



## **ABSOLUTE AUCTION**

To The Highest Bidder Above \$10,000

### **WELL SECURED MORTGAGE**

Approximate Balance – \$46,248.17

Collateralized By

**2061 N. BENTALOU STREET**

**“MONDAWMIN NEIGHBORHOOD”**

Baltimore City, MD 21216

Online Bidding Opens

**MONDAY, JANUARY 5, 2026**

Online Bidding Closes

**TUESDAY, JANUARY 6, 2026**

**AT 10:00 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.

#### **GENERAL INFORMATION:**

The asset for sale is a thirty year first Deed of Trust, dated November 21, 2006, from Sharnnetta Davis, in the original principal amount of \$83,234.00, recorded among the Land Records of Baltimore City in Book FMC 8936, Page 258. The last payment received was on April 23, 2025. The current principal balance, as of December 3, 2025, was \$27,630.46, plus a negative reserve balance of \$18,617.71, totaling \$46,248.17. Note rate is 8%. Monthly payment is \$218, plus late charges.

#### **COLLATERAL:**

2061 N. Bentalou Street, Baltimore, MD 21216 – Located in the Mondawmin neighborhood of western Baltimore City, the property is situated south of Frederick Douglass High School and Windsor Avenue and north of Clifton Avenue. The property is improved by a two story, porchfront, inside-group brick townhome, believed to contain a living room, dining room, kitchen, 3 bedrooms, 1.5 baths and basement. Lot size 19'6" x 76'. The property is subject to an annual \$90 ground rent.

#### **DOCUMENTS:**

Please see this auction's web page to view the Deed of Trust and Borrower Statement of Account:

<https://ajbillig.com/auction/mortgage-2061-n-bentalou-street/>

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

Payment in full by wire transfer or cashier's check by 4:00 p.m. on January 6, 2026. Funds will be held in escrow by A. J. Billig & Co., LLC, pending settlement, which shall take place within thirty (30) days. All adjustments to date of settlement. 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 highest bid and becomes part of the contract price for which the asset is sold.

Please visit this auction's web page for online bidding:

<https://ajbillig.com/auction/mortgage-2061-n-bentalou-street/>

## **INSTRUCTIONS FOR ONLINE AUCTIONS**

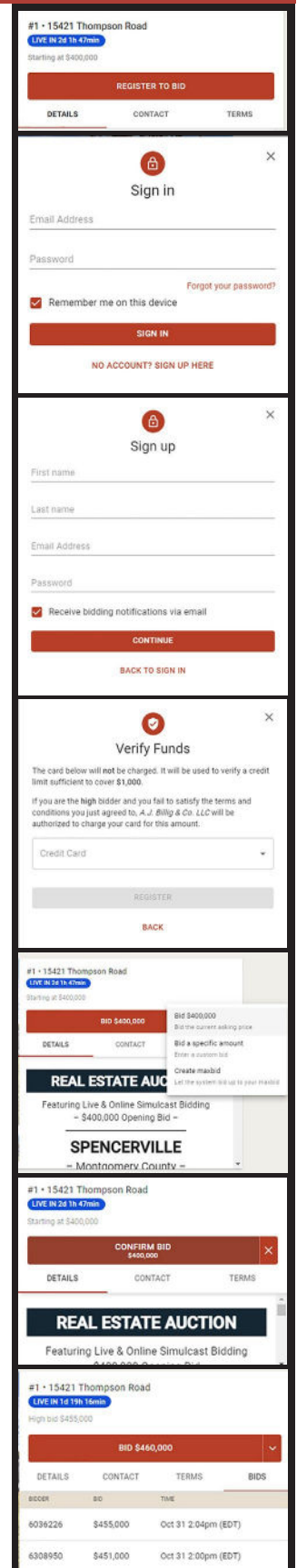
### **REGISTERING TO BID**

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 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 28 1h 47min  
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)