



One House At A Time, Inc.
3553 Chestnut Ave., Suite 2N
Baltimore, MD 21211

ABSOLUTE RECEIVER'S AUCTIONS

To The Highest Bidders Over \$5,000

37 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ **BIDDER PRE-QUALIFICATION REQUIRED** ★
WITH ONE HOUSE AT A TIME BY 9:00 A.M. TUES., DEC. 6TH
*Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification
- See Pre-Qualification Requirements Below -*

NEIGHBORHOODS INCLUDE:

- Washington Village/Pigtown • Abell • Better Waverly •
- Greenspring • Allendale • Harlem Park • And More •

ONLINE ONLY AUCTION HELD AT AJBILLIG.COM

Bidding Opens: Friday, December 9, 2022

Bidding Closes:

TUESDAY, DECEMBER 13, 2022

At the Following Times:

Pursuant to the Orders Appointing a Receiver to Sell a Vacant Building, et al., of the District Court of Maryland for Baltimore City, as noted below, passed in the matter of Mayor and City Council of Baltimore acting by and through the Baltimore City Department of Housing and Community Development, Petitioner v. the following Respondents, as per the case numbers stated below, the undersigned Receiver, acting in its capacity as a court appointed trustee, will sell at online public auction, all those leasehold and fee simple lots of ground and the improvements thereon, situate and lying in Baltimore City, State of Maryland and being more fully described in the Deeds referenced as noted.

See the attached pages for property addresses and details.

*Auction closing times are subject to automatic extension (60 seconds from the last bid) established by the software, and at the discretion of the Receiver and Auctioneer. All auctions will close on the date stated within this advertisement, and expected to be within close proximity of the times stated herein.

Lot sizes and gross building area were obtained from public tax records and are more or less. Properties are zoned residential, unless otherwise noted. Annual ground rents are payable in equal semi-annual installments on the noted dates, in each and every year.

IMPORTANT - THE PROPERTIES ARE BEING SOLD SUBJECT TO VACANT BUILDING NOTICES ("VBN") BY THE CITY OF BALTIMORE. THE PURCHASER SHALL BE REQUIRED TO REHABILITATE EACH PROPERTY ACCORDING TO THE ORDER(S) UNDER THAT VBN.

Bidding Closes* (Time)	Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple or Annual Ground Rent	Description
10:00 AM	1909 E. 20TH STREET "South Clifton Park" 21213	Estate of David L. Williams, et al. 11406-22 Liber FMC 3826, folio 324	15'7" x 120' \$90	Two story shell townhome
10:05 AM CANCELED	1725 E. 32ND STREET "Cam Homestead Montebello" 21218	Steven Hicks 07890-21 Liber FMC 14286, folio 236	19'11" x 95' Fee simple	Two story townhome
10:10 AM	753 E. 36TH STREET "Waverly" 21218	Sean B. Hannon 16401-17 Liber FMC 16378, folio 403	19'10" x 88' Fee simple	Two story townhome
10:15 AM	503 BEAUMONT AVENUE "Winston-Govans" 21212	Katherine Davis, et al. 16283-19 Liber SEB 3178, folio 464	50' x 175' Fee simple	Three story shell traditional home
10:20 AM	2108 E. BIDDLE STREET "Broadway East" 21213	Melinda Fallen 22894-19 Liber MB 20844, folio 494	14' x 70' Fee simple	Two story shell townhome
10:25 AM	2245 E. BIDDLE STREET "Middle East" 21213	The Estate of Virginia Miller, et al. 05611-21 Liber SEB 4644, folio 054	14' x 70' Fee simple	Two story shell townhome
10:30 AM	4005 BOARMAN AVENUE "Dorchester" 21215	Asociacion Mersur Import, LLC 01268-22 Liber MB 21792, folio 399	28' x 121'3" \$120	Two and one-half story townhome
10:35 AM	1715 N. BROADWAY "Broadway East" 21213	Trendline Properties, LLC 11301-22 Liber MB 22044, folio 258	16' x 90' \$90	Three story townhome.
10:40 AM	2204 E. CHASE STREET "Middle East" 21213	Estate of Jocephus Parker 22125-21 Liber FMC 7998, folio 137	14' x 70' Fee simple	Two story shell townhome
10:45 AM	441 N. CLINTON STREET "Ellwood Park/Monument" 21224	Estate of Johnny Regalado, et al. 19868-21 Liber FMC 6116, folio 857	15'10" x 70' \$120	Two story townhome
10:50 AM	655 DUMBARTON AVENUE "Pen Lucy" 21218	Crown 7 Realty, LLC, et al. 6535-22 Liber LGA 17203, folio 76	20' x 90' Fee simple	Two story townhome
10:55 AM	2924 EDGECOMBE CIRCLE SOUTH "Parklane" 21215	Dwayne Holmes, et al. 01267-22 Liber FMC 6040, folio 145	14' x 160'2" \$90	Two story townhome
11:00 AM	824 EDMONDSON AVENUE "Upton" 21201	Glenroy Robinson, et al. 26547-12 Liber FMC 13724, folio 151	15'9" x 98' \$69	Three story shell townhome
11:05 AM	1900 ETTING STREET "Druid Heights" 21217	Hocine Hadj-Ali, et al. 19058-20 Liber FMC 7607, folio 493	13' x 60' \$42	Two story townhome

Bidding Closes* (Time)	Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple or Annual Ground Rent	Description
11:10 AM	552 GOLD STREET "Druid Heights" 21217	Horne and Tyson, Inc., et al. 16463-21 Liber SEB 1129, folio 061	12' x 34'5" Fee simple	Two story townhome
11:15 AM	2958 GREENMOUNT AVENUE "Abell" 21218	2958 Greenmount, LLC 21027-19 Liber LGA 17087, folio 058	0.042 acre Fee simple	Two story townhome. Zoned C-1, commercial, approved for a beauty salon.
11:20 AM	3613 HAYWARD AVENUE "Arlington" 21215	Christopher Belin 14541-21 Liber FMC 10853, folio 330	14'6" x 125' Fee simple	Two story townhome
11:25 AM	1508 HOLBROOK STREET "Oliver" 21202	CE Realty, LLC, et al. 15667-22 Liber FMC 9629, folio 477	14' x 70' Fee simple	Two story shell townhome
11:30 AM	2209 JEFFERSON STREET "Care" 21205	Robert Brown, et al. 22123-21 Liber SEB 784, folio 290	14' x 80' \$78	Two story townhome
11:35 AM	2520 KEYWORTH AVENUE "Greenspring" 21215	Alvin W. Lawson, et al. 12340-22 Liber PMB 7820, folio 006	23'9" x 115' \$90	Two and one-half story shell townhome
11:40 AM	1215 W. LANVALE STREET "Harlem Park" 21217	Jovan Barnes 04875-20 Liber FMC 2243, folio 320	17'6" x 96'6" \$100	Three story townhome
11:45 AM	1618 E. LANVALE STREET "Oliver" 21213	303 South Boldin, LLC, et al. 12300-22 Liber FMC 11957, folio 472	14' x 75' \$60	Two story townhome
11:50 AM	1908 E. LANVALE STREET "Broadway East" 21213	Baltimore Return Fund, LLC 15297-22 Liber FMC 9598, folio 384	14' x 66' \$90	Two story townhome
11:55 AM	317 W. MADISON STREET "Vernon" 21201	Dreamers, LLC 20171-21 Liber FMC 16565, folio 055	14' x 54'9" Fee simple	Two story shell structure. Zoned C-1, commercial.
12:00 PM	5316 MAPLE AVENUE "Pimlico Good Neighbors" 21215	Israel Cason, et al. 08719-22 Liber FMC 918, folio 078	14'7" x 100' \$90	Two story shell townhome
12:05 PM	5920 MARLUTH AVENUE "Cedmont" 21206	Harry Wiskman 22855-21 Liber MLP 8944, folio 047	62'8" x 140' Fee simple	Two story shell traditional home
12:10 PM	2106 MCCULLOH STREET "Druid Heights" 21217	M & J Acquisitions, LLC 17689-19 Liber FMC 14050, folio 470	20' x 120' Fee simple	Three story shell townhome
12:15 PM	3135 MCELDERRY STREET "Ellwood Park/Monument" 21205	Estate of Mildred Guy Colbert, et al. 15665-22 Liber SEB 190, folio 242	14'6" x 70' Fee simple	Two story townhome

Bidding Closes* (Time)	Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple or Annual Ground Rent	Description
12:20 PM	165 N. MONASTERY AVENUE "Allendale" 21229	Paul Brown, et al. 16348-21 Liber FMC 5217, folio 122	15' x 75' \$96	Two story townhome
12:25 PM	1118 MONTPELIER STREET "Better Waverly" 21218	Little Haiti 1, LLC 20233-21 Liber MB 20325, folio 467	13'11" x 95' Fee simple	Two story shell townhome
12:30 PM	CANCELED 2739 W. NORTH AVENUE "Curtis Heights/Ash-Co-East" 21216	RSJ Investments, LLC 13513-19 Liber MB 21868, folio 097	15' x 118'8" \$90	Three story shell townhome. Zoned C-1, Commercial. Approved for 2 units and a barber shop.
12:35 PM	CANCELED 2307 OAKFIELD AVENUE "Central Forest Park" 21207	Tom N. Robinson, Jr. 14422-21 Liber RHB 2646, folio 189	50' x 140' Fee simple	Two and a half story shell traditional home. Zoned R-3, 3 dwelling units.
12:40 PM	2238 E. OLIVER STREET "Broadway East" 21213	Olubukola Amudipe 11303-22 Liber FMC 7203, folio 338	13' x 86'6" \$90	Two story shell townhome
12:45 PM	603 S. PAYSON STREET "Carrollton Ridge" 21223	Rimelon, LLC, et al. 07495-18 Liber FMC 11420, folio 472	14' x 75' Fee simple	Two story shell townhome
12:50 PM	2241 PRETISS PLACE "Middle East" 21205	Saul Dinkins, et al. 04654-22 Liber FMC 7925, folio 472	12'4" x 63' Fee simple	Two story shell townhome
12:55 PM	2042 E. PRESTON STREET "Broadway East" 21213	Paulette Marshall, et al. 11302-22 Liber SEB 4892, folio 286	14' x 70' \$96	Two story shell townhome
1:00 PM	4212 W. ROGERS AVENUE "Woodmere" 21215	Zeola Harris a/k/a Ze Ola Harris, et al. 22049-21 Liber RHB 2937, folio 387	19' x 104'2" Fee simple	Two story shell townhome
1:05 PM	415 N. ROSE STREET "McElderry Park" 21224	Dunn Investments, LLC, et al. 00354-22 Liber FMC 2467, folio 247	12' x 61' \$96	Two story townhome
1:10 PM	1629 N. SPRING STREET "Oliver" 21213	Rowhouses, Inc. 12301-22 Liber SEB 2611, folio 006	13' x 65'6" \$60	Two story shell townhome
1:15 PM	3116 STAFFORD STREET "Gwynns Falls" 21229	Chris Cross, LLC, et al. 8723-22 Liber FMC 16061, folio 085	0.035 acre Fee simple	Two story shell townhome. Zoned C-2, Commercial. Approved for single family dwelling unit.
1:20 PM	1124 WASHINGTON BOULEVARD "Washington Village/Pigtown" 21230	King and Queen, LLC 15429-15 Liber FMC 6048, folio 523	12' x 70' Fee simple	Two story townhome

TERMS OF SALE

A \$3,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), on each property, payable by cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer, by 4:30 p.m. on the day of the auction. Contract execution is to be completed by the Purchaser, in person, by 4:30 p.m. on the day of the auction at the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209. Balance to be paid in cash at settlement, which shall take place thirty (30) days following final ratification of the sale by the District Court of Maryland for Baltimore City at a location designated by the Receiver. Interest on unpaid purchase money charged at rate of 8% per annum from the date of final ratification of sale to the date of settlement. All recordation taxes, transfer taxes, and other costs incident to the sale and settlement shall be borne by purchaser. Purchaser's adjustments for ground rent, governmental taxes, municipal charges or assessments, shall be as of the date of settlement. The Receiver may, in its sole and absolute discretion, extend or adjust the date of settlement as may be required; however, in the event of delay due to purchaser (as determined by Receiver), the purchaser's adjustments shall be as of the settlement date originally provided in the contract of sale. The Receiver, in its sole and absolute discretion, may reduce the amount of purchaser's interest or adjustments due to extension of the settlement date. Time is of the essence for purchaser's obligations. If Receiver is unable to deliver good and marketable title, purchaser's sole remedy in law or equity shall be limited to the refund of the deposit. Upon refund of the deposit, this sale shall be null and void and of no effect and the purchaser shall have no further claim against the Receiver or Auctioneers. If purchaser breaches the contract of sale, the Receiver may elect to retain the deposit as liquidated damages.

Each property is being sold and purchaser agrees to accept the property "AS IS", "WHERE IS", and "WITH ALL FAULTS," without any representation or warranty whatsoever as to its condition, environmental matters, permit status, construction, faulty construction or damage to improvements, violation of laws, fitness for any particular purpose, development, merchantability, occupancy or any other warranty or matter of any nature whatsoever, express or implied, all whether known or unknown and whether disclosed or undisclosed. The purchaser waives and releases the Receiver, the Auctioneers, and their respective agents, successors and assigns from any and all claims the purchaser and/or its successors and assigns may now have or may have in the future relating to the condition of the property, including but not limited to the environmental condition thereof. Purchaser shall be responsible for obtaining physical possession of the property and assumes the risk of loss or damage to the property from the date of contract forward.

Each property is sold subject to all easements, conditions, restrictions, covenants, ground rents, agreements and other matters of any nature identified in this Advertisement, or appearing in any public records on or before the date of sale or announced at the Public Auction, as well as any matters that an accurate survey or physical inspection of the property might disclose. The ground rent or fee simple title stated for each property is as determined from sources deemed to be reliable, and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Any ground rent determined to be on the property, including the redemption thereof, is the sole responsibility of the purchaser, irrespective of whether that ground rent is stated within the advertisement or contract of sale. Each property will be conveyed by Receiver's Deed without warranties. Each property is sold subject to all matters referenced in the vacant building receivership proceeding pending in the District Court of Maryland for Baltimore City, including, but not limited to exceptions to sale and all housing, building and zoning code violations.

Due to the nature of the Receivership action and the Order of the District Court of Maryland for Baltimore City, purchaser shall not assign the contract of sale without prior, written permission of the Receiver, which may be withheld in Receiver's sole and absolute discretion.

ALL BIDDERS MUST APPLY TO PRE-QUALIFY WITH ONE HOUSE AT A TIME BY 9:00 AM TUESDAY, DECEMBER 6, 2022. Please see www.ajbillig.com or call the Auctioneers for proper form. Bidders who are not pre-qualified SHALL NOT be allowed to participate in this auction; NO EXCEPTIONS.

NOTE: If you have pre-qualified for other One House At A Time, Inc. Receiver Auctions, please call 410-467-1826 and state your intention to bid. You will be required to provide bidder identification document(s), but may not be required to complete another form. Buyers who fail to sign contracts of sale and provide deposits by the post-auction deadline will be prohibited from bidding on properties with One House At A Time, Inc. for three (3) years.

Bidders will be registered by A.J. Billig & Co. for participation through our online bidding platform. That registration will occur in conjunction with the OHAAT approved bidder list. Approved bidders will receive an email from A.J. Billig & Co. with login ID, password and instructional information for the bidding platform within 5 business days of their approval to bid, or by Friday, December 9, 2022, whichever is sooner. If you have been approved by OHAAT and not received your information within the timeline provided, please call 410-296-8440 or email info@ajbillig.com. Bidders who cannot meet the timeline stated for deposit requirements and in-person contract execution should not participate at the auction. Out of State bidders are strongly encouraged to make arrangements in advance of the auction for deposit and contract execution logistics.

One House At A Time, Inc., Receiver
No Buyer's Premium

