



REAL ESTATE AUCTION

Live Onsite & Online Simulcast Bidding
 \$100,000 Opening Bid for Each Property

**12 – BALTIMORE COUNTY
 RENTAL TOWNHOMES**

Online Bidding Opens

MONDAY, JUNE 12, 2023

Concluding with Live Onsite Auctions
 As Noted Below

The auction consists of twelve two story townhomes, built in the 1970's-1990's, rented under one year leases. Rentals range from \$1,915 to \$2,100 per month. All are Section 8, except for 802 Thimbleberry Road. All are well maintained and have central air conditioning. Each home will be open one hour before the time of sale and the live auction will be conducted on the premises.

**Live Auction – Day One
 WEDNESDAY, JUNE 14, 2023**

11:00 A.M. – Van Dyke Manor 21206

3 Bykes Court – approximately 1,120 square feet of living area and 560 square feet of basement space, built in 1983. In fee simple.

Exterior – vinyl siding, asphalt shingle roof, vinyl-clad replacement windows, fenced rear yard

Main Level

- Living Room/Dining Room – Laminate floor, sliding doors to rear yard
- Kitchen – Ceramic tile floor, wood cabinets, granite counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Ceramic tile floor

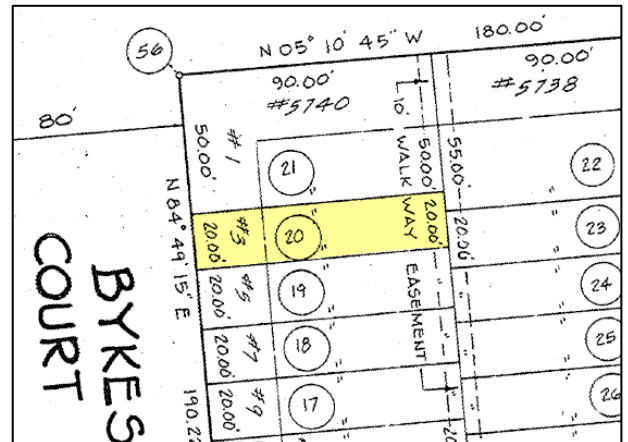
Upper Level

- Primary Bedroom – Carpeting
- Bedroom #2 – Carpeting
- Bedroom #3 – Carpeting
- Full Hall Bathroom – Ceramic tile floor, fiber glass bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – electric heat pump and central air conditioning, 60-gallon electric water heater.



4 Bykes Court – approximately 1,120 square feet of living area and 560 square feet of basement space, built in 1983. In fee simple

Exterior – vinyl siding, asphalt shingle roof, vinyl-clad replacement windows, fenced rear yard

Main Level

- Living Room/Dining Room – Laminate floor, sliding doors to rear yard
- Kitchen – Laminate floor, wood cabinets, granite counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Laminate floor

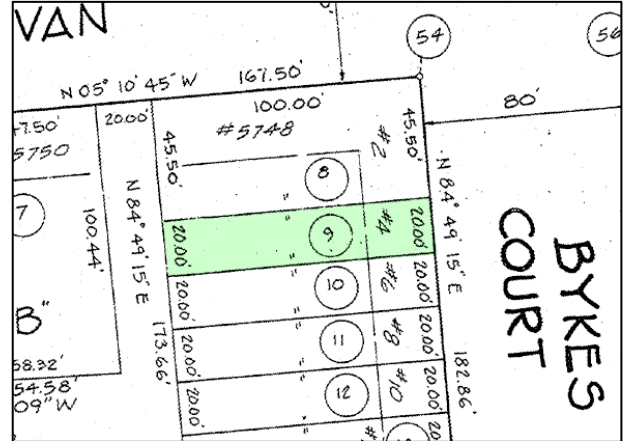
Upper Level

- Primary Bedroom – Laminate floor
- Bedroom #2 – Laminate floor
- Bedroom #3 – Laminate floor
- Full Hall Bathroom – laminate floor, fiber glass bath tub

Lower Level

- Room – Laminate floor, used as a bedroom
- Full Bathroom – Laminate floor
- Laundry Room – Laminate floor

Mechanical – electric heat pump and central air conditioning, 60-gallon electric water heater.



6 Bykes Court – approximately 1,120 square feet of living area and 560 square feet of basement space, built in 1983. In fee simple

Exterior – vinyl siding, asphalt shingle roof, vinyl-clad replacement windows, fenced rear yard

Main Level

- Living Room/Dining Room – Carpeting, sliding doors to rear yard
- Kitchen – Laminate floor, wood cabinets, granite counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Laminate floor

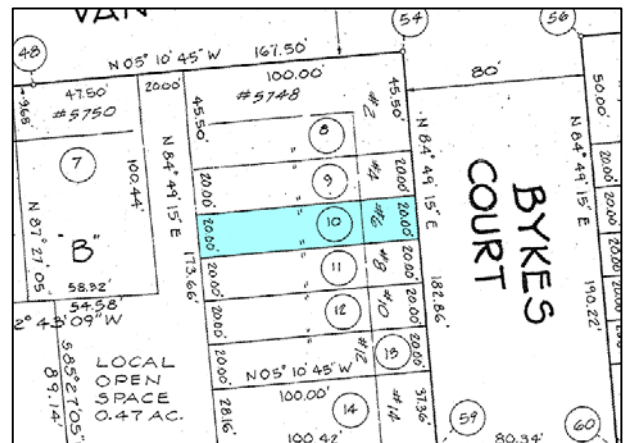
Upper Level

- Primary Bedroom – carpeting
- Bedroom #2 – carpeting
- Bedroom #3 – carpeting
- Full Hall Bathroom – laminate floor, fiber glass bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – electric heat pump and central air conditioning, 60-gallon electric water heater.



10 Bykes Court – approximately 1,120 square feet of living area and 560 square feet of basement space, built in 1983. In fee simple

Exterior – vinyl siding, asphalt shingle roof, vinyl-clad replacement windows, fenced rear yard

Main Level

- Living Room/Dining Room – laminate floor, sliding doors to rear yard
- Kitchen – Laminate floor, wood cabinets, granite counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Ceramic tile floor

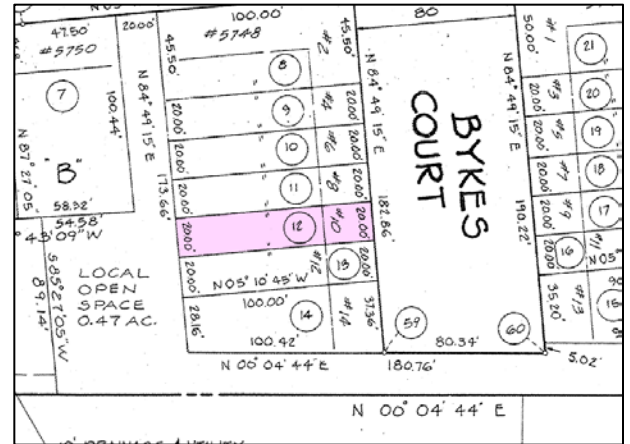
Upper Level

- Primary Bedroom – carpeting
- Bedroom #2 – carpeting
- Bedroom #3 – carpeting
- Full Hall Bathroom – ceramic tile floor, fiber glass bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – electric heat pump and central air conditioning, 60-gallon electric water heater.



11:20 A.M. – Van Dyke Manor 21206

15 Van Court – approximately 1,120 square feet of living area and 560 square feet of basement space, built in 1984. In fee simple

Exterior – End of group townhome, vinyl siding, asphalt shingle roof, vinyl-clad replacement windows, fenced rear yard

Main Level

- Living Room/Dining Room – Laminate floor, sliding doors to rear yard
- Kitchen – Laminate floor, wood cabinets, granite counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Ceramic tile floor

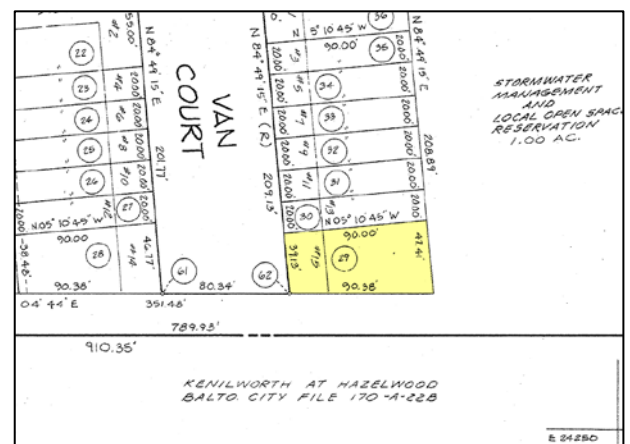
Upper Level

- Primary Bedroom – Laminate floor
- Bedroom #2 – Laminate floor
- Bedroom #3 – Laminate floor
- Full Hall Bathroom – Ceramic tile floor, wall tile bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – electric heat pump and central air conditioning, 60-gallon electric water heater.



MANNER OF SALE:

First, each property: 3, 4, 6 and 10 Bykes Court and 15 Van Court will be offered individually, and the bids reserved. Second, the properties will be offered as an entirety. The properties will be sold in the manner producing the greatest result, in the sole discretion of the seller.

1:30 P.M. – Newport Run 21234

9343 Pan Ridge Road – approximately 1,272 square feet of living area and 636 square feet of basement space, built in 1975. In fee simple. \$250 monthly condominium fee. [Condominium Resale Package](#).

Exterior – Inside group townhome, vinyl siding, asphalt shingle roof, vinyl-clad replacement windows

Main Level

- Living Room/Dining Room – Laminate floor, sliding doors to rear yard
- Kitchen – Laminate floor, wood cabinets, laminate counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Laminate floor

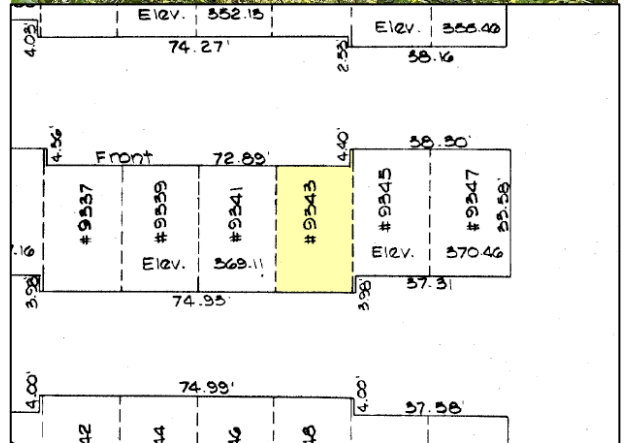
Upper Level

- Primary Bedroom – Carpeting
- Bedroom #2 – Carpeting
- Bedroom #3 – Carpeting
- Full Hall Bathroom – Laminate floor, wall tile bath tub

Lower Level

- Room – Laminate floor, used as a bedroom
- Half Bathroom – Laminate floor
- Laundry Room – Laminate floor

Mechanical – electric heat pump and central air conditioning, electric water heater.



Live Auction – Day Two THURSDAY, JUNE 15, 2023

At 11:00 A.M. – Marine Oaks Village 21221

37 Running Court – approximately 1,160 square feet of living area and 580 square feet of basement space, built in 1987. \$145 monthly condominium fee includes community swimming pool and waterfront access. [Condominium Resale Package](#).

Exterior – Inside group townhome, brick siding, asphalt shingle roof, wood windows

Main Level

- Living Room/Dining Room – Laminate floor, sliding doors to rear yard
- Kitchen – Ceramic tile floor, wood cabinets, laminate counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Ceramic tile floor

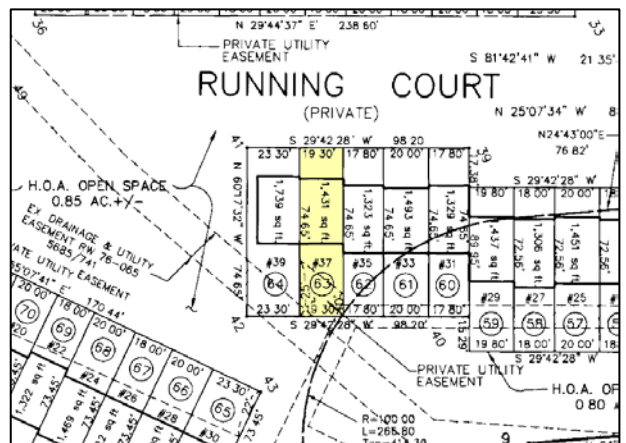
Upper Level

- Primary Bedroom – Laminate floor
- Bedroom #2 – Laminate floor
- Bedroom #3 – Laminate floor
- Full Hall Bathroom – Ceramic tile floor, fiber glass bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – electric heat pump and central air conditioning, 62-gallon electric water heater.



At 12:00 P.M. – Carrollwood Manor 21220

3 Clearwater Court – approximately 965 square feet of living area and 468 square feet of basement space, built in 1985, believed to contain 3 bedrooms and 2 baths. In fee simple

Exterior – Inside group townhome, vinyl siding, asphalt shingle roof, vinyl-clad replacement windows, above grade basement

Main Level

- Living Room/Dining Room – Laminate floor, sliding doors to rear yard
- Kitchen – Ceramic tile floor, wood cabinets, laminate counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Ceramic tile floor

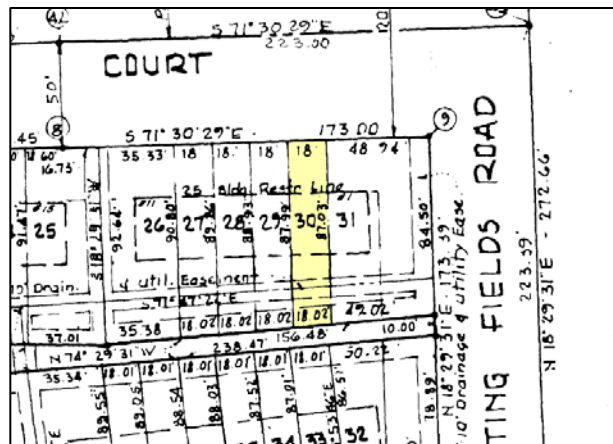
Upper Level

- Primary Bedroom – Laminate floor
- Bedroom #2 – Laminate floor
- Full Hall Bathroom – Laminate floor, wall tile bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – electric heat pump and central air conditioning, electric water heater.



At 12:10 P.M. – Carrollwood Manor 21220

683 Kittendale Circle – approximately 1,332 square feet of living area and 648 square feet of basement space, built in 1992. In fee simple.

Exterior – Inside group townhome, vinyl siding, asphalt shingle roof, vinyl-clad replacement windows, fenced front yard, above grade basement

Main Level

- Living Room/Dining Room – Laminate floor, sliding doors to rear yard
- Kitchen – Ceramic tile floor, wood cabinets, laminate counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Ceramic tile floor

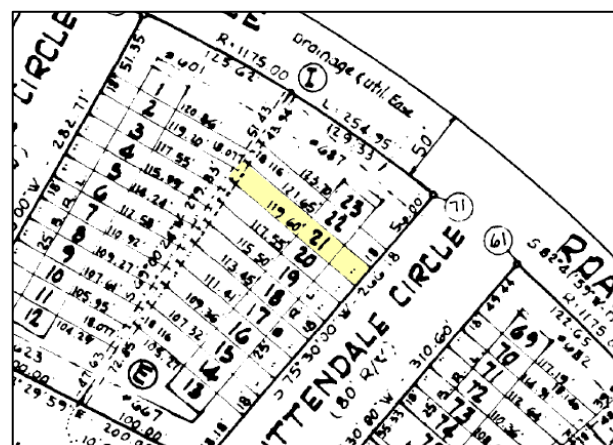
Upper Level

- Primary Bedroom – Carpeting
- Bedroom #2 – Carpeting
- Bedroom #3 – Carpeting
- Full Hall Bathroom – Ceramic tile floor, wall tile bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – electric heat pump and central air conditioning, 67-gallon electric water heater.



At 1:00 P.M. – Chestnut Woods 21220

802 Thimbleberry Road – approximately 1,460 square feet of living area and 720 square feet of basement space, built in 1976. \$165 monthly condominium fee includes community swimming pool. [Condominium Resale Package.](#)

Exterior – Inside group townhome, vinyl siding, architectural shingle roof, vinyl-clad replacement windows, fenced rear yard

Main Level

- Living Room/Dining Room – Wood floor, sliding doors to rear yard
- Kitchen – Ceramic tile floor, wood cabinets, laminate counters, electric range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Ceramic tile floor

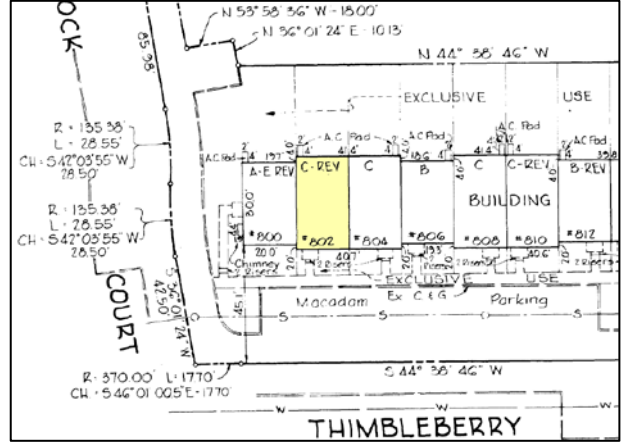
Upper Level

- Primary Bedroom – Carpeting
- Bedroom #2 – Carpeting
- Bedroom #3 – Carpeting
- Full Hall Bathroom – Ceramic tile floor, wall tile bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – electric heat pump and central air conditioning, 54-gallon electric water heater.



At 2:00 P.M. – Bluegrass Heights 21237

4 Nancy Court – approximately 1,160 square feet of living area and 560 square feet of basement space, built in 1998. In fee simple.

Exterior – Inside group townhome, vinyl siding, asphalt shingle roof, vinyl-clad replacement windows, fenced rear yard

Main Level

- Living Room/Dining Room – Laminate floor, sliding doors to rear deck
- Kitchen – Ceramic tile floor, wood cabinets, laminate counters, gas range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Ceramic tile floor

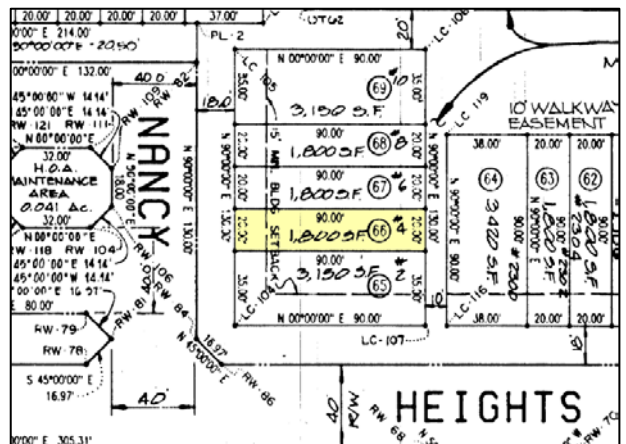
Upper Level

- Primary Bedroom – Carpeting, half bathroom
- Bedroom #2 – Carpeting
- Bedroom #3 – Carpeting
- Full Hall Bathroom – Ceramic tile floor, wall tile bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – gas heat pump and central air conditioning, 48-gallon gas water heater.



At 2:10 P.M. – Bluegrass Heights 21237

2221 Bluegrass Heights Court – approximately 1,160 square feet of living area and 560 square feet of basement space, built in 1997. In fee simple.

Exterior – Inside group townhome, vinyl siding, architectural shingle roof, vinyl-clad replacement windows, fenced rear deck

Main Level

- Living Room/Dining Room – wood floor, sliding doors to rear deck
- Kitchen – Laminate floor, wood cabinets, laminate counters, gas range/oven, microwave, refrigerator, dishwasher
- Half bathroom – Laminate floor

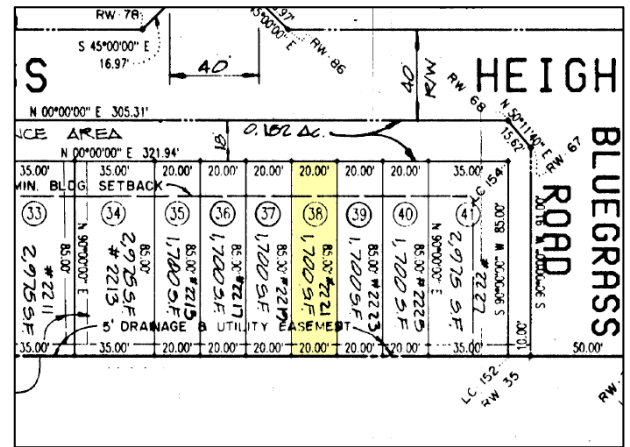
Upper Level

- Primary Bedroom – Wood floor, half bathroom
- Bedroom #2 – Wood floor
- Bedroom #3 – Wood floor
- Full Hall Bathroom – Ceramic tile floor, wall tile bath tub

Lower Level

- Room – Ceramic tile floor, used as a bedroom
- Full Bathroom – Ceramic tile floor
- Laundry Room – Ceramic tile floor

Mechanical – gas heat pump and central air conditioning, 50-gallon gas water heater.



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. Square footage contained herein is more or less and was obtained from public tax records. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property. All properties are sold free and clear of liens.

Additional Information

Please complete the [Waiver and Confidentiality agreement](#) to receive:

- Rent Roll and Property Taxes
- Leases
- Licenses
- Lead Paint Registrations – properties built prior to 1978

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

Live Auction Bidders – A \$15,000 deposit on each parcel, or \$75,000 if 3, 4, 6 and 10 Bykes Court and 15 Van Court are sold as an entirety, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price within 24 hours at the Auctioneer's office. Personal checks for the difference in the deposit will be accepted at the sale site or wiring instructions will be provided.

Online Auction Bidders – A 10% deposit, payable by wire transfer or cashier's check is due by 4:00 P.M. on the day of auction at the auctioneers 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 30 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. All adjustments, including taxes, rents, 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 settlement 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. Properties are sold subject to existing leases and the rights of the tenants in possession. Purchaser assumes the risk of loss from the date of contract forward. The purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law, if applicable. For condominium properties, the purchaser agrees to waive any right of rescission under the Maryland Condominium Act, having reviewed the condominium resale package in advance of the auction. 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. A 5% buyer's premium will be added to the final bid price.

Purchaser acknowledges that it is the intention of the Seller to create an IRS Section 1031 Tax Deferred Exchange (the "Exchange") and that the Seller's rights and obligations under this Contract may be assigned to a qualified intermediary (the "Intermediary") to be designated by the Seller to facilitate such Exchange. Buyer agrees to fully cooperate with the Seller and Intermediary, at no additional cost or liability to the Buyer, to enable Seller to utilize the contemplated Exchange.

Please see [this auction's web page at ajbillig.com](http://www.ajbillig.com) for auction registration and more photos.



INSTRUCTIONS FOR ONLINE AUCTIONS

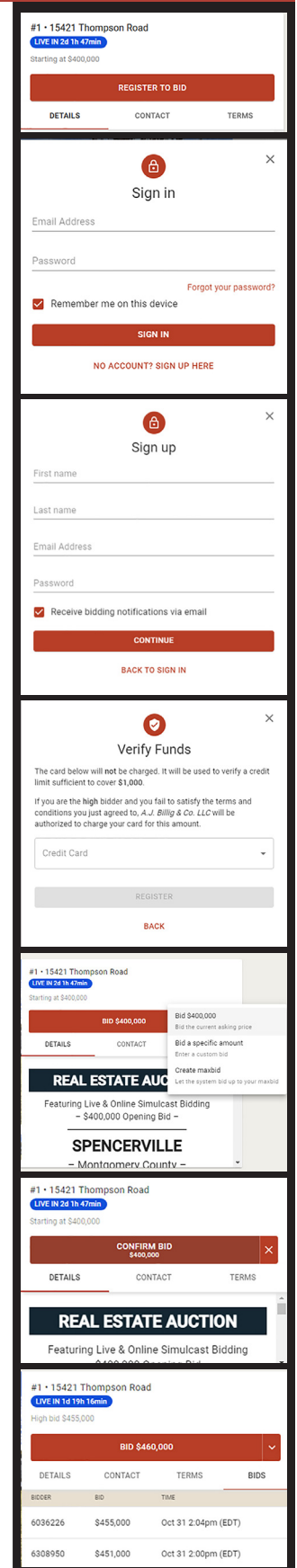
REGISTERING TO BID

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.



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.