


AJ BILLIG

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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

38 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★

WITH ONE HOUSE AT A TIME

BY 9:00 A.M. TUESDAY, JUNE 2ND

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

- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

- ★ Hollins Market ★ Edgewood ★ Belair-Edison ★ Brooklyn★
- ★ Oliver ★ Berea ★ Washington Village/Pigtown ★ Union Square ★
- ★ East Baltimore Midway ★ Wilson Park ★ Westport ★ And More ★

Sales To Be Held:

DELTA HOTELS BALTIMORE NORTH

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

TUESDAY, JUNE 9, 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
<u>2303 AIKEN STREET</u> "East Baltimore Midway" 21218	CE Realty, LLC D-01-CV-24-009038 Liber FMC 9833, folio 707	17'7" x 77' \$96 (UR)	Two story brick inside-group porchfront townhome.
<u>4708 ALHAMBRA AVENUE</u> "Wilson Park" 21212	The Estate of Clyde O. Moses, et al. D-01-CV-25-033497 Liber JFC 2031, folio 498	14'7" x 75' \$84	Two story brick inside-group porchfront townhome. Fenced yard.
<u>1808 N. BOND STREET</u> "Oliver" 21213	Baltprop, LLC, et al. D-01-CV-25-013275 Liber XAC 27360, folio 426	14'6" x 85' Fee Simple	Three story brick inside-group townhome.
<u>3239 BRENDAN AVENUE</u> "Belair-Edison" 21213	The Estate of Az Jones D-01-CV-26-007973 Liber FMC 8230, folio 6	36'6" x 87'3" (tax record). Irregularly shaped lot believed to contain 2,263 sq. ft. \$96 (UR)	Two story brick end-of-group porchfront townhome. Corner lot.
<u>2121 CLIFTON AVENUE</u> "Monument" 21217 CANCELED	F & R Mechanical, et al. D-01-CV-24-016553 Liber MB 24663, folio 51	14' x 70' \$90 (UR)	Two story inside-group townhome.
<u>25 S. ELLAMONT STREET</u> "Carroll-South Hilton" 21229	The Estate of Robert Lee Jackson, et al. D-01-CV-26-011058 Liber RHB 2583, folio 10	19'7" x 70'6" \$90 (UR)	Two story brick inside-group porchfront townhome.
<u>315 N. ELLWOOD AVENUE</u> "Ellwood Park/Monument" 21224	Justin Tsuchida, et al. D-01-CV-25-024204 Liber MB 21784, folio 1	13' x 68' Fee Simple	Two story brick inside-group porchfront townhome.
<u>1216 GLYNDON AVENUE</u> "Washington Village/Pigtown" 21223	Amanda Piercy, et al. D-01-CV-25-028065 Liber FMC 7989, folio 304	12'6" x 60' Fee Simple	Two story brick inside-group townhome.
<u>3831 S. HANOVER STREET</u> "Brooklyn" 21225	MAC 2, LLC, et al. D-01-CV-25-029568 Liber MB 24721, folio 309	14'2" x 100' Fee Simple	Two story semi-detached building. Zoned C-2, last permitted use was for an office.
<u>2425 E. HOFFMAN STREET</u> "Broadway East" 21213	Realty Ideas, Inc., et al. D-01-CV-25-033876 Liber FMC 7800, folio 76	14' x 65' \$240	Two story brick end-of-group townhome.
<u>118 N. JANNEY STREET</u> "Kresson" 21224	William Carter, et al. D-01-CV-24-019156 Liber FMC 201, folio 171	13' x 65' \$49 (UR)	Two story brick inside-group townhome.
<u>1916 E. LANVALE STREET</u> "Broadway East" 21217	Aliue O. Gunter, Jr., et al. D-01-CV-25-033879 Liber PMB 6931, folio 273	13'8" x 66' \$96	Two story brick inside-group townhome.
<u>1519 LEMMON STREET</u> "Union Square" 21223	2008 DRR-ETS, LLC D-01-CV-26-011179 Liber FMC 14250, folio 485	11'2" x 47' \$48	Two story brick inside-group townhome.

<u>1705 LEMMON STREET</u> "Union Square" 21223	Johnathan Bowers, III, et al. D-01-CV-26-011481 Liber FMC 6962, folio 503	11' x 44' Fee Simple	Three story brick inside-group townhome.
<u>755 LINNARD STREET</u> "Edgewood" 21229	Peter Modlin, et al. 13598-23 Liber FMC 7186, folio 120	20' x 82'6" \$96	Two story brick end-of-group porchfront townhome.
<u>1011 W. LOMBARD STREET</u> "Hollins Market" 21223	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.
<u>1334 W. LOMBARD STREET</u> "Union Square" 21223	Romano Fennoy, et al. D-01-CV-26-007484 Liber FMC 951, folio 141	17' x 86' \$68	Three story brick inside-group townhome believed to be arranged for 3 apartments. Zoned R-8, last permitted use was for 3 dwelling units.
<u>501 S. LONGWOOD STREET</u> "Gwynns Falls" 21223	The Estate of William Lee Hollis, et al. D-01-CV-26-007957 Liber FMC 10217, folio 200	28'4" x 92'3" (tax record). Believed to contain 3,405 sq. ft. \$90	Two story end-of-group porchfront townhome. Corner lot.
<u>527 N. LONGWOOD STREET</u> "Penrose/Fayette Street Outreach" 21223	The Estate of William Garrison D-01-CV-26-011229 Liber WA 3768, folio 488	14' x 73' \$60 (UR)	Two story brick inside-group porchfront townhome.
<u>1328 N. LUZERNE AVENUE</u> "Berea" 21213	Baltimore Return Fund, LLC D-01-CV-24-011712 Liber FMC 9527, folio 469	13' x 75' Fee Simple	Two story brick inside-group townhome.
<u>1711 MCKEAN AVENUE</u> "Sandtown-Winchester" 21217	Elaine White Spencer, et al. D-01-CV-25-035484 Liber FMC 8507, folio 259	12'5" x 78' Fee Simple	Two story brick inside-group townhome.
<u>1713 MCKEAN AVENUE</u> "Sandtown-Winchester" 21217	New Era Group, LLC D-01-CV-25-035142 Liber FMC 6148, folio 399	12'5" x 78' \$60	Two story brick inside-group townhome.
<u>1717 MCKEAN AVENUE</u> "Sandtown-Winchester" 21217	HH Douglas, LLC D-01-CV-25-035141 Liber LGA 17319, folio 231	12'5" x 78' \$60	Two story brick inside-group townhome.
<u>1123 N. MILTON AVENUE</u> "Biddle Street" 21213	Kenneth L. Harrison D-01-CV-25-030297 Liber SEB 758, folio 252	13'4" x 92' \$90	Two story brick inside-group townhome.
<u>1202 N. MILTON AVENUE</u> "Broadway East" 21213	Milton 1202, LLC, et al. D-01-CV-25-020090 Liber FMC 10946, folio 658	15' x 70' Fee Simple	Two story brick inside-group townhome.
<u>1804 N. MILTON AVENUE</u> "Broadway East" 21213	Estate of Leonard Propper, et al. D-01-CV-25-038238 Liber JFC 91, folio 133	13'10" x 70' \$50	Two story brick inside-group townhome.
<u>1330 W. NORTH AVENUE</u> "Penn North" 21217	NREPS Capital Management, LLC, et al. D-01-CV-26-012497 Liber MB 24478, folio 9	14' x 100' Fee Simple	Three story brick in-line storefront building. Zoned C-1, vacant, formerly approved for 2 dwelling units.

<u>1642 W. NORTH AVENUE</u> "Penn North" 21217	Dennis Carr D-01-CV-25-028728 Liber SEB 5655, folio 102	14' x 63' \$96	Two story brick inside-group townhome. Zoned OR-1, vacant, formerly approved for 2 dwelling units.
<u>4400 PARKTON STREET</u> "Yale Heights" 21229	The Estate of Deborah L. Saunders a/k/a Deborah Love, et al. D-01-CV-26-010340 Liber SEB 1723, folio 295	32' x 100'2" (tax record) Fee Simple	Two story brick end-of-group porchfront townhome.
<u>1629 N. PATTERSON PARK AVENUE</u> "Broadway East" 21213	Ingenious Enterprises, LLC, et al. D-01-CV-25-038850 Liber FMC 8916, folio 420	13'2" x 70' \$45 (UR)	Two story brick inside-group townhome.
<u>603 S. PAYSON STREET</u> "Carrollton Ridge" 21223	Rimelon, LLC, et al. 07495-18 Liber FMC 11420, folio 472	14' x 75' Fee Simple	Two story inside-group townhome.
<u>605 S. PAYSON STREET</u> "Carrollton Ridge" 21223	Stanley Holland 07496-18 Liber FMC 9006, folio 650	14' x 70' \$66	Two story brick inside-group townhome.
<u>2731 PENNSYLVANIA AVENUE</u> "Penn North" 21217	The Estate of Marie C. Griffin, et al. 13856-23 Liber SEB 80, folio 661	14' x 70' \$56	Two story in-line commercial building. Zoned C-1, vacant, formerly approved for a grocery store.
<u>545 PRESSTMAN STREET</u> "Druid Heights" 21217	The Estate of Bernice Holland D-01-CV-24-012654 Liber MLP 7930, folio 108	13'6" x 70' \$65	Three story brick inside-group townhome.
<u>547 PRESSTMAN STREET</u> "Druid Heights" 21217	The Estate of Quinton Stevens, et al. 08588-24 Liber PMB 7184, folio 271	13'6" x 70' \$65 (UR)	Three story brick inside-group townhome.
<u>2236 SIDNEY AVENUE</u> "Westport" 21230	JDR Realty Capital, LLC 04015-22 Liber FMC 11033, folio 187	15'2" x 82' Fee Simple	Two story brick inside-group porchfront townhome.
<u>2237 SIDNEY AVENUE</u> "Westport" 21230	Paul H. Buck, et al. 04017-22 Liber FMC 8503, folio 711	14'3" x 82' \$84 (UR)	Two story brick inside-group porchfront townhome.
<u>3329 SPAULDING AVENUE</u> "Central Park Heights" 21215	The Estate of Jesse B. Scarborough, et al. 04920-20 Liber RHB 2428, folio 53	26' x 120' \$90 (UR)	Two story semi-detached porchfront home.
<u>208 S. VINCENT STREET</u> "Mount Clare" 21223	Investhan, LLC D-01-CV-26-007480 Liber XAC 26242, folio 479	12' x 66' \$24 (UR)	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. If payment of the additional 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 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, JUNE 2, 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, JUNE 2, 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



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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.