


AJ BILLIG

REAL ESTATE • AUCTIONEERS

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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

34 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★

WITH ONE HOUSE AT A TIME

BY 9:00 A.M. TUESDAY, DECEMBER 5TH

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

- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

- ★ Charles Village ★ Central Park Heights ★ Brooklyn ★
- ★ Arlington ★ Better Waverly ★ Broadway East ★ Oliver ★
- ★ Coldstream Homestead Montebello ★ And More ★

Sales To Be Held:

DELTA HOTELS BALTIMORE NORTH

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

**TUESDAY, DECEMBER 12, 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 "Better Waverly" 21218-4440	Ernest E. Brown, et al. 01151-23 Liber SEB 2756, folio 124	13' x 80' \$42.50 (UR)	Two story brick inside-group townhome.
3716 BEEHIVE AVENUE "Central Park Heights" 21215-5905 CANCELED	REDC Statutory Trust, et al. 10021-23 Liber FMC 13280, folio 341	16'5" x 91'9" Fee Simple	Two story brick inside-group porchfront townhome.
2647 N. CALVERT STREET "Charles Village" 21218-4680	Song Lee, et al. 13851-23 Liber FMC 9343, folio 66	18' x 154' Fee Simple	Three story brick end-of-group townhome believed to be arranged for 3 units. Contains 3,294 square feet of living area above grade and 1,098 square feet of basement space. Zoned R-6, 3 dwelling units.
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.
1413 N. CAROLINE STREET "Central Park Heights" 21213-2837 CANCELED	Estate of Virginia B. McMiller, et al. 11802-17 Liber JFC 1791, folio 449	15'6" x 80' Fee Simple	Three story brick end-of-group townhome.
2545 CECIL AVENUE "Coldstream Homestead Montebello" 21218-4820	Falcon Investments, Inc. 10732-23 Liber FMC 2583, folio 376	14'4" x 92'4" \$84	Two story brick inside-group townhome with fenced yard.
2502 DENISON STREET "Hanlon-Longwood" 21216-2305	Men on The Verge of Excellence, Inc 16109-23 Liber LGA 17612, folio 359	20' x 50' Fee Simple	One story in-line building.
4907 EDMERE AVENUE "Central Park Heights" 21215-5917	R.M.S. Target Properties, LLC, et al. 06978-23 Liber FMC 6610, folio 403	18' x 76'5" \$96	Two story brick inside-group porchfront townhome.
4927 EDMERE AVENUE "Central Park Heights" 21215-5917	First National Development, LLC, et al. 06981-23 Liber FMC 9469, folio 352	18' x 100'4" \$96	Two story brick inside-group porchfront townhome with fenced yard.
4973 EDMERE AVENUE "Central Park Heights" 21215-5917	4973 Edgemere, LLC, et al. 06979-23 Liber FMC 12372, folio 229	16' x 128'2" \$96	Two story brick inside-group porchfront townhome.
3218 ELMFIELD AVENUE "Baltimore" 21213-1602 CANCELED	The Ultimate Real Estate Group, LLC 08630-23 Liber MB 23164, folio 400	16' x 70' \$180	Two story brick inside-group porchfront townhome.
2020 ETING STREET "Druid Heights" 21217-3328	NAO, LLC 03613-22 Liber LGA 17998, folio 235	12' x 70' \$36 (UR)	Two story brick inside-group townhome.
3708 FAIRVIEW AVENUE "Forest Park" 21216-1330	Ledex, LLC, et al. 11811-23 Liber MB 19049, folio 330	67'6" x 150' Fee Simple	Two and one-half story traditional porchfront home believed to be arranged for 4 units. Zoned R-5, 5 dwelling units.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
3918 W. GARDISON AVENUE "L. Garrison Hughes" 21215-5734 CANCELED	M-G, LLC 12779-23 Liber MB 20588, folio 451	17'6" x 100' Fee Simple	Two story brick inside-group townhome.
2607 N. HILTON STREET "Hilton Longwood" 21216-1925 CANCELED	Dolbi USA, LLC, et al. 11812-23 Liber MB 24655, folio 056	20' x 94' Fee Simple	Two story brick inside-group townhome.
1500 E. LANVALE STREET "Oliver" 21213-2228	Jeffery L. Jones, et al. 12508-23 Liber FMC 3700, folio 423	15' x 79' \$120 (UR)	Two story brick end-of-group townhome.
2711 LAURETTA AVENUE "Rosemont Homeowners/Tenants" 21223-1028	Fresh Air Properties, LLC, et al. 09601-23 Liber FMC 11015, folio 372	16' x 74' \$96	Two story brick inside-group porchfront townhome.
3627 LUCILLE AVENUE "Central Park Heights" 21215-5908	R.M.S. Target Properties, LLC, et al. 12778-23 Liber FMC 6344, folio 1429	18'9" x 108'6" \$96 (UR)	Two story brick inside-group townhome.
3335 LYNDALE AVENUE "Four By Four" 21213-1609	Jay and Masti Properties, LLC 02130-23 Liber MB 22115, folio 450	16' x 79' Fee Simple	Two story brick inside-group porchfront townhome.
4001 MAINE AVENUE "Central Forest Park" 21207-7509	Gelt Properties, LLC, et al. 19120-18 Liber 20104, folio 410	80' x 190' \$120 (UR)	Three story traditional home with wraparound porch, believed to be arranged for 6 units. Detached garage. Zoned R-1E, vacant, formerly 6 dwelling units.
3730 MANCHESTER AVENUE "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.
2013 MCCULLOH STREET "Druid Heights" 21217-3528	Robert Hilderbrand, et al. 09132-23 Liber FMC 12044, folio 290	16' x 115' Fee Simple	Three story brick inside-group townhome.
816 N. MILTON AVENUE "Milton-Montford" 21205-1614	Trendline Properties, LLC 05340-23 Liber MB 21823, folio 47	13'3" x 70' Fee Simple	Two story brick inside-group townhome.
1118 MONTPELIER STREET "Better Waverly" 21218-3616	Littlehaiti I, LLC 20233-21 Liber MB 20325, folio 467	13'11" x 95' Fee Simple	Two story brick inside-group porchfront townhome.
2925 OAKLEY AVENUE "Central Park Heights" 21215-6017	The Imfamous, 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 2 dwelling units.
3627 OAKMONT AVENUE "Central Park Heights" 21215-5934	The Estate of Essie Mae Yellordy, et al. 08359-23 Liber FMC 4355, folio 287	18' x 120' \$90	Two story brick end-of-group townhome. Corner lot. Parking pad.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
2633 PARK HEIGHTS TERRACE "Greenspring" 21215-7006	Mann and Co. Realty Brokers, LLC, et al. 14530-23 Liber FMC 9901, folio 41	20' x 100' \$120 (UR)	Two story brick inside-group porchfront townhome with fenced yard.
3821 PARK HEIGHTS AVENUE "Greenspring" 21215-7611	Patterson Park Investors, LLC 12774-23 Liber FMC 8748, folio 502	22' x 142' \$90 (UR)	Two story brick inside-group porchfront townhome.
831 E. PATAPSCO AVENUE "Brooklyn" 21225-1940	Werich Properties, LLC, et al. 06867-23 Liber FMC 10825, folio 385	16'6" x 85' Fee Simple	Two story brick inside-group porchfront townhome. Zoned OR-1.
833 E. PATAPSCO AVENUE "Brooklyn" 21225-1940	Yewondwessen Tassie 06868-23 Liber FMC 8474, folio 134	16'6" x 85' Fee Simple	Two story brick inside-group porchfront townhome. Zoned OR-1.
3411 PIEDMONT AVENUE "Hanlon-Longwood" 21216-2326	James E. Cann 16108-23 Liber RHB 3565, folio 211	22' x 150' \$90	Two story brick semi-detached porchfront townhome.
5100 QUEENSBERRY AVENUE "Central Park Heights" 21215-5133	Reuven Lurie, et al. 12780-23 Liber FMC 6203, folio 1465	23' x 90' \$90 (UR)	Two story brick end-of-group townhome. Corner lot.
1515 RUTLAND AVENUE "Broadway East" 21213-3116	Baltimore Properties Investments, LLC 16825-23 Liber FMC 7614, folio 425	13'3" x 70' \$78	Two story brick inside-group townhome.
5207 SAINT CHARLES AVENUE "Arlington" 21215-5042	Compound Yield Play, LLC 11810-23 Liber FMC 8694, folio 491	14' x 110' Fee Simple	Two story brick inside-group porchfront townhome.
5213 SAINT CHARLES AVENUE "Arlington" 21215-5042	A.O.M. Baltimore, LLC, et al. 10358-23 Liber FMC 8857, folio 178	14' x 110' \$120	Two story brick inside-group townhome.
2802 SUFFOLK AVENUE "Park Circle" 21215-7826	Mokin Development, LLC 10742-23 Liber MB 21931, folio 404	21'8" x 100' \$108	Two story brick inside-group porchfront townhome.
1725 N. WASHINGTON STREET "Broadway East" 21213-2435	Inbrook Homes, LLC 15195-23 Liber FMC 12233, folio 20	14'3" x 90' \$90	Two story brick inside-group townhome.
2213 WHITTIER AVENUE "Parkview/Woodbrook" 21217-1948	Estate of Charles W. Underwood, et al. 22080-19 Liber SEB 371, folio 369	22' x 110' \$120	Two story brick inside-group porchfront townhome.
4740 WILERN AVENUE "Central Park Heights" 21215-5955	R.M.S. Target Properties, LLC, et al. 05685-23 Liber FMC 6335, folio 848	0.048 Acre \$90 (UR)	Two story semi-detached home.

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, DECEMBER 5, 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, DECEMBER 5, 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



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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.