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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

26 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★
WITH ONE HOUSE AT A TIME
BY 9:00 A.M. TUESDAY, FEBRUARY 3RD
*Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification*
- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

★ Federal Hill ★ Penn North ★ Brooklyn ★ Washington Village/Pigtown ★
★ Broadway East ★ Union Square ★ McElderry Park ★ And More ★

Sales To Be Held:
DELTA HOTELS BALTIMORE NORTH
Village of Cross Keys
5100 Falls Road, Baltimore, MD 21210
TUESDAY, FEBRUARY 10, 2026
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
504 E. 23RD STREET "East Baltimore Midway" 21218-5409	Jannie Rembert 05157-24 Liber SEB 3137, folio 376	14'4" x 85' \$120 (UR)	Two story brick inside-group shell townhome.
2027 ANNAPOLIS ROAD "Westport" 21230-3110	Results Staffing Solutions, LLC D-01-CV-25-014635 Liber XAC 25888, folio 316	24' x 84'2" Fee Simple	Two story brick freestanding shell home. Zoned C-2.
1826 BANKERS BUILDING "Lafayette Falls Point" 21231-2508 CANCELED	Eden Noe D-01-CV-24-024485 Liber LGA 17260, folio 423	17' x 59' \$240	Three story brick inside-group townhome.
505 BLOOM STREET "Druid Heights" 21217-3312	B&B Investment Group, Inc. D-01-CV-25-009201 Liber FMC 10387, folio 630	14'4" x 86' \$70 (UR)	Three story brick end-of-group shell townhome.
1720 N. BROOKLYN AVENUE "Crown Point" 21213-2360 CANCELED	FPBC, LLC D-01-CV-24-016164 Liber MB 23110, folio 232	15'4" x 100' \$90	Three story brick inside-group townhome.
2254 BROOKLYN AVENUE "Crown Point Hill" 21217-4618 CANCELED	Hatcher Enterprises, Inc. 07134-22 Liber SEB 6467, folio 001	0.133 acre Fee Simple	Three story brick inside-group townhome. Zoned R-7, vacant, formerly approved for 5 dwelling units.
2260 BROOKLYN AVENUE "Crown Point Hill" 21217-5299 CANCELED	Hatcher Enterprises, Inc. 07135-22 Liber SEB 6467, folio 001	0.049 acre Fee Simple	Three story brick inside-group townhome. Zoned R-7, vacant, formerly approved for 3 dwelling units.
3829 BROOKLYN AVENUE "Brooklyn" 21225-2121	Rachel Stephens, et al. D-01-CV-25-034522 Liber FMC 8259, folio 762	18' x 100' Fee Simple	Two story brick inside-group townhome.
307 N. BRUCE STREET "Franklin Square" 21223-1617	307 N Bruce St, LLC D-01-CV-25-011220 Liber XAC 26109, folio 319	13' x 55' \$45.50	Two story brick inside-group shell townhome.
1104 S. CAREY STREET "Washington Village/Pigtown" 21223-3605	Estate of George J. Hafer D-01-CV-25-034101 Liber MLP 6749, folio 475	14' x 70' \$60	Two story brick inside-group shell townhome.
2241 CECIL AVENUE "East Baltimore Midway" 21218-6305	Estate of Sarah H. Omaro, et al. D-01-CV-25-036585 Liber JFC 775, folio 340	14' x 90' \$96	Two story brick inside-group shell townhome.

<u>3005 CLIFTON AVENUE</u> "Walbrook" 21216-2745	Estate of John H. Parker, Jr. D-01-CV-25-026951 Liber SEB 1635, folio 085	211" x 95' \$96	Two story brick inside-group shell townhome.
<u>900 COMPTON STREET</u> "Federal Hill" 21230-4136	Sandra E. Norona-Coronado D-01-CV-25-034497 Liber MB 22789, folio 172	10'8" x 30' Fee Simple	Three story brick end-of-group shell townhome.
<u>611 N. DUKELAND STREET</u> "Mosher" 21216-4708	JMCN, Inc. D-01-CV-25-018172 Liber SEB 3943, folio 054	13'6" x 80' Fee Simple	Two story shell townhome.
<u>2001 N. DUKELAND STREET</u> "Walbrook" 21216-3129	DKXR IRA, LLC D-01-CV-25-024146 Liber FMC 15899, folio 487	37' x 194'8" Fee Simple	Three story brick freestanding shell building.
<u>524 N. GLOVER STREET</u> "McElderry Park" 21205-2602	East Baltimore Investments II, LLC et al. D-01-CV-25-024379 Liber FMC 11149, folio 274	12'6" x 65' \$42 (UR)	Two story brick inside-group shell townhome.
<u>525 N. GLOVER STREET</u> "McElderry Park" 21205-2601	Al-Morrell Development, LLC et al. D-01-CV-25-023915 Liber FMC 11050, folio 218	12'6" x 65' \$33	Two story brick inside-group shell townhome.
<u>530 N. GLOVER STREET</u> "McElderry Park" 21224-3711	Christopher Campbell, et al. D-01-CV-25-035670 Liber FMC 6790, folio 148	12'6" x 65' \$120	Two story brick inside-group shell townhome.
<u>4113 GRAHAM COURT</u> "Curtis Bay" 21226-1313	Jeffrey Daniel Smith D-01-CV-25-034507 Liber MB 21907, folio 494	16' x 42' \$36 (UR)	Two story shell townhome.
<u>1524 HOMESTEAD STREET</u> "Coldstream Homestead Montebello" 21218-4932	Cephus Murrell D-01-CV-25-012799 Liber SEB 787, folio 081	18' x 90' Fee Simple	Two story brick semi-detached porchfront shell townhome.
<u>2223 JEFFERSON STREET</u> "CANCELED" 21205-2406	Excellent Properties, LLC D-01-CV-25-028749 Liber XAC 25540, folio 486	16' x 80' Fee Simple	Two story brick end-of-group inline building. Contains 2,560 square feet above grade and 1,280 below. Believed to have previously been used as a church. Zoned R-8, vacant, previously approved for a grocery store and 1 dwelling unit.
<u>1918 E. LANVALE STREET</u> "Broadway East" 21213-2473	Broadway East Community Association, Inc. D-01-CV-25-012927 Liber SEB 2296, folio 218	15' x 66' \$84	Two story brick end-of-group inline building.

<u>1409 LEMMON STREET</u> "Union Square" 21223-3131	Bessie Lee Jenkins, et al. 23620-13 Liber SEB 5524, folio 083	12'4" x 43' \$25 (UR)	Two story brick inside-group shell townhome.
<u>1813 LEMMON STREET</u> "Carrollton Ridge" 21223-2346	Brandon Patterson D-01-CV-25-034510 Liber LGA 17678, folio 291	11' x 40'6" \$120	Two story brick inside-group shell townhome.
<u>2822 MAISEL STREET</u> "Westport" 21230-3105	2822 Maisel St, LLC D-01-CV-25-034513 Liber FMC 6478, folio 1176	14'6" x 80' Fee Simple	Two story brick inside-group porchfront shell townhome.
<u>1836 MCCULLOH STREET</u> "East Heights" 21217-3407 CANCELED	TATINA2013, LLC, et al. 16652-23 Liber XAC 25388, folio 175	13'6" x 66' \$70	Three story brick inside-group townhome.
<u>2334 MCCULLOH STREET</u> "Penn North" 21217-3543	Jelani T. Cooper, et al. D-01-CV-25-018491 Liber FMC 7855, folio 190	14' x 103'5" \$75 (UR)	Two story brick inside-group porchfront shell townhome.
<u>2338 MCCULLOH STREET</u> "Penn North" 21217-3543	Olanrewaju Balogun, et al. D-01-CV-25-023206 Liber FMC 13612, folio 344	14' x 103'5" In fee simple	Two story brick inside-group porchfront shell townhome.
<u>611 MONTPELIER STREET</u> "East Waverly" 21218-3539 CANCELED	Francisco A. Gutierrez D-01-CV-24-021509 Liber FMC 13258, folio 450	59' x 52' \$78	Two and one-half story traditional porchfront home.
<u>2102 MURA STREET</u> "Broadway East" 21213-3323	BSLN, LLC D-01-CV-24-026645 Liber MB 25122, folio 260	12' x 60' Fee Simple	Two story brick shell townhome.
<u>1640 W. NORTH AVENUE</u> "Penn North" 21217-1736 CANCELED	USCUVA 1, LLC D-01-CV-25-028516 Liber LAG 17928, folio 013	14' x 51'5" \$72 (UR)	Two story brick end-of-group inline building. Zoned OR-1, vacant, last permitted use was for a dollar store and management office.
<u>1650 W. NORTH AVENUE</u> "Penn North" 21217-1736	NREPS Management Group, LLC D-01-CV-25-028716 Liber MB 23464, folio 477	14' x 90' \$70 (UR)	Two story brick inside group inline building. Zoned OR-1, vacant, last permitted use was for a single family dwelling unit.
<u>1670 W. NORTH AVENUE</u> "Penn North" 21217-1736	Ursula Lewis Bond D-01-CV-25-028573 Liber XAC 26942, folio 462	14' x 80' \$90	Two story brick inside group inline building. Zoned OR-1, vacant, last permitted use was for a convenience store and 1 dwelling unit.
<u>304 N. ROBERTSON STREET</u> "East Park/Monument" 21224-1325 CANCELED	Eagle Consulting Firm, LLC D-01-CV-25-031633 Liber XAC 25384, folio 164	12'5" x 60' Fee Simple	Two story brick end-of-group porchfront townhome.
<u>2120 N. WOLFE STREET</u> "Darley Park" 21213-1340	E&G Builders, LLC D-01-CV-25-028748 Liber MB 23601, folio 115	14'6" x 89'10" \$96	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, FEBRUARY 3, 2026. 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, FEBRUARY 3, 2026 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



AJ BILLIG**REAL ESTATE • AUCTIONEERS****410-296-8440** **ajbillig.com**

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.