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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 10TH

Previously Qualified Bidders Must Verify Their Status

& Provide The Receiver Approved Identification

- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

- ★ Hampden ★ Broadway East ★ Washington Village/Pigtown ★
- ★ Brooklyn ★ Arlington ★ Darley Park ★ Langston Hughes ★
- ★ Coppin Heights/Ash-Co-East ★ Belair-Edison ★ Carroll-South Hilton ★
- ★ Patterson Place ★ Woodmere ★ Oliver ★ And More ★

Sales To Be Held:

DELTA HOTELS BALTIMORE NORTH

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

TUESDAY, DECEMBER 17, 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>537 E. 23RD STREET</u> "East Baltimore Midway" 21218	Neighborhood Properties-4, Inc., et al. 05156-24 Liber SEB 6300, folio 420	13' 9" x 88' 2" \$96 (UR)	Two story brick inside-group townhome.
<u>1656 E. 25TH STREET</u> "Darley Park" 21213	1st Impression Realty, LLC, et al. 12671-22 Liber LGA 18607, folio 117	15' x 70' \$72	Two story brick inside-group porchfront townhome.
<u>3708 ARCADIA AVENUE</u> "Langston Hughes" 21215	Drek, LLC, et al. 01618-24 Liber FMC 10705, folio 660	16' 4" x 85' Fee simple	Two story brick inside-group porchfront townhome.
<u>3712 ARCADIA AVENUE</u> "Langston Hughes" 21215	Earl C. James 01617-24 Liber FMC 5936, folio 101	17' 7" x 99' 10" Fee simple	Two story brick inside-group porchfront townhome.
<u>1822 ASHBURTON STREET</u> "Coppin Heights/Ash-Co-East" 21216	Kevin Wheeler, et al. 11291-23 Liber FMC 5181, folio 264	15' x 105' \$120	Three story brick inside-group porchfront townhome.
<u>3000 W. BALTIMORE STREET</u> "Carroll-South Hilton" 21229	Anthony Osaghae 20286-23 Liber FMC 6542, folio 437	23' x 98' 11" Fee simple	Four story brick end-of-group townhome. 3,636 sq. ft. GBA
<u>3722 BEEHLER AVENUE</u> "Central Park Heights" 21215	Naya Construction, LLC 04569-24 Liber MB 20150, folio 82	16' 5" x 91' 9" \$84	Two story brick inside-group porchfront townhome.
<u>3726 BEEHLER AVENUE</u> "Central Park Heights" 21215	Balvinder Singh, et al. 11332-23 Liber FMC 10928, folio 649	16' 5" x 91' 8" \$180	Two story brick inside-group porchfront townhome.
<u>3125 BELAIR ROAD</u> "Belair-Edison" 21213	Dawit Abraham 09510-22 Liber MB 18737, folio 126	15' x 90' Fee simple	Two story brick end-of-group porchfront townhome.
<u>4903 CHALGROVE AVENUE</u> "Central Park Heights" 21215	Charles Iweanoge 22214-23 Liber FMC 7158, folio 339	16' 6" x 87' 6" Fee simple	Two story brick inside-group townhome.
<u>1349 CLIPPER HEIGHTS AVENUE</u> "Harlem" 21211 CANCELED	Waz Brothers, LLC 15763-23 Liber MB 19912, folio 34	101" x 202'6" (tax record) Fee simple	Two story semi-detached home. Lot is irregularly shaped, containing approximately 5,000 sq. ft. See plat and deed legal description for exact dimensions.
<u>212 S. COLLINS AVENUE</u> "Irvington" 21229	Latisha Jamerson 26695-19 Liber LGA 17801, folio 89	14' x 140' Fee simple	Two story brick inside-group porchfront townhome.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
<u>4908 CORDELIA AVENUE</u> "Langston Hughes" 21215	RM – Kena, LLC, et al. 01619-24 Liber FMC 6564, folio 584	20' 9" x 100' \$88	Two story brick inside-group porchfront townhome arranged for 2 units, zoned R-6, single family.
<u>5425 CRISMER AVENUE</u> "Woodmere" 21215	Estate of Charles G. Wilder, et al. 01620-24 Liber FMC 6592, folio 1400	26' 4" x 86' Fee simple	Two story brick end-of-group porchfront townhome.
<u>1614 E. FEDERAL STREET</u> "Oliver" 21213	David Sabah, et al. 17299-23 Liber FMC 13375, folio 441	13' x 75' \$84 (UR)	Two story brick inside-group townhome.
<u>1823 E. FEDERAL STREET</u> "Broadway East" 21213	Neighborhood Inner City Housing Enterprise, LLC D-01-CV-24-011066 Liber FMC 06174, folio 930	13' 10" x 70' \$90	Two story brick inside-group townhome.
<u>2001 KENNEDY AVENUE</u> "East Baltimore Midway" 21218	Synergie Enterprise Corp. 05339-23 Liber MB 22567, folio 37	24' 2" x 54' 7" (tax record) \$96 (UR)	Two story brick detached home. Irregularly shaped lot.
<u>1905 E. LANVALE STREET</u> "Broadway East" 21213	Doris I. Bullock D-01-CV-24-019674 Liber SEB 4623, folio 358	14' x 79' 6" \$90 (UR)	Two story brick inside-group townhome.
<u>1907 E. LANVALE STREET</u> "Broadway East" 21213	1907 Lanvale, LLC 09412-24 Liber FMC 13150, folio 275	14' x 79' 6" \$60	Two story brick end-of-group townhome.
<u>755 LINNARD STREET</u> "Edgewood" 21229	Peter M. Modlin, et al. 13598-23 Liber FMC 7186, folio 120	20' x 82' 6" \$90 (\$96 on GR Reg.)	Two story brick end-of-group porchfront townhome.
<u>3507 LUCILLE AVENUE</u> "Central Park Heights" 21215	Tahir Chaudhry 04568-24 Liber FMC 13257, folio 99	18' 4" x 85' 11" \$90	Two story brick inside-group townhome.
<u>3442 LYNDALE AVENUE</u> "Four By Four" 21213	The Estate of Vendetta Matthews 01283-24 Liber SEB 526, folio 493	16' 6" x 79' Fee simple	Two story brick end-of-group porchfront townhome.
<u>3704 MANCHESTER AVENUE</u> "Central Park Heights" 21215	Ernest Cole, et al. 10741-23 Liber FMC 12661, folio 312	17' x 120' \$90	Two story brick inside-group porchfront townhome.
<u>1920 MCCULLOH STREET</u> "Druid Heights" 21217	Ibrahim Geriesh, et al. 12065-23 Liber MB 18984, folio 76	18' x 120' \$153	Three story brick end-of-group townhome.
<u>911 E. PATAPSCO AVENUE</u> "Brooklyn" 21225	Carl Helmick, et al. 06869-23 Liber SEB 4847, folio 124	16' 6" x 85' \$84	Two story brick inside-group porchfront townhome.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
<u>143 N. PATTERSON PARK AVENUE</u> "Patterson Place" 21231	Carmenlinia Garcia, et al. 14823-21 Liber FMC 4672, folio 53	13' 6" x 90' Fee simple	Two story brick inside-group townhome.
<u>420 N. PORT STREET</u> "McElderry Park" 21224	Viteja Investments, LLC, et al. 07533-24 Liber MB 21396, folio 279	12' x 66' \$72	Two story brick inside-group townhome.
<u>3820 E. PRATT STREET</u> "Baltimore Highlands" 21224 CANCELED	Inner City Xchange, LLC D-01-CV-24-018072 Liber MB 22486, folio 87	13' 4" x 73' 1" Fee simple	Two story brick end-of-group storefront building arranged as a tavern and apartment. Zoned R-8, vacant, previously approved for bar and apartment unit. 2,054 sq. ft. GBA.
<u>2241 PRENTISS PLACE</u> "Middle East" 21205	Saul Dinkins, et al. 04654-22 Liber FMC 7925, folio 472	12' 4" x 63' Fee simple	Two story brick inside-group townhome.
<u>545 PRESSTMAN STREET</u> "Druid Heights" 21217	The Estate of Bernice Holland, et al. D-01-CV-24-012654 Liber MLP 7930, folio 108	13' 6" x 70' \$65	Three story brick inside-group townhome.
<u>2249 E. PRESTON STREET</u> "Broadway East" 21213	Seswick Perry, et al. D-01-CV-24-014710 Liber FMC 8407, folio 231	14' x 71' 9" \$84 (\$96 on GR Reg.)	Two story brick inside-group townhome.
<u>850 REINHARDT STREET</u> "Washington Village/Pigtown" 21230	Wilkens Four, Inc. 16716-23 Liber SEB 1175, folio 3	12' x 52' \$30 (UR)	Two story brick inside-group townhome.
<u>5257 SAINT CHARLES AVENUE</u> "Arlington" 21215	The Estate of John T. Bailey III, et al. 20589-23 Liber FMC 1861, folio 416	50' x 131' 6" Fee simple	Two story detached traditional home.
<u>2243 SIDNEY AVENUE</u> "Westport" 21230	HC - Baltimore, LLC 07128-22 Liber MB 21278, folio 179	12' x 82' Fee simple	Two story brick inside-group townhome.
<u>2249 SIDNEY AVENUE</u> "Westport" 21230	HC - Baltimore, LLC 07130-22 Liber MB 21382, folio 56	12' x 82' \$60 & \$240	Two story brick inside-group townhome.
<u>618 N. STREFFER STREET</u> "Central Park" 21205 CANCELED	Bayne Investments, LLC, et al. D-01-CV-24-014718 Liber FMC 12469, folio 110	12' 9" x 65' \$90	Two story brick inside-group porchfront townhome.
<u>4831 WILERN AVENUE</u> "Central Park Heights" 21215	W. D. B. Corporation Inc. et al. 06633-23 Liber FMC 6509, folio 22	18' x 86' 9" Fee simple	Two story brick inside-group porchfront 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. 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 10, 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, DECEMBER 10, 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



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.