


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

31 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★

WITH ONE HOUSE AT A TIME

BY 9:00 A.M. TUESDAY, APRIL 2ND

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

- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

- ★ Old Goucher ★ Waverly ★ Dorchester ★ Mount Clare ★ Pigtown ★
- ★ Walbrook ★ Curtis Bay ★ Langston Hughes ★ Hamilton Hills ★
- ★ Patterson Park Neighborhood ★ Carroll-South Hilton ★ And More ★

Sales To Be Held:

DELTA HOTELS BALTIMORE NORTH

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

**TUESDAY, APRIL 9, 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
<u>527 E. 20TH STREET</u> "East Baltimore Midway" 21218-6113	Born Queen Legacy, LLC 22274-23 Liber XAC 25517, folio 308	14'10" x 90' Fee simple	Three story brick inside-group townhome.
<u>602 E. 38TH STREET</u> "Waverly" 21218-1938	CW Properties 30, LLC, et al. 09596-23 Liber FMC 12540, folio 376	15' x 70'9" Fee simple	Two story brick inside-group porchfront townhome.
<u>37 N. ABINGTON AVENUE</u> "Carroll-South Hilton" 21229-3703	Kenneth W. Hill, Sr. 20586-23 Liber FMC 6111, folio 94	18' x 73' \$84	Two story brick inside-group porchfront townhome.
<u>2835 THE ALAMEDA</u> "Coldstream Homestead Montebello" 21218-3728	Sheila May, et al. 11325-23 Liber FMC 6580, folio 1270	31'9" x 112'7" \$90 (UR)	Two story brick end-of-group porchfront townhome. Detached garage. Corner lot.
<u>2233 ANNAPOLIS ROAD</u> "Westport" 21230-3113	Heroes Home and Support Services, LLC, et al. 04011-22 Liber MB 19548, folio 457	16' x 87' Fee simple	Two story brick inside-group porchfront townhome believed to be arranged for 2 units. Zoned C-1, vacant. Last approved use was for a Single Family Dwelling Unit.
<u>4905 CHALGROVE AVENUE</u> "Central Park Heights" 21215-6013	Arcon Holdings, LLC, et al. 22215-23 Liber FMC 11004, folio 50	16'6" x 87'6" \$96 (UR)	Two story stone inside-group shell townhome.
<u>2418 N. CHARLES STREET</u> "Old Goucher" 21218-5109	CJMD, LLC 04701-23 Liber LGA 18211, folio 444	15'10" X 150' Fee simple	Three story brick storefront building with rear parking. Zoned C-1, 2 offices.
<u>2420 N. CHARLES STREET</u> "Old Goucher" 21218-5109	CJMD, LLC 04700-23 Liber LGA 18211, folio 445	15'10" X 150' Fee simple	Three story brick storefront building with rear parking. Zoned C-1, vacant, formerly for 2 dwelling units and 1 office.
<u>2418 AND 2420 N. CHARLES STREET</u> are interconnected and will be offered individually, then as an entirety. The sale will be made in the manner producing the greater amount. Deposit: \$6,000, if sold as an entirety. Buyer will sign a separate contract for each property. Apportionment of the purchase price between both properties to be determined by the Receiver.			
<u>2906 CLIFTON AVENUE</u> "Walbrook" 21216-2828	Bruce L. Brown, et al. 10734-23 Liber FMC 6154, folio 378	15' x 150' \$210	Two story brick inside-group porchfront townhome.
<u>718 N. COLLINGTON AVENUE</u> "Middle East" 21205-2311	Spearman's Property Management, LLC 13555-23 Liber MB 23513, folio 305	13'5" x 70' \$96	Two story brick inside-group shell townhome.
<u>212 S. COLLINS AVENUE</u> "Irving" 21229-3611 CANCELED	Latisha Jamerson, et al. 26695-19 Liber LGA 17801, folio 89	14' x 140' Fee simple	Two story brick inside-group porchfront townhome.
<u>1811 N. DALLAS STREET</u> "Oliver" 21213-2206	BMGM Enterprises, LLC 21465-23 Liber FMC 9279, folio 58	12' x 55' Fee simple	Two story brick inside-group shell townhome.

<u>1109 DARLEY AVENUE</u> "East Baltimore Midway" 21218-5530	SNIR Holdings, LLC 21466-23 Liber FMC 1289, folio 57	16' x 75' \$96	Two story brick inside-group shell townhome.
<u>3218 ELMORA AVENUE</u> "Four By Four" 21213-1638	Casanovus Estates, LLC 20585-23 Liber MB 24750, folio 346	16' x 79' \$64	Two story brick inside-group porchfront townhome.
<u>3102 E. FAIRMOUNT AVENUE</u> "Patterson Park Neighborhood" 21224-1314 CANCELED	EGBE Ventures, LLC 22101-23 Liber XAC 25664, folio 175	12'10" x 72' Fee simple	Two story brick inside-group townhome.
<u>2503 E. FEDERAL STREET</u> "Berea" 21213-3726	Estate of Hattie Dean Bunch 21467-23 Liber RHB 2626, folio 186	15' x 70' \$96	Two story brick inside-group shell townhome.
<u>4025 W. GARRISON AVENUE</u> "Langston Hughes" 21215-5735	Lynn Spriggs 12776-23 Liber FMC 10843, folio 750	17'6" x 100' \$86 (UR)	Two story brick inside-group shell townhome.
<u>632 N. HILTON STREET</u> "Edmondson Village" 21229-2054	Janine Bailey 17414-19 Liber LGA 18311, folio 501	22' x 157' Fee simple	Two story brick end-of-group townhome. Corner Lot.
<u>2005 KENNEDY AVENUE</u> "East Baltimore Midway" 21218-6332	Forest855, LLC 17298-23 Liber MB 23765, folio 244	54'7" x 90' Fee simple	Two story brick inside-group porchfront townhome.
<u>2058 KENNEDY AVENUE</u> "East Baltimore Midway" 21218-6331	KLH Corporation 21469-23 Liber SEB 4338, folio 473	15' x 90' \$90	Two story brick inside-group porchfront townhome.
<u>1609 LOCUST STREET</u> "Curtis Bay" 21226-1314	Estate of Anna Todd 19565-23 Liber SEB 3471, folio 395	14' x 100' Fee simple	Two story brick inside-group porchfront townhome.
<u>3621 LUCILLE AVENUE</u> "Central Park Heights" 21215-5908	James Jones, et al. 08358-23 Liber FMC 7473, folio 731	18'9" x 108' \$90 (UR)	Two story brick inside-group porchfront townhome.
<u>3623 LUCILLE AVENUE</u> "Central Park Heights" 21215-5908	James Jones, et al. 11814-23 Liber FMC 8026, folio 131	18'9" x 109' \$120(UR)	Two story brick inside-group porchfront townhome.
<u>3163 LYNDALE AVENUE</u> "Four By Four" 21213-1605	The Estate of Rene J. Haskins 09589-21 Liber SEB 1220, folio 136	17'6" x 79' \$90	Two story brick inside-group porchfront townhome.
<u>6105 MARIETTA AVENUE</u> "Hamilton Hills" 21214-1556	Bilen Properties, LLC 03794-23 Liber MB 23077, folio 225	50' x 125' Fee simple	One and one-half story bungalow.
<u>1936 MCCULLOH STREET</u> "Druid Heights" 21217-3508	JV 1936 McCulloh, LLC, et al. 03158-23 Liber MB 21893, folio 1	13'10" x 76' \$75	Two story brick inside-group townhome.

<u>4011 OAKFORD AVENUE</u> "Dorchester" 21215-4938	The Estate of Thomas Peter Hall 16273-22 Liber RHB 2992, folio 471	31' x 112'4" Fee simple	Two story brick semi-detached porchfront townhome.
<u>819 N. PORT STREET</u> "Milton" 21205-1623 CANCELED	Clifton A. Height, et al. 22662-21 Liber MB 22119, folio 127	12'4" x 66' Fee simple	Two story brick inside-group townhome.
<u>2241 PRENTISS PLACE</u> "Middle East" 21205-1242	Saul Dinkins, et al. 04654-22 Liber FMC 7925, folio 472	12'4" x 63' Fee simple	Two story brick end-of-group shell townhome.
<u>403 PRESSTMAN STREET</u> "Druim" 21217-3553 CANCELED	Jerry Hunt, et al. 14643-23 Liber FMC 15598, folio 418	13'6" x 51'6" Fee simple	Two story brick inside-group shell townhome.
<u>3221 RAVENWOOD AVENUE</u> "Four Corners" 21213-1647 CANCELED	Invbamont, LLC 14300-23 Liber MB 22272, folio 82	16' x 74' Fee simple	Two story brick inside-group porchfront townhome.
<u>3228 RAVENWOOD AVENUE</u> "Four Corners" 21213-1646 CANCELED	Alvaro Contreras 10830-23 Liber MB 21434, folio 297	16' x 79' \$84 (UR)	Two story brick inside-group porchfront townhome.
<u>5215 READY AVENUE</u> "Woodside" 21212-4238 "McCabe" 21212-4238 CANCELED	Rashelle Thomas 16259-21 Liber MB 20261, folio 92	18' x 95' \$75	Two story brick inside-group townhome.
<u>4835 REISTERSTOWN ROAD</u> "Central Park Heights" 21215-5530 CANCELED	Access Real Estate Solutions, LLC 03839-23 Liber LGA 17746, folio 419	16' x 93' \$84	Two story brick inside-group porchfront townhome.
<u>1316 SARGEANT STREET</u> "Pigtown" 21223-3632	SDI Properties, LLC 12554-23 Liber MB 21503, folio 61	12' x 60' Fee simple	Two story brick inside-group townhome.
<u>3329 SPAULDING AVENUE</u> "Central Park Heights" 21215-5812	Estate of Jesse B. Scarborough, et al. 04920-20 Liber RHB 2428, folio 53	26' x 120' \$90 (UR)	Two story brick semi-detached porchfront townhome.
<u>1643 N. SPRING STREET</u> "Oliver" 21213-2246	Marlena Jareaux, et al. 12510-23 Liber FMC 8874, folio 614	14' x 65'6" \$60	Two story brick inside-group townhome.
<u>722 N. STREEPER STREET</u> "Madison Eastend" 21205-2716	Rebecca Hawkins, et al. 25385-23 Liber FMC 8533, folio 57	12'3" x 65' \$66 (UR)	Two story brick inside-group townhome.
<u>340 S. STRICKER STREET</u> "Mount Clare" 21223-3114	Barbara Von Mettenheim 19566-23 Liber FMC 9066, folio 68	14' x 74' \$42	Three story brick inside-group townhome.

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. If **2418 and 2420 N. Charles Street** are sold as an entirety, a \$6,000 deposit shall be required at time of sale. Deposits 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, APRIL 2, 2024. 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, APRIL 2, 2024 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



**Rebuilding
Baltimore.**



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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.