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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

40 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★

WITH ONE HOUSE AT A TIME

BY 9:00 A.M. TUESDAY, JUNE 3RD

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

- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

- ★ Washington Village/Pigtown ★ Arlington ★ Frankford ★ Better Waverly ★
★ Franklintown Road ★ Waltherson ★ Belair-Edison ★ Edgewood ★
★ Brooklyn ★ McElderry Park ★ Ednor Gardens-Lakeside ★ And More ★

Sales To Be Held:

DELTA HOTELS BALTIMORE NORTH

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

**TUESDAY, JUNE 10, 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
<u>3604 9TH STREET</u> "Brooklyn" 21225-2139	Brooklyn #9, LLC, et al. 11329-23 Liber FMC 5328, folio 211	16' x 90' \$65	Two story brick inside-group porchfront shell townhome.
<u>1430 AISQUITH STREET</u> "Oliver" 21202-5714	Estate of Jerry E. Bullock D-01-CV-24-015638 Liber FMC 8372, folio 471	13' x 80' \$90 (UR)	Two story brick inside-group shell townhome.
<u>1432 AISQUITH STREET</u> "Oliver" 21202-5714	Estate of Jerry E. Bullock D-01-CV-24-015639 Liber FMC 8372, folio 471	13' x 80' \$90	Two story brick inside-group shell townhome.
<u>3003 ARUNAH AVENUE</u> "Franklinton Road" 21216-4604	Estate of Zetta Ree McCullough, et al. D-01-CV-25-009696 Liber WA 3824, folio 610	13'11" x 100' Fee Simple	Two story brick inside-group porchfront shell townhome.
<u>627 BARTLETT AVENUE</u> "East Baltimore Midway" 21218-5413	Christopher L. Jerry, et al. D-01-CV-24-011395 Liber SEB 4248, folio 186	13'9" x 93'3" \$60	Two story brick inside-group shell townhome.
<u>812 N. BELNORD AVENUE</u> "Madison-Eastend" 21224-3832	Roland N. Powell D-01-CV-24-021510 Liber SEB 5572, folio 1	12' x 65' \$84	Two story brick inside-group shell townhome.
<u>3414 W. BELVEDERE AVENUE</u> "Arlington" 21215-5801	The Development Corporation of Northwest Baltimore 19693-22 Liber PMB 7148, folio 301	13'7" x 108'3" \$96	Two story brick inside-group porchfront shell townhome.
<u>4404 BERGER AVENUE</u> "Frankford" 21206-3651	Mary Murray D-01-CV-24-020806 Liber SEB 5321, folio 173	62'8" x 117'6" Fee Simple	One story ranch home.
<u>2108 E. BIDDLE STREET</u> "Broadway East" 21213-3315	Melinda Fallen 22894-19 Liber MB 20844, folio 494	14' x 70' Fee Simple	Two story brick inside-group shell townhome.
<u>2624 BOONE STREET</u> "Better Waverly" 21218-4716	Ginnie McKnight 10361-23 Liber LGA 17574, folio 221	13' x 80' Fee Simple	Two story brick inside-group shell townhome.
<u>912 S. CAREY STREET</u> "Washington Village/Pigtown" 21223-3521	Money-Line Mortgage, LLC 03704-17 Liber FMC 13407, folio 288	14' x 64'9" Fee Simple	Two story brick inside-group shell townhome.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
<u>1754 CARSWELL STREET</u> "Coldstream Homestead Montebello" 21218-4907	PHP Investment Company, LLC D-01-CV-25-012796 Liber FMC 8611, folio 276	14' x 90' \$48	Two story brick inside-group shell townhome.
<u>3301 ECHODALE AVENUE</u> "Waltherson" 21214-2613	Michael Fleming Sr. 22984-23 Liber MB 19707, folio 163	208'6" x 166' Fee Simple	Two and one-half story traditional home with detached garage.
<u>1903 EDMONDSON AVENUE</u> "Midtown-Edmondson" 21223-1129	Estate of James C. Small, et al. D-01-CV-24-009547 Liber FMC 8375, folio 477	14'2" x 100' Fee Simple	Three story inside-group storefront building. Zoned C1, formerly approved for commercial floor and one dwelling unit.
<u>520 N. ELMWOOD AVENUE</u> "Edison Park/Monument" 21205-2802 CANCELED	Danielle T. Greene D-01-CV-24-018095 Liber FMC 68, folio 322	14' x 70' Fee Simple	Two story brick inside-group porchfront shell townhome.
<u>3200 ELMLEY AVENUE</u> "Belair-Edison" 21213-1602	Earl James 16926-22 Liber FMC 6283, folio 1164	17' x 70' \$70	Two story brick end porchfront townhome.
<u>1130 N. FULTON AVENUE</u> "Sandtown-Winchester" 21217-1505	Hallbrook Homes, LLC D-01-CV-24-027868 Liber FMC 11399, folio 504	14'6" x 91' \$60	Three story brick inside-group shell townhome.
<u>1132 N. FULTON AVENUE</u> "Sandtown-Winchester" 21217-1505	Estate of Alice Jackson, et al. D-01-CV-24-027891 Liber SEB 306, folio 600	13' x 91' \$96 (UR)	Three story brick inside-group shell townhome.
<u>1902 N. FULTON AVENUE</u> "Mondawmin" 21217-1619	10NC Properties, LLC D-01-CV-24-027481 Liber FMC 9602, folio 245	14' x 80' \$90	Two story brick inside-group shell townhome.
<u>1924 N. FULTON AVENUE</u> "Mondawmin" 21217-1619	Brenda C. Wade D-01-CV-24-027480 Liber FMC 8724, folio 74	14' x 80' \$90	Two story brick inside-group shell townhome.
<u>3102 W. GARRISON AVENUE</u> "Central Park Heights" 21215-6030	Research Development Services 16845-18 Liber MB 21352, folio 174	20' x 100' Fee Simple	Two story brick semi-detached porchfront shell townhome.
<u>624 N. GLOVER STREET</u> "McElderry Park" 21205-2604	Kelly Gill, LLC, et al. D-01-CV-24-018385 Liber FMC 6555, folio 228	12'6" x 65' \$42	Two story brick inside-group shell townhome.
<u>1510 E. HOFFMAN STREET</u> "Cottonwood" 21213-2930 CANCELED	Cynthia T. Harris 05357-22 Liber SEB 3402, folio 109	13' x 48'6" \$60 (UR)	Two story brick inside-group shell townhome.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
<u>1511 HOLBROOK STREET</u> "Oliver" 21202-5709	Estate of Ida B. McMillion D-01-CV-24-018360 Liber RHB 3342, folio 574	13' x 73' Fee Simple	Two story brick inside-group shell townhome.
<u>2908 HOLLINS FERRY ROAD</u> "Lakeland" 21230-2926	RAK Holdings #1, LLC 02255-19 Liber MB 19140, folio 318	50' x 160' Fee Simple	Two and one-half story traditional home believed to be arranged for 4 units. Detached garage. Zoned R-4, vacant, formerly approved for 4 dwelling units.
<u>1358 HOMESTEAD STREET</u> "Coldstream Homestead Montebello" 21218-3624	Invbamont, LLC D-01-CV-24-018374 Liber MB 22408, folio 225	15'5" x 90' \$108	Two story brick inside-group porchfront shell townhome.
<u>2014 KENNEDY AVENUE</u> "East Baltimore Midway" 21218-6331	Bernard A. Dixon, et al. 01-01-0014026-2023 Liber FMC 1387, folio 337	15' x 90' \$90	Two story brick end porchfront shell townhome.
<u>2058 KENNEDY AVENUE</u> "East Baltimore Midway" 21218-6331	KLH Corporation 21469-23 Liber SEB 4338, folio 473	15' x 90' \$90	Two story brick inside-group porchfront shell townhome.
<u>1905 E. LANVALE STREET</u> "Broadway East" 21213-2410	Doris I. Bullock D-01-CV-24-019674 Liber SEB 4623, folio 358	14' x 79'6" \$90 (UR)	Two story brick inside-group shell townhome.
<u>708 LINNARD STREET</u> "Edgewood" 21229-2036	A.O.M. Baltimore, LLC, et al. D-01-CV-24-019191 Liber FMC 11420, folio 111	20' x 82'6" \$90	Two story brick inside-group porchfront shell townhome.
<u>2124 MCCULLOUGH STREET</u> "Downtown Heights" 21217-3529	West Baltimore Redevelopment Project One, LLC, et al. 16465-21 Liber XAC 25757, folio 346	15' x 120' \$70	Two story brick inside-group shell townhome.
<u>1039 N. MOUNT STREET</u> "Sandtown-Winchester" 21217-2215	Mount Street Properties, LLC D-01-CV-24-025886 Liber MB 20072, folio 82	13' x 79' \$65	Three story brick inside-group shell townhome.
<u>804 E. NORTH AVENUE</u> "East Baltimore Midway" 21202-5824	Excellence Group, LLC, et al. D-01-CV-24-023418 Liber MB 24280, folio 179	15' x 90' Fee Simple	Three story brick inside-group shell townhome.
<u>1663 W. NORTH AVENUE</u> "Sandtown-Winchester" 21217-1712	The Estate of Cornelius Gordon 16705-18 Liber SEB 287, folio 195	14'9" x 80' Fee Simple	Two story brick end shell townhome. Zoned OR-1, vacant, formerly approved for two dwelling units and an office.

Address Neighborhood	Respondent(s) Case No. Deed Reference	Lot Size Fee Simple Or Annual Ground Rent	Description
<u>911 E. PATAPSCO AVENUE</u> "Brooklyn" 21225-2226	Carl Helmick, et al. 06869-23 Liber SEB 4847, folio 124	16'6" x 85' \$84	Two story brick end porchfront shell townhome.
<u>2919 PRESBURY STREET</u> "Northwest Community Action" 21216-3522	The Estate of Mildred L. Meekins, et al. D-01-CV-24-025999 Liber PMB 6848, folio 391	19' x 90' \$120	Two story brick end porchfront shell townhome.
<u>547 PRESSTMAN STREET</u> "Druid Heights" 21217-3344	The Estate of Quinton Stevens, et al. 08588-24 Liber PMB 7184, folio 271	13'6" x 70' Fee Simple	Three story brick inside-group shell townhome.
<u>1329 SARGEANT STREET</u> "Washington Village/Pigtown" 21223-3633	Mohammad R. Raja 12555-23 Liber FMC 8727, folio 448	12' x 60' Fee Simple	Two story brick inside-group shell townhome.
<u>2003 N. SMALLWOOD STREET</u> "Mondawmin" 21216-3219	Portugal Properties, LLC, et al. D-01-CV-24-022534 Liber FMC 10810, folio 127	13' x 70' \$84	Two story brick inside-group shell townhome.
<u>912 STOLL STREET</u> "Brooklyn" 21225-2481 CANCELED	Patricia Danielle Lee, et al. 31128-19 Liber LGA 18434, folio 110	18' x 92'6" \$90	Two story brick inside-group townhome. Zoned R-6, vacant, formerly approved for two dwelling units.
<u>2122 WALBROOK AVENUE</u> "Mondawmin" 21217-1246	Estate of Roosevelt Connor, et al. D-01-CV-24-025843 Liber PMB 6799, folio 369	14' x 70' \$96	Two story brick inside-group townhome.
<u>2000 N. WASHINGTON STREET</u> "South Clifton Park" 21213-1412	1911, LLC et al. D-01-CV-24-028177 Liber LGA 18608, folio 202	17' x 140' Fee Simple	Three story brick semi-detached corner building.
<u>1719 WINDEMERE AVENUE</u> "Ednor Gardens-Lakeside" 21218-3029	Gayle Flowers 20179-21 Liber SEB 5077, folio 454	50' x 105' Fee Simple	Two and one-half story shell traditional porchfront home.
<u>1535 N. WOLFE STREET</u> "Broadway East" 21213-3228	Lovo's Handyman, LLC D-01-CV-25-008782 Liber MB 23749, folio 118	13'3" x 70' \$90 (UR)	Two story brick inside-group shell 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, JUNE 3, 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, JUNE 3, 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



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.