

Baltimore City Circuit Court
 IMP FD SURE \$40.00
 RECORDING FEE \$20.00
 TR TAX STATE \$450.00
 TOTAL \$510.00
 XAC CS
 Feb 03, 2026 09:53 am

Salazar Law, PC
 File No. **25-6126**
 Tax ID # **16-08-0106-041**

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Transfer Tax Division
 Transfer Tax paid \$1,350.00
 01-29-2026 SG

City of Baltimore, Maryland
 Bureau of Revenue Collections
 Recordation Tax paid \$900.00
 01-29-2026 SG

**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)**

All taxes for which assessments
 have been Received have been
 Paid as of 01-29-2026 SG
 Director of Finance
 Baltimore City

This Substitute Trustee's Deed of Assignment, made as of the
8th day of January 2026 by and between KYLE BLACKSTONE, **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 Enzo
 Property, LLC dated June 13, 2022, recorded among the Land Records of Baltimore City, Maryland in
 Liber No. 25491, Folio 138, 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. C-24-CV-24-002148, 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 October 31, 2024, did sell the
 property described in said Deed of Trust, to Grantee for the sum of \$90,000.00, 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 \$90,000.00, 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 NINETY THOUSAND 00/100 (\$90,000.00), 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:

Beginning for the same on the south side of Harlem Avenue at a distance of 290 feet westerly from the corner formed by the intersection of the south side of Harlem Avenue and the west side of Payson Street; and running thence westerly binding on the south side of Harlem Avenue 13 feet; thence southerly parallel with Payson Street 71 feet to the north side of an alley 10 feet wide there situate, thence easterly binding on the north side of said alley with the use thereof in common 13 feet, and thence northerly and parallel with Payson Street 71 feet to the place of beginning.

The improvements thereon being known and designated as 2041 Harlem Avenue, Baltimore, MD 21217.

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.

To Have and To Hold the property conveyed unto Omega Home Solutions LLC, its successors and assigns, for all the residue of the term of years yet to come and unexpired therein, for the benefit of renewal forever, subject to the payment of the annual rent of \$87.00 payable in half-yearly installments on the 1st days of January and July of each and every year.

{Signature Page Follow}

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

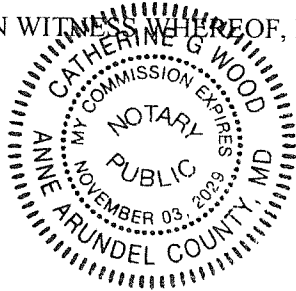
Witness

Kyle Blackstone (SEAL) Substitute Trustee

STATE OF Maryland }
COUNTY OF Anne Arundel } ss

I hereby certify that on this 22nd day of December, 2025 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Kyle Blackstone Substitute Trustee, the Grantor herein, and executed the foregoing Deed for the purposes therein contained and acknowledged the same to be his/her intentional act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Cat Wood
Notary Public
My Commission Expires: 11 / 03 / 2029

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Supreme Court of Maryland.

Yosef Chaim Salazar, Attorney

AFTER RECORDING, PLEASE RETURN TO:
Salazar Law, PC
1517 Reisterstown Road, 1st Fl
Baltimore, MD 21208