

**PUBLIC AUCTION OF FEE SIMPLE PROPERTY BY THE  
MARYLAND DEPARTMENT OF TRANSPORTATION  
OFFICE OF REAL ESTATE AND ECONOMIC DEVELOPMENT  
IN COOPERATION WITH THE  
STATE HIGHWAY ADMINISTRATION**

Under the provisions of Section § 8-309 of the Transportation Article of the Annotated Code of Maryland.

**AUCTION TO BE CONDUCTED:** Thursday, March 26, 2026 at 11:30 am on the premises. The Auction will commence with registration beginning at **11:00 am**. Please follow directional signage. All interested parties are encouraged to attend.

**SUBJECT:** The former Charles J. Hess, Et Ux & William D. Rassa, Et Ux property. Auction to be held for 0.905 +/- acres, located at the end of Shady Spring Avenue in Rosedale, Baltimore County. The apparent zoning is Density Residential (DR 3.5). For further information on any zoning matters, please contact Baltimore County Planning and Zoning Department at 410-887-3391. In responding to this ad or for the purposes of any questions, please refer to **MC# 24-1137**.

**TERMS OF SALE:** A deposit in the form of a certified or cashier's check in the amount of **\$12,500** shall be required from the successful bidder at the time of the Auction and shall be payable to **MDOT State Highway Administration**. The balance of the purchase price is to be paid at the time of settlement, or the deposit may be forfeited to the Maryland Department of Transportation (MDOT) and the property disposed of in whatever manner MDOT may determine, without any further obligation or liability to the buyer.

*Settlement must occur within 90 days of "Notice of Approval of Sale" by MDOT. Any request for extension must be submitted, in writing, within 60 days of "Notice of Approval of Sale," to the Chief, Office of Real Estate and Economic Development (ORED). An extension may be granted at the sole discretion of the ORED Chief and may require an additional deposit from the buyer. MDOT reserves the right to reject any and all bid offers.*

**IMPORTANT NOTICE:** All property information contained herein is subject to independent verification by any and all interested parties; whereas it is believed to be accurate it is in no way warranted. A requested bid offer is only a starting point for the Auction, and may not be accepted by MDOT if it is not commensurate with the appraised value of the property, or there could be other reasons for the rejection of bid offers.

This sale is governed by the Offer for Purchase of Fee Simple Property. Any questions regarding the Auction may be directed to:

Ms. Mashel Wakil  
Director, Real Estate Services  
Office of Real Estate and Economic Development  
Maryland Department of Transportation  
7201 Corporate Center Drive  
Hanover MD 21076

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