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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

41 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★

WITH ONE HOUSE AT A TIME

BY 9:00 A.M. TUESDAY, OCTOBER 10TH

*Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification*

- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

- ★ Better Waverly ★ Coldstream Homestead Montebello ★ Westport ★
- ★ Biddle Street ★ Belair-Edison ★ Mount Holly ★ Edmondson Village ★
- ★ Coppin Heights/Ash-Co-East ★ Auchentoroly-Parkwood ★ Kernewood ★
- ★ Berea ★ Cedmont ★ Washington Village/Pigtown ★ And More ★

Sales To Be Held:

DELTA HOTELS BALTIMORE NORTH

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

TUESDAY, OCTOBER 17, 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
514 E. 27TH STREET "Beverly" 21218-4440 CANCELED	Ernest E. Brown, et al. 01151-23 Liber SEB 2756, folio 124	13' x 80' \$42.50 (UR)	Two story brick inside-group townhome.
1507 ABBOTSTON STREET "Coldstream Homestead Montebello" 21218-4902	Carrie Williams, et al. 20174-21 Liber FMC 10814, folio 350	13'11" x 90' \$90	Two story brick inside-group porchfront townhome.
2241 ANNAPOLIS ROAD "Westport" 21230-3113	Henry Li 04020-22 Liber FMC 13460, folio 241	16' x 87' \$240	Two story brick inside-group shell townhome. Zoned C-1, last permitted use was for an office.
1814 ASHBURTON STREET "Coppin Heights/Ash-Co-East" 21216-3537	Raymond Sharp, et al. 11293-23 Liber FMC 6799, folio 006	15' x 105' \$108	Three story brick inside-group porchfront townhome.
4837 BEAUFORT AVENUE "Central Park Heights" 21215-5914	Cooperative Enterprises Inc. 03840-23 Liber FMC 13000, folio 169	19'5" x 85' \$96	Two story brick end-of-group townhome.
2209 E. BIDDLE STREET "Middle East" 21213-3405	Pure Reup, LLC 10699-23 Liber MB 22697, folio 9	14' x 70' \$42	Two story brick inside-group shell townhome.
609 N. CARROLLTON AVENUE "Harlem Park" 21217-2458	George Deangelis, et al. 11290-23 Liber WA 3754, folio 625	18'6" x 120'4" \$120.25 (UR)	Three story brick inside-group shell townhome.
2105 CHELSEA TERRACE "Mount Holly" 21216-2421	Chelsea Terrace, LLC 02954-23 Liber FMC 13165, folio 294	22' x 115' \$120	Three story brick inside-group porchfront townhome. Zoned R-5, vacant, formerly approved for 3 dwelling units.
2107 CHELSEA TERRACE "Mount Holly" 21216-2421	Chelsea Terrace, LLC 02953-23 Liber FMC 13165, folio 294	22' x 115' \$120	Three story brick inside-group porchfront townhome. Zoned R-5, vacant, formerly approved for 3 dwelling units.
3116 CLIFTMONT AVENUE "Belair-Edison" 21213-1652	Robert St. Cyr 27231-19 Liber FMC 8229, folio 598	20' x 80' Fee Simple	Two story brick inside-group porchfront townhome.
523 N. DECKER AVENUE "Ellwood Park/Monument" 21205-2728	Soehono Hokiarto, et al. 00352-22 Liber FMC 1032, folio 218	12'6" x 64' \$39	Two story brick inside-group porchfront townhome.
4116 EDMONDSON AVENUE "Edmondson Village" 21229-1806	Theheerah L. Ahmad, et al. 15677-21 Liber FMC 14894, folio 61	33'6" x 105' Fee Simple	Two and one-half story brick end-of-group porchfront townhome. Fenced yard. Off street parking.
3239 ELMORA AVENUE "Four By Four" 21213-1639	Community Redevelopment Fund, Inc 13084-22 Liber MB 20095, folio 422	18'6" x 79' \$75	Two story brick end-of-group porchfront townhome.
4404 GLENARM AVENUE "Cedmont" 21206-2761	Lakisha Morsley 16010-21 Liber FMC 14076, folio 028	66'8" x 94'7" Fee Simple	Two and one-half story traditional porchfront home.
1300 GLYNDALE AVENUE "Westport Village/Pigtown" 21223-3613 CANCELED	Manoj John Patammad 19129-22 Liber MB 19444, folio 178	13' x 65' Fee Simple	Two story brick end-of-group townhome.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
<u>2001 N. HILTON STREET</u> "Walbrook" 21216-3011	XL, Inc., et al. 09600-23 Liber FMC 13068, folio 318	61'7" x 151' Fee Simple	Two and one-half story traditional porchfront home. Off street parking. Zoned R-7, vacant, formerly approved for 3 dwelling units and 1 room.
<u>1504 HOLBROOK STREET</u> "Oliver" 21202-5710	Right-Away Mortgage, Inc., et al. 03762-23 Liber FMC 563, folio 273	14' x 70' \$120 (UR)	Two story brick inside-group shell townhome.
<u>2007 KENNEDY AVENUE</u> "East Baltimore Midway" 21218-6332	Adelia M. Griggs 06552-23 Liber FMC 14458, folio 275	15' x 90' \$90	Two story brick end-of-group porchfront townhome.
<u>2008 KENNEDY AVENUE</u> "East Baltimore Midway" 21218-6307	Juan & Juan, LLC 10281-23 Liber MB 24483, folio 406	15' x 100' \$96	Two story brick inside-group porchfront townhome.
<u>1621 E. LANVALE STREET</u> "Oliver" 21213-2316	Zulfiqar Ahmed 20676-22 Liber FMC 12428, folio 24	14'9" x 70' \$90	Two story brick inside-group townhome.
<u>2300 LAURETTA AVENUE</u> "Rosemont Home Owners/Tenants" 21223-1120	Isaac Bristol 09598-23 Liber JFC 2325, folio 407	13'10" x 74' \$90	Two story brick end-of-group porchfront shell townhome. Zoned R-7, vacant, formerly approved for 3 dwelling units.
<u>2601 LLEWELYN AVENUE</u> "Berea" 21213-3737	Cephus M. Murrell, et al. 09243-23 Liber RHB 3668, folio 616	13'2" x 60'2" \$36 (UR)	Two story brick end-of-group shell townhome.
<u>1225 N. LUZERNE AVENUE</u> "Berea" 21213-3755	Estate of Rosie McCoy 10701-23 Liber SEB 55, folio 208	14' x 70' \$96	Two story brick end-of-group shell townhome.
<u>3162 LYNDAL AVENUE</u> "Four By Four" 21213-1606	Diedra Marrow, et al. 2131-23 Liber FMC 4919, folio 421	17' x 79' Fee Simple	Two story brick end-of-group porchfront townhome.
<u>3730 MANCHESTER AVENUE</u> "Central Park Heights" 21215-5924	Ronald L. Durant 06632-23 Liber SEB 4643, folio 303	17' x 120' \$90	Two story brick inside-group porchfront townhome.
<u>2103 MCCULLOH STREET</u> "Druid Heights" 21217-3530	M & J Acquisitions, LLC, et al. 21926-22 Liber FMC 12638, folio 213	13' x 87'10" \$104	Three story brick semi-detached shell home.
<u>2113 MCCULLOH STREET</u> "Druid Heights" 21217-3530	Cephus Murrell, et al. 18985-22 Liber SEB 1702, folio 149	13'3" x 119'7" \$70 (UR)	Two story brick inside-group townhome.
<u>1115 MONTPELIER STREET</u> "Better Waverly" 21218-3617	Bryan Anderson, LLC, et al. 20234-21 Liber LGA 17454, folio 283	30' x 200' Fee Simple	Two story semi-detached porchfront home.
<u>2737 W. NORTH AVENUE</u> "Coppin Heights/Ash-Co-East" 21216-3176	Victor Botts and Candida Botts, et al. 13514-19 Liber FMC 8144, folio 481	15' x 118'8" Fee Simple	Three story brick corner building. Zoned C-1, vacant, formerly approved for 2 dwelling units and beauty shop.
<u>2925 OAKLEAF AVENUE</u> "Central Park Heights" 21215-6017	The Infamous, LLC 03862-23 Liber MB 23713, folio 252	20'4" x 100' Fee Simple	Two story brick inside-group townhome. Zoned R-6, vacant, formerly approved for 2 dwelling units.

CANCELED

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
3007 OAKLEY AVENUE "Central Park Heights" 21215-6019	STB Properties, LLC 21693-22 Liber MB 20695, folio 323	20'4" x 100' \$90 (UR)	Two story brick inside-group shell townhome. Currently arranged for 2 dwelling units.
3516 OAKMONT AVENUE "Central Park Heights" 21215-5933	M N M Renovations Corporation, et al. 05684-23 Liber FMC 13366, folio 24	19'6" x 76'6" Fee Simple	Two story brick inside-group porchfront townhome.
3346 OLD YORK ROAD "Waverly" 21218-2915	Estate of Mark E. DeMoss, et al. 06132-21 Liber SEB 4840, folio 127	24'3" x 102' Fee Simple	Two story semi-detached corner home.
2829 PARKWOOD AVENUE "Auchentoroly-Parkwood" 21217-1925	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.
2831 PARKWOOD AVENUE "Auchentoroly-Parkwood" 21217-1925 CANCELED	Nelson Investment Group, LLC, et al. 06568-22 Liber MB 19594, folio 75	13'10" x 84' Fee Simple	Two story brick inside-group shell townhome.
531 N. PATTERSON PARK AVENUE "McElderry Park" 21205-2443	Markus Green 23064-21 Liber MB 22817, folio 281	12' x 80' Fee Simple	Two story brick inside-group townhome.
1107 N. PATTERSON PARK AVENUE "Biddle Street" 21213-3443	Allen J. Marcus 14822-21 Liber MB 19458, folio 71	14' x 75' \$84	Two story brick inside-group shell townhome.
1506 N. PATTERSON PARK AVENUE "Broadway East" 21213-3431	Foxwood National, LLC, et al. 06551-23 Liber FMC 3940, folio 406	13' x 86'6" \$84	Two story brick inside-group shell townhome.
4668 PIMLICO ROAD "Central Park Heights" 21215-6431	Ari J. Friedman 08360-23 Liber FMC 10281, folio 460	15' x 140' \$75	Two story brick end-of-group porchfront townhome.
1233 N. POTOMAC STREET "Berea" 21213-3929	NREPS Management Group, LLC 10284-23 Liber MB 23167, folio 261	15'6" x 70' \$90	Two story brick inside-group porchfront townhome.
4809 REISTERSTOWN ROAD "Central Park Heights" 21215-5517	Carlton C. Gordon 06630-23 Liber PMB 7051, folio 494	18'4" x 93'10" \$90 (UR)	Two story brick inside-group shell townhome.
3904 RIDGEWOOD AVENUE "Dolfield" 21215-5635	Lois Freeman, et al. 22050-21 Liber FMC 5474, folio 268	18' x 76' \$90 (UR)	Two story brick inside-group porchfront townhome.
4710 WILERN AVENUE "Central Park Heights" 21215-5955	Estate of Shirling Wongshing, et al. 07536-23 Liber PMB 6682, folio 217	18' x 85' \$90	Two story inside-group townhome.
4817 WILERN AVENUE "Central Park Heights" 21215-5926	RM-MA, LLC, et al. 06628-23 Liber FMC 9024, folio 247	18'1" x 91' \$84 (UR)	Two story inside-group townhome.
4666 YORK ROAD "Kernewood" 21212-4726	Antwain Needum, et al. 20721-16 Liber FMC 2645, folio 286	14'3" x 117'6" Fee Simple	Two story brick inside-group porchfront townhome. Zoned R-6/R-MU.

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, OCTOBER 10, 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, OCTOBER 10, 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.