



Holloway & Sullivan, LLC  
7 St. Paul Street – Suite 625  
Baltimore, MD 21202

**Guardian's Sale**  
**REAL ESTATE AUCTION**

Absolute Auction Above \$50,000

**GWYNN OAK**  
**"Haywood Heights"**

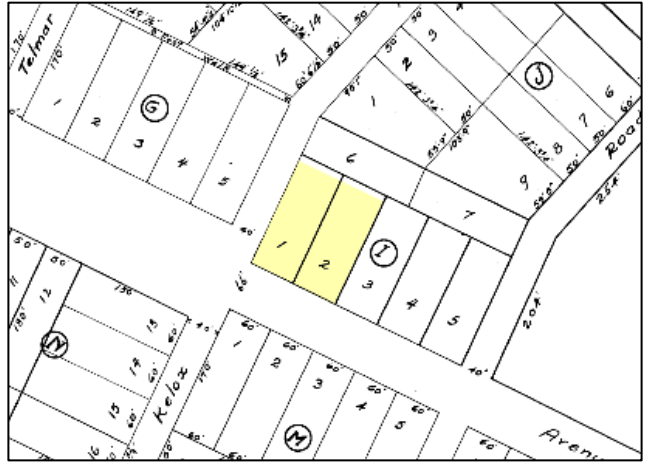
**DUTCH COLONIAL HOME**

– Needs Renovation –  
Potential Redevelopment Property  
Zoned RO and DR 5.5

Known As  
**6108 LIBERTY ROAD**

Corner Kelox Road  
Baltimore County, MD 21207

Sale On Premises  
**THURSDAY, NOVEMBER 30, 2023**  
**AT 2:00 P.M.**



*Pursuant to an order of the Circuit Court for Baltimore County, passed in the matter of Dorothy Harvin, Case No. C-03-FM-21-002102, the undersigned Guardian will sell at public auction the property as noted above.*

**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. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property.

**LOCATION:**

6108 Liberty Road is situated at the northwest corner of Liberty and Kelox Roads, in the Gwynn Oak – Lochearn area of western Baltimore County. The site is opposite the US Post Office, within walking distance of shops, restaurants and commercial establishments. Well-established residential neighborhoods bound Liberty Road, the community commercial district. Public bus service is also along Liberty Road. Nearby public schools are Powhatan Elementary, Woodlawn Middle and Woodlawn High, according to the Baltimore County government web site. A traffic signal is located at the intersection of Liberty and Kelox Roads.

**ZONING:**

According to Baltimore County GIS mapping, the site is located in RO-Residential Office and DR 5.5-Residential zoning districts.

For additional information:

Zoning Regulations – [https://library.municode.com/md/baltimore\\_county/codes/zoning\\_regulations](https://library.municode.com/md/baltimore_county/codes/zoning_regulations)

**SITE:**

Rectangular lot, fronting approximately 70' along Liberty Road and approximately 130' along Kelox Road, comprising 0.214 acres, according to public tax records. The lot is fairly level.

Public utilities

**IMPROVEMENTS:**

Two Story Dutch Colonial Home, built in 1919, containing 2,273 square feet of living area, 1,125 square feet of basement space and 360 square foot detached garage, according to public tax records.

Exterior – frame with shingles, slate roof, covered front porch, wood double-hung windows, stone basement foundation with outside exit, detached shingle garage with gravel driveway

Interior – the interior is believed to contain a living room, dining room, kitchen, sun room, 3 bedrooms and bath, with oil heat

***The house is in poor condition and needs a clean-out. It is sold in "as is" condition and nothing will be removed.***

**TITLE:**

The property is in fee simple and sold free and clear of liens. Baltimore County Deed Book EHK Jr. 5686, Page 388.

**TAXES:**

Published annual real estate taxes are \$2,029, based on a full value assessment of \$142,200.

Purchasers may petition for a reduction in the assessment of their property in conjunction with a purchase price substantially less than the currently assessed value of the property. Purchasers are encouraged to contact the Maryland State Department of Assessments & Taxation concerning the appeals process, and may see the following link for helpful information: <http://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx>

**SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

A \$10,000 deposit, 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. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 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. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, 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 contract 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. 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 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.

No buyer's premium.

Terry K. Sullivan, Guardian of the Property of Dorothy Harvin



## **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.

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