


AJ BILLIG

REAL ESTATE • AUCTIONEERS

410-296-8440 

ajbillig.com



REAL ESTATE AUCTION

Featuring Live & Simulcast Online Bidding
– Opening Bid: \$125,000 –

EDGEMERE/ SPARROWS POINT

BACK RIVER WATERFRONT HOME

0.49± Acre ♦ 3 Bedrooms ♦ 1 Bath

Sale On Premises

7607 CHESAPEAKE AVENUE

Off North Point Road
Baltimore County, Maryland 21219

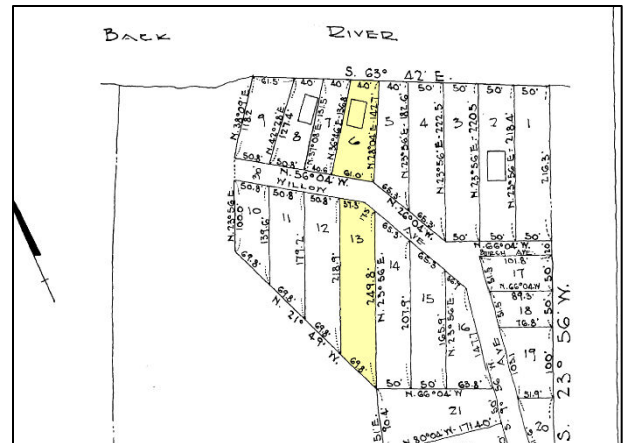
Online Bidding Opens

WEDNESDAY, MAY 29, 2024

Live On-Site Auction

FRIDAY, MAY 31, 2024

AT 12:00 NOON



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:

7607 Chesapeake Avenue is located in the Sparrows Point area of southeastern Baltimore County. Nestled on the western shores of the Back River, the site presents a secluded and tranquil waterfront setting. Sparrows Point was once the home of a large Bethlehem Steel plant. The area has since been redeveloped into a bustling waterfront community anchored by the Tradeport Atlantic marine, rail and land terminal. There is a sense of pride amongst the residents of Sparrows Point, with neighborhoods hosting festivals, block parties and many more community engaging events. Nearby on North Point Road, there are several restaurants, grocery stores, entertainment and retail options available. There are several marinas where residents can dock their boats. Waterfront restaurants and bars are plentiful. The area is also home to North Point State Park, a 1,300 acre park with scenic views and miles of trails that can excite any nature lover. While close to large natural features and the shores of the Back River, the home site is only 15 minutes from Baltimore City and there are major highways like I-695 nearby. According to the Baltimore County public school's locator, the area schools include Chesapeake Terrace Elementary School, Sparrows Point Middle School and Sparrows Point High School.

Sparrows Point is a place of contrasts, where the echoes of the past mingle with the promise of the future. Whether you're drawn to its industrial history, its natural beauty, or its vibrant community spirit, Sparrows Point offers something for everyone.

For more information about the area, please visit:

Baltimore County Government – <https://www.baltimorecountymd.gov/>

Baltimore County My Neighborhood – <https://bcgis.baltimorecountymd.gov/myneighborhood/>

Sparrows Point – <https://millstories.umbc.edu/sparrows-point/>

North Point State Park – <https://dnr.maryland.gov/publiclands/pages/central/northpoint.aspx>

SITE:

Sale is comprised of two lots. One lot fronts on the back river while the other lot is across the street. [Plot](#)

Lot 1 - Baltimore County Tax ID 1511670331: 0.16 ± Acre, known as lot 6

Lot 2 - Baltimore County Tax ID 1511670330: 0.326 ± Acre, known as lot 13

Lot 1 has approximately 40' of frontage on the Back River and approximately 61' along Chesapeake Avenue. The lot is mostly level.

Lot 2 has approximately 37' of road frontage on Chesapeake Avenue and approximately 250' of depth.

There is concrete riprap on the waterfront.

According to the Baltimore County Flood Zone Map, the home is in an AE (EL 6 Feet) flood zone

According to the [NOAA Chart 12273 - www.charts.noaa.gov](#), the water depth is believed to be 2'-5' at mean low water.

IMPROVEMENTS:

One story frame home - constructed in 1934 and containing 740 square feet of living area with no basement, according to tax records. The home contains three bedrooms, bathroom, living area and kitchen. Utilities in the property include 100 amp electrical circuit, central air conditioning, electric heat pump and a 58 gallon electric water heater.

TITLE:

In fee simple; sold free and clear of liens.

TAXES:

Lot 1 - Baltimore County Tax ID 1511670331: Published annual real estate taxes are \$3,636.50 based on a full value assessment of \$355,700.

Lot 2 - Baltimore County Tax ID 1511670330: Published annual real estate taxes are \$42.

Note: If any real property is transferred after January 1 and before the beginning of the next taxable year to a new owner, the new owner may submit a written appeal as to a value or classification on or before 60 days after the date of the transfer.

SUMMARY TERMS OF SALE:

Please see the [contract of sale](#) for complete terms.

Live Auction Bidders - a \$20,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. The deposit shall be increased to 10% of the purchase price by 12:00 Noon, Monday, June 3, 2024, at the Auctioneer's office (wire or cashier's check).

Online Auction Bidders - a \$20,000 deposit, payable by cashier's check or wire, will be required of all online bidders prior to the start of the live auction. The deposit will be held in escrow until the completion of the auction and will be retained from the winning bidder. Other bidder deposits will be returned within one business day. Interested parties who do not provide a deposit in advance as stated above will not be permitted to bid. The deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer by 4:00 P.M. on the day of auction. [Deposit Escrow Agreement](#)

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, ground rent and 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 waives and releases the Seller, 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. 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. A 6% buyer's premium will be applied to the final bid price.


Sale Conducted in Collaboration with
The Balcerzak Group of AB & Co. Realtors

THE **BALCERZAK**
GROUP
of AB & CO REALTORS
buy. sell. enjoy.

Please visit this auction's web page for more photos and auction registration:

<https://ajbillig.com/auction/7607-chesapeake-avenue/>

AJ BILLIG
REAL ESTATE • AUCTIONEERS

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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.

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INSTRUCTIONS FOR ONLINE AUCTIONS

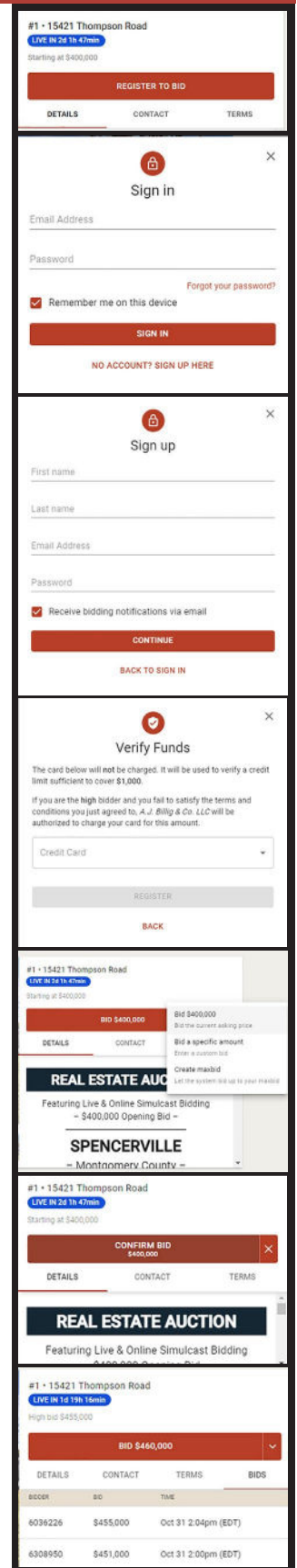
REGISTERING TO BID

1. Go to ajbillig.com/auctions and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
 - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
 - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

INSTRUCTIONS FOR ONLINE BIDDING

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit: ajbillig.com/buyers-faqs

*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.



#1 • 15421 Thompson Road
LIVE IN 26 1h 47min
Starting at \$400,000

REGISTER TO BID

DETAILS CONTACT TERMS

Sign in

Email Address

Password

Remember me on this device

Forgot your password?

SIGN IN

NO ACCOUNT? SIGN UP HERE

Sign up

First name

Last name

Email Address

Password

Receive bidding notifications via email

CONTINUE

BACK TO SIGN IN

Verify Funds

The card below will not be charged. It will be used to verify a credit limit sufficient to cover \$1,000.

If you are the high bidder and you fail to satisfy the terms and conditions you just agreed to, A.J. Billig & Co. LLC will be authorized to charge your card for this amount.

Credit Card

REGISTER

BACK

#1 • 15421 Thompson Road
LIVE IN 26 1h 47min
Starting at \$400,000

BID \$400,000 Bid \$400,000
Bid the current asking price

DETAILS CONTACT Bid a specific amount
Enter a custom bid

REAL ESTATE AUCTION Create maxbid
Set the system bid up to your maxbid

Featuring Live & Online Simulcast Bidding
- \$400,000 Opening Bid -

SPENCERVILLE
- Montgomery County -

#1 • 15421 Thompson Road
LIVE IN 26 1h 47min
Starting at \$400,000

CONFIRM BID \$400,000

DETAILS CONTACT TERMS

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding

#1 • 15421 Thompson Road
LIVE IN 16 1h 14min
High bid \$455,000

BID \$460,000

DETAILS CONTACT TERMS BIDS

| BIDDER | BID | TIME |
|---------|-----------|---------------------|
| 6036226 | \$455,000 | Oct 31 2:04pm (EDT) |
| 6308950 | \$451,000 | Oct 31 2:00pm (EDT) |