



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

34 BALTIMORE CITY PROPERTIES
- All Properties Require Renovation -

★ **BIDDER PRE-QUALIFICATION REQUIRED** ★
WITH ONE HOUSE AT A TIME BY 9:00 A.M. TUES., MAR. 28TH
*Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification
- See Pre-Qualification Requirements Below -*

NEIGHBORHOODS INCLUDE:

Barclay • Parkview/Woodbrook • Dorchester • Oliver
Johnston Square • Reservoir Hill • Better Waverly
Oakenshawe • Broadway East • And More

Sales To Be Held:
DELTA HOTELS BALTIMORE NORTH
Village of Cross Keys
5100 Falls Road, Baltimore, MD 21210
TUESDAY, APRIL 4, 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 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
430 E. 21ST STREET "Barclay" 21218	Lenzie M. Johnson, Jr. 12945-21 Liber FMC 387, folio 369	14' x 75' Fee Simple	Two story brick inside-group townhome.
600 E. 38TH STREET "Waverly" 21218	Estate of Douglas R. Runyon 17629-22 Liber CWM Jr. 4241, folio 565	15' x 72'3" \$72	Two story brick end-of-group shell porchfront townhome.
1509 ABBOTSTON STREET "Coldstream Homestead Montebello" 21218	Kiley Reed 20175-21 Liber FMC 5303, folio 233	13'11" x 90' \$96	Two story brick inside-group porchfront townhome.
4010 BOARMAN AVENUE "Dorchester" 21215	Richard A. Goode, et al. 16934-22 Liber RHB 3385, folio 390	22' x 117'11" Fee Simple	Two story brick inside-group porchfront townhome.
927 E. CHASE STREET "Johnston Square" 21202	Nigest Yinesu, et al. 19609-21 Liber FMC 10812, folio 123	12' x 66' Fee Simple	Two story brick inside-group shell townhome.
735 N. CHESTER STREET "Middle East" 21205	Estate of Wilson Gaddy 15664-22 Liber SEB 5531, folio 482	13' x 70' \$35.75 (UR)	Two story brick inside-group townhome.
3433 EDMONDSON AVENUE "Lower Edmondson Village" 21229	AAA Handy Johns, Inc. 21164-16 Liber FMC 16145, folio 280	18'3" x 100' \$90	Two story brick inside-group porchfront townhome.
2008 ETTING STREET "Druid Heights" 21217	Maggie Lee Dinkins, et al. 03619-22 Liber FMC 5789, folio 317	12' x 70' \$36 (UR)	Two story brick end-of-group townhome.
2609 FRANCIS STREET "Penn North" 21217	Clifton A. McKnight, et al. 13158-22 Liber FMC 6019, folio 108	14' x 80' \$96	Two story brick inside-group townhome.
2625 FRANCIS STREET "Penn North" 21217	Roberta L. Gill, et al. 14738-22 Liber WA 3902, folio 96	12'10" x 76' Fee Simple	Two story brick inside-group shell townhome.
2627 FRANCIS STREET "Penn North" 21217	J Thrash & Associates, LLC 14739-22 Liber FMC 10266, folio 287	12'8" x 76' Fee Simple	Two story brick inside-group shell townhome.
2629 FRANCIS STREET "Penn North" 21217	J Thrash & Associates, LLC 14737-22 Liber FMC 12077, folio 372	12'8" x 76' \$60 (UR)	Two story brick inside-group shell townhome believed to be arranged for two units.
2637 FRANCIS STREET "Penn North" 21217	Jerome A. Crosby 13160-22 Liber FMC 2418, folio 168	13'6" x 76' Fee Simple	Two story brick inside-group shell townhome.
2222 N. FULTON AVENUE CANCELED "Parkview Woodbrook" 21217	Larry Arrington 19277-21 Liber MB 21466, folio 166	81' x 13'4" Fee Simple	Two story brick end-of-group building believed to be arranged for a storefront and apartment. Zoned R-8, 1 dwelling unit.
2622 GROGAN AVENUE "Berea" 21213	Baltimore Return Fund, LLC 19023-22 Liber FMC 11079, folio 279	12'1" x 61' Fee Simple	Two story brick inside-group townhome.
6609 HILLTOP AVENUE "Rosemont East" 21206	Sue Ellen Svoboda 06943-21 Liber RHB 3607, folio 761	32'8" x 99'11" \$102	Two story brick semi-detached home.
1510 HOLBROOK STREET "Oliver" 21202	Estate of Gladys Russell 19021-22 Liber RHB 3179, folio 600	14' x 70' \$84 (UR)	Two story brick inside-group shell townhome.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple or Annual Ground Rent	Description
1528 HOLBROOK STREET "Oliver" 21202	CE Realty, LLC 19953-22 Liber FMC 9901, folio 496	14' x 70' \$78 (UR)	Two story brick inside-group shell townhome.
1542 HOLBROOK STREET "Oliver" 21202	1542 Holbrook Limited Partnership 19024-22 Liber SEB 3743, folio 311	14' x 70' \$78	Two story brick inside-group shell townhome.
1215 W. LANVALE STREET "Harlem Park" 21217	Jovan Barnes 04875-19 Liber FMC 2243, folio 320	17'6" x 96'6" Fee Simple	Three story brick inside-group townhome.
1504 E. LANVALE STREET "Oliver" 21213	Foxwood National, LLC, et al. 19020-22 Liber FMC 3940, folio 406	15' x 79' \$90	Two story brick inside-group shell townhome.
2245 LINDEN AVENUE "Reservoir Hill" 21217	Beau Ideal Properties, LLC 03111-22 Liber MB 21601, folio 410	21'4" x 150' \$96 (UR)	Three story brick building believed to be arranged for 3 units. Zoned R-7, vacant, formerly for 3 dwelling units.
3234 LYNDALE AVENUE "Four By Four" 21213	Tamara S. Simpson, et al. 13513-22 Liber FMC 8523, folio 432	17' x 79' \$75 (UR)	Two story brick inside-group porch-front townhome.
2122 MCCULLOH STREET "Druid Heights" 21217	Estate of Robert O'Brien Wright, et al. 16464-21 Liber FMC 11409, folio 7	15' x 120' \$85	Two story brick inside-group shell townhome.
2505 MCCULLOH STREET "Reservoir Hill" 21217	Devin Donovan, et al. 07133-22 Liber FMC 6355, folio 1095	13' x 100' Fee Simple	Two story brick inside-group townhome. Zoned R-8, 2 dwelling units.
1115 MONTEPELIER STREET "Better Waverly" 21218	Bryan Anderson, LLC, et al. 20234-21 Liber LGA 17454, folio 283	30' x 200' Fee Simple	Two story vinyl siding semi-detached home.
2829 PARKWOOD AVENUE "Parkview/Woodbrook" 21217	Estate of Charles J. Bell, et al. 16553-22 Liber RHB 3570, folio 267	13'10" x 84' Fee Simple	Two story brick inside-group shell townhome.
2025 E. PRESTON STREET "Broadway East" 21213	Israel Baptist Church of Baltimore City 15298-22 Liber FMC 8524, folio 122	14'9" x 75' Fee Simple	Two story brick inside-group townhome.
2227 E. PRESTON STREET "Broadway East" 21213	Mabuhay Investments, LLC 15666-22 Liber FMC 9977, folio 387	13'11" x 71'9" \$96 (UR)	Two story brick inside-group townhome.
3307 RAVENWOOD AVENUE "Four By Four" 21213	Home Opportunity, LLC 13511-22 Liber FMC 15875, folio 205	16' x 74' \$64 (UR)	Two story brick inside-group townhome.
2611 REISTERSTOWN ROAD "Parkview/Woodbrook" 21217	Azawah Browne, et al. 22079-19 Liber FMC 12021, folio 450	20'9" x 110' Fee Simple	Three story brick inside-group porchfront townhome believed to be arranged for 3 units. Zoned R-7, 3 dwelling units.
411 VENABLE AVENUE "Oakenshawe" 21218	Waverly Stores Corp. 22422-21 Liber FMC 2723, folio 332	35'2" x 50' Fee Simple	Two and one-half story home.
2802 WOODBROOK AVENUE "Parkview/Woodbrook" 21217	Thomas P. Wendler, Jr. 08715-22 Liber SEB 1220, folio 342	13'4" x 80' \$60 (UR)	Two story brick inside-group shell townhome.
2808 WOODBROOK AVENUE "Parkview/Woodbrook" 21217	William H. Miller 13161-22 Liber FMC 10360, folio 557	13'4" x 80' Fee Simple	Two story brick inside-group shell townhome.
2877 WOODBROOK AVENUE "Parkview/Woodbrook" 21217	Harold E. Garner 06567-22 Liber SEB 6202, folio 107	14'4" x 72'8" \$78	Two story brick inside-group shell 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, MARCH 28, 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, MARCH 28, 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



REAL ESTATE • AUCTIONEERS

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.

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.