



.Piel Law Firm, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE

FELLS POINT AREA – Washington Hill –

COMMERCIAL PROPERTY

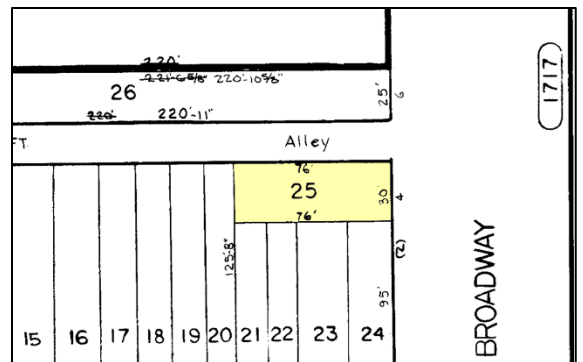
Formerly Synagogue & Church
Gutted & Framed as 4 Dwelling Units

Sale On Premises:

4 N. BROADWAY

Corner Moyer Street
Baltimore City, Maryland 21231

**WEDNESDAY, NOVEMBER 19, 2025
AT 11:00 A.M.**



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. Dimensions, square footage and acreage contained herein are more or less. Prospective purchasers are encouraged to perform their own due diligence, in advance of the auction, regarding the permitted uses of the property. Refer to legal advertisement for complete terms of sale.

GENERAL INFORMATION:

4 N. Broadway comprises a semi-detached brick building, once used as a synagogue and later as a church, that has been gutted and framed for use as 4-5 dwelling units. The property is located in the Washington Hill area, more generally referred to as Upper Fells Point. Johns Hopkins Hospital is located three blocks north. The auction provides an opportunity to purchase a property that is a blank slate for development for any number of uses in conjunction with OR and Mixed-Use zoning.

LOCATION:

The property is located in the Washington Hill neighborhood in southeast Baltimore City. Surrounding neighborhoods include Upper Fells Point, Fells Point, Perkins, Little Italy, Jonestown, Butcher's Hill and Dunbar-Broadway. The area is generally referred to as Fells Point or Upper Fells Point. Johns Hopkins Hospital main campus is within three blocks, Kennedy Krieger is within one block. The primary Fells Point commercial district is situated along Broadway immediately south, and Harbor East, Harbor Point, Patterson Park and the Waterfront Promenade are all within 1 mile. The immediate area is a mix of commercial storefronts, apartment buildings, offices and large buildings associated with the operation of Johns Hopkins.

For more information about the area, please visit:

City of Baltimore – <https://www.baltimorecity.gov/>

CityView Map – <http://cityview.baltimorecity.gov/>

SITE:

Lot size: 36' x 76' more or less, according to public tax records

The lot fronts 36' on N. Broadway and 76' on Moyer Street.

Some renovation is intended to provide garage access along Moyer Street. Currently boarded with large opening behind.

All public utilities available.

Please see this auction's web page for the Block Plat and GIS Map: <https://ajbillig.com/auction/4-n-broadway/>

ZONING:

According to the Baltimore CityView GIS website, the property is located in an OR-1 and R-MU zoning district. According to the Transform Baltimore zoning summaries, the districts are described as follows:

OR-1 – "Office Residential Zoning. A mix of office and residential uses. Areas maintain a residential character. 40' Maximum building height."

R-MU – "Rowhouse Mixed-Use Overlay District allows a mixed-use rowhouse environment, where some rowhouse structures are used for residential and others for first-floor commercial uses. Tied to base parcel zoning."

Please see this auction's web page for the Zoning Map: <https://ajbillig.com/auction/4-n-broadway/>

For more information about zoning, please visit:

Zoning Review – <https://www.baltimorecountymd.gov/departments/pai/zoning>

IMPROVEMENTS:

Semi-detached brick building – constructed in 1938, according to public tax records. The building was originally constructed as a synagogue, and was subsequently used as a church. The property is arranged to contain approximately 7,000 square feet of gross building area on 3.5 levels including basement. The building has been gutted and framed for use as between 4 and 5 dwelling units with intended in-building parking.

TITLE:

In fee simple

TAXES:

Current annual real estate taxes are \$2,506.32 based on a full value tax assessment of \$106,200

TERMS OF SALE:

Refer to the attached Legal Advertisement for Full Terms of Sale.



Piel Law Firm, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204
SUBSTITUTE TRUSTEES' SALE
FELLS POINT AREA
COMMERCIAL PROPERTY
Known As:
4 N. BROADWAY
Corner Moyer Street
BALTIMORE, MARYLAND 21231

Under and by virtue of the power of sale contained in that certain Deed of Trust, Security Agreement, and Assignment of Contracts, Leases and Rents executed by Micalan Group LLC and dated March 7, 2024, and recorded among the Land Records of Baltimore City, Maryland, at Liber 26892, page 5 (the "Deed of Trust"), the holder of the indebtedness secured by the Deed of Trust (the "Noteholder") having subsequently appointed Hunter C. Piel and Scott B. Wheat (the "Substitute Trustees") as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of Baltimore City, Maryland for the purposes therein contained, default having occurred under the terms of the Deed of Trust, the Substitute Trustees will offer for sale to the highest qualified bidder at 4 N. Broadway, Baltimore, Maryland 21231, on:

WEDNESDAY, NOVEMBER 19, 2025

AT 11:00 A.M.

ALL OF THAT real property being situate in Baltimore City, Maryland, in fee simple, being more particularly described in the Deed of Trust, and generally known as 4 N. Broadway, Baltimore, Maryland 21231 (the "Property"). Lot size: 30' x 76', more or less, according to tax records.

The property is believed to be improved by a three level semi-detached brick building. According to public records accessed by the Auctioneer, the building was constructed in 1938. According to the Baltimore CityView Website accessed by the Auctioneer, current zoning is OR-1/R-MU.

TERMS OF SALE: A deposit in the amount of Fifteen Thousand Dollars (\$15,000.00), payable in cash, certified check, or other form acceptable to the Substitute Trustees, in their sole and absolute discretion, will be required of the purchaser(s) at the time and place of sale. The deposit must be increased to 10% of the purchase price within two (2) business days, and delivered to the office of the Auctioneer in the same form as the initial deposit. The balance of the purchase price shall be due in cash or by certified check with interest on the unpaid balance of the purchase price at the rate of ten percent (10%) per annum from the date of sale to and including the date of settlement. In the event the Noteholder, or an affiliate thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money. Taxes, water rent, ground rent, if any, and all other municipal charges and liens owed against the Property shall be the sole responsibility of the purchaser(s) and shall be paid by the purchaser(s) at settlement. In addition, all other charges, expenses and liens owed against the Property including, but not limited to, all condominium fees and expenses and public charges and assessments owed against the Property and payable on an annual basis, such as sanitary and/or metropolitan district charges, if any, shall also be the responsibility of the purchaser(s) and shall be paid by the purchaser(s) at settlement. The Substitute Trustees reserve the right to reject any and all bids, and to extend the time for settlement, if applicable. In the event any taxes or other municipal charges have been prepaid, such amounts shall be adjusted as of the date of the foreclosure sale.

The Property will be sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the improvements. In addition, the Property will also be sold subject to all existing housing, building and zoning code violations, and any receivership actions arising therefrom, subject to all critical area and wetland violations, subject to all environmental problems and violations which may exist on or with respect to the Property, and subject to all matters and restrictions of record affecting the same, if any. The purchaser(s) at the foreclosure sale shall assume the risk of loss for the above-referenced Property immediately after the sale takes place. It shall be the purchaser(s)' responsibility to obtain possession of the Property following ratification of the sale by the Circuit Court for Baltimore City, Maryland.

The Property will be sold subject to all of the following that are not extinguished as a matter of law by the foreclosure sale: all easements, conditions, liens, restrictions, rights of redemption, covenants, encumbrances, ground rents, ground leases, such state of facts that an accurate survey or physical inspection of the Property might disclose, and agreements of record affecting the same, if any.

The purchaser(s) shall pay all documentary stamps, state and local transfer taxes, recordation taxes and fees, title examination costs, attorneys' fees, conveyance fees and all other incidental settlement costs. The purchaser(s) shall settle and comply with the sale terms within twenty (20) days following the final ratification of sale by the Circuit Court for Baltimore City, Maryland, unless said period is extended by the Substitute Trustees for good cause shown. Time is of the essence.

In the event the purchaser(s) fails to go to settlement as required, in addition to any other legal or equitable remedies available, the Substitute Trustees may, without further order of the court, declare the aforementioned deposit forfeited and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser(s) shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorneys' fees, all other charges due, and incidental damages. The parties' respective rights and obligations regarding the terms of sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

If the Substitute Trustees are unable to convey the Property as described above, the purchaser(s)' sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser(s), the sale shall be void and of no effect, and the purchaser(s) shall have no further claim against the Substitute Trustees or the Noteholder.

The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Noteholder and the Substitute Trustees do not make any representations or warranties with respect to the accuracy of this information.

Hunter C. Piel, Scott B. Wheat,
Substitute Trustees

For further information, contact:

Hunter C. Piel, Esquire
Piel Law Firm, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204
(410) 849-4888



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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.