RECEIVER'S CONTRACT OF SALE

Baltimore, Maryland, December 13, 2022

l/we

("Purchaser") have this day

purchased at Public Au	uction for the price of \$
the property known as	

Phone: 410-296-8440 🗈 Fax: 410-296-4420

SUBJECT TO VACANT BUILDING NOTICES, from ONE HOUSE AT A TIME, INC., court-appointed Receiver ("Seller"), of which a deposit of Three Thousand (\$3,000) Dollars has been paid,

(increased to 10% of the purchase price **MMEXWIX X4XXXXX** at Auctioneer's office, as applicable). The balance of the purchase money shall be paid in cash at settlement thirty (30) days after final ratification of the sale by the District Court of Maryland for Baltimore City. 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 Seller 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 Seller), the Purchaser's adjustments shall be as of the settlement date originally provided in this contract. Seller, 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 Seller 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 Seller or Auctioneers. If Purchaser breaches this contract, the Seller may elect to retain the deposit as liquidated damages.

The 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. 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.

The Property is sold subject to all easements, conditions, restrictions, covenants, ground rents, agreements and other matters of any nature identified in the 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 Property will be conveyed by Receiver's Deed without warranties. The 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.

This contract may be executed in two or more counterparts including by facsimile and email, each of which shall be deemed an original and together shall constitute one instrument. This contract may not be amended except by a writing signed by the party to be bound by the amendment. Seller shall not be deemed to have waived any of its rights under this contract unless such waiver is expressly made in writing. If Purchaser consists of two or more persons or entities, Purchaser shall be jointly and severally liable. Purchaser may not assign this contract or any interest herein (by operation of law or otherwise) without Seller's prior written consent which may be withheld in Seller's sole and absolute discretion. There are no third party beneficiaries to this contract. The Daily Record Advertisement of December 7, 2022 , is hereby incorporated herein and made a part of this contract.

WITNESS: as to signatures and receipt of deposit.	Signed:	Purchaser DRAFF (Seal)
ONE HOUSE AT A TIME, INC., Receiver, Seller		(Seal)
By:(Seal) Pia Heslip, Executive Director, 410-467-1826	Address:	Purchaser (Printed Name & Title if on Behalf of Entity)
	Email:	
AJ BILLIG	Phone:	
REAL ESTATE • AUCTIONEERS		

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

39 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

 \star BIDDER PRE-QUALIFICATION REQUIRED \star

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 -

ONLINE ONLY AUCTION HELD AT AJBILLIG.COM

Bidding Opens: Friday, December 9, 2022

Bidding Closes: TUESDAY, DECEMBER 13, 2022

At the Following Times:

At the Following Time

NEIGHBORHOODS INCLUDE:

Washington Village/Pigtown • Abell • Better Waverly •
 Greenspring • Coldstream Homestead Montebello •
 • Allendale • Harlem Park • And More •

Bidding Closes*	Address	Respondent(s) Case No.	Lot Size Fee Simple	Description		Address	Respondent(s) Case No.	Lot Size Fee Simple	Description
(Time)	Neighborhood	Deed Reference	or Annual Ground Rent		Closes [*] (Time)	Neighborhood	Deed Reference	or Annual Ground Rent	
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	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
10:05 AM	1725 E. 32ND STREET "Coldstream Homestead Montebello" 21218	Steven Hicks 07890-21 Liber FMC 14286, folio 236	19'11" x 95' Fee simple	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
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	CAI	NCELED 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.
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	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
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	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
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	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
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	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
10:35 AM 10:40	1715 N. BROADWAY "Broadway East" 21213	Trendline Properties, LLC 11301-22 Liber MB 22044, folio 258 Estate of Jocephus Parker	16' x 90' \$90 14' x 70'	Three story townhome.	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
AM	2204 E. CHASE STREET "Middle East" 21213	22125-21 Liber FMC 7998, folio 137	Fee simple	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
10:45 AM 10:50	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 20' x 90'	,	12:30 PM	2739 W. NORTH AVENUE "Coppin Heights/Ash-Co-East"	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.
10:50 AM 10:55	655 DUMBARTON AVENUE "Pen Lucy" 21218	Crown 7 Realty, LLC, et al. 6535-22 Liber LGA 17203, folio 76 Dwayne Holmes, et al.	Fee simple	Two story townhome		21216 3307 OAKFIELD AVENUE VCELED, Forest Park" 21207	Tom N. Robinson, Jr. 14422-21	50' x 140' Fee simple	Two and a half story shell tradi- tional home. Zoned R-3, 3 dwelling units.
AM	2924 EDGECOMBE CIRCLE SOUTH "Parklane" 21215	01267-22 Liber FMC 6040, folio 145	\$90		12:40 PM	2238 E. OLIVER STREET "Broadway East" 21213	Liber RHB 2646, folio 189 Olubukola Amudipe 11303-22	13' x 86'6" \$90	Two story shell 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	12:45 PM	603 S. PAYSON STREET	Liber FMC 7203, folio 338 Rimelon, LLC, et al. 07495-18	14' x 75' Fee simple	Two 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	12:50 PM	"Carrollton Ridge" 21223 2241 PRENTISS PLACE	Liber FMC 11420, folio 472 Saul Dinkins, et al.	12'4" x 63'	Two story shell townhome
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	12:55	"Middle East" 21205 2042 E. PRESTON STREET	04654-22 Liber FMC 7925, folio 472 Paulette Marshall, et al.	Fee simple	Two story shell 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.	PM 1:00	"Broadway East" 21213 4212 W. ROGERS AVENUE	11302-22 Liber SEB 4892, folio 286 Zeola Harris a/k/a Ze Ola Harris,	\$96 19' x 104'2"	Two story shell townhome
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	PM	"Woodmere" 21215	et al. 22049-21 Liber RHB 2937, folio 387	Fee simple	
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	РМ	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
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	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
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	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. Zonec C-2, Commercial. Approved fo single family dwelling unit.
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	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

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

*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.

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, or sent by wire 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 purchaser 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 at a destinement at a destinement at a destine or adjust 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 believe breaches the contract of sale, the Receiver may elect to retain 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 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**







NOTICE REQUIRED BY MARYLAND LAW REGARDING YOUR GROUND RENT

The Property is subject to a ground lease. The annual payment on the ground lease ("ground rent") is ______, payable in half-yearly installments on _______ in each and every year. The next ground rent payment is due on the following due date (unknown), in the amount of (unknown).

The payment of the ground rent should be sent to:

Name	
Address	
Phone	

NOTE REGARDING YOUR RIGHTS AND RESPONSIBILITIES UNDER MARYLAND LAW:

As the owner of this property, you are obligated to pay the ground rent to the ground lease holder. It is also your responsibility to notify the ground lease holder if you change your address or transfer ownership of the property.

If you fail to pay the ground rent on time, you are still responsible for paying the ground rent. In addition, the ground lease holder may take action to collect the past due ground rent, which may result ultimately in your loss of the property. Please note that under Maryland law, a ground lease holder may demand not more than 3 years of past due ground rent. If you fail to pay the ground rent on time, you should contact a lawyer for advice.

As the owner of this property, you are entitled to redeem, or purchase, the ground lease from the ground lease holder and obtain absolute ownership of the property. The redemption amount is fixed by law but may also be negotiated with the ground lease holder for a different amount. For information on redeeming the ground lease, contact the ground lease holder. If the identity of the ground lease holder is unknown, the State Department of Assessments and Taxation provides a process to redeem the ground lease that may result in your obtaining absolute ownership of the property. If you would like to obtain absolute ownership of this property, you should contact a lawyer for advice.

The preceding notice is required by law. The parties are advised that some ground rents may not be redeemable. All other terms and conditions of the Contract of Sale remain in full force and effect.

One House At A Time, Inc., Receiver, by:

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Buyer Sig	n	3	u	-JD	Lnj	

Date Pia Hesie Executive Director

Date

Date Buyer Schalure

STATE OF MARYLAND, BALTIMORE CITY, Sct.:

I HEREBY CERTIFY, that on this, before me, the subscriber,						
a Notary Public of the State of Maryland, in and for Baltimore County AFORESAID,						
personally appeared DRAFT,						
Purchaser(s) at the Receiver's Sale in this cause, and made oath in due form of law						
that (s)he is the purchaser and purchased same as principal and not as an agent						
for anyone, that there are no other interested principals, and that (s)he has not directly						
or indirectly discouraged anyone from bidding for the said						
mentioned in said Report of Sale.						

PURCHAS Δ PURC

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NOTARY PUE			

MY COMMISSION EXPIRES: