



ONLINE REAL ESTATE AUCTION

To the Highest Bidder Over \$10,000

SUITLAND – SILVER HILL "Dianna Woods"

RESIDENTIAL PARCEL

0.36± Acre – Zoned RSF65

Known As

SWANN ROAD
Tax ID 0445833

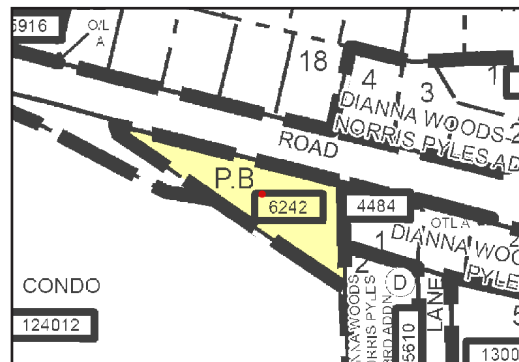
Suitland, Prince George's County, MD 20746

Online Bidding Opens

MONDAY, DECEMBER 5, 2022

Online Bidding Closes

WEDNESDAY, DECEMBER 7, 2022
AT 12:15 P.M.



NOTE: The information contained herein has been obtained from sources deemed reliable and is believed to be accurate. However, no express or implied warranty is made or may be inferred from any such representation. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

LOCATION:

The property is located in the Dianna Woods subdivision in the Suitland – Silver Hill area of Prince George's County. Dianna Woods was originally developed in the 1960s, and contains approximately 100 single family homes. The Dianna Woods and Swann Hill Condominiums are also in close proximity, and feature approximately 120 townhouse and garden apartment style units.

The neighborhood is positioned along Swann Road between Suitland Road and Suitland Parkway, approximately 1 mile southeast of Silver Hill Road. The Suitland Metro Station (Green Line) is approximately 1.5 miles from the property along Silver Hill Road, and the Suitland Federal Center adjoins the metro complex. In addition to the Suitland Federal Center, a number of large public and private employers are in close proximity. Shopping, dining, entertainment and recreational options are in ample supply along Silver Hill Road, Branch Avenue and throughout the surrounding area.

According to the Prince George's County Public School website, nearby schools are believed to be William Beanes Elementary, Drew-Freeman Middle and Suitland High.

For more information about the area, please visit:

Prince Georges County Government – <https://www.princegeorgescountymd.gov/>

Prince Georges County Public Schools – <https://www.pgcps.org/>

SITE:

Lot size – 0.359 acre, according to public tax and plat records.

The triangular lot fronts approximately 270' along Swann Road. A small portion of the property (0.031 acre) is dedicated to road use, and there is a 15' storm drain right-of-way at the east side of the property.

Public water and sewer are believed to be in nearby properties. The status of any existing well or septic at the property is unknown.

ZONING:

RSF65 – Residential

According to the Prince Georges County zoning page, "The purposes of the Residential, Single-Family-65 (RSF-65) Zone are to provide for and encourage variation in the size, shape, and width of single-family detached residential subdivision lots, in order to better utilize the natural terrain; to facilitate the planning of higher density single-family residential developments with small lots and dwellings of various sizes and styles; to encourage the preservation of trees and open spaces; and to prevent soil erosion and stream valley flooding." Minimum net lot area is 6,500 square feet.

For more information, please visit:

Zoning Enforcement – <https://www.princegeorgescountymd.gov/1228/Zoning-Enforcement>

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Published annual real estate taxes are \$130.55 based on a full value assessment of \$7,400.

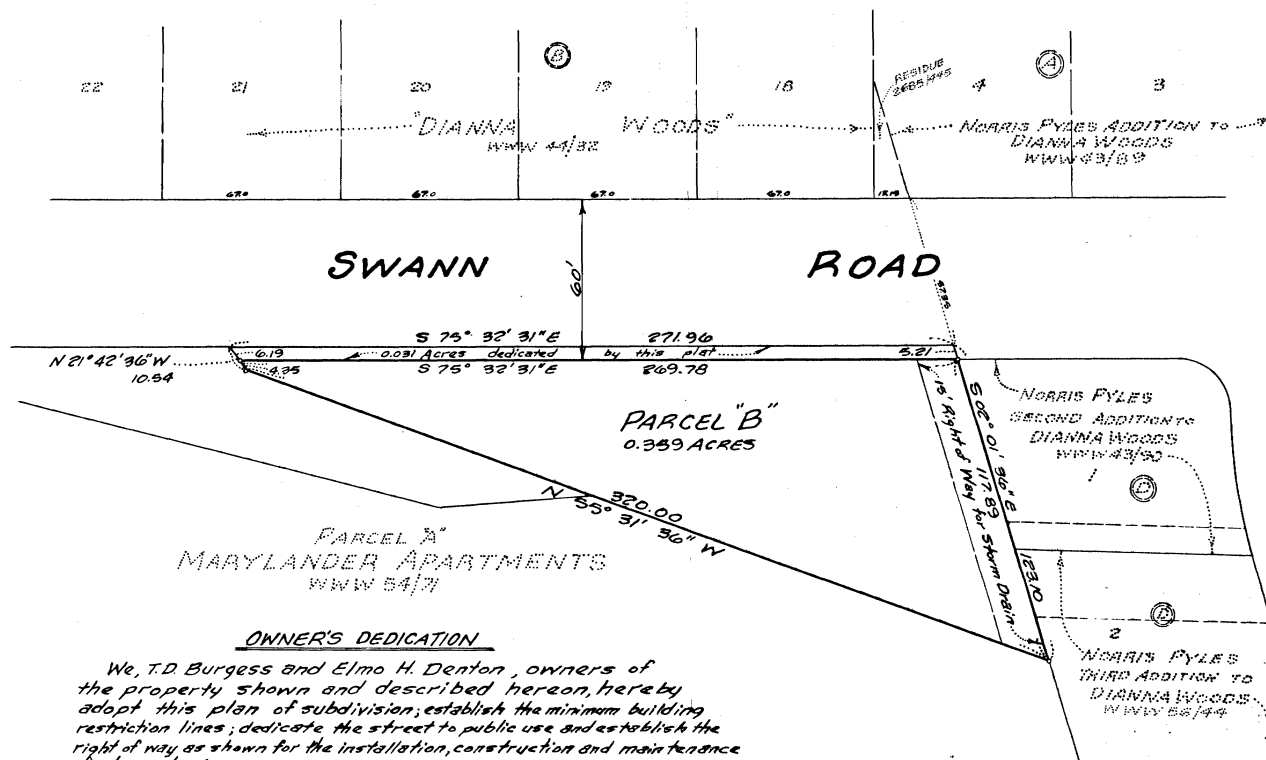
SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$3,000 or 10% deposit, whichever is greater, payable by cashier's check or wire transfer, will be required of the purchaser by 4:00 P.M. on the day of auction, at the Auctioneer's office. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. Purchaser assumes the risk of loss from the date of contract forward. If the Seller is unable to convey good and marketable title, the 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. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the purchaser except where otherwise mandated by local, State or Federal law. Time is of the essence. The purchaser shall be required to use Calvert Title Company (90 Holiday Drive, Suite C, Solomons, MD 20688; 443.355.4663) to conduct the closing for the transaction.

No Buyer's Premium!





OWNER'S DEDICATION

We, T.D. Burgess and Elmo H. Denton, owners of the property shown and described hereon, hereby adopt this plan of subdivision; establish the minimum building restriction lines; dedicate the street to public use and establish the right of way as shown for the installation, construction and maintenance of storm drains.

There are no suits of action, leases, liens or trusts on the property included in this plan of subdivision.

January 13, 1967

Alice G. Davies
 WITNESS
 T.D. Burgess
 T.D. BURGESS
 Elmo H. Denton
 ELMO H. DENTON

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown hereon is correct, that it is a subdivision of all the land conveyed by Arundel Hills, Incorporated, a Maryland corporation, to T.D. Burgess and Elmo H. Denton by deed dated December 6, 1966 and recorded among the Land Records of Prince George's County, Maryland in Liber 3419 at Folio 560;

That iron pipes indicated thus: and stones indicated thus: are in place where shown;

The total area included in this plan of subdivision is 0.390 Acres.

January 11, 1967

W. STANLEY MACHEN
 REGISTERED LAND SURVEYOR
 MD. No. 2047

"FOR PUBLIC SEWER AND WATER SYSTEMS ONLY"

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

APPROVED: February 9, 1967
 CHAIRMAN
 M.N.C.P.C. RECORD FILE NO. 5-67016

SECRETARY/TREASURER:

FILED

FEB 27 1967
 W. WAVERLY WEBB, CLERK
 CIRCUIT COURT FOR
 PRINCE GEORGE'S COUNTY, MD.

PARCEL "B"
 "DIANNA WOODS"
 PRINCE GEORGE'S COUNTY, MD.
 SCALE: 1"=30' JANUARY, 1967

W. STANLEY MACHEN
 REGISTERED LAND SURVEYOR
 HYATTSVILLE, MARYLAND



62/59

PURCHASING REAL ESTATE AT AUCTION

The following information is provided by A. J. Billig & Co., Auctioneers to assist you in understanding your purchase of a property at public auction. The material in this form is general in nature and does not limit your obligations under the contract of sale that you will be required to sign.

TERMS OF SALE: Your responsibilities as a purchaser have been advertised prior to the day of sale and will be read by the Auctioneer at the time of sale. Additional terms may be announced on the day of sale or may be posted at the sale site. The auctioneer will make important announcements regarding the property and your obligations as a purchaser. Please feel free to ask any questions regarding these terms. *Failure to comply with any of the terms of sale may cause you to forfeit your deposit and be responsible for the expenses to resell the property, as well as any deficiency incurred.*

CONDITION OF PROPERTY: The property will be sold "AS IS." Unless otherwise announced, the sellers make no representations or warranties about the condition of the property. The sellers will not make any repairs.

DEPOSIT: Your deposit will be credited toward the purchase price. If you do not comply with the "TERMS OF SALE," either published or within the contract of sale, you might lose all or part of your deposit. In addition, if you fail to settle for the property you might be obligated to pay the expenses to resell the property, including any deficiency resulting therefrom. If the "TERMS OF SALE" require you to increase your deposit above the amount specified, the Auctioneer will likely accept your personal or business check for the difference on the day of sale. Otherwise, you can bring, wire or messenger certified funds for the increased deposit within the time stated.

EXPENSES: You may be responsible for the expenses of owning the property as of the date of sale or as of the date of settlement, including taxes, utility costs and insurance. You may be required to pay interest on the amount of the purchase price, less the amount of your deposit, from the date of the sale to the date you settle for the property. We recommend that you obtain a fire insurance binder on the property immediately as of the date of sale. The purchaser will pay all of the settlement expenses, including title fees and recording costs.

SETTLEMENT: The settlement or closing period is specified within the terms of sale. If settlement is based on ratification by a Court, the ratification period is typically forty-five to sixty days, but might take longer. You will be expected to settle for the property within the specified time.

FINANCING: It is the purchaser's responsibility to obtain financing. If you plan to use a mortgage to purchase the property, we recommend that you apply for the loan immediately. If the bank must take longer than the specified time to complete the loan, the sellers may extend settlement for a short period if you can provide proof of a loan commitment. If you do not obtain the financing within the specified time for settlement, you will be in default of your contract of sale.

BIDDING PROCEDURE: At the conclusion of the announcement and question period, the auctioneer will solicit bids for the property. Bids are generally made either orally or by raising a hand. Bidding increments are made in amounts acceptable to the auctioneer, who may set a minimum bidding increment as the sale progresses. Any bid that is merely a nominal or fractional advance may be rejected by the auctioneer if in his judgement it may affect the sale injuriously. If a dispute arises between two or more bidders, the auctioneer shall decide in favor of one of the bidders, or immediately re-offer the property.

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INSTRUCTIONS FOR ONLINE AUCTIONS

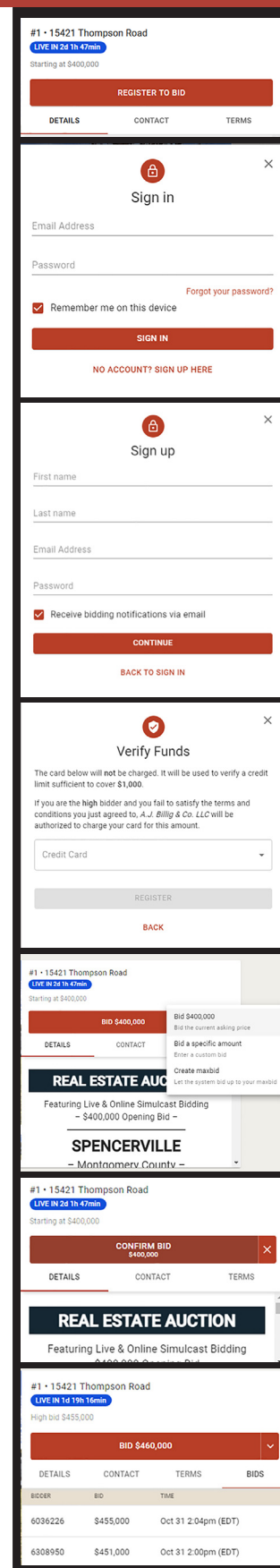
REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.



The image displays a vertical stack of five screenshots from the AJ Billig online bidding platform. The first screenshot shows the auction details for property #1, 15421 Thompson Road, with a starting bid of \$400,000 and a live timer. It includes buttons for 'REGISTER TO BID', 'DETAILS', 'CONTACT', and 'TERMS'. The second screenshot is the 'Sign in' page with fields for Email Address and Password, a 'Remember me on this device' checkbox, a 'Forgot your password?' link, and a 'SIGN IN' button. The third screenshot is the 'Sign up' page with fields for First name, Last name, Email Address, and Password, a 'Receive bidding notifications via email' checkbox, and a 'CONTINUE' button. The fourth screenshot is the 'Verify Funds' page, which states that the card will not be charged but used for verification, and includes a 'Credit Card' dropdown and a 'REGISTER' button. The fifth screenshot shows the bidding interface with a current bid of \$400,000, a 'REAL ESTATE AUCTION' banner, and a 'CONFIRM BID' button. Below this, it shows a list of bids with columns for BIDDER, BID, and TIME.