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## ONLINE REAL ESTATE AUCTION

\$25,000 Opening Bid

**Estate Sale**

**CAMBRIDGE**

### MASONRY WAREHOUSE BUILDING

3,312 Sq. Ft. GBA • Zoned D – Downtown

Known As:

**202 FRANKLIN STREET**

Near US-50 & Maryland Avenue  
Cambridge, Dorchester County, Maryland 21613

Online Bidding Opens

**MONDAY, DECEMBER 8, 2025**

Online Bidding Closes

**THURSDAY, DECEMBER 11, 2025**

**AT 12:00 NOON**



**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.

#### **GENERAL INFORMATION:**

Estate Sale of a warehouse building in Cambridge on Maryland's Eastern Shore. The 3,312 sq. ft. masonry building with roll-up door has been used in a variety of ways, most recently as a storage facility and part-time residence. The property is located within blocks of both Cambridge Creek and the Choptank River, with a number of maritime oriented businesses and recreational facilities in the immediate area. US-50 is within three blocks. The auction provides an opportunity to purchase a single level building needing renovation and a variety of potential uses.

#### **LOCATION:**

202 Franklin Street is located within the City of Cambridge in Dorchester County on Maryland's Eastern Shore. Cambridge is an historic community with modern roots back to the 1600s, and as a home to indigenous communities for much longer. The area's development is largely correlated with Cambridge's strategic waterfront location along both the Cambridge Creek and Choptank River. The City has been a hub of commercial activity for both the agricultural and fishing industries for hundreds of years. US-50, the primary artery running through the Eastern Shore, is located just three blocks east of the property. The waterfront area along Cambridge Creek, including marinas, waterfront parks, restaurants, a variety of other businesses and homes, is located three blocks west. A large variety of maritime businesses and recreational facilities are also located all along the Choptank River and other local rivers, creeks and coves in good proximity.

For more information about the area, please visit:  
Cambridge, MD – <https://www.choosecambridge.com/>  
Dorchester County, MD Tourism – <https://visitdorchester.org/>

### **SITE:**

Lot size: 0.096 acre, more or less, according to public tax records

Irregularly shaped lot fronting approximately 50' along Franklin Street with depths of approximately 100'. Curb cut on Franklin Street.

Believed to be served by public water and sewer.

Zoning – City of Cambridge Zoning D – Downtown

According to the City of Cambridge Zoning Code, "The Downtown/Waterfront Development District (DWDD) is applied to the mixed-use center of Cambridge. The district regulations are intended to promote compatibility in building form, a broad mixture of compatible land use types arranged in ways that foster efficient use of land and a walkable community." The Downtown area is further divided among different subdistricts, with permitted uses as guided by the underlying subdistrict.

For more information, please visit: Planning & Zoning – <https://www.choosecambridge.com/152/Planning-Zoning>

Please see this auction's web page for the GIS Map and Zoning Map: <https://ajbillig.com/auction/202-franklin-street/>

### **IMPROVEMENTS:**

Single story masonry building – constructed in 1935 and containing 3,312 square feet of gross building area, according to public tax records. The building features a roll-up door, asphalt shingle roof, concrete floor, mixed windows, 200 amp electrical service and oil forced air furnace (condition unknown). Currently arranged as a warehouse or storage facility with mezzanine and powder room.

### **TITLE:**

In fee simple; sold free and clear of all liens.

### **TAXES:**

Current annual real estate taxes are \$788.88, including City, County and State taxes, based on a full value tax assessment of \$42,000.

### **SUMMARY TERMS OF SALE:**

*Please see the contract of sale for complete terms.*

A \$5,000 or 10% deposit, whichever is greater, payable by cashier's check or wire transfer, will be required of the purchaser by 4:00 P.M. on the day of auction, at the Auctioneer's office. Deposit funds shall be held by A. J. Billig & Co., LLC. Balance to be paid in cash at settlement, which shall take place within 45 days. If payment of the deposit or balance does not take place within the specified time, the deposit shall be forfeited and the property may be resold at the risk and expense of the Purchaser. Interest to be charged on the unpaid purchase money, at the rate of 12% per annum, from date of contract to date of settlement. All adjustments, including taxes, all other public charges and assessments payable on a monthly or annual basis, and sanitary and/or metropolitan district charges, if any, to be adjusted for the current year to date of contract and assumed thereafter by the Purchaser. The property will be sold in "AS IS" condition, and subject to easements, agreements, restrictions or covenants of record affecting same, if any. The Property will be sold subject to City of Cambridge and Dorchester County violation notices, if any. Purchaser assumes the risk of loss from the date of contract forward. The Purchaser waives and releases the Seller, 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. The Purchaser agrees to waive the right of inspection for lead paint, as provided under current Federal and State law. If the Seller is unable to convey good and marketable title, the 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 Seller or Auctioneers. Recordation costs, transfer taxes and all costs incidental to settlement to be paid by the Purchaser. Time is of the essence. A 10% buyer's premium will be added to the final bid price.

Sale by Order of the Estate of Jeffrey Allen Heaton

Please visit this auction's web page for more photos, sample contract, and online bidding:

<https://ajbillig.com/auction/202-franklin-street/>

## **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.

## **INSTRUCTIONS FOR ONLINE AUCTIONS**

### **REGISTERING TO BID**

1. Go to [ajbillig.com/auctions](http://ajbillig.com/auctions) and find the web page for the auction you are interested in.
2. Click the button: Register & Bid Online.
3. After the online bidding screen opens, click the button: Register To Bid
  - a. If you don't have an account, click: "NO ACCOUNT? SIGN UP HERE"
  - b. If you already have an account, enter your login information.
4. Enter your contact information and agree to the terms of sale and terms of use.
5. Enter your credit card\* information to confirm your identity. You will NOT be charged the deposit amount.
6. After completing the registration steps, you will be redirected to the online bidding screen.

### **INSTRUCTIONS FOR ONLINE BIDDING**

1. The online bidding screen will display information such as time left in the auction, starting bid, and your personal max bid (if you have placed a max bid). Once bidding has started, there is a tab for bids which will show all the bids that have been placed.
2. To place a new bid, click the red button which displays the current asking amount.
3. To bid a custom amount, click the arrow at the right of the bid button and choose: Bid a specific amount.
4. Once a bid amount is entered, the system will prompt you to confirm the amount that you offered. Click Confirm Bid to place your bid.
5. To place a max bid before the auction begins, click on the prebid button and enter the maximum amount that you plan on offering for the property. The system will autobid for you up to that point. If you would like to place a max bid while the auction is live, click the arrow at the right of the bid button and choose: Create maxbid.
6. A.J. Billig will send out reminders regarding time left in the auction and other pertinent information. The menu icon on the top right of the screen will display the message board where all of the notifications will be sent.
7. For more information please call, 410-296-8440 or visit:  
[ajbillig.com/buyers-faqs](http://ajbillig.com/buyers-faqs)

\*Depending on your bank's policies, a debit card may not be able to be used for verification purposes.



#1 • 15421 Thompson Road  
LIVE IN 28 1h 47min  
Starting at \$400,000

REGISTER TO BID

DETAILS CONTACT TERMS

Sign in

Email Address

Password

☒ Remember me on this device

Forgot your password?

SIGN IN

NO ACCOUNT? SIGN UP HERE

Sign up

First name

Last name

Email Address

Password

☒ Receive bidding notifications via email

CONTINUE

BACK TO SIGN IN

Verify Funds

The card below will not be charged. It will be used to verify a credit limit sufficient to cover \$1,000.

If you are the high bidder and you fail to satisfy the terms and conditions you just agreed to, A.J. Billig & Co. LLC will be authorized to charge your card for this amount.

Credit Card

REGISTER

BACK

#1 • 15421 Thompson Road  
LIVE IN 28 1h 47min  
Starting at \$400,000

BID \$400,000 Bid \$400,000  
Bid the current asking price  
Bid a specific amount  
Enter a custom bid

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding  
~ \$400,000 Opening Bid ~

SPENCERVILLE  
~ Montgomery County ~

#1 • 15421 Thompson Road  
LIVE IN 28 1h 47min  
Starting at \$400,000

CONFIRM BID \$400,000

DETAILS CONTACT TERMS

REAL ESTATE AUCTION

Featuring Live & Online Simulcast Bidding  
~ \$400,000 Opening Bid ~

#1 • 15421 Thompson Road  
LIVE IN 1d 1h 1min  
High bid \$455,000

BID \$460,000

DETAILS CONTACT TERMS BIDS

BIDDER	BID	TIME
6036226	\$455,000	Oct 31 2:04pm (EDT)
6308950	\$451,000	Oct 31 2:00pm (EDT)