



ONLINE REAL ESTATE AUCTION

\$30,000 Opening Bid

ELLWOOD PARK/MONUMENT

TWO STORY TOWNHOME

- 3 Bedrooms & 2 Bathrooms -

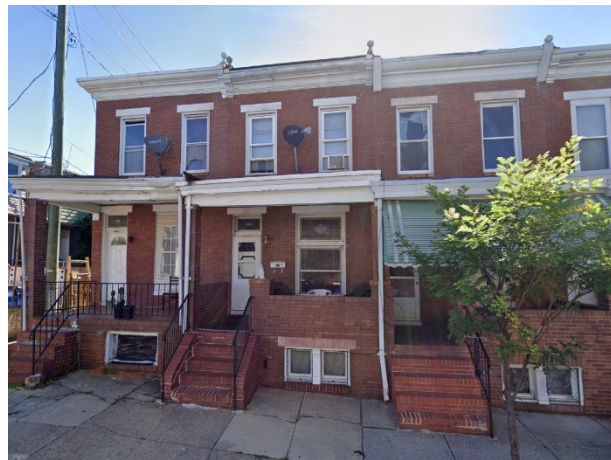
Known As:

637 N. ROBINSON STREET

Near E. Monument Street
Baltimore City, Maryland 21205

**BIDDING OPENS:
TUESDAY, MAY 13, 2025**

**BIDDING CLOSES:
THURSDAY, MAY 15, 2025
AT 12:00 P.M.**



5H	5I	5J	5K	5L	5M	5N	5O	5P	5Q	5R	5S	5T	5U	5V	5W	5X	5Y	5Z	5AA	5AB	5AC	5AD	5AE	5AF	5AG	5AH	5AI	5AJ	5AK	5AL	5AM	5AN	5AO	5AP	5AQ	5AR	5AS	5AT	5AU	5AV	5AW	5AX	5AY	5AZ	5BA	5BB	5BC	5BD	5BE	5BF	5BG	5BH	5BI	5BJ	5BK	5BL	5BM	5BN	5BO	5BP	5BQ	5BR	5BS	5BT	5BU	5BV	5BW	5BX	5BY	5BZ	5CA	5CB	5CC	5CD	5CE	5CF	5CG	5CH	5CI	5CJ	5CK	5CL	5CM	5CN	5CO	5CP	5CQ	5CR	5CS	5CT	5CU	5CV	5CW	5CX	5CY	5CZ	5DA	5DB	5DC	5DD	5DE	5DF	5DG	5DH	5DI	5DJ	5DK	5DL	5DM	5DN	5DO	5DP	5DQ	5DR	5DS	5DT	5DU	5DV	5DW	5DX	5DY	5DZ	5EA	5EB	5EC	5ED	5EE	5EF	5EG	5EH	5EI	5EJ	5EK	5EL	5EM	5EN	5EO	5EP	5EQ	5ER	5ES	5ET	5EU	5EV	5EW	5EX	5EY	5EZ	5FA	5FB	5FC	5FD	5FE	5FF	5FG	5FH	5FI	5FJ	5FK	5FL	5FM	5FN	5FO	5FP	5FQ	5FR	5FS	5FT	5FU	5FV	5FW	5FX	5FY	5FZ	5GA	5GB	5GC	5GD	5GE	5GF	5GG	5GH	5GI	5GJ	5GK	5GL	5GM	5GN	5GO	5GP	5GQ	5GR	5GS	5GT	5GU	5GV	5GW	5GX	5GY	5GZ	5HA	5HB	5HC	5HD	5HE	5HF	5HG	5HH	5HI	5HJ	5HK	5HL	5HM	5HN	5HO	5HP	5HQ	5HR	5HS	5HT	5HU	5HV	5HW	5HX	5HY	5HZ	5IA	5IB	5IC	5ID	5IE	5IF	5IG	5IH	5II	5IJ	5IK	5IL	5IM	5IN	5IO	5IP	5IQ	5IR	5IS	5IT	5IU	5IV	5IW	5IX	5IY	5IZ	5JA	5JB	5JC	5JD	5JE	5JF	5JG	5JH	5JI	5JJ	5JK	5JL	5JM	5JN	5JO	5JP	5JQ	5JR	5JS	5JT	5JU	5JV	5JW	5JX	5JY	5JZ	5KA	5KB	5KC	5KD	5KE	5KF	5KG	5KH	5KI	5KJ	5KK	5KL	5KM	5KN	5KO	5KP	5KQ	5KR	5KS	5KT	5KU	5KV	5KW	5KX	5KY	5KZ	5LA	5LB	5LC	5LD	5LE	5LF	5LG	5LH	5LI	5LJ	5LK	5LM	5LN	5LO	5LP	5LQ	5LR	5LS	5LT	5LU	5LV	5LW	5LX	5LY	5LZ	5MA	5MB	5MC	5MD	5ME	5MF	5MG	5MH	5MI	5MJ	5MK	5ML	5MN	5MO	5MP	5MQ	5MR	5MS	5MT	5MU	5MV	5MW	5MX	5MY	5MZ	5NA	5NB	5NC	5ND	5NE	5NF	5NG	5NH	5NI	5NJ	5NK	5NL	5NM	5NN	5NO	5NP	5NQ	5NR	5NS	5NT	5NU	5NV	5NW	5NX	5NY	5NZ	5OA	5OB	5OC	5OD	5OE	5OF	5OG	5OH	5OI	5OJ	5OK	5OL	5OM	5ON	5OO	5OP	5OQ	5OR	5OS	5OT	5OU	5OV	5OW	5OX	5OY	5OZ	5PA	5PB	5PC	5PD	5PE	5PF	5PG	5PH	5PI	5PJ	5PK	5PL	5PM	5PN	5PO	5PP	5PQ	5PR	5PS	5PT	5PU	5PV	5PW	5PX	5PY	5PZ	5QA	5QB	5QC	5QD	5QE	5QF	5QG	5QH	5QI	5QJ	5QK	5QL	5QM	5QN	5QO	5QP	5QQ	5QR	5QS	5QT	5QU	5QV	5QW	5QX	5QY	5QZ	5RA	5RB	5RC	5RD	5RE	5RF	5RG	5RH	5RI	5RJ	5RK	5RL	5RM	5RN	5RO	5RP	5RQ	5RR	5RS	5RT	5RU	5RV	5RW	5RX	5RY	5RZ	5SA	5SB	5SC	5SD	5SE	5SF	5SG	5SH	5SI	5SJ	5SK	5SL	5SM	5SN	5SO	5SP	5SQ	5SR	5SS	5ST	5SU	5SV	5SW	5SX	5SY	5SZ	5TA	5TB	5TC	5TD	5TE	5TF	5TG	5TH	5TI	5TJ	5TK	5TL	5TM	5TN	5TO	5TP	5TQ	5TR	5TS	5TU	5TV	5TW	5TX	5TY	5TZ	5UA	5UB	5UC	5UD	5UE	5UF	5UG	5UH	5UI	5UJ	5UK	5UL	5UM	5UN	5UO	5UP	5UQ	5UR	5US	5UT	5UU	5UV	5UW	5UX	5UY	5UZ	5VA	5VB	5VC	5VD	5VE	5VF	5VG	5VH	5VI	5VJ	5VK	5VL	5VM	5VN	5VO	5VP	5VQ	5VR	5VS	5VT	5VU	5VV	5VW	5VX	5VY	5VZ	5WA	5WB	5WC	5WD	5WE	5WF	5WG	5WH	5WI	5WJ	5WK	5WL	5WM	5WN	5WO	5WP	5WQ	5WR	5WS	5WT	5WU	5WV	5WW	5WX	5WY	5WZ	5XA	5XB	5XC	5XD	5XE	5XF	5XG	5XH	5XI	5XJ	5XK	5XL	5XM	5XN	5XO	5XP	5XQ	5XR	5XS	5XT	5XU	5XV	5XW	5XX	5XY	5XZ	5YA	5YB	5YC	5YD	5YE	5YF	5YG	5YH	5YI	5YJ	5YK	5YL	5YM	5YN	5YO	5YP	5YQ	5YR	5YS	5YT	5YU	5YV	5YW	5YX	5YY	5YZ	5ZA	5ZB	5ZC	5ZD	5ZE	5ZG	5ZH	5ZI	5ZJ	5ZK	5ZL	5ZM	5ZN	5ZO	5ZP	5ZQ	5ZR	5ZS	5ZT	5ZU	5ZV	5ZW	5ZX	5ZY	5ZZ
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IMPROVEMENTS:

Two story brick inside group townhome. According to public tax records, the property was constructed in 1915. The property is currently vacant and requires renovation.

EXTERIOR:

Brick facade
Concrete Porch
Vinyl replacement windows
Flat built up roof

INTERIOR:

First floor	Second floor:	Basement:
Living room - carpet	Bedroom - carpet	Finished basement
Dining room - carpet with ceiling fan	Bedroom - carpet	Full bathroom - tile flooring
Kitchen - hardwood flooring	Bedroom - carpet	Laundry area with washer/dryer and utility sink
	bathroom - tile flooring	

Utilities:

Gas forced air heat and central air conditioning
40 gallon gas water heater
100 amp electrical circuit

TITLE:

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

TAXES:

Published annual real estate taxes are \$2,088.60, based on a full value assessment of \$88,500.

Purchasers may petition for a reduction in the assessment of their property in conjunction with a purchase price substantially less than the currently assessed value of the property. Purchasers are encouraged to contact the Maryland State Department of Assessments & Taxation concerning the appeals process, and may see the following link for helpful information:

<http://dat.maryland.gov/realproperty/Pages/Assessment-Appeal-Process.aspx>

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.

A \$5,000 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 date of the 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% buyer's premium will be added to the final bid price. Subject to a minimum fee of \$2,500.

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

<https://ajbillig.com/auction/637-n-robinson-street/>

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.