



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
GALLERY AUCTION

32 BALTIMORE CITY PROPERTIES
- All Properties Require Renovation -

★ **BIDDER PRE-QUALIFICATION REQUIRED** ★
WITH ONE HOUSE AT A TIME BY 9:00 A.M. TUES., FEB. 7TH
*Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification
- See Pre-Qualification Requirements Below -*

NEIGHBORHOODS INCLUDE:

- Waverly • Westport • Barclay • Reservoir Hill •
- Washington Village/Pigtown • Saint Josephs •
- Penn North • Upton • Oliver • And More •

Sales To Be Held:
DELTA HOTELS BALTIMORE NORTH
Village of Cross Keys
5100 Falls Road, Baltimore, MD 21210
TUESDAY, FEBRUARY 14, 2023
AT 11:00 A.M.

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.

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.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple or Annual Ground Rent	Description
439 E. 27TH STREET "Harwood" 21218	Albertina 5228, LLC 26643-19 Liber MB 20658, folio 237	13' x 90' \$54	Two story brick inside-group townhome.
600 E. 38TH STREET "Waverly" 21218	Estate of Douglas R. Runyon 17629-22 Liber SEB 3539, folio 201	15' x 72'3" \$72	Two story brick end-of-group porchfront shell townhome.
2233 ANNAPOLIS ROAD CANCELED 30 "Westport"	Heroes Home and Support Services, LLC, et al. 04011-22 Liber MB 19548, folio 457	16' x 87' Fee simple	Two story brick inside-group townhome believed to be arranged for 2 units. Zoned C-1 Commercial, approved for 1 dwelling unit.
2428 BRENTWOOD AVENUE "Barclay" 21218	Asif Ali 13227-22 Liber MB 21874, folio 087	13'4" x 86'1" \$65	Two story brick inside-group townhome.
1102 S. CAREY STREET "Washington Village/Pigtown" 21223	Agboola Dedo, et al. 15810-22 Liber FMC 6192, folio 1112	14' x 70' \$69	Two story brick inside-group shell townhome.
4042 CEDARDALE ROAD "East Arlington" 21215	Estate of Deseree McLawhorn, et al. 20136-21 Liber RHB 3673, folio 388	48'4" x 106'2" \$180	Two story brick end-of-group townhome. Corner lot.
1223 CLOVERDALE STREET "Penn North" 21217	Joseph Campher, et al. 18609-22 Liber FMC 11822, folio 201	14'4" x 84' \$85	Three story brick inside-group shell townhome.
1717 CRYSTAL AVENUE "Broadway East" 21213	York Enterprises, Inc. 12302-22 Liber RHB 3142, folio 343	12' x 60' \$48	Two story brick inside-group shell townhome.
1719 CRYSTAL AVENUE "Broadway East" 21213	DKJ, LLC 12303-22 Liber FMC 6360, folio 982	12'5" x 60' Fee simple	Two story brick end-of-group shell townhome.
1822 DRUID HILL AVENUE "Druid Heights" 21217	Quran and Arabic Institute of Maryland, Inc. 20507-21 Liber MB 18689, folio 398	15'6" x 90' \$100	Three story brick inside-group shell townhome.
1823 DRUID HILL AVENUE "Druid Heights" 21217	Patricia Williams, et al. 21799-21 Liber FMC 1172, folio 083	13' x 100' \$90	Three story brick shell townhome.
1827 DRUID HILL AVENUE "Druid Heights" 21217	RCEP, LLC, et al. 20610-21 Liber FMC 13128, folio 007	13' x 100' \$96	Three story brick shell townhome.
1829 DRUID HILL AVENUE "Druid Heights" 21217	Quran and Arabic Institute of Maryland, Inc. 20506-21 Liber LGA 18504, folio 181	13' x 100' \$96	Three story brick inside-group shell townhome.
518 N. EAST AVENUE "Ellwood Park/Monument" 21205	Otis R. Lott, et al. 20694-21 Liber SEB 5762, folio 0103	16'6" x 78'7" Fee simple	Two story brick inside-group shell townhome.
460 E. FEDERAL STREET "Greenmount West" 21202	Babak Hosseini, et al. 03113-22 Liber MB 21887, folio 367	11'7" x 60' Fee simple	Two story brick inside-group townhome.
3109 W. GARRISON AVENUE "Central Park Heights" 21215	Natty Asante a/k/a Nattey Mdingi 16269-22 Liber FMC 8413, folio 0001	20' x 100' \$240	Two story porchfront semi-detached home.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple or Annual Ground Rent	Description
<u>1505 HOLBROOK STREET</u> "Oliver" 21202	Faiza Abdul-Adl, et al. 17090-22 Liber SEB 4969, folio 70	14' x 73' \$78	Two story brick inside-group townhome.
<u>1527 HOLBROOK STREET</u> "Oliver" 21202	David Lee Evans, Jr. 17089-22 Liber SEB 2660, folio 441	13' x 73' Fee simple	Two story brick inside-group shell townhome.
<u>1529 HOLBROOK STREET</u> "Oliver" 21202	LHB Corporation 17088-22 Liber SEB 3617, folio 166	13' x 73' \$90	Two story brick inside-group townhome.
<u>577 LAURENS STREET</u> "Upton" 21217	Estate of Sadek Aledresi a/k/a Sadek Aledresi, et al. 12769-22 Liber FMC 14533, folio 069	13' x 70' Fee simple	Two story brick inside-group townhome.
<u>1947 W. LEXINGTON STREET</u> "Penrose/Fayette Street Outreach" 21223	MU Properties I, LLC, et al. 20802-19 Liber MB 24382, folio 317	13'8" x 100' \$65	Two story brick inside-group townhome.
<u>5332 MAPLE AVENUE</u> "Pimlico Good Neighbors" 21215	Viola Smith 19694-22 Liber SEB 2983, folio 140	14'9" x 100' \$75	Two story brick inside-group porchfront shell townhome.
<u>5340 MAPLE AVENUE</u> "Pimlico Good Neighbors" 21215	Paperchaser, LLC 09928-22 Liber LGA 17001, folio 261	14'9" x 100" Fee simple	Two story brick inside-group porchfront shell townhome.
<u>1049 N. MILTON AVENUE</u> "Biddle Street" 21205	Willard Avenue, LLC 19022-22 Liber FMC 11989, folio 36	13'6" x 74' \$84	Two story brick inside-group townhome.
<u>1142 MONTPELIER STREET</u> "Better Waverly" 21218	Dayna S. McKnight, et al. 20231-21 Liber FMC 6591, folio 0354	27'7" x 95' \$60	Two story semi-detached porchfront home.
<u>811 NEWINGTON AVENUE</u> "Reservoir Hill" 21217	Kevin Mfume, et al. 19062-20 Liber FMC 8618, folio 674	16' x 117'6" \$96	Three story brick inside-group townhome. Zoned R-8, approved for 3 dwelling units.
<u>3708 OLD FREDERICK ROAD</u> "Saint Josephs" 21229	Omotayo Oresotu, et al. 16347-21 Liber FMC 7226, folio 333	13'8" x 119'7" \$48	Two story brick inside-group porchfront townhome.
<u>3402 OLD YORK ROAD</u> "Waverly" 21218	Cornell Morrison, et al. 06131-21 Liber FMC 4115, folio 252	25'6" x 100' Fee simple	Two story traditional home. Curb cut.
<u>2236 SIDNEY AVENUE</u> "Westport" 21230	JDR Realty Capital, LLC 04015-22 Liber FMC 11033, folio 187	15'2" x 82' Fee simple	Two story brick inside-group porchfront townhome.
<u>2237 SIDNEY AVENUE</u> "Westport" 21230	Paul H. Buck, et al. 04017-22 Liber FMC 8503, folio 711	14'3" x 82' \$84	Two story brick inside-group porchfront townhome.
<u>723 SPRINGFIELD AVENUE</u> "Pen Lucy" 21212	Joseph Larbie, et al. 16258-21 Liber PMB 6984, folio 371	19' x 97' \$78	Two story brick inside-group porchfront shell townhome.
<u>3121 SUMTER AVENUE</u> "Central Park Heights" 21215	The Estate of Vivian Voice Scales 18147-21 Liber RHB 3048, folio 500	14' x 115'3" Fee simple	Two story brick inside-group porchfront shell townhome.
<u>4004 WILSBY AVENUE</u> "Pen Lucy" 21218	M & J Acquisitions, LLC, et al. 06532-22 Liber FMC 12849, folio 070	20' x 90' \$90	Two story brick inside-group porchfront townhome.

TERMS OF SALE

A \$3,000 deposit on each property, payable by certified check or cashier's check (**NO CASH**), will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's Office. 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, FEBRUARY 7, 2023. Please see 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, you must also pre-register by 9:00 AM TUESDAY, FEBRUARY 7, 2023 to receive your assigned bidder number. To pre-register, please email office@onehousebaltimore.org 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.

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



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