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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

42 BALTIMORE CITY PROPERTIES

- All Properties Require Renovation -

★ BIDDER PRE-QUALIFICATION REQUIRED ★
WITH ONE HOUSE AT A TIME
BY 9:00 A.M. TUESDAY, DECEMBER 8TH
Previously Qualified Bidders Must Verify Their Status
& Provide The Receiver Approved Identification
- See Pre-Qualification Requirements Below -

NEIGHBORHOODS INCLUDE:

★ Oliver ★ Belair-Edison ★ Broadway East ★ Canton ★ Central Forest Park ★
★ Darley Park ★ Druid Heights ★ Greenspring ★ Mid-Town Belvedere ★
★ McElderry Park ★ Mount Holly ★ Edgewood ★ Walbrook ★ And More ★

Sales To Be Held:
DELTA HOTELS BALTIMORE NORTH
Village of Cross Keys
5100 Falls Road, Baltimore, MD 21210

TUESDAY, DECEMBER 15, 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
1106 E. 20TH STREET "East Baltimore Midway" 21218	Joseph Chavis, et al. D-01-CV-26-023443 Liber FMC 12654, folio 252	15' x 90' Fee Simple	Two story brick inside group townhome
2210 ALLENDALE ROAD "Mount Holly" 21216	MHRS Properties, LLC D-01-CV-26-024437 Liber MB 24653, folio 231	57' x 118' Fee Simple	Two and one half story detached traditional home with wraparound porch
3535 BELAIR ROAD "Belair-Edison" 21213	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, vacant, commercial. Last permitted use was for an office, apparel store and 2 dwelling units.
3011 BELMONT AVENUE "Rosemont" 21216	Estate of Daniel K. Johnson D-01-CV-26-027137 Liber SEB 3809, folio 44	19' x 118' $96	Two story brick semi-detached townhome
812 N. BELNORD AVENUE "Madison-Eastend" 21224	Roland N. Powell D-01-CV-24-021510 Liber SEB 5572, folio 1	12' x 65' $84 (UR)	Two story brick end-of-group townhome
906 N. BELNORD AVENUE "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
1732 N. BOND STREET "Oliver" 21213	Citecart, Inc., et al. D-01-CV-25-021021 Liber LGA 18589, folio 1	13'3" x 80' $60 (UR)	Two story brick inside group townhome
1808 N. BOND STREET "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
1824 N. CAROLINE STREET "Oliver" 21213	Tanya T. Dixon, et al. D-01-CV-25-038242 Liber MB 25106, folio 490	16' x 78'8" $64	Three story brick inside group townhome
1502 CARSWELL STREET "Coldstream Homestead Montebello" 21218	Furley Capital, LLC D-01-CV-26-009162 Liber FMC 9139, folio 714	16' x 90' $120 (UR)	Two story brick inside group porchfront townhome

1744 N. CHESTER STREET "Broadway East" 21213	Lifetime Investments, Inc. D-01-CV-26-023437 Liber FMC 9142, folio 534	14' x 70' $60 (UR)	Two story brick inside group townhome
2555 W. COLD SPRING LANE "Greenspring" 21215	Estate of Inez Gittings, f/k/a Inez Bentley, et al. 01-01-0014100-2023 Liber WA 3908, folio 334	26'3" x 140'6" $96	Two story brick end-of-group townhome
1829 DIVISION STREET "Druid Heights" 21217	Team Every Detail Inc. D-01-CV-25-015810 Liber MB 24475, folio 136	10'10" x 90' $45 (UR)	Two story brick inside group townhome
1917 N. DUKELAND STREET "Walbrook" 21216	Winnterfell, LLC D-01-CV-26-010011 Liber MB 21223, folio 298	18'1" x 100' $88 (UR)	Two story brick semi-detached porchfront home
1709 N. DURHAM STREET "Broadway East" 21213	Gidon II, LLC D-01-CV-26-023439 Liber PMB 7629, folio 369	12'6" x 51'7" $42 (UR)	Two story brick inside group townhome
1212 E. FEDERAL STREET "Oliver" 21202	Innovative Management Strategies, LLC, et al.. D-01-CV-26-024561 Liber FMC 6759, folio 388	12'9" x 70' $84	Two story brick inside group townhome
2318 E. FEDERAL STREET "Broadway East" 21213	East Federal Trust, LLC, et al. D-01-CV-26-026392 Liber FMC 11558, folio 346	14' x 70' $90	Two story brick inside group townhome
2401 E. FEDERAL STREET "Broadway East" 21213	David Pridgen, et al. D-01-CV-25-042843 Liber FMC 6291, folio 200	15'4" x 67' Fee Simple	Two story brick end-of-group townhome
2439 E. FEDERAL STREET "Broadway East" 21213	C.G.S. Properties, LLC D-01-CV-26-030191 Liber FMC 7557, folio 291	14' x 91'9" $90 (UR)	Two story brick inside group townhome
240 S. GILMOR STREET "Mount Clare" 21223	Pivotal East Investments, LLC D-01-CV-26-016332 Liber XAC 28019, folio 4	12' x 70' $42 (UR)	Two story brick inside group townhome. Recently (11/16/26) fire damaged.
530 N. GLOVER STREET "McElderry Park" 21224	Christopher Campbell, et al. D-01-CV-25-035670 Liber FMC 6790, folio 1481	12'6" x 65' $120	Two story brick inside group townhome

404 GOLD STREET "Druid Heights" 21217	New Dawn Vision, LLC D-01-CV-26-021558 Liber MB 18655, folio 484	15' x 101'5" $65 (UR)	Two story brick inside group townhome
548 GOLD STREET "Druid Heights" 21217	Horne and Tyson, Inc. (Forfeited), et al. D-01-CV-26-021157 Liber WA 3734, folio 747	12' x 34'5" $36	Two story brick end-of-group townhome
832 HARLEM AVENUE "Upton" 21201 CANCELED	Harlem, L.L.C., et al. D-01-CV-25-033479 Liber XAC 26078, folio 464	14' x 110' $90 (UR)	Three story brick inside group townhome
3606 HARLEM AVENUE "Edgewood" 21229	The Estate of Maggie M. Pleasant, et al. D-01-CV-26-023824 Liber FMC 6744, folio 408	20' x 80' $90	Two story brick inside group townhome
2319 E. HOFFMAN STREET "Broadway East" 21213	Estate of Sophronia Wren, et al. D-01-CV-26-024535 Liber SEB 173, folio 551	14' x 70' $90	Two story brick inside group townhome
1547 HOMESTEAD STREET "Coldstream Homestead Montebello" 21218	Cypress Properties, Inc. (Forfeited) D-01-CV-26-024891 Liber FMC 9734, folio 668	40' x 154' $90	Two story end-of-group townhome
718 LINNARD STREET "Edgewood" 21229	4528 Realty Group, LLC, et al. D-01-CV-26-023823 Liber MB 21716, folio 478	20' x 82'6" $210	Two story brick inside group porchfront townhome
2824 E. MADISON STREET "Madison-Eastend" 21205	Tinuola Osunkoya, et al. D-01-CV-26-029749 Liber FMC 9248, folio 628	13' x 68' $120	Two story brick inside group townhome
1836 MCCULLOH STREET "Druid Heights" 21217	Tatina2013, LLC, et al. 01-01-0016652-2023 Liber XAC 25388, folio 175	13'6" x 66' $70	Three story brick inside group townhome
1726 MCKEAN AVENUE "Sandtown-Winchester" 21217	Carolyn Rena Smith D-01-CV-26-027581 Liber CWM Jr. 4242, folio 210	13' x 75' Fee Simple	Two story brick inside group townhome
524 S. MILTON AVENUE "Canton" 21224	Kama Tillman D-01-CV-25-028688 Liber MB 19574, folio 282	12' x 64' $60	Two story brick inside group townhome
1312 N. MONTFORD AVENUE "Broadway East" 21213	KBVRI, LLC D-01-CV-26-015822 Liber FMC 5840, folio 245	13'2" x 70' $90	Two story brick inside group townhome

1320 N. MONTFORD AVENUE "Broadway East" 21213	Brian Gage, et al. D-01-CV-26-025375 Liber PMB 7423, folio 507	13'2" x 70' Fee Simple	Two story brick inside group townhome
1618 NORMAL AVENUE "Darley Park" 21213	UR Home Baltimore, LLC D-01-CV-26-014376 Liber XAC 28114, folio 297	13' x 65' Fee Simple	Two story brick inside group porchfront townhome
1307 E. NORTH AVENUE "Oliver" 21213	Cheraton, LLC D-01-CV-26-024546 Liber FMC 1781, folio 506	0.026 Acres (14' x 80') Fee Simple	Two story brick inside group townhome
1806 E. OLIVER STREET "Broadway East" 21213	Mind and Home in Order, LLC D-01-CV-26-023436 Liber XAC 28292, folio 494	13'6" x 70' $84	Two story brick inside group townhome
8 E. PRESTON STREET "Mid-Town Belvedere" 21202	El Pollo Rico, LLC D-01-CV-26-017090 Liber FMC 7303, folio 568	18' x 81' Fee Simple	Three story inside group building. Contains 4,564 sq. ft. GBA. Zoned C-2, vacant, commercial
3003 PULASKI HIGHWAY "Ellwood Park-Monument" 21224	EGBE Ventures, LLC, et al. D-01-CV-25-026363 Liber XAC 25670, folio 356	13'11" x 75'8" Fee Simple	Two story brick inside group porchfront townhome
1629 N. ROSEDALE STREET "Rosemont" 21216	Estate of Joseph L. Atkins D-01-CV-26-021455 Liber MLP 9019, folio 116	14'9" x 105' $108	Two story brick inside group porchfront townhome
5257 SAINT CHARLES AVENUE "Arlington" 21215	The Estate of John T Bailey III, et al. 20589-23 Liber FMC 1861, folio 416	50' x 131'6" Fee Simple	Two story detached traditional home with front porch
4101 SPRINGDALE AVENUE "Central Forest Park" 21207	Carl B Headley, et al. 27317-17 Liber FMC 16875, folio 473	69'6" x 192'3" or 0.304 Acre Fee Simple	Large three story detached stucco home with pitched roof, dormer windows, covered porches and enclosed sunroom. Property includes a spacious yard and detached garage with matching stucco exterior and roof.
1922 N. WASHINGTON STREET "South Clifton Park" 21213	Avant Garde Development, LLC D-01-CV-25-042424 Liber FMC 13590, folio 462	13'9" x 75' Fee Simple	Two story 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, DECEMBER 8, 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, DECEMBER 8, 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

ONE HOUSE AT A TIME
Rebuilding Baltimore.

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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.