

**Philadelphia District Attorney
orders
Real Estate Auction
Tuesday, December 16, 2008 at 2 PM
on premises
2334 East York Street
Fishtown Area
Philadelphia, PA 19125**

3 Story, end of row, masonry, 4 BRs, eat-in kitchen, 2 baths, LR, DR, full basement, rear yard.

Land Area:1143± sq ft **Zoning:** R10A **Real Estate Taxes:** \$1195.30± **Deposit:** \$5,000

TERMS: \$ 5,000 Non-Refundable deposit in Cash or Certified funds required at knockdown. Balance of 10% due within 7 days. 10% Buyer's Premium will be applied at time of settlement within 45 days. Buyer is responsible for all settlement charges and fair market value transfer taxes. The Property is sold "AS IS" and subject to any and all liens and encumbrances. Delinquent Philadelphia real estate tax and water bills existing prior to date of settlement will be forgiven. The property sells subject to confirmation of the Philadelphia District Attorney's Office. Settlement by Quit Claim deed.

Inspection: 1 Hour prior.

Barry S. Slosberg, Inc. AUCTIONEERS/APPRAISERS AU-1487-L
215-425-7030 www.bssauction.com