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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

28 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★
WITH ONE HOUSE AT A TIME
BY 9:00 A.M. TUESDAY, SEPTEMBER 30TH

*Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification
- See Pre-Qualification Requirements Below -*

NEIGHBORHOODS INCLUDE:

★ Druid Heights ★ Oliver ★ Broadway East ★ Biddle Street ★ Penn North ★
★ Canton ★ Pimlico Good Neighbors ★ Easterwood ★ Lauraville ★ Arcadia ★
★ South Clifton Park ★ Pen Lucy ★ Druid Heights ★ And More ★

Sales To Be Held:
DELTA HOTELS BALTIMORE NORTH
Village of Cross Keys
5100 Falls Road, Baltimore, MD 21210
TUESDAY, OCTOBER 7, 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>2789 THE ALAMEDA</u> "Coldstream Homestead Montebello" 21218	Gregory Walston D-01-CV-24-008275 Liber WA 3811, folio 522	14'3" x 101'10" \$96	Two story brick inside-group porchfront townhome.
<u>435 BLOOM STREET</u> "Druid Heights" 21217	XR Properties, LLC, et al. D-01-CV-24-022949 Liber FMC 15670, folio 306	16' x 74'6" Fee Simple	Three story brick semi-detached home.
<u>1732 N. BOND STREET</u> "Coldstream Homestead Montebello" 21213	Citecart, Inc., et al. D-01-CV-25-021021 Liber LGA 18589, folio 1	13'3" x 80' \$60 (UR)	Two story brick inside-group townhome.
<u>1547 CARSWELL STREET</u> "Coldstream Homestead Montebello" 21218	Mohammad Rahman, et al. D-01-CV-25-012465 Liber FMC 6382, folio 1001	12'10" x 90' Fee Simple	Two story brick inside-group porchfront townhome.
<u>1549 CARSWELL STREET</u> "Coldstream Homestead Montebello" 21218	JMCN, Inc (Forfeited) D-01-CV-25-014519 Liber SEB 4967, folio 487	12'10" x 90' \$60	Two story brick inside-group porchfront townhome.
<u>1929 EDMONDSON AVENUE</u> "Midtown-Edmondson" 21223	Jan Pinkney, et al. 08836-24 Liber MB 23423, folio 374	12'7" x 100' \$96 (UR)	Three story brick inside-group townhome.
<u>4002 EIERMAN AVENUE</u> "Arcadia" 21206	Dominion Property Management, LLC D-01-CV-25-014529 Liber FMC 3632, folio 160	14' x 94'11" \$90	Two story brick inside-group porchfront townhome.
<u>2414 E. FEDERAL STREET</u> "Broadway East" 21213	CE Realty, LLC D-01-CV-25-019666 Liber FMC 8705, folio 178	14' x 70' \$96	Two story brick inside-group townhome.
<u>2517 FRANCIS STREET</u> "Penn North" 21217	Rennes Doren D-01-CV-25-011565 Liber FMC 9896, folio 632	16' x 150' \$75 (UR)	Three story brick inside-group shell townhome.
<u>2535 FRANCIS STREET</u> "Penn North" 21217	Elwood Dorsey and Delores E. Washington D-01-CV-25-011239 Liber SEB 2975, folio 296	13'10" x 150' \$65	Two story brick inside-group shell townhome.
<u>1742 N. GAY STREET</u> "Broadway East" 21213	Estate of Romaine Ibex D-01-CV-25-025939 Liber MLP 7156, folio 200	14' x 121'2" \$48	Two story brick inside-group shell townhome. Zoned OR-1.

<u>506 N. GLOVER STREET</u> "McElderry Park" 21205	506 N. Glover Street Land Trust, LLC, et al. D-01-CV-25-018234 Liber FMC 7407, folio 205	12'5" x 65' Fee Simple	Two story brick inside-group shell townhome.
<u>710 GORSUCH AVENUE</u> "Better Waverly" 21218	Donald E. Masken, et al. 23266-21 Liber SEB 5737, folio 36	40' x 95' Fee Simple	Two and one-half story detached home.
<u>2609 GROGAN AVENUE</u> "Bered" 21213	Carolyn Y. Jones, et al. 00309-24 Liber SEB 5483, folio 52	12'1" x 64' \$96 (UR)	Two story brick inside-group shell townhome.
<u>2309 E. HOFFMAN STREET</u> "Broadway East" 21213	Black Lotus Development, Inc., et al. D-01-CV-25-018222 Liber FMC 6100, folio 1152	14' x 70' \$78	Two story brick inside-group shell townhome.
<u>1606 HOMESTEAD STREET</u> "Cedar Creek Homestead Montebello" 21218	The Estate of Ottis Williams D-01-CV-24-023171 Liber CWM Jr. 4204, folio 874	19'4" x 90' \$90	Two story brick inside-group porchfront townhome.
<u>2714 LAURETTA AVENUE</u> "Rosemont Homeowners/Tenants" 21223	Anthony Joseph, et al. D-01-CV-25-009184 Liber FMC 6768, folio 154	16' x 74' \$90	Two story brick inside-group porchfront townhome.
<u>616 S. LUZERNE AVENUE</u> "Cedar Creek" 21224	Smith's Houses-to-Homes, LLC, et al. 22427-19 Liber MB 20146, folio 72	10' x 70' \$25 (UR)	Two story brick inside-group shell townhome.
<u>5300 MAPLE AVENUE</u> "Pimlico Good Neighbors" 21215	Gordon L. Young, et al. 03352-22 Liber RHB 3398, folio 663	15'6" x 100' Fee Simple	Two story brick end-of-group porchfront shell townhome.
<u>1117 N. MILTON AVENUE</u> "Biddle Street" 21213	J.P. Properties, LLC D-01-CV-25-014666 Liber FMC 6578, folio 1388	13'4" x 67'11" \$80 (UR)	Two story brick inside-group shell townhome.
<u>1716 N. MILTON AVENUE</u> "Broadway East" 21213	Ian Branch, et al. D-01-CV-25-008779 Liber FMC 8800, folio 564	13'3" x 70' \$50 (UR)	Two story brick inside-group shell townhome.
<u>1802 N. MONROE STREET</u> "Edgewood" 21217	Truth-Be-Told, LLC D-01-CV-25-018009 Liber FMC 8311, folio 417	13'5" x 85' \$96 (UR)	Two story brick inside-group shell townhome.
<u>1823 N. MONROE STREET</u> "Edgewood" 21217	HHLW Property Management Limited Liability Company D-01-CV-25-018013 Liber MB 24896, folio 283	14' x 90' \$65 (UR)	Two story brick inside-group shell townhome.

<u>2910 MONTEBELLO TERRACE</u> "Lauraville" 21214	AIDS Interfaith Residential Services, Inc. (Forfeited) et al. D-01-CV-25-012466 Liber FMC 8280, folio 479	50' x 150' Fee Simple	Two and one-half story traditional home with wraparound porch.
<u>1323 N. MONTFORD AVENUE</u> "Biddle Street" 21213	KBVRI, LLC D-01-CV-25-022782 Liber FMC 5841, folio 346	14' x 70' \$50	Two story brick end-of- group townhome.
<u>1606 E. OLIVER STREET</u> "Oliver" 21213	2520 Oliver, LLC D-01-CV-25-021020 Liber XAC 26076, folio 323	13' x 75' \$90	Two story brick inside- group shell townhome.
<u>1727 POPLAR GROVE STREET</u> "Northwest Community Action" 21216	Miriam Smith Gaskins 22523-23 Liber SEB 2079, folio 471	14'3" x 90' \$96	Two story brick inside- group porchfront shell townhome.
<u>3011 PRESSTMAN STREET</u> "Rosemont" 21216	Albert Henley, Jr. et al. D-01-CV-24-028275 Liber FMC 10400, folio 407	18' x 154'6" \$96	Two story brick inside- group porchfront shell townhome.
<u>2520 E. PRESTON STREET</u> "Broadway East" 21213 CANCELED	NREPS Management Group, LLC D-01-CV-25-019664 Liber MB 23110, folio 39	14' x 80' \$120	Two story brick end-of- group shell townhome.
<u>3148 RAVENWOOD AVENUE</u> "Four By Four" 21213	Yael, LLC (Forfeited) D-01-CV-24-023154 Liber MB 21662, folio 365	13' x 79' \$90	Two story brick inside- group porchfront townhome.
<u>1713 N. REGESTER STREET</u> "Broadway East" 21213	Amber Financial Group, LLC, et al. D-01-CV-25-021019 Liber FMC 6907, folio 128	11'5" x 65'6" \$36 (UR)	Two story brick inside- group shell townhome.
<u>520 ROBERT STREET</u> "Druid Heights" 21217	Kona Properties, LLC D-01-CV-25-020842 Liber FMC 13437, folio 441	12'7" x 65' \$60	Three story brick inside- group shell townhome.
<u>1261 SARGENT STREET</u> "Washington Village/Pigtown" 21223 CANCELED	Laura E. Grace, et al. D-01-CV-25-014680 Liber FMC 6698, folio 410	11'8" x 60' Fee Simple	Two story brick inside- group shell townhome.
<u>1252 WASHINGTON BOULEVARD</u> "Washington Village/Pigtown" 21230	Bmore Unicorn Washington, LLC, et al. D-01-CV-25-014683 Liber XAC 26572, folio 174	12' x 70' Fee Simple	Two story brick inside- group shell townhome.
<u>2022 N. WASHINGTON STREET</u> "South Clifton Park" 21213	Cordell Wilson D-01-CV-25-024209 Liber FMC 6646, folio 257	14'11" x 140' Fee Simple	Two story brick inside- group porchfront shell townhome.
<u>4001 WILSBY AVENUE</u> "Pen Lucy" 21218	Lisa Ingram D-01-CV-24-021500 Liber FMC 16887, folio 127	14'4" x 90' Fee Simple	Two story brick end-of- group porchfront 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, SEPTEMBER 30, 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, SEPTEMBER 30, 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.