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Estate Sale

REAL ESTATE AUCTION

\$100,000 Opening Bid – On-Site Only

SEVERN

"Spring Meadows Condominium"



**TOWNHOUSE
CONDOMINIUM UNIT**

3 Bedrooms • 1.5 Baths

Known As

1805 JAYBIRD COURT

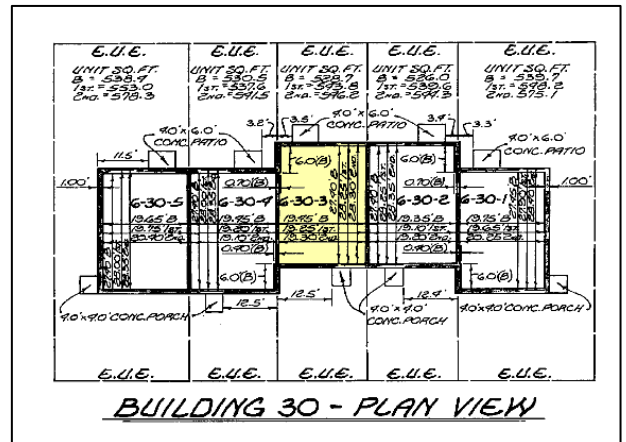
Off Stillmeadows Drive

Severn, Anne Arundel County, Maryland 21144

Sale on Premises

TUESDAY, JUNE 23, 2026

AT 12:00 NOON



Pursuant to an Order of the Orphans' Court for Anne Arundel County passed in the matter of the Estate of Doris J. Bendy, Estate No. 103267, the designated Personal Representative will sell at public auction the property as noted above.

GENERAL INFORMATION:

Estate sale of a townhouse condominium unit in the Spring Meadows Condominium in the Severn area of Anne Arundel County. The three bedroom, one and one-half bath unit is conveniently located near Fort Meade, the BWI Commercial Corridor and major freeways. The home is situated at the back of the neighborhood, providing for less traffic and more privacy. The auction provides buyers an opportunity to purchase the property and renovate to one's own taste, whether intending to occupy the home themselves, resell it or as an addition to a rental portfolio.

LOCATION:

1805 Jaybird Court is located in the Spring Meadows Condominium in Severn. The community, made up of approximately 300 townhouse condominium units, runs along Stillmeadows Drive south of Jacobs Road and west of Town Center Boulevard. Major employment centers are nearby, including Fort Meade (2 mi. east) and the BWI Commercial Corridor (6 mi. north). Commuter routes in the area include MD-32 (Patuxent Freeway, 2.5 mi.), MD-295 (BW Parkway, 6.5 mi.), I-97 (7 mi.), Annapolis Road and MD-100. Extensive options for retail shopping, dining and entertainment are also proximate, including those along Annapolis Road west of the property and north at Arundel Mills. According to the Anne Arundel County public schools website, nearby schools are Meade Heights Elementary, MacArthur Middle and Meade High.

For more information about the area, please visit:

Anne Arundel County Government – <https://www.aacounty.org/>

Maps and Apps – <https://maps.aacounty.org/>

Anne Arundel County Public Schools – <https://www.aacps.org/>

SPRING MEADOWS CONDOMINIUM:

The Spring Meadows Condominium was developed in the late 1970s and contains approximately 300 townhome condominium units. The community features a pool, playground and basketball courts. The condominium fee is believed to be \$220/month, including common area maintenance, community amenities, trash, water and snow removal.

Please see this auction's web page for resale package and confirmed fee amount(s):

<https://ajbillig.com/auction/1805-jaybird-court/>

IMPROVEMENTS:

Two story townhome condominium unit with basement – constructed in 1979, containing 1,160 square feet of living area above grade and 580 square feet of basement space.

The home is arranged as follows: living room, dining room, kitchen and powder room, on the first floor; three bedrooms and full bath on the second floor; open basement with walk-out at grade arranged for laundry and storage area (suitable for finishing); electric heat pump and CAC; 150 amp. electrical service; electric water heater.

The property is currently occupied by a family member. Buyers may need to make arrangements with the occupant following closing. Further guidance will be provided on the day of the auction.

TITLE:

The property is in fee simple and is sold free and clear of liens. Anne Arundel County Deed Book MMR 6726, page 419 et seq.

TAXES:

Published annual real estate taxes are \$2,222.70, based on a full value assessment of \$162,800.

SUMMARY TERMS OF SALE:

Please see the contract of sale for complete terms.


A \$15,000 deposit, payable by cashier's check, will be required of the purchaser at time and place of sale. If necessitated by price, the deposit shall be increased to 10% of the purchase price by cashier's check or wire transfer within 24 hours. (company or personal checks for the increased deposit will be accepted at the sale site or wiring instructions will be provided). 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 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 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, condo fees, 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, WHERE IS" condition, subject to easements, agreements, restrictions or covenants of record affecting same, if any, and subject to the declaration and bylaws of the Spring Meadows Condominium. Purchaser assumes the risk of loss from the date of contract forward. 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, except where otherwise mandated by local, State or Federal law. Time is of the essence. A 6% buyer's premium will be added to the final bid price.

Sale by Order of the Estate of Doris J. Bendy

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

<https://ajbillig.com/auction/1805-jaybird-court/>



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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.