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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

37 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★

WITH ONE HOUSE AT A TIME

BY 9:00 A.M. TUESDAY, FEBRUARY 4TH

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

- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

- ★ Cedonia ★ Allendale ★ Better Waverly ★ Darley Park ★ Cedmont ★
- ★ Berea ★ Oliver ★ East Baltimore Midway ★ Carroll-South Hilton ★
- ★ Langston Hughes ★ 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 11, 2025
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
506 E. 21ST STREET "East Baltimore Midway" 21218-6123	John Ma 04403-24 Liber XAC 25804, folio 211	15' x 90' \$120	Three story end-of-group townhome.
1601 E. 25TH STREET "Darley Park" 21213-1301	Fast & Reliable Home Renovations, LLC 09407-24 Liber XAC 25757, folio 35	15' x 73'2" Fee Simple	Two story brick end-of-group townhome.
524 E. 27TH STREET "Better Waverly" 21218-4440	Rich Real Estate, LLC, et al. D-01-CV-24-015723 Liber XAC 25875, folio 1	13' x 80' \$78	Two story brick inside-group townhome.
45 N. ABINGTON AVENUE "Carroll-South Hilton" 21229-3703	43 North Abington, LLC 20287-23 Liber FMC 10060, folio 430	18' x73' \$90 (UR)	Two story brick corner building. Zoned R-6, vacant, previously approved for a grocery store.
2303 AIKEN STREET "East Baltimore Midway" 21218-5518	CE Realty, LLC D-01-CV-24-009038 Liber FMC 9833, folio 707	17'7" x 77' \$96 (UR)	Two story brick inside-group townhome.
2331 AIKEN STREET "East Baltimore Midway" 21218-5518	Nwanevu Ogbu D-01-CV-24-009042 Liber FMC 11817, folio 176	17'7" x 77' \$96	Two story brick inside-group porchfront townhome.
1306 AISQUITH STREET "Oliver" 21202-5634	Wiz Homes, LLC, et al. D-01-CV-24-016313 Liber FMC 6280, folio 1445	15' x 71' Fee Simple	Three story brick inside-group shell townhome.
1326 AISQUITH STREET "Oliver" 21202-5634	UP3 Business Trust, et al. D-01-CV-24-020212 Liber FMC 10336, folio 809	15' x 71' \$90	Three story brick inside-group shell townhome.
521 N. BELNORD AVENUE "McElderry Park" 21205-2618	Andy Mitchell D-01-CV-24-021481 Liber SEB 5920, folio 226	12'6" x 65' \$60 (UR)	Two story brick inside-group townhome.
632 N. BELNORD AVENUE "McElderry Park" 21205-2621	Oscar Savage, Jr. D-01-CV-24-021990 Liber SEB 4946, folio 151	12'9" x 64' \$60	Two story brick inside-group townhome.
4009 BELWOOD AVENUE "Waltherson" 21206-5048	Kenneth Moore 02313-24 Liber FMC 8652, folio 169	23'8" x 90' Fee Simple	Two story brick end-of-group porchfront townhome.
908 BONAPARTE AVENUE "East Baltimore Midway" 21218-6221	Estate of Audrey Foster, et al. D-01-CV-24-016307 Liber RHB 3439, folio 348	16'9" x 79'11" \$96	Two story brick inside-group townhome.
2006 BOONE STREET "East Baltimore Midway" 21218-6134	Estate of Kattie Griffin D-01-CV-24-025641 Liber RHB 2901, folio 347	15' x 120' \$120 (UR)	Three story brick inside-group shell townhome.

<u>1144 N. CARROLLTON AVENUE</u> "Sandtown-Winchester" 21217-2624	Gablen Properties, LLC 19480-23 Liber FMC 6655, folio 603	13'9" x 80' \$90	Two story brick inside-group townhome.
<u>1146 N. CARROLLTON AVENUE</u> "Sandtown-Winchester" 21217-2624	Estate of Granville Fisher, Sr. 19477-23 Liber MLP 7548, folio 574	13'9" x 80' \$60	Two story brick inside-group townhome.
<u>1148 N. CARROLLTON AVENUE</u> "Sandtown-Winchester" 21217-2624	Block By Block, LLC, et al. 19479-23 Liber LGA 16955, folio 305	13'9" x 80' \$120 (UR)	Two story brick inside-group townhome.
<u>5424 CEDONIA AVENUE</u> "Cedonia" 21206-3901	Waterfall Runoff, LLC 04733-24 Liber XAC 26205, folio 214	18'7" x 108'4" \$96 (UR)	Two story brick inside-group shell townhome.
<u>2121 CLIFTON AVENUE</u> "Mondawmin" 21217-1214	F & R Mechanical D-01-CV-24-016553 Liber MB 24663, folio 51	14' x 70' \$90 (UR)	Two story inside-group townhome.
<u>513 N. EDGEWOOD STREET</u> "Allendale" 21229-3060	Kallpa Real Estate, LLC 20588-23 Liber MB 25141, folio 230	20' x 76'6" Fee Simple	Two story brick inside-group porchfront townhome.
<u>3218 ELMLEIGH AVENUE</u> "Edison" 21213-1602 CANCELED	The Ultimate Real Estate Group, LLC (Forfeited) 08630-23 Liber MB 23164, folio 400	16' x 70' \$180	Two story brick inside-group porchfront 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>4404 GLENARM AVENUE</u> "Cedmont" 21206-2761	Lakisha Morsley 16010-21 Liber FMC 14076, folio 28	66'8" x 94'7" Fee Simple	Two and one-half story traditional porchfront home.
<u>1621 E. LANVALE STREET</u> "Oliver" 21213-2316	Zulfiqar Ahmed 20676-22 Liber FMC 12428, folio 24	14'9" x 70' \$90	Two story inside-group townhome.
<u>2300 LAURETTA AVENUE</u> "Rosemont Homeowners/Tenants" 21223-1120	Isaac Bristol 09598-23 Liber JFC 2325, folio 407	13'10" x 74' \$90	Two story brick end-of-group porchfront townhome. Zoned R-7, vacant, previously approved for 3 dwelling units.
<u>509 N. LOUDON AVENUE</u> "Allendale" 21229-2920	The Estate of Rosa M. Lewis D-01-CV-24-019168 Liber SEB 6210, folio 31	19'10" x 105' \$90 (UR)	Two story brick inside-group porchfront townhome.
<u>1328 N. LUZERNE AVENUE</u> "Berea" 21213-3753	Baltimore Return Fund, LLC D-01-CV-24-011712 Liber FMC 9527, folio 469	13' x 75' Fee Simple	Two story brick inside-group shell townhome.
<u>4001 MAINE AVENUE</u> "Central Forest Park" 21207-7509	Gelt Properties, LLC 19120-18 Liber MB 20104, folio 410	80' x 190' \$120 (UR)	Three story traditional home with wraparound porch, believed to be arranged for 6 units. Detached garage. Zoned R-1E, vacant, previously approved for 6 dwelling units.

<u>5300 MAPLE AVENUE</u> "Pimlico Good Neighbors" 21215-5113	Gordon L. Young, et al. 03352-23 Liber RHB 3398, folio 663	15'6" x 100' Fee Simple	Two story brick end-of-group porchfront townhome.
<u>5314 MAPLE AVENUE</u> "Pimlico Good Neighbors" 21215-5113	The Estate of Tony Shaw 17292-93 Liber FMC 10383, folio 652	14' x 100' Fee Simple	Two story brick inside-group porchfront townhome.
<u>711 1/2 MCCABE AVENUE</u> "Winston-Govans" 21212-4213	Estate of Arthur Lee James, et al. 19729-23 Liber FMC 12385, folio 83	14'10" x 107'5" Fee Simple	Two story brick end-of-group porchfront townhome.
<u>758 MELVILLE AVENUE</u> "Waverly" 21218-2553	Mbainyeya D. Nwobegono, et al. 02386-23 Liber FMC 3770, folio 371	16' x 88' \$68 (UR)	Two story brick inside-group porchfront townhome.
<u>5013 MIDWOOD AVENUE</u> "Kenilworth Park" 21212-4533	Coyet Sydner, et al. 01100-22 Liber SEB 1731, folio 95	25' x 114' \$90	Two story brick semi-detached porchfront townhome.
<u>23 S. MORLEY STREET</u> "Saint Josephs" 21229-3645	Terry R. Woodley 14099-23 Liber FMC 13548, folio 41	16' x 100' \$90	Two story brick end-of-group porchfront townhome.
<u>2249 E. PRESTON STREET</u> "Broadway East" 21213-3417	Seswick Perry, et al. D-01-CV-24-014710 Liber FMC 8407, folio 231	14' x 71'9" \$84	Two story brick inside-group townhome.
<u>5213 SAINT CHARLES AVENUE</u> "Arlington" 21215-5042	A.O.M. Baltimore, LLC, (forfeit) et al. 10358-23 Liber FMC 8857, folio 178	14' x 110' \$120	Two story brick inside-group townhome
<u>4228 SHAROCK AVENUE</u> "Edison" 21206-6401 CANCELED	Gennadiy Kosoy, et al. 05697-23 Liber MB 21075, folio 177	22' x 97'6" Fee Simple	Two story brick end-of-group porchfront townhome. Detached garage.
<u>1502 N. WASHINGTON STREET</u> "Broadway East" 21213-3234	Chyrl Haney, et al. D-01-CV-24-018094 Liber SEB 655, folio 155	13'4" x 70' \$48 (UR)	Three story in line storefront shell building. Zoned R-8, vacant, previously approved for grocery store.
<u>1725 N. WASHINGTON STREET</u> "Broadway East" 21213-2435	Inbrook Homes, LLC 15195-23 Liber FMC 12233, folio 20	14'3" x 90' \$90	Two story brick inside-group townhome.
<u>523 WELLESLEY STREET</u> "Gwynns Falls" 21229-4224	Premier Auto Rental & Service, LLC 05704-23 Liber MB 24570, folio 171	27'7" x 150' Fee Simple	Two story brick semi-detached porchfront home.

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 4, 2025. 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, FEBRUARY 4, 2025 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.