



410-296-8440 
ajbillig.com



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, SEPTEMBER 29TH

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

NEIGHBORHOODS INCLUDE:

- ★ East Baltimore Midway ★ Central Park Heights ★ Belair-Edison ★ Gwynns Falls ★
- ★ Edmondson Village ★ Ellwood Park-Monument ★ Broadway East ★ Mid-Govans ★
- ★ McElderry Park ★ Madison-Eastend ★ Druid Heights ★ And More ★

Sales To Be Held:
DELTA HOTELS BALTIMORE NORTH
Village of Cross Keys
5100 Falls Road, Baltimore, MD 21210
TUESDAY, OCTOBER 6, 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>1102 E. 20TH STREET</u> "East Baltimore Midway" 21218	Estate of Florence E. Thomas D-01-CV-26-023440 Liber MLP 9739, folio 221	15' x 90' \$90	Two story brick inside-group townhome.
<u>1536 ABBOTSTON STREET</u> "Coldstream Homestead Montebello" 21218	FPBC, LLC D-01-CV-25-021114 Liber MB 21974, folio 102	14' x 90' \$90	Two story brick end-of-group porchfront townhome.
<u>1709 N. CAREY STREET</u> "Penn North" 21217	Elite Property Investment, LLC, et al. D-01-CV-26-010818 Liber MB 19777, folio 241	12' x 77" \$90	Two story brick inside-group townhome.
<u>1553 CARSWELL STREET</u> "Coldstream Homestead Montebello" 21218	William Hill D-01-CV-25-014532 Liber SEB 3876, folio 475	14' x 90' \$75 (UR)	Two story brick inside-group porchfront townhome.
<u>3117 CHESTERFIELD AVENUE</u> "Belair-Edison" 21213	Tara Pendergrast, et al. D-01-CV-26-012320 Liber FMC 8501, folio 639	15'6" x 86'5" Fee Simple	Two story brick inside-group porchfront townhome.
<u>416 N. CLINTON STREET</u> "Ellwood Park-Monument" 21224	Estate of Jerome Felix, et al. D-01-CV-26-008946 Liber MB 21135, folio 272	15'10" x 70' \$150	Two story brick inside-group townhome.
<u>1519 COLE STREET</u> "Mount Clare" 21223	The Estate of Nick Imes D-01-CV-26-021537 Liber SEB 3601, folio 480	12' x 54' \$27	Two story brick and siding end-of-group townhome.
<u>2051 DIVISION STREET</u> "Druid Heights" 21217	Joan Ball, et al. D-01-CV-25-026149 Liber FMC 16883, folio 162	13' x 70' \$48 (UR)	Three story brick end-of-group townhome
<u>1828 DRUID HILL AVENUE</u> "Druid Heights" 21217	Blue 78 LLC, et al. D-01-CV-24-027740 Liber XAC 25584, folio 231	15'6" x 90' \$85	Three story brick inside-group townhome.
<u>2111 DRUID HILL AVENUE</u> "Druid Heights" 21217	Estate of Lawrence J. Lee and Estate of Beulah Lee D-01-CV-26-019556 Liber MLP 9512, folio 336	15' x 100' \$100 (UR)	Three story brick inside-group townhome. Zoned R-8, vacant, last approved for 2 dwelling units.
<u>900 N. DUKELAND STREET</u> "Mosher" 21216	Loyd Bell, et al. D-01-CV-26-012504 Liber PMB 7035, folio 426	12'6" x 67'10" \$84	Two story brick end-of-group townhome.

<u>1919 N. DUKES ROAD STREET</u> "Wendy" 21216 CANCELED	Estate of Robert E. Schools D-01-CV-26-010010 Liber SEB 2652, folio 176	18'10" x 100' \$88 (UR)	Two story brick townhome.
<u>1703 N. DURHAM STREET</u> "Broadway East" 21213	Industrial Consultants of Maintenance Management, Inc., et al. D-01-CV-26-014018 Liber FMC 11800, folio 239	12'6" x 51'7" Fee Simple	Two story brick inside-group townhome.
<u>4107 EIERMAN AVENUE</u> "Belair-Parkside" 21206	Willie Mae Knight-Austin D-01-CV-26-024889 Liber FMC 6950, folio 159	14' x 112' \$87	Two story brick inside-group porchfront townhome.
<u>316 S. FULTON AVENUE</u> "Carrollton Ridge" 21223	Sabrina Glover D-01-CV-26-024965 Liber MB 20565, folio 230	13' x 74'3" \$45 (UR)	Two story brick inside-group townhome.
<u>523 N. GLOVER STREET</u> "McElderry Park" 21205	Estate of Albertha L. DiBenedetto D-01-CV-25-030292 Liber SEB 2251, folio 450	12'6" x 65' \$42 (UR)	Two story brick inside-group townhome.
<u>534 N. GLOVER STREET</u> "McElderry Park" 21205	Ayanna Kambui D-01-CV-26-015621 Liber FMC 7738, folio 517	13' x 65' Fee Simple	Two story brick corner townhome.
<u>2857 W. LANVALE STREET</u> "Mosher" 21216	Simcha Weed D-01-CV-26-018483 Liber MB 19961, folio 130	16' x 125' Fee Simple	Two story semi-detached porchfront home.
<u>238 N. LUZERNE AVENUE</u> "McElderry Park" 21224	Shantelle Goodall, et al. D-01-CV-26-018990 Liber FMC 6358, folio 1346	14' x 70' \$120 (UR)	Two story brick inside-group townhome.
<u>3730 MANCHESTER AVENUE</u> "Central Park Heights" 21215	Ronald L. Durant 06632-23 Liber SEB 4643, folio 303	17' x 120' \$90	Two story brick inside-group porchfront townhome.
<u>1619 MCHESTER STREET</u> "McElderry Park" 21223 CANCELED	Transformative Educational Coaching and Consultant, LLC D-01-CV-26-021516 Liber MB 19758, folio 233	12'10" x 73'6" \$40 (UR)	Two story brick inside-group townhome.
<u>1632 N. MILTON AVENUE</u> "Broadway East" 21213	Mendy Realty, LLC D-01-CV-26-020748 Liber FMC 14466, folio 486	13'11" x 70' Fee Simple	Two story brick inside-group porchfront townhome.
<u>3028 E. MONUMENT STREET</u> "Madison-Eastend" 21205	Baylor Stallings Property Development Group, LLC, et al. D-01-CV-26-012791 Liber FMC 5228, folio 68	13' x 70' \$180	Two story brick inside-group townhome.

<u>700 MOUNT HOLLY STREET</u> "Edmondson Village" 21229	Michelle Wallace D-01-CV-26-021870 Liber FMC 11557, folio 500	20'6" x 80' Fee Simple	Two story brick end-of-group corner townhome.
<u>1421 W. MULBERRY STREET</u> "Franklin Square" 21223	Myrtle Christopher, et al. D-01-CV-26-007476 Liber LGA 17721, folio 110	16' x 100' Fee Simple	Three story brick inside-group townhome.
<u>2213 E. NORTH AVENUE</u> "Broadway East" 21213	Becker & Sons, LLC D-01-CV-26-025377 Liber MB 24579, folio 266	13'9" x 75' \$120	Two story brick inside-group townhome.
<u>1214 W. NORTH AVENUE</u> "Penn North" 21217	Estate of Willie G. James D-01-CV-26-012498 Liber WA 3762, folio 424	15' x 90' \$90 (UR)	Three story brick end-of-group storefront building. Zoned OR-1, vacant, formerly approved for an office and 2 dwelling units.
<u>1647 N. PATTERSON PARK AVENUE</u> "Broadway East" 21213	East Gate Properties, LLC, et al. D-01-CV-25-011382 Liber FMC 8794, folio 658	15' x 70' Fee Simple	Two story brick end-of-group storefront building. Zoned R-8, vacant, formerly approved for a grocery store.
<u>2316 E. PRESTON STREET</u> "Broadway East" 21213	New Zion Worship Center, Inc. D-01-CV-26-020747 Liber SEB 5726, folio 245	14' x 70' \$90	Two story brick inside-group townhome.
<u>2324 E. PRESTON STREET</u> "Broadway East" 21213	KOB, Inc. D-01-CV-26-020746 Liber SEB 5815, folio 325	14' x 70' \$45 (UR)	Two story brick inside-group townhome.
<u>5617 READY AVENUE</u> "Mid-Govans" 21212	Tene Young, et al. 04535-24 Liber FMC 9158, folio 641	20' x 103'10" Fee Simple	Two story brick end-of-group porchfront townhome.
<u>814 N. STREEPER STREET</u> "Madison-Eastend" 21205	BAAR 2K Homes, Inc. D-01-CV-26-012244 Liber MB 20249, folio 143	12' x 65' \$96	Two story brick inside-group townhome.
<u>3015 STRICKLAND STREET</u> "Gwynns Falls" 21223	Paul R. Pangle, et al. D-01-CV-25-026960 Liber FMC 9994, folio 388	41' x 160'6" Fee Simple	Two story traditional home. Zoned IMU-1, vacant, formerly approved for a single family home.
<u>3154 STRICKLAND STREET</u> "Gwynns Falls" 21229	Wilkens Six, Inc., et al. D-01-CV-26-007975 Liber FMC 9153, folio 6	14' x 162' Fee Simple	Two story brick inside-group porchfront townhome.
<u>2452 WOODBROOK AVENUE</u> "Penn North" 21217	Jackson's Pride, LLC D-01-CV-25-023527 Liber XAC 26259, folio 172	12'7" x 88'11" Fee Simple	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, SEPTEMBER 29, 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, SEPTEMBER 29, 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.