

# AUCTION

**SUNDAY, DECEMBER 10<sup>TH</sup> AT 1:00 PM**

**17 PROPERTIES IN AND AROUND  
PHILADELPHIA**

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

**MCFADDEN'S RESTAURANT & SALOON  
1 CITIZENS BANK WAY  
PHILADELPHIA, PA 19148**

**Important Notice : There is a Villanova game at Wells Fargo  
and the only lot that will be open is Lot P on Darien Street.**

**ALL VACANT PROPERTIES OPEN FOR INSPECTION  
SATURDAY, DECEMBER 9<sup>TH</sup> FROM 10:00 – 4:00**

**2160 S EASTON ROAD, DOYLESTOWN, PA 18901**

3 Bedroom, 2.5 Bath Split Level Single Family Home Featuring Living Room, Family Room  
Kitchen, Living Area 1,380 SF +/-, Basement, Fireplace, Deck, Porch, Garage  
Lot Size 1.11 Acres +/-, County of Bucks, Assessor's Parcel # 09012010

**400 GLENDALE ROAD #G-22, HAVERTOWN, PA 19083**

Newly Renovated 1 Bedroom, 1.5 Bath Condo Featuring Living Room, Kitchen  
Living Area 772 SF +/-, County of Delaware, Assessor's Parcel ID #22090113907

## **520 BRISTOL PIKE #31, BENSLEM, PA 19020**

(Also known as : 31 LAFAYETTE GARDENS, BENSLEM, PA 19020)

Large 1 Bedroom, Condo Featuring Living Room, Dining Area, New Kitchen and Carpet  
Living Area 800 Sf +/-, Central Heat / Air, Real Estate Taxes \$990.71 +/-  
Legal Description: Unit #31 Bldg C Andalusia Condo, County of Bucks  
Assessor's Parcel ID # 02-021-007-031 Estimated

## **9 CREEK AVENUE, DARBY, PA 19023**

**BANK ORDERED** 3 Bedroom, 2 Story Semi-Detached Home Featuring Living Room  
Dining Area, Kitchen, Living Area 1,454 SF +/-, Full Basement, Gas Heat  
Covered Front Porch, Rear Deck, Garage, Lot Size 3,703 SF +/-  
Real Estate Taxes \$ 3,242 +/-, County of Delaware  
Assessor's Parcel ID #14-00-00504-00 in Darby Borough

## **132 WEST 21ST STREET, CHESTER, PA 19013**

**BANK ORDERED** 3 Bedroom, 2 Story Row Home Featuring Living Room, Dining Area  
Kitchen, Living Area 1,152 SF +/-, Full Basement, Gas Heat, Patio, 1 Car Garage  
Lot Size 16' x 104' +/-, Real Estate Taxes \$1,162 +/-, County of Delaware  
Assessor's Parcel ID # 49-01-00653-00

# **MONTH TO MONTH INCOME PRODUCING RENTAL PROPERTIES**

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

## **3722 RICHMOND STREET, PHILADELPHIA, PA 19137**

2 Bedroom, 2 Story Brick Row Home, Featuring Living Room, Dining Area, Kitchen  
Living Area 716 SF +/-, Finished Basement, Forced Air Heat, Lot Size 1,075 SF +/-  
R.E. Taxes \$1,259.82 +/-, County of Philadelphia, Assessor's Parcel ID #451156300  
Tenant has occupied this property for 17+ years  
Monthly Rental Income \$750.00

**631 E RAYMOND STREET, PHILADELPHIA, PA 19120**

2 Bedroom, 2 Story Brick Row Home Featuring Living Room, Dining Area  
Kitchen, Lot Size 1,138 SF+/-, Real Estate Taxes \$1,077.85+/-

County of Philadelphia, Assessor's Parcel ID# 421018600

Tenant has occupied this property for 10+ years

Monthly Rental Income: \$725.00

**260 RUBICAM STREET, PHILADELPHIA, PA 19120**

3 Bedroom, 2 Story Brick Row Home Featuring Living Room, Dining Area, Kitchen

Living Area 1,120 SF +/-, Lot Size 910 SF+/-, Real Estate Taxes \$1,009.26 +/-

County of Philadelphia, Assessor's Parcel ID# 422207800

Tenant has occupied this property for 10+ years

Monthly Rental Income: \$750.00

**224 W FISHER AVENUE, PHILADELPHIA, PA 19120**

3 Bedroom, 2 Story Brick Row Home Featuring Living Room, Dining Area, Kitchen

Living Area 1,182 SF +/-, Lot Size 1,532 SF+/-, Real Estate Taxes \$1,073.65 +/-

County of Philadelphia, Assessor's Parcel ID# 422244700

Tenant has occupied the property for 7 years

Monthly Rental Income: \$925.00

PHA 100% Subsidy

**272 W FISHER AVENUE, PHILADELPHIA, PA 19120**

Fully Renovated 3 Bedroom, 2 Story Brick Row Home Featuring Living Room, Dining Area

Kitchen, Living Area 1,188 SF +/-, Full Basement, Enclosed Porch, Lot Size 1,100 SF+/-

R.E. Taxes \$1,042.85 +/-, County of Philadelphia, Assessor's Parcel ID #422246900

Lease July 2017 to June 2018, Monthly Rental Income: \$975.00

**635 E RAYMOND STREET, PHILADELPHIA, PA 19120**

2 Bedroom, 2 Story Brick Row Home Featuring Living Room, Dining Area

Kitchen, Lot Size 1,138 SF +/-, Real Estate Taxes \$1,077.85+/-

County of Philadelphia, Assessor's Parcel ID# 421018800

Tenant has occupied for 10+ years.

Monthly Rental Income: \$720.00

**804 E HILTON STREET, PHILADELPHIA, PA 19134**

3 Bedroom, 2 Story Row Home Featuring Living Room, Dining Area, Kitchen  
Living Area 1,140 SF +/-, Finished Basement, Gas Heat, Porch, Lot Size 713 SF +/-  
Real Estate Taxes \$550.12 +/-, County of Philadelphia, Assessor's Parcel ID # 331052700  
Lease from May 1, 2017 to February 28, 2018  
Monthly Rental Income: \$700.00

**OCUPIED PROPERTIES**

**THE FOLLOWING PROPERTIES ARE OCCUPIED BY A FORMER OWNER OR  
TENANT OR OTHER RESIDENT AND NOT AVAILABLE  
FOR INSPECTION PRIOR TO THE AUCTION**

**1325 BLEIGH AVENUE PHILADELPHIA, PA 19111**

**BANK ORDERED** 3 Bedroom, 2 Bath 2 Story Twin Home, Featuring Living Room  
Dining Area Kitchen, Living Area 1,360 SF +/-, Full Basement, FWA Gas Heat  
Lot Size 29.94' x 75' SF +/-, Real Estate Taxes \$2,191 +/-, County of Philadelphia  
Assessor's Parcel ID # 561301000

**1667 E HUNTING PARK AVENUE PHILADELPHIA, PA 19124-4419**

**BANK ORDERED** 3 Bedroom, 2 Story Row Home, Featuring Living Room, Dining Area  
Kitchen, Living Area 1,226 SF +/-, Full Basement, FWA Gas Heat, Enclosed Porch  
Deck, Garage, Lot Size 1,275 SF +/-, Real Estate Taxes \$1,076 +/-  
County of Philadelphia, Assessor's Parcel ID # 332089800

**1850 E. ORLEANS STREET, PHILADELPHIA, PA 19134-3533**

**BANK ORDERED** 4 Bedroom, 2 Story Row Home, Featuring Living Room, Dining Area  
Kitchen, Living Area 1,354 SF +/-, Full Basement, FWA Gas Heat, Patio, Fence Yard  
Lot Size 1,450 SF +/-, Real Estate Taxes \$844 +/-, County of Philadelphia  
Assessor's Parcel ID # 252158300

**540 E PENN ST, PHILADELPHIA, PA 19144**

3 Bedroom, 3 Story Brick Townhouse, Featuring Living Room, Dining Room, Eat-in Kitchen  
Living Area 1,756 SF +/-, Basement, Gas Heat, Lot Size 1,128 SF +/-  
Real Estate Taxes \$1,285 +/-, County of Philadelphia,  
Assessor's Parcel ID # 121142300

**4909 N 15<sup>TH</sup> STREET, PHILADELPHIA, PA 19141**

3 Bedroom, 2 Story Single Family Brick Home, Featuring Living Room, Dining Area, Kitchen  
Living Area 1,210 SF +/-, Lot Size 1,187 SF+/-, Real Estate Taxes \$801+/-,  
County of Philadelphia, Assessor's Parcel ID # 132051100

**SAVE \$\$\$**

**800-262-3050**

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**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".

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