

Stonefield Investment Fund IV, LLC

Plaintiff

V.

LGR Development LLC

Defendants

IN THE

CIRCUIT COURT

FOR

BALTIMORE CITY

CASE NO: C-24-CV-25-010159

* * * * *

**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(b)(3) in connection with the filing in Court of the above-referenced action.

A. The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situated and lying in Baltimore City, Maryland, sold, either directly or via assignment, by the Collector of Taxes for 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 sixty days from the date of the sale have expired, and a Certificate of Substantial Repair was issued for this property entitling Plaintiff to file a foreclosure action pursuant to Tax-Property §14-833(e)(1).

B. That the description of the property in this foreclosure proceeding is:
**Lot size: 14x90, Ward 15, Section 35, Block 3185A, Lot 016
improvements known as 2817 Boarman Ave**

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:

- The expiration date of the period described in the summons or
- The date specified in the Order of Publication or
- 33 days after the mailing out of said Order of Publication

D. Failure to redeem the property or answer the Order of Publication 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 § 14-827, a person 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 Foreclosing Rights of Redemption by the Court.

/s/ J Scott Morse

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