



410-296-8440   
ajbillig.com



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, FEBRUARY 6<sup>TH</sup>**

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

### **NEIGHBORHOODS INCLUDE:**

- ★ Central Park Heights ★ Belair-Edison ★ Waverly ★ Arlington ★
- ★ Callaway-Garrison ★ Biddle Street ★ Ellwood Park ★ Berea ★
- ★ Greenspring ★ Pimlico Good Neighbors ★ And More ★

*Sales To Be Held:*  
**DELTA HOTELS BALTIMORE NORTH**  
Village of Cross Keys  
5100 Falls Road, Baltimore, MD 21210  
**TUESDAY, FEBRUARY 13, 2024**  
**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
<b>3716 BEEHLER AVENUE</b> "Central Park Heights" 21215-5905	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.
<b>2307 BELAIR ROAD</b> "Belair-Edison" 21213-1221	Reginald Willis 19688-22 Liber FMC 7341, folio 580	16'4" x 88'5" Fee Simple	Two story brick inside-group townhome.
<b>916 BENNETT PLACE</b> "Central Park" 21223-1311 <b>CANCELED</b>	Darkwood, LLC 06636-23 Liber MB 24948, folio 204	14' x 75' \$42 (UR)	Three story inside-group shell townhome.
<b>3826.5 BOARMAN AVENUE</b> "Callaway-Garrison" 21215-5427	Gloria R. Schley, et al. 11333-23 Liber FMC 06693, folio 0068	18'3" x 105' \$90 (UR)	Two story end-of-group porchfront townhome. Fenced front yard.
<b>2721 E. CHASE STREET</b> "Biddle Street" 21213-3804	Gebagian, LLC 20965-23 Liber MB 20584, folio 333	15' x 70' \$108	Two story brick inside-group porchfront townhome.
<b>429 N. EAST AVENUE</b> "Ellwood Park" 21224-1430	Dionne, LLC 16827-23 Liber MB 25141, folio 287	16' x 70' \$64	Two story brick inside-group porchfront townhome.
<b>3317 ELMLEY AVENUE</b> "Four By Four" 21213-1603	The Estate of Daniel A. Oravec 04897-20 Liber SEB 430, folio 479	16' x 74'6" \$78	Two story brick inside-group porchfront townhome.
<b>4004 W. GARRISON AVENUE</b> "Langston Hughes" 21215-5736	Scott Stefanoski, et al. 12777-23 Liber FMC 6337, folio 071	17'6" x 100' Fee Simple	Two story brick inside-group townhome.
<b>4011 W. GARRISON AVENUE</b> "Langston Hughes" 21215-5735	Dhaka Properties, LLC, et al. 15515-23 Liber MB 21041, folio 135	17'6" x 100' \$104 (UR)	Two story brick inside-group townhome.
<b>3541 GREENMOUNT AVENUE</b> "Waverly" 21218-2509	Nicole Campbell, et al. 19925-22 Liber FMC 11704, folio 047	0.149 acre Fee Simple	Two story porchfront home believed to be arranged for 4 units. Zoned R-6, Single Family.
<b>2030 KENNEDY AVENUE</b> "East Baltimore Midway" 21218-6331	GI Union, LLC 14029-23 Liber FMC 14783, folio 005	15' x 90' Fee Simple	Two story brick inside-group porchfront townhome.
<b>1413 E. LANVALE STREET</b> "Oliver" 21213-2217	Wesley B. Turner, et al. 20966-23 Liber FMC 6748, folio 1309	13'4" x 70' \$90	Two story brick inside-group shell townhome.
<b>1415 E. LANVALE STREET</b> "Oliver" 21213-2217	Estate of Lawrence F. King, Jr., et al. 20962-23 Liber FMC 8451, folio 066	13'4" x 70' \$98	Two story brick inside-group shell townhome.
<b>3707 MANCHESTER AVENUE</b> "Central Park Heights" 21215-5923	Holabird Investments, LLC, et al. 06980-23 Liber FMC 11391, folio 119	17' x 100' \$90	Two story brick inside-group porchfront townhome. Fenced front yard.
<b>3721 MANCHESTER AVENUE</b> "Central Park Heights" 21215-5923	Adilman Investments, LLC 17293-23 Liber MB 18712, folio 163	17' x 100' Fee Simple	Two story brick inside-group porchfront townhome. Fenced front yard.

<b>Address Neighborhood</b>	<b>Respondent(s) Case No. Deed Reference</b>	<b>Lot Size Fee Simple Or Annual Ground Rent</b>	<b>Description</b>
<b><u>5314 MAPLE AVENUE</u></b> "Pimlico Good Neighbors" 21215-5113	The Estate of Tony Shaw 17292-23 Liber FMC 10383, folio 652	14' x 100' Fee Simple	Two story brick inside-group porchfront townhome.
<b><u>3111 MARECO AVENUE</u></b> "Belair-Edison" 21213-1653	Maloan, LLC 18937-23 Liber MB 21763, folio 472	19'4" x 80' Fee Simple	Two story brick inside-group porchfront townhome.
<b><u>1806 E. OLIVER STREET</u></b> "Broadway East" 21213-3146	Estate of Leroy Lowther 18578-23 Liber RHB 3666, liber 849	13'6" x 70' \$84	Two story brick inside-group shell townhome.
<b><u>3920 PARK HEIGHTS AVENUE</u></b> "Central Park Heights" 21215-7014	Gevaul Smith a/k/a Gevaul Shephard 07672-21 Liber FMC 4193, folio 380	19'10" x 181'8" \$96	Two story brick semi-detached porchfront home. Fenced front yard.
<b><u>1504 N. PATTERSON PARK AVENUE</u></b> "Broadway East" 21213-3431	Anita Stanley, et al. 09242-23 Liber SEB 6402, folio 72	13' x 86'6" Fee Simple	Two story brick inside-group shell townhome.
<b><u>2508 E. PRESTON STREET</u></b> "Berea" 21213-3722	Baltimore Return Fund, LLC 16826-23 Liber FMC 11313, folio 120	14' x 80' \$42	Two story brick inside-group shell townhome.
<b><u>802 N. ROSE STREET</u></b> "Milton-Montford" 21205-1616	Nickys Row Homes, LLC 20964-23 Liber FMC 9235, folio 288	12'9" x 65' Fee Simple	Two story brick inside-group shell townhome.
<b><u>1511 RUTLAND AVENUE</u></b> "Broadway East" 21213-3116	Benelo International, LLC 16823-23 Liber FMC 6476, folio 1012	13'3" x 70' Fee Simple	Two story brick inside-group shell townhome.
<b><u>1513 RUTLAND AVENUE</u></b> "Broadway East" 21213-3116	Samuel Twene, et al. 16824-23 Liber FMC 267, folio 166	13'3" x 70' \$72	Two story brick inside-group shell townhome.
<b><u>5233 SAINT CHARLES AVENUE</u></b> "Arlington" 21215-5042	D & E Development Corporation, et al. 09381-23 Liber FMC 15191, folio 491	14' x 110' Fee Simple	Two story brick inside-group porchfront townhome.
<b><u>5235 SAINT CHARLES AVENUE</u></b> "Arlington" 21215-5042	Baltimore Shelter Corporation 19474-23 Liber SEB 2366, folio 181	14' x 110' \$90 (UR)	Two story brick inside-group porchfront townhome.
<b><u>510 SHERIDAN AVENUE</u></b> "Vernon-Journe-McCabe" 21212-4242	Sarah Management, LLC 06317-23 Liber FMC 6327, folio 735	18' x 70'6" \$69	Two story brick inside-group porchfront townhome. Fenced front yard.
<b><u>2474 SHIRLEY AVENUE</u></b> "Greenspring" 21215-7067	Ronny Santosa 02766-23 Liber FMC 8244, liber 608	50' x 185'5" Fee Simple	Two and one-half story traditional home.
<b><u>4728 WILERN AVENUE</u></b> "Central Park Heights" 21215-5955	Margaret M. Lipscomb 07988-23 Liber SEB 1441, folio 194	0.070 acre \$96	Two story end-of-group shell townhome.
<b><u>763 S. WOODINGTON ROAD</u></b> "Yale Heights" 21229-4541	The Estate of Major L. Masenburg, Jr. 05701-23 Liber SEB 4730, folio 138	0.064 acre \$96	Two story brick end-of-group porchfront townhome. Corner lot.

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, FEBRUARY 6, 2024. Please see [ajbillig.com](http://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, FEBRUARY 6, 2023 to receive your assigned bidder number. To pre-register, please email [office@onehousebaltimore.org](mailto: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**



**AJ BILLIG****REAL ESTATE • AUCTIONEERS****410-296-8440** **ajbillig.com**

## **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.