



410-296-8440 
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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

28 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★
WITH ONE HOUSE AT A TIME
BY 9:00 A.M. TUESDAY, MAY 30TH

*Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification
- See Pre-Qualification Requirements Below -*

NEIGHBORHOODS INCLUDE:

- ★ Better Waverly ★ Arlington ★ Central Park Heights ★
- ★ Dorchester ★ Glenham-Belhar ★ Penn North ★ Howard Park ★
- ★ Greenspring ★ Woodbourne-McCabe ★ And More ★

Sales To Be Held:

DELTA HOTELS BALTIMORE NORTH

Village of Cross Keys
5100 Falls Road, Baltimore, MD 21210

[Directions from Google Maps](#)

TUESDAY, JUNE 6, 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.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
509 E. 26TH STREET "Better Waverly" 21218-4715	Derrick Palmer, et al. 21623-22 Liber FMC 9548, folio 694	19'2" x 78' \$54 (UR)	Two story brick semi-detached porchfront townhome.
2728 ASHLAND AVENUE "Madison - Eastend" 21205-1735	Irene Z. Padron, et al. 22122-21 Liber SEB 3934, folio 157	14'6" x 70' \$96	Two story brick inside-group porchfront townhome.
3416 W. BELVEDERE AVENUE "Arlington" 21215-5801	The Development Corporation of Northwest Baltimore 00940-23 Liber FMC 2000, folio 85	13'5" x 108'2" \$75	Two story brick inside-group porchfront townhome.
3523 W. BELVEDERE AVENUE "Central Park Heights" 21215-5802	The Development Corporation of Northwest Baltimore 00939-23 Liber FMC 5892, folio 37	14'2" x 116'10" \$75	Two story brick inside-group porchfront townhome.
3526 W. BELVEDERE AVENUE "Arlington" 21215-5803	The Development Corporation of Northwest Baltimore 00937-23 Liber FMC 2000, folio 81	13'9" x 108'1" \$90	Two story brick inside-group porchfront townhome.
2108 E. BIDDLE STREET "Broadway East" 21213-3315	Melinda Fallen 22894-19 Liber MB 20844, folio 494	14' x 70' Fee simple	Two story brick inside-group shell townhome.
4011 BOARMAN AVENUE "Dorchester" 21215-4934	Estate of Lawrence Henry Vanstory 18121-22 Liber SEB 1124, folio 558	22' x 120'3" Fee simple	Two story brick inside-group townhome.
228 N. CAREY STREET "Franklin Square" 21223-1871	7CW Real Estate Investment, LLC, et al. 30331-16 Liber MB 21832, folio 363	20' x 100' Fee simple	Three story brick inside-group townhome.
1223 N. CENTRAL AVENUE "Oliver" 21202-5617	KDRB Construction, LLC, et al. 19955-22 Liber LGA 17301, folio 464	16' x 95' \$48	Three story brick inside-group townhome.

<u>1630 E. FEDERAL STREET</u> "Oliver" 21213-3037	Bernard Mallory, et al. 20677-22 Liber SEB 3273, folio 18	15' x 70' \$45	Two story brick end-of-group shell townhome.
<u>2605 FRANCIS STREET</u> "Penn North" 21217-1837	North, LLC, et al. 14736-22 Liber FMC 6765, folio 383	14' x 80' \$78	Two story brick inside-group shell townhome.
<u>2641 FRANCIS STREET</u> "Penn North" 21217-1837	Thacker & Associates, LLC 13156-22 Liber FMC 6949, folio 462	13'6" x 76' \$240	Two story brick inside-group shell townhome.
<u>3003 W. GARRISON AVENUE</u> "Cedar Park Heights" 21215-6015 CANCELED	EZ Home Purchase, LLC 19692-22 Liber MB 24044, folio 435	18'6" x 94' In fee simple	Two story brick inside-group porchfront townhome.
<u>5505 GWYNN OAK AVENUE</u> "Howard Park" 21207-6869	Michael D. Stewart, et al. 12312-21 Liber SEB 2007, folio 398	50' x 129'9" Fee simple	Two and one-half story porchfront semi-detached home.
<u>1532 HOLBROOK STREET</u> "Oliver" 21202-5710	Dominic R. Robinson 19019-22 Liber FMC 16083, folio 491	14' x 70' Fee simple	Two story brick inside-group townhome.
<u>1623 E. LANVALE STREET</u> "Oliver" 21213-2316	Bertha L. Day 20681-22 Liber SEB 403, folio 53	14'9" x 70' Fee simple	Two story brick inside-group shell townhome.
<u>1627 E. LANVALE STREET</u> "Oliver" 21213-2338	Carolyn Pratt, et al. 20680-22 Liber FMC 7568, folio 523	14'9" x 70' Fee simple	Two story brick inside-group shell townhome.
<u>2412 LIBERTY HEIGHTS AVENUE</u> "Liberty Square" 21215-7901 CANCELED	Clifton Davis, et al. 02334-20 Liber LGA 18442, folio 338	21'8" x 100' Fee simple	Two and one-half story brick inside-group porchfront townhome.
<u>4129 MARY AVENUE</u> "Glenham-Belhar" 21206-2537	Louis Phillips, Jr. 14426-22 Liber SEB 4596, folio 341	18'9" x 90' Fee simple	Two story brick and siding inside-group townhome.
<u>2126 MCCULLOH STREET</u> "Druid Heights" 21217-3529	Murrell and Associates, Inc., et al. 09278-22 Liber SEB 2609, folio 16	15' x 120' Fee simple	Two story brick inside-group shell townhome.
<u>3108 MCELDERRY STREET</u> "Ellwood Park/Monument" 21205-2829	Terry L. Coffman II, et al. 19950-22 Liber FMC 1320, folio 342	13'11" x 68' \$90 (UR)	Two story brick inside-group shell townhome.

<u>1045 N. MILTON AVENUE</u> "Biddle Street" 21205-1318	Milton 1045, LLC, et al. 19951-22 Liber FMC 11040, folio 36	14' x 73' \$90 & \$240	Two story brick inside-group townhome.
<u>1051 N. MILTON AVENUE</u> "Biddle Street" 21205-1318	Neil Kuperhand 19954-22 Liber FMC 10293, folio 197	14' x 74' \$78	Two story brick inside-group townhome.
<u>215 E. NORTH AVENUE</u> "Greenmount West" 21202-5909	JC United, LLC 00537-23 Liber MB 19584, folio 54	15'10" x 80' Fee simple	Three story mixed-use building. Zoned OR-1, vacant, last approved use as 1 dwelling unit and office.
<u>3506 OAKMONT AVENUE</u> "Central Park Heights" 21215-5933	Charlotte M. Knox 00942-23 Liber SEB 1024, folio 166	19'6" x 79'6" \$96 (UR)	Two story brick inside-group porchfront townhome.
<u>2636 OSWEGO AVENUE</u> "Greenspring" 21215-7037	Juanita D. Ransom, Remainderperson 02128-23 Liber SEB 4864, folio 250	22' x 100' \$90 (UR)	Two and one-half story brick inside-group porchfront townhome.
<u>3829 PARK HEIGHTS AVENUE</u> "Greenspring" 21215-7611	Cordell Enterprises, LLC 01226-23 Liber FMC 15753, folio 429	22' x 142' Fee simple	Two story brick semi-detached porchfront townhome.
<u>2611 PARK HEIGHTS TERRACE</u> "Greenspring" 21215-7006	First National Development, LLC 01228-23 Liber FMC 7991, folio 446	20' x 100' Fee simple	Two story brick inside-group porchfront townhome.
<u>413 E. PATAPSCO AVENUE</u> A/k/a 413 E. PATAPSCO AVENUE "Brooklyn" 21225-1829	NAEEM TARIQ 20621-21 Liber LGA 18474, folio 484	0.121 Acre Fee simple	Two story storefront building believed to contain 4,844 sq. ft. GBA plus basement. Zoned C-2, vacant, last permitted use was for 1 dwelling unit and grocery store. 410 Cambria Street is not included in the sale.
<u>3145 RAVENHOOD AVENUE</u> "Four" 21213-1645	Mimita, LLC 19275-21 Liber MB 21763, folio 496	16' x 74' Fee simple	Two story brick inside-group shell townhome.
<u>3147 RAVENHOOD AVENUE</u> "Four" 21213-1645	Mimita, LLC 20173-21 Liber MB 21812, folio 111	16' x 74' \$90	Two story brick inside-group shell townhome.
<u>538 SHERIDAN AVENUE</u> "Woodbourne-McCabe" 21212-4242	The Estate of Harold C. Williams, et al. 7055-18 Liber FMC 8884, folio 381	19' x 85'4" Fee simple	Two story brick inside-group porchfront townhome.
<u>2241 SIDNEY AVENUE</u> "Westport" 21230-3137	2241 Sidney Avenue, LLC 04018-22 Liber LGA 17293, folio 25	12'5" x 82' \$39	Two story brick inside-group townhome.

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 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, MAY 30, 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, MAY 30, 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



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.