




410-296-8440 

ajbillig.com



ONLINE REAL ESTATE AUCTION

See Below for Opening Bids

BALTIMORE CITY

SCATTERED TOWNHOMES

Renovation Required

**BIDDING OPENS:
TUESDAY, JULY 9, 2024**

**BIDDING CLOSES:
THURSDAY, JULY 11, 2024**
See Times and Addresses Below

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:

Scattered throughout the City of Baltimore, this auction presents an opportunity for investors to acquire several homes in need of renovation. The homes are located in both East and West Baltimore. Properties will be offered individually.

Baltimore City is Maryland's most populated city. It is home to many universities and colleges, world class museums, professional sports teams and more. Nicknamed "Charm City," Baltimore consists of many unique and diverse neighborhoods. The neighborhoods, while close together geographically, are vastly different in terms of architecture, surrounding views and neighbors. The most prominent building type in the city are the rowhomes that line the streets. Whether two storied or three, 25' wide or 10' wide, each home tells a story about the neighborhood and the origins of the people there.

Baltimore's most iconic gem is the Inner Harbor. Miles of waterfront promenades gives residents a place to enjoy a casual jaunt. Restaurants, retail shops and other entertainment line the promenade. Large city parks, such as Patterson Park, contain green spaces, ball fields, dog parks and swimming pools. Baltimore's restaurant scene leaves nothing on the table, from cheesy empanadas in Highlandtown to high end dining in Harbor East, the city has something for every palette. The cultural differences in neighborhoods with the diverse backgrounds of the people, keep Baltimore charming and welcoming for all.

For more information about the area, please visit:

<https://livebaltimore.com/>

<https://cityview.baltimorecity.gov/cityview21/>

AT 11:00 A.M.
2814 Clifton Avenue 21216

"Panway / Braddish Avenue"

\$30,000 Opening Bid

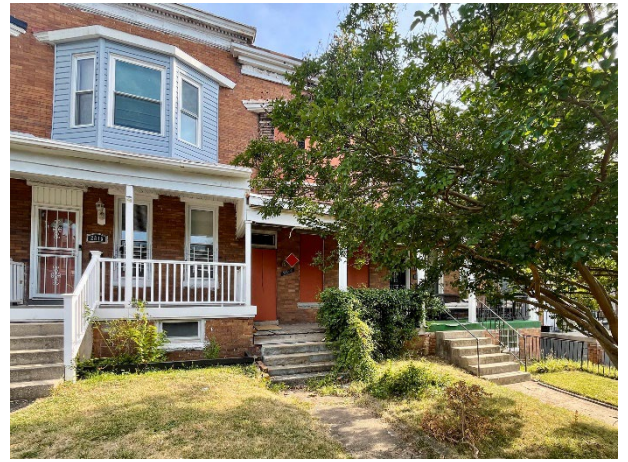
Rectangular lot – 15' x 150', more or less.

R-6, residential

All public utilities

Two story porchfront townhome, built in 1910, contains 1,524 square feet of living area and 412 square feet of basement space, according to public tax records. Exterior features include a flat built-up roof, vinyl replacement windows and brick exterior. The home is believed to be arranged as living room, dining room, kitchen, on the first floor; three bedrooms and bathroom, on the second floor; unfinished basement with utility area.

\$108 ground rent payable in semi-annual installments on 5/5 and 11/5; sold free and clear of liens. Published annual real estate taxes are \$814.20 based on a full value assessment of \$34,500.



AT 11:05 A.M.
1743 E. Federal Street 21213

"Broadway East"

\$10,000 Opening Bid

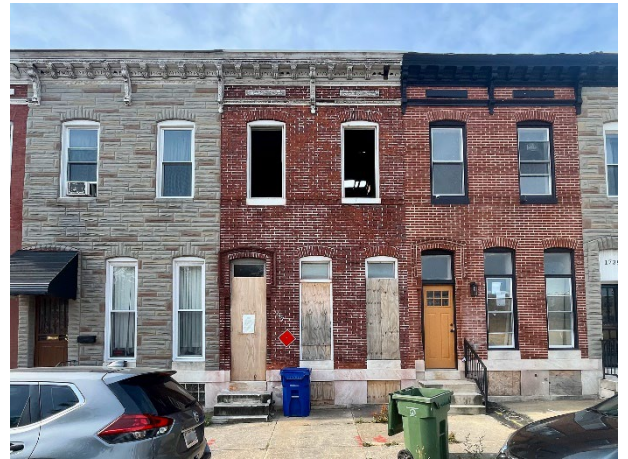
Rectangular lot – 15' x 75', more or less

R-8, residential

All public utilities

Two story inside-group townhome, constructed in 1905, according to public tax records. The home is believed to contain three bedrooms and one bathroom. Full renovation required.

\$48 annual ground rent; Sold free and clear of all liens. Published annual real estate taxes are \$944, based on a full value assessment of \$40,000.



AT 11:10 A.M.
109 S. Carey Street 21223

"Hollins Market"

\$5,000 Opening Bid

End-of-group – 11'6" x 80', more or less

R-8, residential

All public utilities

Three story end-of-group townhome, constructed in 1920, according to public tax records. The home is believed to contain three bedrooms and one bathroom. Full renovation required.

\$120 annual ground rent; Sold free and clear of all liens. Published annual real estate taxes are \$165.20, based on a full value assessment of \$7,000.



AT 11:15 A.M.
1308 McHenry Street 21223

"Mount Clare"

\$5,000 Opening Bid

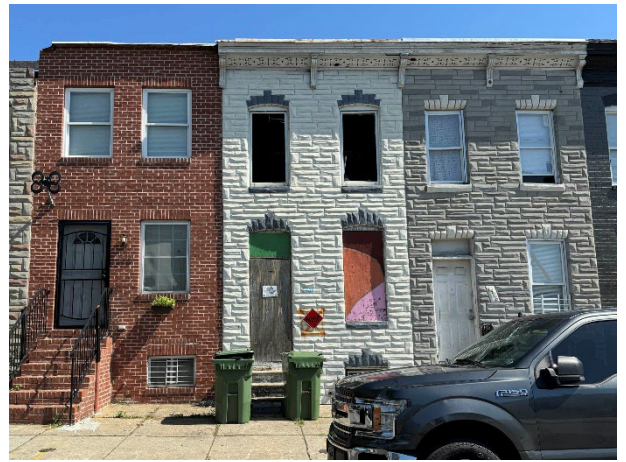
Rectangular lot – 12' x 63', more or less

R-8, residential

All public utilities

Two story inside group townhome, constructed in 1900, according to public tax records. The home is believed to contain two bedrooms and one full bathroom. Full renovation required.

In fee simple; sold free and clear of liens. Published annual real estate taxes are \$141.60, based on a full value assessment of \$6,000.



AT 11:20 A.M.

1911 Lemmon Street 21223

"Carrollton Ridge"

To the Highest Bidder Over \$5,000

Rectangular Lot – 12' x 46', more or less

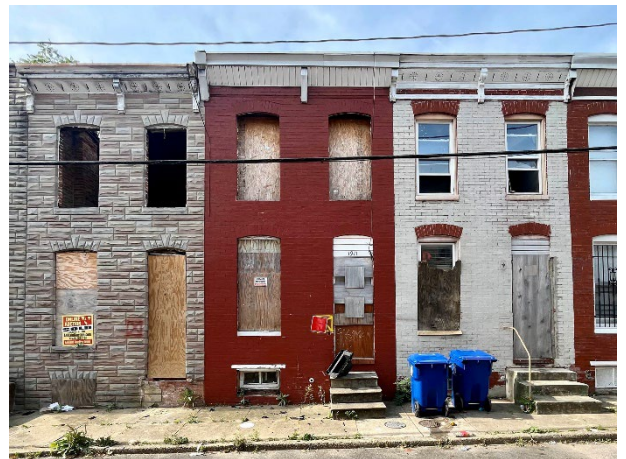
Zoned R-8, Residential

All public utilities

Two story brick inside-group townhome. According to public tax records, the property was constructed in 1920. The home is arranged for living room, dining room, kitchen, on the first floor; two bedrooms and bathroom, on the second floor; unfinished basement.

The home requires full renovation.

Subject to a \$24 ground rent payable in semi-annual installments on April 1st and October 1st (unregistered). Baltimore City Deed Book Liber MB 24069, folio 0463. Published annual real estate taxes are \$240.72, based on a full value assessment of \$10,200.



SUMMARY TERMS OF SALE – PLEASE REFER TO THE CONTRACT FOR THE COMPLETE TERMS OF SALE:

A \$3,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer, by 4 P.M. on the day of auction. 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. The Property will be sold subject to Baltimore City violation notices, 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 5% or \$2,500 buyer's premium, whichever is greater, will be added to the final bid price.

Please visit this auction's web page for more photos, complete details, and online bidding:

<https://ajbillig.com/auction/scattered-townhomes/>



ONLINE REAL ESTATE AUCTION

\$30,000 Opening Bid

WEST BALTIMORE
 "Panway / Braddish Avenue"

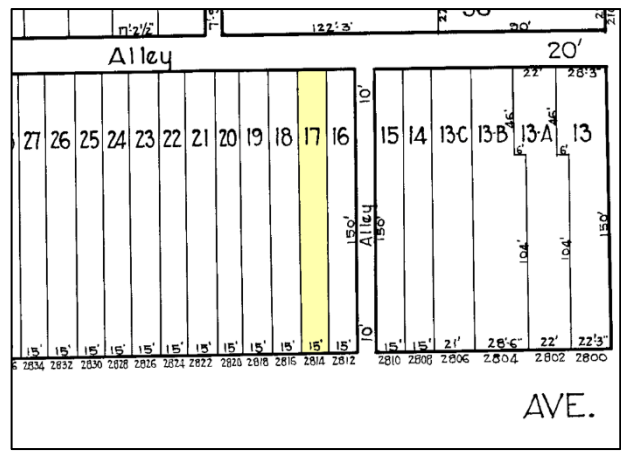
**TWO STORY
 TOWNHOME**

Known As
2814 CLIFTON AVENUE

Near Gwynns Falls Pkwy.
 Baltimore City, MD 21216

**BIDDING OPENS:
 TUESDAY, JULY 9, 2024**

**BIDDING CLOSES:
 THURSDAY, JULY 11, 2024
 AT 11:00 A.M..**



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LOCATION:

2814 Clifton Avenue is located in the Panway/Braddish neighborhood in west Baltimore City. Surrounding neighborhoods include Walbrook, Hanlon-Longwood and Mondawmin. Panway-Braddish is tucked between major employers such as Coppin State University, a Baltimore City Schools complex and Mondawmin Mall. There are ample shopping and neighborhood service options nearby, and both Metro train and bus service are within walking distance. Surrounding homes are comprised predominantly of brick townhomes.

For more information, please see below
 Neighborhoods – <https://livebaltimore.com/neighborhoods/>

SITE:

Rectangular Lot – 15' x 150', more or less.
 All public utilities
 Zoned R-6 Residential

IMPROVEMENTS:

Two story porchfront townhome, built in 1910, contains 1,524 square feet of living area and 412 square feet of basement space, according to public tax records. Exterior features include a flat built-up roof, vinyl replacement windows and brick exterior. The home is believed to be arranged as living room, dining room, kitchen, on the first floor; three bedrooms and bathroom, on the second floor; unfinished basement with utility area.

TITLE:

\$108 ground rent payable in semi-annual installments on 5/5 and 11/5; sold free and clear of liens.

TAXES:

Published annual real estate taxes are \$814.20 based on a full value assessment of \$34,500.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$3,000 deposit, or 10% of the purchase price (whichever is greater), payable by cashier's check or wire transfer, will be required of the purchaser by 4:00 P.M. on the day of the auction at the Auctioneer's office, 6500 Falls Road, Baltimore, MD 21209. 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. The Property will be sold subject to Baltimore City violation notices, 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 5% or \$2,500 buyer's premium, whichever is greater, will be added to the final bid price.

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REAL ESTATE • AUCTIONEERS



ONLINE REAL ESTATE AUCTION

\$10,000 Opening Bid

BROADWAY EAST

TWO STORY SHELL TOWNHOME

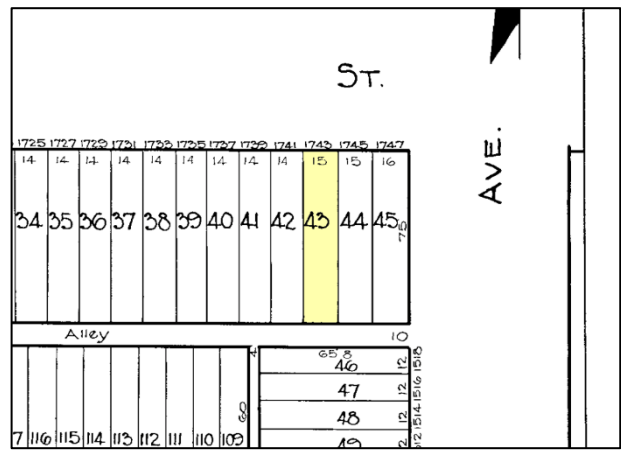
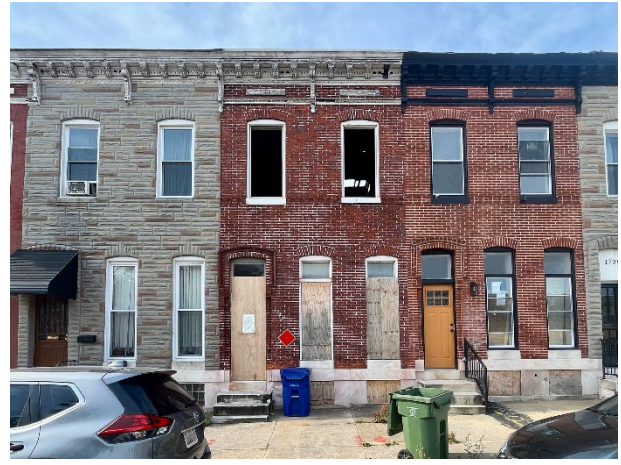
Known As:

1743 E. FEDERAL STREET

Near N. Broadway
 Baltimore City, Maryland 21213

**BIDDING OPENS:
 TUESDAY, JULY 9, 2024**

**BIDDING CLOSES:
 THURSDAY, JULY 11, 2024
 AT 11:05 A.M.**



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LOCATION:

1743 E. Federal Street is located in the Broadway East neighborhood in east Baltimore City. Surrounding neighborhoods include Oliver, Middle East and Berea. Approximately one mile to the north lies Clifton Park, which offers a range of recreational activities including a golf course, tennis courts and walking trails. Several significant development projects and initiatives are within half a mile of the property. The East Baltimore Development Initiative (EBDI) and the redevelopment of the A. Hoen & Co. Lithograph Building are key contributors to the revitalization of East Baltimore. Public transportation is conveniently accessible, with various bus routes and a metro line within a 15-minute walk. Major employers in the area include Johns Hopkins Hospital, Mid-Atlantic Baking Company and Ferguson Plumbing Supply.

For more information, please see:

- Broadway East – <https://livebaltimore.com/neighborhoods/broadway-east/>
- Clifton Park – <https://bcrp.baltimorecity.gov/parks/CliftonPark>
- Center for Neighborhood Innovation – <http://hoen.co/>

SITE:

Rectangular lot – 15' x 75', more or less
 Zoning R-8, residential
 All public utilities

IMPROVEMENTS:

Two story inside-group townhome, constructed in 1905, according to public tax records. The home is believed to contain three bedrooms and one bathroom. Full renovation required.

TITLE:

\$48 annual ground rent; Sold free and clear of all liens. Baltimore City Deed Book XAC 25986, folio 492.

TAXES:

Published annual real estate taxes are \$944, based on a full value assessment of \$40,000.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$3,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer, by 4 P.M. on the day of auction. 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. The Property will be sold subject to Baltimore City violation notices, 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 5% or \$2,500 buyer's premium, whichever is greater, will be added to the final bid price.

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REAL ESTATE • AUCTIONEERS



ONLINE REAL ESTATE AUCTION

\$5,000 Opening Bid

HOLLINS MARKET

THREE STORY SHELL TOWNHOME

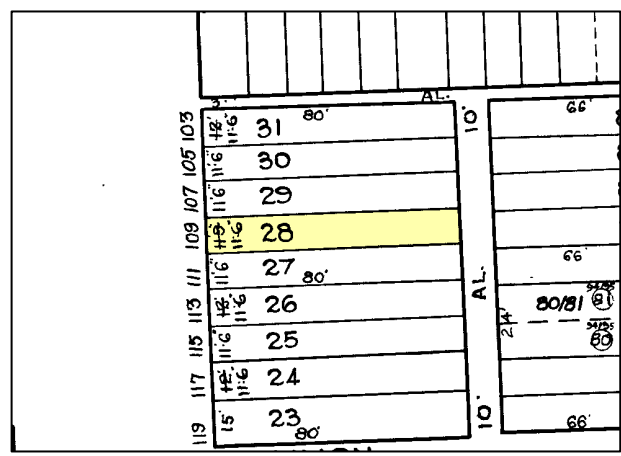
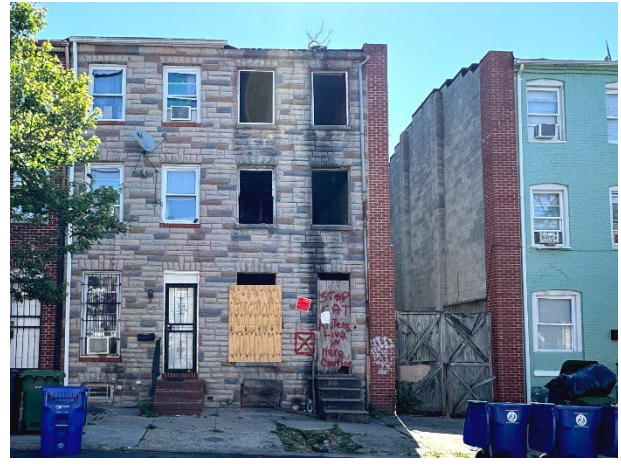
Known As:

109 S. CAREY STREET

Near W. Lombard Street
 Baltimore City, Maryland 21223

**BIDDING OPENS:
 TUESDAY, JULY 9, 2024**

**BIDDING CLOSSES:
 THURSDAY, JULY 11, 2024
 AT 11:10 A.M.**



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LOCATION:

109 S. Carey Street is located in the Hollins Market neighborhood of southwest Baltimore City. Surrounding neighborhoods include Barre Circle, Washington Village – Pigtown, Poppleton and Union Square. Neighborhood attractions include Hollins Market itself, which is about a half-mile northeast of the property, and the B & O Railroad Museum, a half-mile southeast. Nearby major employers include the University of Maryland, whose Baltimore Campus and Biotech Park are both within a half-mile. The location also affords excellent proximity to I-395, I-95 and MD-295, providing excellent access throughout the area.

For more information, please see:

- Hollins Market – <https://livebaltimore.com/neighborhoods/hollins-market/>
- Southwest Partnership – <https://swpbal.org/>
- CityView Map – <https://cityview.baltimorecity.gov/>

SITE:

- Rectangular lot – 11'6" x 80', more or less
- Zoning R-8, residential
- All public utilities

IMPROVEMENTS:

Three story end-of-group townhome, constructed in 1920, according to public tax records. The home is believed to contain three bedrooms and one bathroom. Full renovation required.

TITLE:

\$120 annual ground rent; Sold free and clear of all liens. Baltimore City Deed Book XAC 26757, folio 243.

TAXES:

Published annual real estate taxes are \$165.20, based on a full value assessment of \$7,000.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$3,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer, by 4 P.M. on the day of auction. 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. The Property will be sold subject to Baltimore City violation notices, 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 5% or \$2,500 buyer's premium, whichever is greater, will be added to the final bid price.

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ONLINE REAL ESTATE AUCTION

\$5,000 Opening Bid

MOUNT CLARE

TWO STORY SHELL TOWNHOME

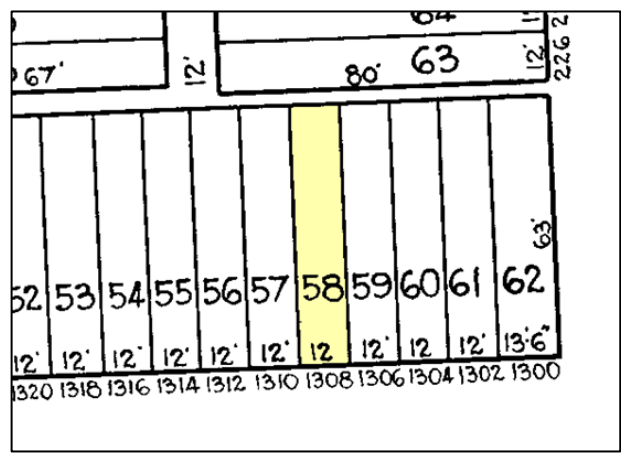
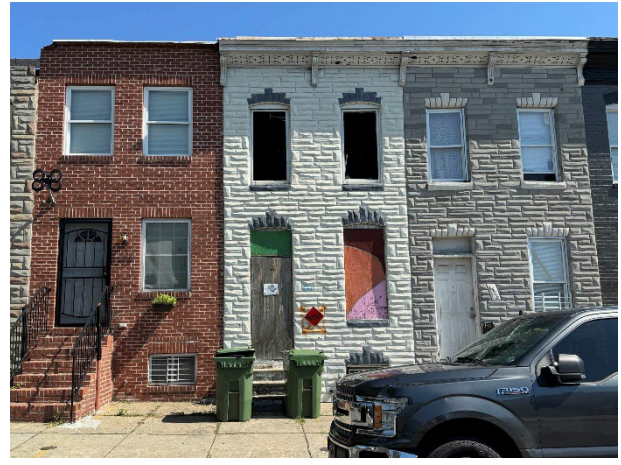
Known As:

1308 MCHENRY STREET

Near S. Carey Street
 Baltimore City, Maryland 21223

**BIDDING OPENS:
 TUESDAY, JULY 9, 2024**

**BIDDING CLOSES:
 THURSDAY, JULY 11, 2024
 AT 11:15 A.M.**



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LOCATION:

1308 McHenry Street is located in the Mount Clare neighborhood in southwest Baltimore City. Carroll Park binds the south side of the neighborhood, with Pigtown to the east, Carrollton Ridge west and Union Square north. Mount Clare Junction is one block east, with a grocery store, bank, retail shopping, government offices and other services. The B & O Railroad Museum is also nearby. Access to major highways and employment centers is good, with I-95, I-395, I-295 and Downtown Baltimore all within approximately 1 mile. Surrounding properties are comprised predominantly of brick rowhomes.

For more information, please see:

- New Southwest Mount Clare – <https://livebaltimore.com/neighborhoods/new-southwest-mount-clare/>
- Southwest Partnership – <https://swpbal.org/>
- CityView Map – <https://cityview.baltimorecity.gov/>

SITE:

- Rectangular lot – 12' x 63', more or less
- Zoning R-8, residential
- All public utilities

IMPROVEMENTS:

Two story inside group townhome, constructed in 1900, according to public tax records. The home is believed to contain two bedrooms and one full bathroom. Full renovation required.

TITLE:

In fee simple. Sold free and clear of all liens.

TAXES:

Published annual real estate taxes are \$141.60, based on a full value assessment of \$6,000.

SUMMARY TERMS OF SALE:

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ONLINE REAL ESTATE AUCTION

To The Highest Bidder Above \$5,000

CARROLLTON RIDGE

**TWO STORY SHELL
 TOWNHOME**

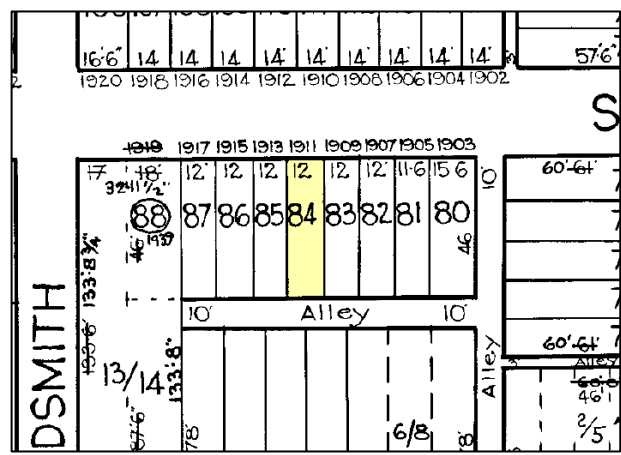
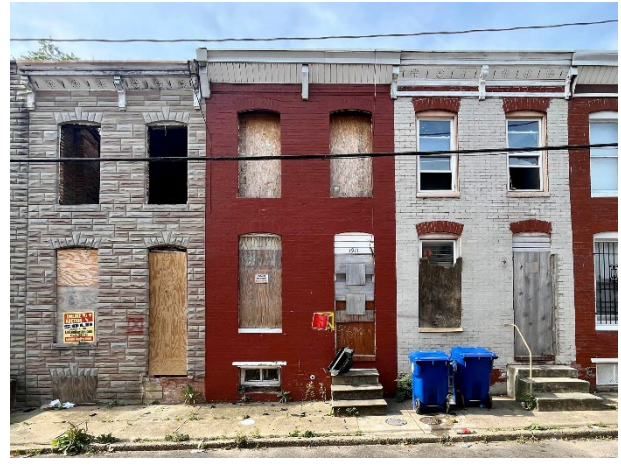
Known As:

1911 LEMMON STREET

Near S. Monroe Street
 Baltimore City, Maryland 21223

**BIDDING OPENS:
 TUESDAY, JULY 9, 2024**

**BIDDING CLOSES:
 THURSDAY, JULY 11, 2024
 AT 11:20 A.M.**



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LOCATION:

1911 Lemmon Street is located in the Carrollton Ridge neighborhood of southwest Baltimore City. Surrounding neighborhoods include New Southwest/Mount Clare, Mill Hill and Union Square. The property is situated a short distance above Carroll Park, which features ball fields, a golf course, walking trails and other recreational facilities. Hollins Market, Baltimore's oldest public market, is less than 1 mile away providing a wide array of fresh produce from various merchants. The property is also located approximately 10 blocks west of Baltimore's Inner Harbor. Nearby employers include Bon Secours Hospital, St. Agnes Hospital, the Horseshoe Casino and many others throughout the Carroll-Camden industrial area, Stadium Complex and Downtown Baltimore. Monroe Street (US-1) provides proximate access to the Baltimore Washington Parkway (MD-295) and I-95.

For more information, please see:

- Neighborhoods – <https://livebaltimore.com/neighborhoods/>
- Hollins Market – <https://livebaltimore.com/neighborhoods/hollins-market/>
- CityView Map – <https://cityview.baltimorecity.gov/>

SITE:

Rectangular Lot – 12' x 46', more or less

All public utilities

Zoned R-8, Residential

IMPROVEMENTS:

Two story brick inside-group townhome. According to public tax records, the property was constructed in 1920. The home is arranged for living room, dining room, kitchen, on the first floor; two bedrooms and bathroom, on the second floor; unfinished basement.

The home requires full renovation.

TITLE:

Subject to a \$24 ground rent payable in semi-annual installments on April 1st and October 1st (unregistered). Baltimore City Deed Book Liber MB 24069, folio 463.

TAXES:

Published annual real estate taxes are \$240.72, based on a full value assessment of \$10,200.

SUMMARY TERMS OF SALE:


Please see the contract of sale for complete terms.

A \$3,000 deposit, or ten percent (10%) of the Purchase Price (whichever is greater), in a cashier's check to be delivered to the Auctioneer's office at 6500 Falls Road, Baltimore, MD 21209, or sent by wire transfer, by 4 P.M. on the day of auction. 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. The Property will be sold subject to Baltimore City violation notices, 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 5% or \$2,500 buyer's premium, whichever is greater, will be added to the final bid price.

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

<https://ajbillig.com/auction/scattered-townhomes/>



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.

INSTRUCTIONS FOR ONLINE AUCTIONS

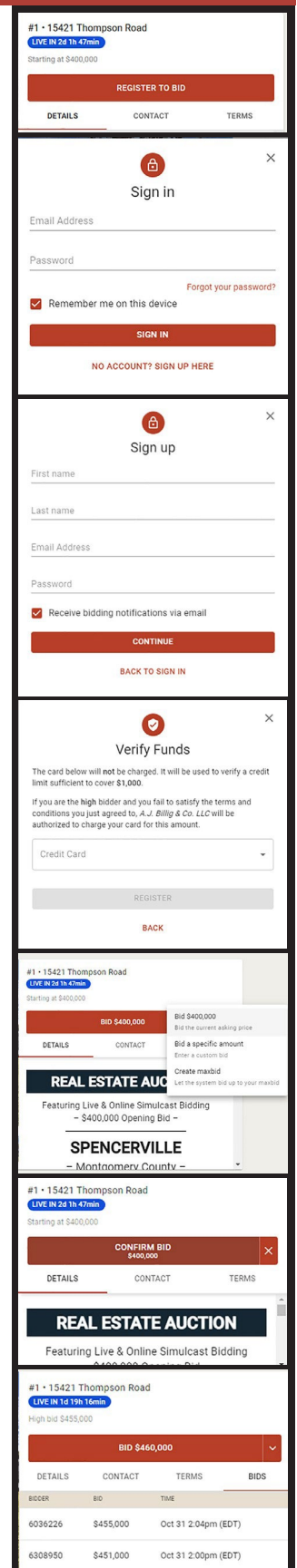
REGISTERING TO BID

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 24 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 24 1h 47min
Starting at \$400,000

BID \$400,000 Bid \$400,000
Bid the current asking price
Bid a specific amount
Enter a custom bid

REAL ESTATE AUCTION

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

SPENCERVILLE
- Montgomery County -

#1 - 15421 Thompson Road
LIVE IN 24 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 1d 1h 16min
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)