: 0.00 Interest: 0.00 Atty_Fee: 0.00 Judg_Cost: 0.00 Other_Amount: 0.00 Poss_of_Prop: 0.00
Damages_Pop: 0.00 Value_of_Prop: 0.00 Damgs_Val_of_Prop: 0.00 Repl_Detn_Amnt: 0.00 Judg_Type: DSML
Judg_District: 01 Judg_Location: 01 Judg_Date: 10/13/2023 Date_Entered: 10/13/2023

Judgment Event Type: **Dismissed - Court**

Judge: **Greene, Latina Burse**

Document Information

File Date: **09/01/2023**

Document Name: **Initial Case Filing**

Comment: **; FILN ; 1SD ; INITIAL FILING OF RENT ESCROW**

File Date: **09/01/2023**

Document Name: **Trial**

Comment: **; TRIL ; 1SD ; TRIAL SET FOR: 10022023;TIME: 0115P;LOC:01;ROOM:04**

File Date: **09/01/2023**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF HEARING/TRIAL - TRIL (PLN)-Z1**

File Date: **09/01/2023**

Document Name: **Notice**

Comment: **001 ; RELP ; ALSO SENT TO - WIP-001,**

File Date: **09/01/2023**

Document
Name: **Regular Claim**

Comment: **COMP_NUMBER: 001 DOC_TYPE: REGL DOC_DATE: Sep 1 2023 12:00AM SERV_TYPE: MAIL
SERV_DIST: 01 SERV_LOC: 01 RETURN_CODE: SERV_DATE: Jan 1 1900 12:00AM REQ_BY: PLN
FEE_REFUNDED: NO_REFUND: ENTRY_UPD_DATE: Sep 1 2023 12:00AM SERV_TO: DEF
SERV_BY: RELA_NUM: REG_NUM: 47 RING_NUM: 528058 NON_EST_IND: COST_SEQ_NUM:
00002 FILING_FEE: 0.00 SERV_FEE: 0.01**

File Date: **10/02/2023**

Document Name: **Intention to Defend**

Comment: **001 ; DEFN ; 1BW ; INTENTION TO DEFEND FILED /REASON FOR DEFENSE FOLLOWS**

File Date: **10/02/2023**

Document Name: **Intention to Defend**

Comment: **001 ; DFCM ; 1BW ; LL APPEARED IN COURT TODAY**

File Date: **10/02/2023**

Document Name: **Trial / Hearing Postponement**

Comment: **; POST ; 1BW ; TRIL;10022023;0115P;01;CRTR;BY 0AJ;PREV SET ON 09012023**

File Date: **10/02/2023**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF FILING OF INTENTION TO DEFEND (PLN)-B1**

File Date: **10/02/2023**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF TRIAL POSTPONEMENT (PLN)-C1**

File Date: **10/02/2023**

Document Name: **Notice**

Comment: **001 ; RELP ; ALSO SENT TO - WIP-001,DEF,**

File Date: **10/03/2023**

Document Name: **Motion**

Comment: **001 ; MOTN ; 1SD ; D;10132023;0CO;PLN; TO EXTEND TIME TO PAY ESCROW ;50**

File Date: **10/13/2023**

Document Name: **Dismissal**

Comment: **001 ; DSML ; 1SD ; COMPLAINT DISMISSED BY COURT**

File Date: **10/13/2023**

Document Name: **Trial Delete**

Comment: **; TDEL ; 1SD ; TRIL;11072023;0115P;01;BY 0CO;DISMISSAL ENTERED**

File Date: **10/13/2023**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF OUTCOME OF MOTION FILED - 50 (PLN)-G1**

File Date: **10/13/2023**

Document Name: **Notice**

Comment: **001 ; RELP ; ALSO SENT TO - DEF,**

File Date: **10/13/2023**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF DISMISSAL - DSML (PLN)-T5**

File Date: **10/13/2023**Document Name: **Notice**Comment: **001 ; RELP ; ALSO SENT TO - DEF,**

Service Information

Service Type	Issued Date
Regular Claim	09/01/2023

This is an electronic case record. Full case information cannot be made available either because of legal restrictions on access to case records found in Maryland Rules, or because of the practical difficulties inherent in reducing a case record into an electronic format.

Copyright © 2025. Maryland Judiciary. All rights reserved.

Service Desk: (410) 260-1114

Maryland Judiciary Case Search

NOTICE: Available

Case Detail

Case Information

Court System: **District Court For - Civil**

Location: **Fayette Ave**

Case Number: **D-01-CV-25-013273**

Title: **Mayor and City Council of Baltimore vs. Mapamin, LLC**

Case Type: **Receivership**

Filing Date: **03/05/2025**

Case Status: **Open**

Involved Parties Information

Plaintiff

Name: **Mayor and City Council of Baltimore**

Address: **BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
417 E Fayette St., Room 355**

City: **Baltimore** State: **MD** Zip Code: **21202**

Attorney(s) for the Plaintiff

Name: **HELFRICH, EVAN LEE**

Appearance Date: **03/05/2025**

Address Line 1: **417 E. FAYETTE ST, RM 202**

City: **BALTIMORE** State: **MD** Zip Code: **21202**

Defendant

Name: **Mapamin, LLC**

Address: **11108 Stackhouse Court**

City: **Potomac** State: **MD** Zip Code: **20854**

Attorney(s) for the Defendant

Name: **Holderness, James W.**

Appearance Date: **05/28/2025**

Address Line 1: **4115 Wilkens Avenue**

Address Line 2: **Ste 102**
City: **Baltimore** State: **MD** Zip Code: **21229**

Resident Agent

Name: **Plastino, Fernando**

Address: **11108 Stackhouse Court**
City: **Potomac** State: **MD** Zip Code: **20854**

Resident Agent

Name: **State of Maryland Dept. of Assessments and Taxation**

Address: **700 E. Pratt Street, Room 2700**
City: **Baltimore** State: **MD** Zip Code: **21202**

Court Scheduling Information

Event Type	Event Date	Event Time	Judge	Court Location	Court Room	Result
Hearing - Show Cause	04/16/2025	08:30:00	Lunn-Exinor, Tameika	Baltimore City District Court - Civil	Court Room 4	Reset
Hearing	05/28/2025	08:30:00	Boles, Kent, Jr.	Baltimore City District Court - Civil	Court Room 4	Postponed
Hearing - Status	08/06/2025	08:30:00		Baltimore City District Court - Civil	Court Room 6	

Document Information

File Date: **03/05/2025**
Document Name: **Complaint / Petition**
Comment: **Petition for Appointment of a Vacant Building Receiver for 819 N Belnord Ave**

File Date: **03/05/2025**
Document Name: **Supporting Exhibit**
Comment: **Exhibit 1 -- Copy of Violation Notice**

File Date: **03/05/2025**
Document Name: **Supporting Exhibit**
Comment: **Exhibit 2 -- Affidavit of Inspector**

File Date: **03/05/2025**
Document Name: **Supporting Exhibit**

Comment: **Exhibit 3 -- Qualifications of Receiver**

File Date: **03/05/2025**

Document Name: **Request for Service**

Comment: **Request for Service -- Mapamin, LLC (4-16-25 @ 830 am)**

File Date: **03/06/2025**

Document Name: **Order - Show Cause Issued**

Comment: **SERVE ON PLASTINO**

File Date: **03/07/2025**

Document Name: **Request for Service**

Comment: **SERVE ON PLASTINO**

File Date: **03/07/2025**

Document Name: **Writ /Summons/Pleading - Electronic Service**

Comment: **PROOF OF SERVICE D-01-CV-25-013273**

File Date: **03/07/2025**

Document Name: **Writ /Summons/Pleading - Electronic Service**

Comment: **SHOW CAUSE D-01-CV-25-013273**

File Date: **04/07/2025**

Document Name: **Return of Service - Not Served**

Comment: **report of service on Defendant Mapamin LLC(s/o Fernando Plastino, R.A.) NO LONGER LIVES AT ADDRESS**

File Date: **04/16/2025**

Document Name: **KEYPOINT**

Comment: **Session: 08:30AM Room 4**

File Date: **04/16/2025**

Document Name: **Comment / Hearing Sheet**

Comment: **reset and reissue for service to 5/28/25 at 8:30 am**

File Date: **04/16/2025**

Document Name: **Request for Service**

Comment: **Request for Service -- Mapamin, LLC on SDAT (5-28-25 @ 830 am)**

File Date: **04/17/2025**

Document Name: **Request for Service**

Comment: **SERVE ON SDAT**

File Date: **04/17/2025**

Document Name: **Order - Show Cause Issued**

Comment: **SERVE ON SDAT**

File Date: **04/17/2025**

Document Name: **Writ /Summons/Pleading - Electronic Service**

Comment: **PROOF OF SERVICE D-01-CV-25-013273**

File Date: **04/17/2025**

Document Name: **Writ /Summons/Pleading - Electronic Service**

Comment: **SHOW CAUSE D-01-CV-25-013273**

File Date: **05/16/2025**

Document Name: **Return of Service - Served**

Comment: **report of service on Defendant Mapamin LLC (s/o MDSAT)**

File Date: **05/19/2025**

Document Name: **Returned/Undeliverable Mail**

Comment:

File Date: **05/19/2025**

Document Name: **Returned/Undeliverable Mail**

Comment:

File Date: **05/28/2025**

Document Name: **Attorney Appearance Filed**

Comment: **Notice of Appearance**

File Date: **05/28/2025**

Document Name: **KEYPOINT**

Comment: **Session: 08:30AM Room 4**

File Date: **05/28/2025**

Document
Name: **Comment / Hearing Sheet**

Comment: **mutual postponement request from plaintiff and defendant for permits and rehab, new trial date 8/6/25 at 8:30 am**

Service Information

<u>Service Type</u>	<u>Issued Date</u>
---------------------	--------------------

Show Cause Order 03/06/2025**Show Cause Order 04/17/2025**

This is an electronic case record. Full case information cannot be made available either because of legal restrictions on access to case records found in Maryland Rules, or because of the practical difficulties inherent in reducing a case record into an electronic format.

Copyright © 2025. Maryland Judiciary. All rights reserved.

Service Desk: (410) 260-1114

Maryland Judiciary Case Search

NOTICE: Available

Case Detail

Case Information

Court System: **District Court For - Civil**

Location: **Fayette Ave**

Case Number: **D-01-CV-25-021114**

Title: **Mayor and City Council of Baltimore vs. FPBC LLC**

Case Type: **Receivership**

Filing Date: **05/29/2025**

Case Status: **Open**

Involved Parties Information

Plaintiff

Name: **Mayor and City Council of Baltimore**

Address: **BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
417 E Fayette St**

City: **Baltimore** State: **MD** Zip Code: **21202**

Attorney(s) for the Plaintiff

Name: **HOMOLA, STEVEN CHARLES**

Appearance Date: **05/29/2025**

Address Line 1: **Baltimore City Department of Housing & Community Development**

Address Line 2: **417 E. Fayette Street**

Address Line 3: **Suite 361**

City: **Baltimore** State: **MD** Zip Code: **21202**

Defendant

Name: **FPBC LLC**

Address: **1028 N Collington Ave**

City: **Baltimore** State: **MD** Zip Code: **21205**

Resident Agent

Name: **The Arata Group LLC**

Address: **152 Rollins Ave**
Suite 215

City: **Rockville** State: **MD** Zip Code: **20852**

Court Scheduling Information

Event Type	Event Date	Event Time	Judge	Court Location	Court Room	Result
Hearing - Show Cause	08/20/2025	10:00:00		Baltimore City District Court - Civil	Court Room 4	

Document Information

File Date: **05/29/2025**

Document Name: **Complaint / Petition**

Comment: **Petition for Appointment of a Vacant Building Receiver**

File Date: **05/29/2025**

Document Name: **Supporting Exhibit**

Comment: **Exhibit 1- VBN**

File Date: **05/29/2025**

Document Name: **Supporting Exhibit**

Comment: **Exhibit 2- Affidavit of Housing Court Inspector**

File Date: **05/29/2025**

Document Name: **Supporting Exhibit**

Comment: **Exhibit 3- Qualifications of Proposed Receiver**

File Date: **05/29/2025**

Document Name: **Request for Service**

Comment: **Proof of Service form- FPBC LLC**

File Date: **05/30/2025**

Document Name: **Order - Show Cause Issued**

Comment: **SERVE ON THE ARATA GROUP**

File Date: **05/30/2025**

Document Name: **Request for Service**

Comment: **SERVE ON THE ARATA GROUP**

Service Information

Service Type	Issued Date
Show Cause Order	05/30/2025

This is an electronic case record. Full case information cannot be made available either because of legal restrictions on access to case records found in Maryland Rules, or because of the practical difficulties inherent in reducing a case record into an electronic format.

Copyright © 2025. Maryland Judiciary. All rights reserved.
Service Desk: (410) 260-1114

Maryland Judiciary Case Search

NOTICE: Available

Case Detail

Case Information

Court System: **District Court For - Civil**

Location: **Fayette Ave**

Case Number: **01-01-0007353-2021**

Title: **MAYOR AND CITY COUNCIL OF BALTIMORE vs FPBC LLC**

Case Type: **Petition for Appointment of A Receiver**

Filing Date: **04/22/2021**

Case Status: **Closed**

Causes Information

File Date: **04/22/2021**

Cause Description: **001 ; REGULAR CLAIM**

Filed By: **Plaintiff**

Filed Against: **Defendant**

Remedy Type	Amount	Comment
-------------	--------	---------

Not Applicable	\$0.00	PETITION FOR APPOINTMENT OF A RECEIVER ; DISMISSED BY COURT
----------------	--------	---

Involved Parties Information

Defendant

Name: **FPBC LLC**

Address: **S/O: FERNANDO V PLASTINO**

11108 STACKHOUSE COURT

City: **POTOMAC** State: **MD** Zip Code: **20854**

Plaintiff

Name: **MAYOR AND CITY COUNCIL OF BALTIMORE**

Address: **BALTO CITY DEPT HOUSING COMM DEVELOPMENT**

417 E FAYETTE STREET RM 355

City: **BALTIMORE** State: **MD** Zip Code: **21202**

Attorney(s) for the Plaintiff

Name: **HELFRICH, EVAN**
Appearance Date: **04/22/2021**
Address Line 1: **417 E. FAYETTE ST,RM 355**
City: **BALTIMORE** State: **MD** Zip Code: **21202**

Judgment Information

Case Judgment Comment History

Amount: 0.00 Interest: 0.00 Atty_Fee: 0.00 Judg_Cost: 0.00 Other_Amount: 0.00 Poss_of_Prop: 0.00
Damages_Pop: 0.00 Value_of_Prop: 0.00 Damgs_Val_of_Prop: 0.00 Repl_Detn_Amnt: 0.00 Judg_Type: DSML
Judg_District: 01 Judg_Location: 01 Judg_Date: 06/03/2022 Date_Entered: 06/06/2022

Judgment Event Type: **Dismissed - Court**
Judge: **Cooper, Leon R.**

Document Information

File Date: **04/22/2021**
Document Name: **Initial Case Filing**
Comment: **; FILN ; 1NM ; PETITION FOR APPOINTMENT OF A RECEIVER FILING**

File Date: **04/22/2021**
Document Name: **Petition**
Comment: **001 ; SHOR ; 1NM ; I;04262021;0CO;DEF;PETITION FOR SHOW CAUSE ORDE; ;PLN**

File Date: **04/23/2021**
Document Name: **Appointment of Receiver**
Comment: **PROPERTY ADDRESS 1028 NORTH COLLINGTON AVENUE**

File Date: **04/27/2021**
Document Name: **Show Cause Scheduled**
Comment: **001 ; SHOW ; 1NM ; SHOW CAUSE HEARING SET;06162021;0830A;LOC01; ;SHOW**

File Date: **04/27/2021**
Document Name: **Notice**
Comment: **001 ; NOTC ; NOTICE OF INITIAL HEARING/TRIAL - SHOW (ATP)-C2**

File Date: **04/27/2021**
Document Name: **Notice**
Comment: **001 ; RELP ; ALSO SENT TO - PLN,**

File Date: **05/24/2021**
Document Name: **Service**
Comment: **001 ; SERV ; 1NM ; SHOR;04222021;DEF;SV-SERVED ;**

File Date: **06/07/2021**
Document Name: **Notice**
Comment: **001 ; NOTC ; NOTICE OF OUTCOME OF SPECIFIC SERVICE - SHOR(ATP)-A2**

File Date: **06/16/2021**
Document Name: **Motion**
Comment: **001 ; MOTN ; 1TY ; G;06162021;OCO;ATP;TO CONTINUE ;04**

File Date: **06/21/2021**
Document Name: **Hearing Delete**
Comment: **001 ; HDEL ; 1TY ; SHOW;06162021;0830A;01;BY OCO;PP REQUEST GRANTED**

File Date: **06/21/2021**
Document Name: **Order - Show Cause Recalled**
Comment: **001 ; SRCL ; 1TY ; SHOW CAUSE HEAR SCHEDULED FOR 06162021 RECALLED BY OCO**

File Date: **06/21/2021**
Document Name: **Show Cause Scheduled**
Comment: **001 ; SHOW ; 1TY ; SHOW CAUSE HEARING SET;10202021;0830A;LOC01;03 ;SHOW**

File Date: **06/21/2021**
Document Name: **Notice**
Comment: **001 ; NOTC ; NOTICE OF INITIAL HEARING/TRIAL - SHOW (ATP)-C2**

File Date: **06/21/2021**
Document Name: **Notice**
Comment: **001 ; NOTC ; NOTICE OF OUTCOME OF MOTION FILED - 04 (ATP)-G1**

File Date: **10/20/2021**
Document Name: **Trial / Hearing Postponement**
Comment: **001 ; POST ; 1BW ; SHOW;10202021;0830A;01;CRTR;BY 9W4;PREV SET ON 06212021**

File Date: **10/20/2021**
Document Name: **Show Cause Scheduled**
Comment: **001 ; SHOW ; 1BW ; SHOW CAUSE HEARING SET;12152021;0830A;LOC01;03 ;SHOW**

File Date: **10/20/2021**
Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF HEARING/TRIAL POSTPONEMENT - SHOW (ATP)-D2**

File Date: **12/15/2021**

Document Name: **Motion**

Comment: **001 ; MOTN ; 1TY ; G;12152021;0CO;ATP;TO CONTINUE ;04**

File Date: **12/15/2021**

Document Name: **Hearing Delete**

Comment: **001 ; HDEL ; 1TY ; SHOW;12152021;0830A;01;BY 0CO;RESET**

File Date: **12/15/2021**

Document Name: **Order - Show Cause Recalled**

Comment: **001 ; SRCL ; 1TY ; SHOW CAUSE HEAR SCHEDULED FOR 12152021 RECALLED BY 0CO**

File Date: **12/15/2021**

Document Name: **Show Cause Scheduled**

Comment: **001 ; SHOW ; 1TY ; SHOW CAUSE HEARING SET;03162022;0830A;LOC01; ;SHOW**

File Date: **12/15/2021**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF INITIAL HEARING/TRIAL - SHOW (ATP)-C2**

File Date: **12/15/2021**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF OUTCOME OF MOTION FILED - 04 (ATP)-G1**

File Date: **03/16/2022**

Document Name: **Motion**

Comment: **001 ; MOTN ; 1JP ; G;03162022;9W4;ATP;TO CONTINUE ;04**

File Date: **03/17/2022**

Document Name: **Trial / Hearing Postponement**

Comment: **001 ; POST ; 1JP ; SHOW;03162022;0830A;01;CRTR;BY 9W4;PREV SET ON 12152021**

File Date: **03/17/2022**

Document Name: **Show Cause Scheduled**

Comment: **001 ; SHOW ; 1JP ; SHOW CAUSE HEARING SET;05112022;0830A;LOC01; ;SHOW**

File Date: **03/17/2022**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF HEARING/TRIAL POSTPONEMENT - SHOW (DEF)-D2**

File Date: **03/17/2022**
Document Name: **Notice**
Comment: **001 ; RELP ; ALSO SENT TO - ATP,PLN,**

File Date: **03/17/2022**
Document Name: **Notice**
Comment: **001 ; NOTC ; NOTICE OF OUTCOME OF MOTION FILED - 04 (ATP)-G1**

File Date: **05/16/2022**
Document Name: **Trial / Hearing Postponement**
Comment: **001 ; POST ; 1CZ ; SHOW;05112022;0830A;01;CRTR;BY 0AJ;PREV SET ON 03172022**

File Date: **05/16/2022**
Document Name: **Show Cause Scheduled**
Comment: **001 ; SHOW ; 1CZ ; SHOW CAUSE HEARING SET;06292022;0830A;LOC01; ;SHOW**

File Date: **05/16/2022**
Document Name: **Notice**
Comment: **001 ; NOTC ; NOTICE OF HEARING/TRIAL POSTPONEMENT - SHOW (DEF)-D2**

File Date: **05/16/2022**
Document Name: **Notice**
Comment: **001 ; RELP ; ALSO SENT TO - ATP,PLN,**

File Date: **06/01/2022**
Document Name: **Motion**
Comment: **001 ; MOTN ; 1DJ ; G;06032022;9W4;ATP; NOTICE TO DISMISS ;50**

File Date: **06/03/2022**
Document Name: **Dismissal**
Comment: **001 ; DSML ; 1DJ ; COMPLAINT DISMISSED BY COURT**

File Date: **06/06/2022**
Document Name: **Hearing Delete**
Comment: **001 ; HDEL ; 1DJ ; SHOW;06292022;0830A;01;BY 9W4;DISMISSED**

File Date: **06/06/2022**
Document Name: **Order - Show Cause Recalled**
Comment: **001 ; SRCL ; 1DJ ; SHOW CAUSE HEAR SCHEDULED FOR 06292022 RECALLED BY 9W4**

File Date: **06/06/2022**
Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF CANCELLED HEARING/TRIAL - SHOW (DEF)-C3**

File Date: **06/06/2022**

Document Name: **Notice**

Comment: **001 ; RELP ; ALSO SENT TO - ATP,PLN,**

File Date: **06/06/2022**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF OUTCOME OF MOTION FILED - 50 (ATP)-G1**

File Date: **06/06/2022**

Document Name: **Notice**

Comment: **001 ; NOTC ; NOTICE OF DISMISSAL - DSML (DEF)-T5**

File Date: **06/06/2022**

Document Name: **Notice**

Comment: **001 ; RELP ; ALSO SENT TO - ATP,**

File Date: **10/18/2024**

Document Name: **Notification of Notice Sent in Error**

Comment:

File Date: **11/21/2024**

Document Name: **Returned/Undeliverable Mail**

Comment: **NOT DELIVERABLE AS ADDRESSED**

File Date: **12/09/2024**

Document Name: **Returned/Undeliverable Mail**

Comment:

File Date: **12/09/2024**

Document Name: **Returned/Undeliverable Mail**

Comment:

File Date: **12/10/2024**

Document Name: **Returned/Undeliverable Mail**

Comment:

Service Information

<u>Service Type</u>	<u>Issued Date</u>
Show Cause Order	04/22/2021

This is an electronic case record. Full case information cannot be made available either because of legal restrictions on access to case records found in Maryland Rules, or because of the practical difficulties inherent in reducing a case record into an electronic format.

Copyright © 2025. Maryland Judiciary. All rights reserved.

Service Desk: (410) 260-1114