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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

32 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★
WITH ONE HOUSE AT A TIME
BY 9:00 A.M. TUESDAY, AUGUST 4TH

*Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification
- See Pre-Qualification Requirements Below -*

NEIGHBORHOODS INCLUDE:

★ Belair-Edison ★ Rosemont ★ Mount Clare ★ Broadway East ★ Frankford ★
★ Ellwood Park/Monument ★ McElderry Park ★ Union Square ★ Morrell Park ★
★ Washington Hill ★ Westport ★ South Clifton Park ★ And More ★

Sales To Be Held:
DELTA HOTELS BALTIMORE NORTH
Village of Cross Keys
5100 Falls Road, Baltimore, MD 21210
TUESDAY, AUGUST 11, 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>4713 ALHAMBRA AVENUE</u> "West Park" 21212 CANCELED	Jamar E. Smythe, et al. D-01-CV-24-027920 Liber MB 19487, folio 244	24' x 80' Fee simple	Two story semi-detached porchfront home.
<u>3535 BELAIR ROAD</u> "Belair-Culson" 21213 CANCELED	2000 Neptune LLC (A California LLC) D-01-CV-25-018652 Liber MB 23967, folio 27	30' x 107' Fee simple	Two story in-line storefront building believed to be arranged for 3 units. Zoned C-1, commercial. Last permitted use was for an office, apparel store and 2 dwelling units.
<u>3001 BELMONT AVENUE</u> "Rosemont" 21216	DOTFLO, Inc. D-01-CV-25-038795 Liber SEB 3507, folio 466	19' x 118' \$90 (UR)	Two story brick semi-detached home. Corner lot.
<u>906 N. BELNORD AVENUE</u> "Madison-Eastend" 21205	Estate of Jessie Mae Harrell D-01-CV-26-018991 Liber RHB 3007, folio 263	13'3" x 63' Fee simple	Two story brick inside-group townhome.
<u>2541 E. BIDDLE STREET</u> "Biddle Street" 21213	Estate of Ella L. Winfield, et al. D-01-CV-26-010658 Liber SEB 5994, folio 97	13'1" x 70' \$96	Two story brick inside-group porchfront townhome.
<u>1911 BRADDISH AVENUE</u> "Panway/Braddish Avenue" 21216	Stephanie Olivia Edmonds, et al. D-01-CV-25-030125 Liber LGA 17106, folio 365	14'2" x 100' \$96	Two story brick inside-group porchfront townhome.
<u>5 S. BROADWAY</u> "Washington Hill" 21231	Betty Fouche D-01-CV-24-019010 Liber LGA 18435, folio 280	19' x 105' Fee simple	Three story brick end-of-group townhome.
<u>1508 CARSWELL STREET</u> "Caldwell-Corn Homestead Montebello" 21218 CANCELED	Donald Workeman a/k/a Donald Workman D-01-CV-26-007974 Liber FMC 7862, folio 323	64' x 90' Fee simple	Two story cottage.
<u>2224 CEDLEY STREET</u> "Westport" 21230	Gayle C. Curry, et al. D-01-CV-25-024510 Liber SEB 2145, folio 456	14' x 82' \$72(UR)	Two story brick inside-group porchfront townhome.
<u>1726 N. CHESTER STREET</u> "Broadway East" 21213	R & D Properties, Inc. D-01-CV-26-012240 Liber FMC 1698, folio 153	15' x 70' Fee simple	Two story brick inside-group townhome.
<u>625 N. CURLEY STREET</u> "Ellwood Park/Monument" 21205	James Adkins, et al. D-01-CV-25-042841 Liber SEB 5280, 426	12'10" x 62'8" Fee simple	Two story brick inside-group townhome.
<u>4118 CURTIS AVENUE</u> "Curtis Bay" 21226	Jaimie Eckert D-01-CV-26-016021 Liber XAC 28237, folio 310	16' x 43'6" \$36 (UR)	Two story inside-group townhome. Property formerly known as 1501 Curtis Avenue.

<u>2111 DIVISION STREET</u> "Druid Heights" 21217	Virgil O. Davis, et al. D-01-CV-25-042159 Liber FMC 166, folio 352	13' x 80' \$120	Three story brick inside-group townhome.
<u>1720 N. DURHAM STREET</u> "Broadway East" 21213	Pinto's Trucking, Inc. D-01-CV-26-015619 Liber LGA 17291, folio 482	11'5" x 57' \$84	Two story brick inside-group townhome.
<u>25 N. ELLAMONT STREET</u> "Carroll-South Hilton" 21229	Estate of Frank Jones, Jr., et al. D-01-CV-25-020022 Liber JFC 110, folio 116	19'7" x 73' \$96	Two story brick inside-group porchfront townhome.
<u>965 ELICOTT DRIVEWAY</u> "Franklinton Road" 21216	Ronald K. Sutton, Jr., et al. D-01-CV-25-033396 Liber FMC 9321, folio 001	21'3" x 86'11" Fee simple	Two story end-of-group townhome.
<u>2829 ERDMAN AVENUE</u> "Belair-Edison" 21213 CANCELED	DYL Holdings, LLC, et al. D-01-CV-26-014551 Liber MB 24022, folio 449	14' x 100' \$66 (UR)	Two story brick inside-group porchfront townhome.
<u>2424 FRANCIS STREET</u> "Penn North" 21217	Renee M. Huntley, et al. D-01-CV-26-018789 Liber PMB 7014, folio 14	13'8" x 69' \$60	Two story brick inside-group townhome.
<u>616 N. GLOVER STREET</u> "McElderry Park" 21205	518 N. Collington, LLC D-01-CV-26-015618 Liber FMC 13438, folio 114	12'6" x 65' Fee simple	Two story brick inside-group townhome.
<u>4222 GRACE COURT</u> "Curtis Bay" 21226	ML 4222 Grace Ct, LLC D-01-CV-26-016048 Liber MB 24543, folio 298	23'6" x 42' \$36	Two story end-of-group townhome.
<u>2331 E. HOFFMAN STREET</u> "Broadway East" 21213	Annie F. Wallace D-01-CV-26-020751 Liber WA 3948, folio 852	15' x 70' Fee simple	Two story brick inside-group townhome.
<u>2028 E. LAFAYETTE AVENUE</u> "Broadway East" 21213	Estate of Jerome Felix D-01-CV-25-038853 Liber FMC 1506, folio 310	12'8" x 75' \$90 (UR)	Two story brick inside-group townhome.
<u>1302 W. LOMBARD STREET</u> "Union Square" 21223	Thomas A. Gangl D-01-CV-26-015877 Liber FMC 8673, folio 341	16'6" x 86' \$66	Three story brick inside-group townhome. Zoned R-8, vacant, formerly approved for 3 dwelling units.
<u>2431 E. MADISON STREET</u> "Milton-Montford" 21205	Charles A. Robinson, Jr., et al. D-01-CV-26-014378 Liber FMC 8543, folio 306	14' x 70' Fee simple	Two story brick inside-group townhome.
<u>3008 MAYFIELD AVENUE</u> "Belair-Edison" 21213	Julio Iglesias Cardigonte, et al. D-01-CV-25-027468 Liber MB 22030, folio 209	22' x 120' \$90 (UR)	Two story semi-detached porchfront home.
<u>1014 MCKEAN AVENUE</u> "Sandtown-Winchester" 21217	2008 DRR-ETS, LLC D-01-CV-26-015658 Liber FMC 13038, folio 227	13'6" x 75' \$50	Two story brick inside-group townhome.

<u>1802 N. MILTON AVENUE</u> "Broadway East" 21213	Richard Doane, et al. D-01-CV-26-018995 Liber FMC 8187, folio 305	13'10" x 70' \$78 (UR)	Two story brick inside-group townhome.
<u>1322 N. MONTFORD AVENUE</u> "Broadway East" 21213	Estate of Kyle T. Lee D-01- CV-26-015918 Liber FMC 6936, folio 291	14' x 70' \$90	Two story brick end-of-group townhome.
<u>1700 NORMAL AVENUE</u> "Darley Park" 21213	Deera, LLC, et al. D-01-CV-25-027212 Liber MB 24461, folio 56	13' x 65' \$240	Two story brick end-of-group porchfront townhome.
<u>322 S. PARRISH STREET</u> "Mount Clare" 21223	The Estate of Eddie W. Vankirk D-01-CV-25-020715 Liber FMC 7986, folio 361	12'2" x 69' \$42	Two story brick inside-group townhome.
<u>516 N. PORT STREET</u> "McElderry Park" 21205	The Tacit Group, LLC D-01-CV-26-014022 Liber FMC 14301, folio 53	12' x 70'4" Fee simple	Two story brick inside-group townhome.
<u>518 N. PORT STREET</u> "McElderry Park" 21205	Estate of Jerome Felix D-01-CV-26-017063 Liber FMC 4662, folio 30	14' x 70'4" Fee simple	Two story brick end-of-group townhome.
<u>4114 ROKERY ROAD</u> "Edison Village" 21229 CANCELED	The Estate of Marian E. Ramseur, et al. D-01-CV-26-015665 Liber JFC 1543, folio 489	26'5" x 90' \$96	Two story brick end-of group porchfront townhome on fenced corner lot.
<u>507 SANFORD PLACE</u> "Druid Heights" 21217	Rebuild Developments, LLC D-01-CV-25-032726 Liber MB 25032, folio 1	14' x 76' Fee simple	Two story brick inside-group townhome.
<u>2121 SIDNEY AVENUE</u> "Westport" 21230 CANCELED	Lily in the Valley Real Estate, LLC D-01-CV-26-019070 Liber XAC 28225, folio 411	15' x 82' \$69 (UR)	Two story brick inside-group porchfront townhome.
<u>4209 VALLEY VIEW AVENUE</u> "Frankford" 21206	Scott Jeffers D-01-CV-26-016214 Liber FMC 8835, folio 346	50' x 150' Fee simple	One and one-half story porchfront traditional home.
<u>2449 WASHINGTON BOULEVARD</u> "Morrell Park" 21230	Gerber Rosales D-01-CV-25-042351 Liber XAC 28162, folio 289	15' x 112' Fee simple	Two story brick inside-group porchfront townhome.
<u>1924 N. WASHINGTON STREET</u> "South Clifton Park" 21213	Crystal Ware, a/k/a Crystal Edwards D-01-CV-25-042421 Liber FMC 3007, folio 198	13'9" x 75' \$84	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, AUGUST 4, 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, AUGUST 4, 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



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.