



410-296-8440 
ajbillig.com



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

46 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★

WITH ONE HOUSE AT A TIME

BY 9:00 A.M. TUESDAY, AUGUST 12TH

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

- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

★ Brooklyn ★ Oliver ★ Westport ★ East Baltimore Midway ★ Belair-Edison ★
★ Mount Clare ★ McElderry Park ★ Pen Lucy ★ Broadway East ★ Mondawmin ★
★ Waverly ★ Greenspring ★ Penn North ★ Woodbourne-McCabe ★ And More ★

Sales To Be Held:

DELTA HOTELS BALTIMORE NORTH

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

**TUESDAY, AUGUST 19, 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>3608 5TH STREET</u> "Brooklyn" 21225	Marie Pierre Lysius, et al. 06863-23 Liber MB 22217, folio 129	14' x 74' Fee simple	Two story brick end-of-group shell townhome. Zoned C-2, vacant, formerly approved for a single family dwelling unit.
<u>1403 AISQUITH STREET</u> "Oliver" 21202	Linda F. Thompson, et al. 02451-24 Liber SEB 636, folio 314	16' x 73' Fee simple	Three story brick inside-group shell townhome.
<u>1446 AISQUITH STREET</u> "Oliver" 21202	Liljac Corporation, et al. D-01-CV-25-019663 Liber SEB 1247, folio 333	13' x 80' Fee simple	Two story brick inside-group townhome.
<u>2248 ANNAPOLIS ROAD</u> "Westport" 21230	Paul Choi D-01-CV-25-009274 Liber FMC 16292, folio 73	24' x 87' Fee simple	Two story semi-detached shell building. Zoned C-2, vacant, formerly approved for a grocery store.
<u>2250 ANNAPOLIS ROAD</u> "Westport" 21230	Paul Choi D-01-CV-25-009335 Liber FMC 16292, folio 73	24' x 87' Fee simple	Two story semi-detached shell building. Zoned C-2, vacant, formerly approved for a carry-out.
<u>645 BARTLETT AVENUE</u> "East Baltimore Midway" 21218	Tazman Ventures, LLC, et al. D-01-CV-25-012927 Liber FMC 9416, folio 301	13'9" x 92'4" \$84	Two story brick inside-group porchfront townhome.
<u>700 BELGIAN AVENUE</u> "Pen Lucy" 21218	Estate of Robert William Connolly, Jr., et al. D-01-CV-24-025850 Liber RHB 3576, folio 293	14'6" x 88' Fee simple	Two story brick end-of-group shell townhome.
<u>1108 BONAPARTE AVENUE</u> "East Baltimore Midway" 21218	Adonay, LLC 20961-23 Liber FMC 6327, folio 728	16' x 78'6" Fee simple	Two story brick inside-group porchfront shell townhome.
<u>412 N. CURLEY STREET</u> "Ellwood Park" 21224	Kallpa Real Estate, LLC, et al. D-01-CV-24-016175 Liber MB 25028, folio 5	12'6" x 65' Fee simple	Two story brick inside-group townhome.
<u>501 N. CURLEY STREET</u> "Ellwood Park" 21205	The Hopkins Houses, LLC D-01-CV-24-018383 Liber MB 21015, folio 426	13' x 68' \$78	Two story brick end-of-group shell townhome.
<u>1804 N. DALLAS STREET</u> "Oliver" 21213	MD Liberty Homes, LLC D-01-CV-25-017576 Liber FMC 1565, folio 476	12' x 53' Fee simple	Two story brick end-of-group shell townhome.
<u>1006 DARLEY AVENUE</u> "East Baltimore Midway" 21218	Estate of Terraine Saunders, et al. D-01-CV-24-025659 Liber FMC 7610, folio 736	16' x 80' \$90 (UR)	Two story brick inside-group porchfront shell townhome.

<u>1235 DARLEY AVENUE</u> "East Baltimore Midway" 21218	Clipper City Holdings, LLC D-01-CV-25-015206 Liber FMC 9362, folio 197	13'4" x 80' Fee simple	Two story brick inside-group townhome.
<u>1237 DARLEY AVENUE</u> "East Baltimore Midway" 21218	Clipper City Holdings, LLC D-01-CV-25-015203 Liber FMC 7303, folio 279	13'4" x 80' Fee simple	Two story brick inside-group townhome.
<u>1810 DRUID HILL AVENUE</u> "Druid Heights" 21217	Estate of Xue Zheng D-01-CV-25-014364 Liber FMC 10911, folio 644	15'6" x 90' \$100	Three story brick inside-group shell townhome.
<u>513 N. EDGEWOOD STREET</u> "Allendale" 21229	Kallpa Real Estate, LLC, et al. 20588-23 Liber MB 25141, folio 230	20' x 76'6" Fee simple	Two story brick inside-group porchfront shell townhome.
<u>2944 EDMONDSON AVENUE</u> "Franklinton Road" 21223	Estate of Charles R. Dorsey, et al. D-01-CV-25-018014 Liber PMB & FMC 7834, folio 211	20' x 90' \$90	Two story brick inside-group porchfront shell townhome.
<u>3206 ELMLEY AVENUE</u> "Belair-Edison" 21213	Paul Pak Chuen Wu 11531-22 Liber LGA 17714, folio 406	16' x 70' \$96	Two story brick inside-group shell townhome.
<u>2016 ETING STREET</u> "Druid Heights" 21217	T.CEP D-01-CV-24-022951 Liber MB 25292, folio 90	12' x 70' Fee simple	Two story brick inside-group shell townhome.
<u>2411 E. FEDERAL STREET</u> "Broadway East" 21213	Estate of Paul Ramlogan D-01-CV-25-019665 Liber FMC 2975, folio 229	14' x 67' \$69	Two story brick inside-group shell townhome.
<u>1901 N. FULTON AVENUE</u> "Penn North" 21217	James H. Henson Jr. and Rudy Smith Jr. 07029-24 Liber FMC 13362, folio 340	14' x 115' Fee simple	Two story brick end-of-group shell townhome.
<u>235 S. GILMOR STREET</u> "Mount Clare" 21223	Estate of Betty Edna Ashbrook D-01-CV-25-016504 Liber CWM Jr. 4105, folio 497	13' x 70' \$39 (UR)	Three story brick inside-group shell townhome.
<u>624 N. GLOVER STREET</u> "McElderry Park" 21205	Kelley Gill, LLC, et al. D-01-CV-24-018385 Liber FMC 6555, folio 228	12'6" x 65' \$42.50	Two story brick inside-group shell townhome.
<u>3213 GWYNNS FALLS PARKWAY</u> "Walbrook" 21216	Tru Quality Real Estate Investment, LLC, et al. D-01-CV-25-012755 Liber FMC 10908, folio 166	25' x 100' Fee simple	Two story brick end-of-group porchfront shell townhome.

<u>1521 HOMESTEAD STREET</u> "Coldstream Homestead Montebello" 21218	Opportunity, Inc. – Greater Baltimore Opportunities Industrialization Center 04734-24 Liber FMC 1946, folio 220	27' x 90' Fee simple	Three story end-of-group shell townhome.
<u>2006 HOMEWOOD AVENUE</u> "East Baltimore Midway" 21218	Melvin O'Brien, et al. 00306-24 Liber FMC 8633, folio 343	14'2" x 124' \$90	Three story brick inside-group shell townhome. Zoned R-8, vacant, formerly approved for 3 dwelling units.
<u>2048 KENNEDY AVENUE</u> "East Baltimore Midway" 21218	Estate of Diane Walker 03058-24 Liber SEB 2944, folio 459	15' x 90' Fee simple	Two story brick inside-group porchfront shell townhome.
<u>9 S. KRESSON STREET</u> "Kresson" 21224	XR Properties, LLC D-01-CV-24-019025 Liber FMC 15042, folio 20	13' x 83' \$120	Two story brick inside-group shell townhome.
<u>1613 N. LONGWOOD STREET</u> "Northwest Community Action" 21216	Estate of John H. Parker, Jr. D-01-CV-25-015073 Liber RHB 3238, folio 807	18' x 83' \$96 (UR)	Two story brick inside-group porchfront shell townhome.
<u>2101 E. MADISON STREET</u> "Middle East" 21205	Estate of Lucy Pryor, et al. D-01-CV-24-026653 Liber RHB 3543, folio 875	15' x 70' Fee simple	Two story brick end-of-group shell townhome.
<u>1107 N. MILTON AVENUE</u> "Biddle Street" 21213	Mark Fitzgerald, et al. D-01-CV-25-020088 Liber FMC 11185, folio 93	13'4" x 90' \$90	Two story brick inside-group shell townhome.
<u>1115 N. MILTON AVENUE</u> "Biddle Street" 21213	Estate of Paul Ramlogan D-01-CV-25-014665 Liber FMC 620, folio 324	13'4" x 91' Fee simple	Two story brick inside-group shell townhome.
<u>1722 N. MILTON AVENUE</u> "Broadway East" 21213	Thronerom Corporation D-01-CV-25-007005 Liber FMC 5584, folio 479	13'3" x 70' \$84	Two story brick inside-group shell townhome.
<u>1728 N. MILTON AVENUE</u> "Broadway East" 21213	Mole & Associates, Inc., et al. D-01-CV-25-007000 Liber SEB 220, folio 646	13'3" x 70' \$108	Two story brick inside-group shell townhome.
<u>1730 N. MILTON AVENUE</u> "Broadway East" 21213	Odell Barnes, LLC D-01-CV-25-020093 Liber MB 19085, folio 244	13'3" x 70' \$78	Two story brick inside-group shell townhome.
<u>1735 N. MILTON AVENUE</u> "Broadway East" 21213	Patrick Plaskett D-01-CV-24-023413 Liber FMC 7303, folio 514	15' x 124' \$65	Two story brick inside-group shell townhome.
<u>2028 W. NORTH AVENUE</u> "Mondawmin" 21217	Tayebi Real Estate I, LLC D-01-CV-25-015436 Liber FMC 12965, folio 176	15'5" x 80' \$72 (UR)	Two story brick inside-group shell townhome.

<u>3411 OLD YORK ROAD</u> "Waverly" 21218	The Door and Way, Church of God, Incorporated d/b/a Doorway Church of God, Inc. D-01-CV-24-023910 Liber SEB 1078, folio 413	0.056 acre Fee simple	Two story brick and shingle semi-detached home.
<u>3835 PARK HEIGHTS AVENUE</u> "CANCELED" 21215	Ellery Dean Young 11176-21 Liber MB 21016, folio 22	22' x 142' Fee simple	Two story brick semi-detached porchfront shell townhome.
<u>1647 N. PATTERSON PARK AVENUE</u> "Broadway East" 21213	East Gate Properties, LLC, et al. D-01-CV-25-011382 Liber FMC 8794, folio 658	15' x 70' Fee simple	Two story brick end-of-group shell storefront building. Zoned R-8, vacant, formerly approved for a grocery store.
<u>2731 PENNSYLVANIA AVENUE</u> "Penn North" 21217	Estate of Marie C. Griffin, et al. 13856-23 Liber SEB 80, folio 661	14' x 70' \$56	Two story brick inside-group shell storefront building. Zoned C-1, vacant, formerly approved for a grocery store.
<u>549 PRESSTMAN STREET</u> "Druid Heights" 21217	Nelson Investment Group, LLC D-01-CV-24-027634 Liber FMC 15516, folio 67	14'6" x 70' Fee simple	Two story brick end-of-group shell storefront building. Zoned R-8, vacant, formerly approved for a grocery store.
<u>1716 N. PULASKI STREET</u> "Easterwood" 21217	Estate of James E. Stewart D-01-CV-24-025847 Liber SEB 349, folio 261	22' x 80' \$90 (UR)	Two story brick end-of-group porchfront shell townhome.
<u>5201 READY AVENUE</u> "Woodbourne-McCabe" 21212	Clarissa Jones Stinson, et al. 13849-23 Liber FMC 12439, folio 386	20' x 95' Fee simple	Two story brick end-of-group porchfront shell townhome.
<u>2104 RIDGEVIEW AVENUE</u> "CANCELED" 21217	VCAP MDI, LLC, et al. D-01-CV-25-015457 Liber XAC 27180, folio 132	13' x 65' Fee simple	Two story brick inside-group shell townhome.
<u>913 N. ROSE STREET</u> "CANCELED" 21205	Dennis J. Hart, et al. 03761-23 Liber FMC 6667, folio 586	12'4" x 65' \$90	Two story brick inside-group shell townhome.
<u>518 SHERIDAN AVENUE</u> "Woodbourne-McCabe" 21212	La Famiglia CMM Corp., et al. D-01-CV-25-015502 Liber MB 22108, folio 53	15' x 70'6" Fee simple	Two story brick inside-group porchfront shell townhome.
<u>817 VENABLE AVENUE</u> "Waverly" 21218	Richard J. Adelson, et al. 04534-24 Liber FMC 2232, folio 326	17'5" x 85' Fee simple	Two story brick end-of-group shell townhome.
<u>1526 N. WOLFE STREET</u> "Broadway East" 21213	C-Phoenix Properties, LLC D-01-CV-24-016161 Liber MB 22743, folio 72	13'10" x 70' \$45 (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, AUGUST 12, 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, AUGUST 12, 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.