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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**

## **33 BALTIMORE CITY PROPERTIES**

*- All Properties Require Renovation -*

**★ BIDDER PRE-QUALIFICATION REQUIRED ★**

**WITH ONE HOUSE AT A TIME**

**BY 9:00 A.M. TUESDAY, APRIL 7<sup>TH</sup>**

*Previously Qualified Bidders Must Verify Their Status  
& Provide The Receiver Approved Identification*

*- See Pre-Qualification Requirements Below -*

### **NEIGHBORHOODS INCLUDE:**

- ★ Reservoir Hill ★ Hampden ★ Lake Walker ★ Hollins Market ★
- ★ Pen Lucy ★ Central Park Heights ★ McElderry Park ★ North Harford Road ★
- ★ Saint Josephs ★ Four by Four ★ Mount Holly ★ Patterson Place ★ And More ★

*Sales To Be Held:*

### **DELTA HOTELS BALTIMORE NORTH**

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

**TUESDAY, APRIL 14, 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
<b>612 E. 41ST STREET</b> "Pen Lucy" 21218-1212	Noel Jacob, et al. D-01-CV-24-023930 Liber FMC 3707, folio 152	23' x 100' \$90	Two story brick semi-detached porchfront townhome.
<b>2318 AIKEN STREET</b> "East Baltimore Midway" 21218-5517	Estate of Margaret Elizabeth Pierce D-01-CV-24-009049 Liber JFC 199, folio 73	17'7" x 80' \$96 (UR)	Two story brick inside-group porchfront townhome.
<b>1717 ASHBURTON STREET</b> "Coppin Heights/Ash-Co-East" 21216-3536	Earl Bravo 04725-22 Liber FMC 5435, folio 27	14' x 100' \$90	Two story brick inside-group porchfront townhome.
<b>2793 THE ALAMEDA</b> "Creststream Homestead Montebello" 21218-4921	Darlene Johnson, et al. D-01-CV-25-040068 Liber SEB 3342, folio 446	14'3" x 105' \$63 (UR)	Two story brick inside-group porchfront townhome.
<b>723 BARTLETT AVENUE</b> "East Baltimore Midway" 21218-5415	Mens Sana Investors, LLC D-01-CV-25-010183 Liber XAC 26512, folio 34	15' x 95' \$90	Two story brick inside-group porchfront townhome.
<b>728 BARTLETT AVENUE</b> "East Baltimore Midway" 21218-5414	Blancas Toys, LLC D-01-CV-25-033877 Liber MB 21762, folio 490	13'10" x 72'4" \$60	Two story brick inside-group porchfront townhome.
<b>819 N. BELNORD AVENUE</b> "Madison-Eastend" 21205-1709	Mapamin, LLC D-01-CV-25-013273 Liber MB 22158, folio 23	12' x 65' Fee Simple	Two story brick inside-group townhome.
<b>2923 BERWICK AVENUE</b> "North Harford Road" 21234-7620	Betty Dibbern, et al. D-01-CV-25-036401 Liber FMC 12505, folio 493	50' x 181' Fee Simple	Two story detached home. Zoned R-3, vacant, formerly approved for 2 dwelling units.
<b>810 BONAPARTE AVENUE</b> "East Baltimore Midway" 21218-6219	GE 3544 Group, LLC D-01-CV-25-038245 Liber MB 19896, folio 361	18' x 79'11" \$96	Two story brick inside-group townhome.
<b>2254 BROOKFIELD AVENUE</b> "Reservoir Hill" 21217-4618	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.
<b>1738 N. CHESTER STREET</b> "Broadway East" 21213-2429	Baltimore Return Fund, LLC D-01-CV-25-038857 Liber FMC 11382, folio 324	13'4" x 70' \$40 (UR)	Two story brick end-of-group townhome.
<b>1818 N. DALLAS STREET</b> "Oliver" 21213-2207	Cynthia Palmer, et al. D-01-CV-25-027202 Liber FMC 6426, folio 1427	12' x 53' \$65	Two story brick inside-group townhome.

<b><u>1109 DARLEY AVENUE</u></b> "East Baltimore Midway" 21218-5530	Snir Holdings, LLC 21466-23 Liber FMC 1289, folio 57	16' x 75' \$96	Two story brick inside-group porchfront townhome.
<b><u>617 N. DUKELAND STREET</u></b> "Mosher" 21216-4708	Laura A. Martinez-Hernandez D-01-CV-25-018197 Liber MB 21876, folio 389	14' x 80' \$90	Two story brick end-of-group townhome.
<b><u>3304 ELM AVENUE</u></b> "Hampden" 21211-2725	Estate of William D. Mitchell D-01-CV-25-039005 Liber WA 3967, folio 519	14'8" x 62'2" Fee Simple	Two and one-half story brick inside-group porchfront townhome.
<b><u>1210 E. FEDERAL STREET</u></b> "Oliver" 21202-5708	Joann B. Ballard, et al. D-01-CV-25-041662 Liber FMC 8043, folio 170	12'9" x 70' \$90	Two story brick inside-group townhome.
<b><u>1912 E. FEDERAL STREET</u></b> "Broadway East" 21213-3236	1912 Federal St., LLC D-01-CV-25-017579 Liber FMC 13533, folio 309	14'6" x 75' \$90	Two story brick inside-group townhome.
<b><u>4009 W. GARRISON AVENUE</u></b> "Langston Hughes" 21215-5735	Christopher H. Francis, et al. 17764-23 Liber SEB 1734, folio 403	17'6" x 100' Fee Simple	Two story brick inside-group townhome.
<b><u>552 GOLD STREET</u></b> "Druid Heights" 21217-3340	JDV Households, LLC D-01-CV-26-008980 Liber XAC 27408, folio 168	12' x 34'5" Fee Simple	Two story brick inside-group townhome.
<b><u>600 HIGHWOOD DRIVE</u></b> "Lake Walker" 21212-2724	Estate of Mabel Stanley Johnson, et al. D-01-CV-25-039004 Liber WA 3991, folio 507	13'6" x 85' \$96	Two story brick end-of-group porchfront townhome.
<b><u>2408 E. HOFFMAN STREET</u></b> "Broadway East" 21213-3633	Hoffman Capital, LLC, et al. D-01-CV-25-033875 Liber FMC 11068, folio 250	13'10" x 70' \$96	Two story brick inside-group townhome.
<b><u>2223 JEFFERSON STREET</u></b> "CARE" 21205-2406	Excellent Properties, LLC D-01-25-028749 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.
<b><u>100 S. KOSSUTH STREET</u></b> "Saint Josephs" 21229-3624	Renee C. Lawson 14829-23 Liber FMC 6784, folio 984	18'5" x 105' \$96	Two story brick end-of-group porchfront townhome.
<b><u>1914 E. LANVALE STREET</u></b> "Broadway East" 21213-2411	KPO Real Estate Holdings, Ltd., Inc. et al. D-01-CV-25-033878 Liber FMC 8304, folio 141	13'8" x 66' \$90 (UR)	Two story brick inside-group townhome.
<b><u>1011 W. LOMBARD STREET</u></b> "Hollins Market" 21223-2612	Holabird Investments, LLC, et al. D-01-CV-25-031739 Liber FMC 12591, folio 355	12'3" x 68' \$20	Three story brick inside-group townhome.

<b><u>3320 LYNDAL AVE</u></b> "Four By Four" 21213-1610	The Estate of Helen Mack D-01-CV-24-018367 Liber WA 3845, folio 412	16' x 79' \$84	Two story brick inside-group porchfront townhome.
<b><u>3704 MANCHESTER AVE</u></b> "Central Park Heights" 21215-5924	Ernest Cole, et al. 10741-23 Liber FMC 12661, folio 312	17' x 120' \$90	Two story brick inside-group porchfront townhome.
<b><u>3730 MANCHESTER AVE</u></b> "Central Park Heights" 21215-5924	Ronald L. Durant 06632-23 Liber SEB 4643, folio 303	17' x 120' \$90	Two story brick inside-group porchfront townhome.
<b><u>2922 MCELDERY STREET</u></b> "Ellwood Park/Monument" 21205-2745	Bekooga Investment Properties, LLC D-01-CV-25-042839 Liber FMC 7688, folio 561	13'11" x 68' Fee Simple	Two story brick inside-group townhome.
<b><u>2221 MOUNT HOLLY STREET</u></b> "Mount Holly" 21216-2432	Estate of Myra Worrell, et al. D-01-CV-25-030134 Liber SEB 3537, folio 190	18' x 113'6" \$96 (UR)	Two story brick end-of-group townhome.
<b><u>2745 MURPHY STREET</u></b> "EGG" 21213-3812 <b>CANCELED</b>	Kolby Realty, LLC 03758-23 Liber FMC 2207, folio 306	15'3" x 60' \$84	Two story brick end-of-group townhome.
<b><u>308 S. PARRISH STREET</u></b> "Mount Clare" 21223-3110	308 S. Parrish, LLC D-01-CV-25-020701 Liber FMC 7587, folio 690	12'2" x 69' \$60	Two story brick inside-group townhome.
<b><u>225 N. PORT STREET</u></b> "Patterson Place" 21224-1027	Michael Edward Daneker D-01-CV-24-019161 Liber FMC 9422, folio 64	12'8" x 60' Fee Simple	Two story brick inside-group townhome.
<b><u>524 N. STREPER STREET</u></b> "McElderry Park" 21205-2713	Larry Pettus, et al. D-01-CV-25-041654 Liber SEB 513, folio 129	12'5" x 65' Fee Simple	Two story brick inside-group townhome.
<b><u>4728 WILERN AVENUE</u></b> "Central Park Heights" 21215-5955	Margaret M. Lipscomb 07988-23 Liber SEB 1441, folio 194	0.070 Acre \$96	Two story brick end-of-group townhome.
<b><u>1820 N. WOLFE STREET</u></b> "Broadway East" 21213-2455	Harrison Partners, LLC, et al. D-01-CV-25-036583 Liber FMC 10702, folio 709	13'10" x 75' \$78	Two story brick end-of-group townhome.
<b><u>828 WOODWARD STREET</u></b> "Village/Monument/Pigtown" 21230-2514 <b>CANCELED</b>	Holabird Investments, LLC, et al. D-01-CV-25-020720 Liber FMC 11474, folio 123	12' x 57' \$240	Two story brick inside-group 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, APRIL 7, 2026. 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, APRIL 7, 2026 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**



**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.