

City of Baltimore, Maryland
Bureau of Revenue Collections
Recordation Tax paid \$310.00
08-26-2025 TS

Baltimore City Circuit Court
IMP FD SURE \$40.00
RECORDING FEE \$20.00
TR TAX STATE \$155.00
TOTAL \$215.00
XAC KMW
Aug 26, 2025 01:59 pm

Salazar Law, PC
File No. **25-5400**
Tax ID # **15-06-2402-043**

All taxes for which assessments
have been Received have been
Paid as of 08-26-2025 TS
Director of Finance
Baltimore City

City of Baltimore, Maryland
Bureau of Revenue Collections
Transfer Tax Division
Transfer Tax paid \$465.00
08-26-2025 TS

**THIS DEED TRANSFERS A PROPERTY PURSUANT
TO A FORECLOSURE OF A DEED OF TRUST
AND IS EXEMPT FROM THE NON-RESIDENT
WITHHOLDING REQUIREMENTS PER TG § 10-912(d)(3)(i)**

This Substitute Trustee's Deed, as of this 2 day of August, 2025 by and
between **Richard E. Solomon, et al, Substitute Trustee** ("GRANTOR"), and **Omega Home Solutions
LLC**, a Virginia Limited Liability Company ("GRANTEE").

Whereas, by virtue of a Deed of Appointment of Substitute Trustee recorded among the Land
Records of Baltimore City, Maryland, the party of the first part was appointed Substitute Trustee to make
sale of the hereinafter described property; and

Whereas, default having occurred under the terms of a certain Deed of Trust by Ellissa M.
Hogan, dated January 16, 2014, recorded among the Land Records of Baltimore City, Maryland in Liber No.
15972, Folio 364, said Substitute Trustee, in exercise of the power of sale conferred by said Deed of Trust,
and pursuant to foreclosure proceedings filed in the Circuit Court for Baltimore City as Case No. 24-O-23-
000342, first having posted bond for the faithful performance by their trust, and after having given prior
notice of the time, place, manner and terms of sale by advertisement placed once a week for three successive
weeks in a newspaper published in Baltimore City, Maryland, at a public sale held at the Circuit Court for
Baltimore City, Clarence M. Mitchell Court House, 100 North Calvert Street, Court House Door, Calvert
Street Entrance, Baltimore, Maryland, on July 11, 2024, did sell the property described in said Deed of Trust,
to Grantee for the sum of \$31,000.00, it being the highest and best bidder at said public sale; and

Whereas, the aforesaid public sale has been duly reported to, and ratified and confirmed by the
Circuit Court for Baltimore City, Maryland, and purchase money of \$31,000.00, as aforesaid, has been fully
paid and satisfied to the Substitute Trustee, said Substitute Trustee is now authorized by said Decree to
execute these presents.

Witnesseth –

That in consideration of the sum of THIRTY ONE THOUSAND DOLLARS 00/100
(\$31,000.00), the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to
the said Grantee all that lot of ground situate in the City of Baltimore, State of Maryland and described as
follows, that is to say:

See Attached Exhibit A
The improvements thereon being known as No. **1728 Ashburton Street**

Together with the buildings and improvements thereon erected, made or being; and all and
every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in
anywise appertaining.