



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**

## **30 BALTIMORE CITY PROPERTIES**

*- All Properties Require Renovation -*

**★ BIDDER PRE-QUALIFICATION REQUIRED ★**  
**WITH ONE HOUSE AT A TIME**  
**BY 9:00 A.M. TUESDAY, DECEMBER 9<sup>TH</sup>**

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

### **NEIGHBORHOODS INCLUDE:**

★ Oliver ★ Druid Heights ★ Penn North ★ McElderry Park ★  
★ Better Waverly ★ Mosher ★ Wilson Park ★ Broadway East ★  
★ Midtown-Edmondson ★ Westport ★ Morrell Park ★ And More ★

*Sales To Be Held:*

### **DELTA HOTELS BALTIMORE NORTH**

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

**TUESDAY, DECEMBER 16, 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
<b><u>2231 AIKEN STREET</u></b> "East Baltimore Midway" 21218-5516	All State Properties, Inc., et al. D-01-CV-25-025938 Liber SEB 3441, folio 181	15' x 80' \$96 (UR)	Two story brick end-of-group porchfront townhome.
<b><u>4011 BOARMAN AVENUE</u></b> "Dorchester" 21215-4934	Estate of Lawrence Henry Van Story 18121-22 Liber SEB 1124, folio 558	22' X 120'3" Fee simple	Two story brick inside-group shell townhome.
<b><u>1556 CARSWELL STREET</u></b> "Coldstream Homestead Montebello" 21218-4903	Neighborhood Properties-4, Inc (forfeited) et al. D-01-CV-25-017884 Liber SEB 6349, folio 422	14' x 90' \$120	Two story brick inside-group porchfront shell townhome.
<b><u>1807 N. DALLAS STREET</u></b> "Oliver" 21213-2206	Marcos Urena, et al. D-01-CV-25-010181 Liber MB 24672, folio 489	12' x 55' \$42 (UR)	Two story brick inside-group shell townhome.
<b><u>1829 DIVISION STREET</u></b> "Druid Heights" 21217-3203	Team Every Detail, Inc. D-01-CV-25-015810 Liber MB 24475, folio 136	10'10" x 90' \$45 (UR)	Two story brick inside-group shell townhome.
<b><u>2051 DIVISION STREET</u></b> "Druid Heights" 21217-3323	Joan Ball D-01-CV-25-026149 Liber FMC 16883, folio 162	13' x 70' \$48 (UR)	Three story brick inside-group shell townhome.
<b><u>1816 DRUID HILL AVENUE</u></b> "Druid Heights" 21217-3401	Estate of Michael Angelo Thomas, Sr. D-01-CV-24-018128 Liber SEB 1455, folio 457	15'6" x 90' \$100 (UR)	Three story brick inside-group shell townhome.
<b><u>2517 FRANCIS STREET</u></b> "Penn North" 21217-1835	Dorren Rennes D-01-CV-25-011565 Liber FMC 9896, folio 632	16' x 150' \$75 (UR)	Three story brick inside-group shell townhome.
<b><u>2519 FRANCIS STREET</u></b> "Penn North" 21217-1835	New Horizon Development, LLC D-01-CV-25-013847 Liber FMC 8084, folio 693	15' x 150' Fee simple	Three story brick inside-group shell townhome.
<b><u>1919 N. FULTON AVENUE</u></b> "Penn North" 21217-1620	Estate of Vivian J. Storey-Hobbs D-01-CV-25-025234 Liber WA 3872, folio 425	14' x 115' Fee simple	Two story brick inside-group shell townhome.

<b><u>523 N. GLOVER STREET</u></b> "McElderry Park" 21205-2601	Estate of Albertha L. DiBenedetto D-01-CV-25-030292 Liber SEB 2251, folio 450	12'6" x 65' \$42 (UR)	Two story brick inside-group shell townhome.
<b><u>2023 E. LANVALE STREET</u></b> "Broadway East" 21213-2474	Estate of Robert E. Mack, Jr., et al. D-01-CV-25-021022 Liber WA 3815, folio 547	15' x 68' \$96 (UR)	Two story brick inside-group shell townhome.
<b><u>3619 LUCILLE AVENUE</u></b> "Central Park Heights" 21215-5908	Inner City Economic Advisors, LLC, et al. 07987-23 Liber MB 18655, folio 199	18'9" x 107' Fee simple	Two story brick inside-group shell townhome.
<b><u>3629 LUCILLE AVENUE</u></b> "Central Park Heights" 21215-5908	Inner City Economic Advisors, LLC, et al. 14984-23 Liber MB 18652, folio 34	18'9" x 108' Fee simple	Two story brick inside-group shell townhome.
<b><u>3162 LYNDAL AVE AVENUE</u></b> "Fourty Four" 21213-1606 <b>CANCELED</b>	Simple Investment Solutions, LLC D-01-CV-25-021118 Liber XAC 26931, folio 476	17' x 79' Fee simple	Two story brick inside-group porchfront shell townhome.
<b><u>3044 MATHEWS STREET</u></b> "Better Waverly" 21218-4240	Estate of Philip L. Lynch, et al. D-01-CV-25-024377 Liber FMC 7383, folio 582	15' x 75'6" Fee simple	Two story brick inside-group porchfront shell townhome.
<b><u>1103 N. MILTON AVENUE</u></b> "Biddle Street" 21213-3636	Milton 1103, LLC, et al. D-01-CV-25-020085 Liber FMC 11070, folio 546	13'4" X 88'6" \$96	Two story brick inside-group shell townhome.
<b><u>1105 N. MILTON AVENUE</u></b> "Biddle Street" 21213-3636	David Kuperhand D-01-CV-25-031632 Liber FMC 6937, folio 372	13'4" X 88'6" \$50	Two story brick inside-group shell townhome.
<b><u>1202 N. MILTON AVENUE</u></b> "Broadway East" 21213-3606	Milton 1202, LLC, et al. D-01-CV-25-020090 Liber FMC 10946, folio 658	15' x 70' Fee simple	Two story brick inside-group shell townhome.
<b><u>1718 N. MILTON AVENUE</u></b> "Broadway East" 21213-2547	Michelle Brown, et al. D-01-CV-25-008777 Liber FMC 8464, folio 197	13'3" x 70' \$50 (UR)	Two story brick inside-group shell townhome.
<b><u>2806 MOSHER STREET</u></b> "Mosher" 21216-4316	Weldon Harris, et al. D-01-CV-25-021742 Liber FMC 8549, folio 166	24' x 130' Fee simple	Two story brick semi-detached porchfront home.

<b><u>2822 MOSHER STREET</u></b> "Mosher" 21216-4316	Garnett Williams, et al. D-01-CV-25-020707 Liber XAC 27109, folio 251	25' x 130' \$120	Two story brick semi-detached porchfront home. Corner lot.
<b><u>4417 OLD YORK ROAD</u></b> "Wilson Park" 21212-4815	John W. Tyler, et al. 07215-22 Liber FMC 8285, folio 360	19' x 82' \$108	Two story brick inside-group shell townhome.
<b><u>1726 E. OLIVER STREET</u></b> "Broadway East" 21213-3162	Estate of Pauline Britton D-01-CV-25-014663 Liber SEB 5564, folio 193	14'3" x 75' \$84	Two story brick inside-group shell townhome.
<b><u>2220 E. OLIVER STREET</u></b> "Broadway East" 21213-3428	Quinnterrel White, et al. D-01-CV-24-025652 Liber FMC 7680, folio 343	12'7" x 81' \$84	Two story brick inside-group shell townhome.
<b><u>508 N. PULASKI STREET</u></b> "Midtown-Edmondson" 21223-1116	Estate of Louise C. Coplin D-01-CV-25-024147 Liber MLP 8665, folio 563	14' x 80' \$84	Two story brick inside-group shell townhome.
<b><u>5119 QUEENSBERRY AVENUE</u></b> "Central Park Heights" 21215-5132	Peter Makinde, et al. D-01-CV-25-020878 Liber FMC 7301, folio 699	21'10" X 90' Fee simple	Two story brick end-of-group porchfront townhome.
<b><u>2259 SIDNEY AVENUE</u></b> "Westport" 21230-3137	The Estate of Tibor Konyar D-01-CV-25-029570 Liber RHB 3209, folio 856	12' x 82' \$48	Two story brick inside-group shell townhome.
<b><u>1715 SPENCE STREET</u></b> "Morrell Park" 21230-1334	IJC Windows & Doors Company Inc., et al. D-01-CV-25-018333 Liber XAC 26683, folio 252	50' x 140' Fee simple	Two and one-half story traditional shell home with garage.
<b><u>3956 WILSBY AVENUE</u></b> "Pen Lucy" 21218-1927	Charles Jackson, et al. D-01-CV-24-025994 Liber RHB 3021, folio 701	14' x 83'6" \$90	Two story brick inside-group porchfront shell townhome.
<b><u>2452 WOODBROOK AVENUE</u></b> "Penn North" 21217-1742	Jackson's Pride, LLC D-01-CV-25-023527 Liber XAC 26259, folio 172	12'7" x 88'11" Fee simple	Two story brick inside-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, DECEMBER 9, 2025. Please see [ajbillig.com](http://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, DECEMBER 9, 2025 to receive your assigned bidder number. To pre-register, please email [office@onehousebaltimore.org](mailto: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.