

# **BANK ORDERED AUCTION**

**SATURDAY, AUGUST 26<sup>TH</sup> AT 1:00 PM**

**9 BANK ORDERED HOMES**

**TO BE SOLD AT AUCTION FROM  
ONE CENTRAL LOCATION**

**MCFADDEN'S RESTAURANT & SALOON**

1 CITIZENS BANK WAY  
PHILADELPHIA, PA 19148

**ALL VACANT PROPERTIES OPEN FOR INSPECTION  
SATURDAY, AUGUST 26<sup>TH</sup> FROM 8:30 to 11:00 AM**

**729 NORTH 44<sup>TH</sup> STREET, PHILADELPHIA, PA 19104**

4 Bedroom, 2.5 Bath, Brick Row Home, Featuring Living Room, Dining Area Kitchen, Laundry Room, Wood Flooring, Living Area 1,994SF +/-, Full Basement, Central Air, Gas Heat, Front Porch, Lot Size 2,784 SF+/-, Real Estate Taxes \$1,069+/-  
County of Philadelphia, Assessor's Parcel ID # 061297300

**6744 WOODLAND AVENUE, PHILADELPHIA, PA 19142**

4 Bedroom, Two Story Brick Row Home, Featuring Living Room, Dining Area, Kitchen Living Area 1,450 SF+/-, Enclosed Porch, Lot Size 1,742 SF+/-, Real Estate Taxes \$988 +/-  
County of Philadelphia, Assessor's Parcel ID # 403153400

## **229 NORTH WILTON STREET, PHILADELPHIA, PA 19139**

3 Bedroom, 2 Story Brick Row Home, Featuring Living Room, Dining Area, Kitchen  
Living Area 1,188 SF +/-, Full Basement, Gas Heat, Front Porch, Lot Size 15' X 64' +/-  
Real Estate Taxes \$962 +/-, County of Philadelphia  
Assessor's Parcel ID # 441142300

## **3002 WEST 6TH STREET, CHESTER, PA 19013**

4 Bedroom, Two Story Brick Row Home, Featuring Living Room, Dining Area, Kitchen  
Living Area 1,600 SF +/-, Full Basement, Covered Front Porch, Fenced Yard  
Lot Size 2,439 SF+/-, Real Estate Taxes \$179 +/-, County of Delaware  
Assessor's Parcel ID # 49110057200

# **OCCUPIED PROPERTIES**

**AUCTIONEERS NOTE: THE FOLLOWING PROPERTIES ARE OCCUPIED AND NOT AVAILABLE FOR INSPECTION PRIOR TO THE AUCTION**

## **5859 MALVERN AVENUE, PHILADELPHIA PA 19131-2235**

3 Bedroom, 1.5 Bath, Two Story Brick Row Home, Featuring Living Room  
Dining Area, Kitchen, Fireplace, Living Area 1,272 SF +/-, Basement, Attached Garage  
Lot Size 1,363 SF+/-, County of Philadelphia, Assessor's Parcel ID #522122100

## **425 FERN STREET, PHILADELPHIA, PA 19120**

3 Bedroom, 2 Story Brick Row Home, Featuring Living Room, Dining Area, Kitchen  
Wood Floors, Living Area 1,200 SF +/-, Full Basement, Gas Heat, 1 Car Attached Garage  
Enclosed Porch, Lot Size 15' x 69' +/-, Real Estate Taxes \$1,327+/-, County of Philadelphia  
Assessor's Parcel ID # 612204900

## **4518 ROBBINS AVENUE, PHILADELPHIA, PA 19135**

2 Bedroom, Two Story Brick Row Home, Featuring Living Room, Dining Area, Kitchen  
Living Area 928 SF +/-, Full Basement, Gas Heat, 1 Car Attached Garage, Patio  
Lot Size 16' x 76' +/-, Real Estate Taxes \$1,221+/-, County of Philadelphia  
Assessor's Parcel ID # 4111166100

## **248 MAYPOLE ROAD, UPPER DARBY, PA 19082**

3 Bedroom, 2.5 Bath, 2 Story Row Home, Featuring Living Room, Dining Room, Kitchen  
Living Area 1,774 SF+/-, Gas Heat, Full Basement, Front Porch, Lot Size 1,525SF+/-  
Real Estate Taxes \$4,307 +/-, County of Delaware, Assessor's Parcel ID # 16-03-01173

**5923 WINDSOR AVENUE, PHILADELPHIA, PA 19143**

3 Bedroom, 2 Bath, Two Story Brick Row Home, Featuring Living Room, Dining Area, Kitchen, Living Area 1,150 SF +/-, Attached Garage, Lot Size 1,130 SF +/- Real Estate Taxes \$894 +/-, County of Philadelphia, Assessor's Parcel ID # 034092500

**SAVE \$\$\$**

**800-262-3050**

**[www.auctionworldusa.com](http://www.auctionworldusa.com)**

**Terms of Sale :** 5% deposit on day of sale from the highest bidder, can be a personal check. Closing within 30 days of accepted contract. Sale subject to seller confirmation. Properties subject to removal from auction at Bank's discretion

Seller will convey a good and marketable title that will be free and clear of all encumbrances and will be insurable by a licensed title insurance company at a regular rate. Real Estate taxes will be current and prorated to closing.

The above information, while compiled from sources we believe reliable, is not guaranteed accurate and is subject to errors and omissions. All announcements from the auction block take precedence over printed material. Property is selling "AS IS"- "WHERE IS".

**Auction World USA, Inc.**

PA License # AY-59-L