

# SHERIFF'S SALE

10 A.M.

January 21, 2015

The City of Philadelphia  
FIRST DISTRICT PLAZA  
3801 MARKET STREET

Sale. . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

#### THE FOLLOWING WAS POSTPONED FROM NOVEMBER 20, 2013

WRIT NO:	PREMISES:	FRONT:
41	6906 Castor Ave.	Lot Irreg.

#### THE FOLLOWING WAS POSTPONED FROM MARCH 19, 2014

WRIT NO:	PREMISES:	FRONT:
121	2101 E. Westmoreland St.	Premises A - L

#### THE FOLLOWING WAS POSTPONED FROM AUGUST 20, 2014

WRIT NO:	PREMISES:	FRONT:
14	325 S. 18th St.	18' 1" X 88'
31	2036 N. Bambrey St.	16' X 52'
102	1929-45 E. York St.	Lot Irreg.

#### THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 17, 2014

WRIT NO:	PREMISES:	FRONT:
86	2305-11 South St.	Condo Unit P8
89	908-10 Spruce St.	Condo Unit B1
106	2076 E. Victoria St.	14' 5" X 50' 3-1/4"

#### THE FOLLOWING WAS POSTPONED FROM OCTOBER 15, 2014

WRIT NO:	PREMISES:	FRONT:
30	1831 S. 58th St.	19' 4-1/2" X 75'
56	2138 W. Clearfield St.	14' X 53' 6"
57	547 W. Clearfield St.	Lot Irreg.
71	2549 N. Dover St.	14' X 50'
91	4837 Haverford Ave.	Lot Irreg.
95	2710 N. Hemberger St.	15' X 45'

#### THE FOLLOWING WAS POSTPONED FROM NOVEMBER 19, 2014

WRIT NO:	PREMISES:	FRONT:
15	4258-60 Frankford Ave.	Lot Irreg.
29	4420 N. Gratz St.	14' X 50'
30	4030 Green St.	16' X 85' 6"
31	4714 Griscom St.	Lot Irreg.
39	1529 S. Lambert St.	14' X 44'
42	6412 N. Lambert St.	15' X 76'
50	9 Lincoln Ave.	12' 5-1/2" X 19' 1"
51	1547 S. Lindenwood St.	15' X 55'
52	2016 W. Lippincott St.	60' X 225'
54	1121 W. Loudon St.	14.75' X 65'
61	236 Market St.	18' 8" X 110'
63	2666 Martha St.	18' X 61' 2"
67	1229 Master St.	18' X 90'
70	5551 Matthews St.	16' 7" X 50'
71	1708 Mayland St.	16' X 85'
86	2420 N. Newkirk St.	14' X 52' 6"
92	1032 W. Orleans St.	13' 11" X 45'
101	2142 S. Philip St.	13' 11" X 48'

WRIT NO:	PREMISES:	FRONT:
107	734 E. Price St.	19' X 100' 1-1/2"
108	4943-47 Princeton Ave.	55' X 95'

#### THE FOLLOWING WAS POSTPONED FROM DECEMBER 17, 2014

WRIT NO:	PREMISES:	FRONT:
15	925 S. 58th St.	16' X 78' 6"
33	6614 Edmund St.	16' X 90'
38	2730 Helen St.	12' X 37' 3"
41	1029 W. Indiana Ave.	12' 3" X 60'
44	2108 Master St.	16' X 76'
47	4570 Mulberry St.	Lot Irreg.
50	2339 W. Oxford St.	16' 2" X 67'
53	2421 N. Patton St.	14' 1" X 50'
55	3651 N. Percy St.	14.66' X 60'
62	3033 Redner St.	15' 4" X 56' 9"
65	6010 Reinhard St.	15' 6" X 60'
66	5034 Reno St.	14' X 51' 6"
71	5416 Ridgewood St.	15' 7" X 65'
80	1233 S. Ruby St.	15' X 50'
84	646 W. Russell St.	14' X 57'
87	2529 W. Seltzer St.	18' 9-1/2" X 64'
93	443 Shunk St.	14' 2" X 71'
105	6939 Stenton Ave.	16' 2" X 110'
112	2424 N. Sydenham St.	18' X 69' 10"
116	6079 Upland St.	16' X 60'

#### JANUARY 21, 2015

##### SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	1920 N. 02nd St.	13' 8-3/4" X 71' 9"
2	5947 N. 04th St.	15' 6" X 108' 8"
3	2342 N. 05th St.	16' X 65' 3"
4	3120 N. 06th St.	15' X 71' 6"
5	4846 N. 07th St.	15' 6-1/2" X 74' 1/2"
6	3743 N. 08th St.	15 X 74'
7	2611 S. 10th St.	14' X 51'
8	5642 N. 11th St.	16' 4" X 90'
9	2611 N. 12th St.	14' X 56'
10	1319 N. 17th St.	13' 9" X 40' 6"
11	6140 N. 17th St.	16' X Irreg.
12	2348 N. 18th St.	15' 6" X 70'
13	2404 N. 19th St.	15' 6" X 67' 10"
14	3304 N. 20th St.	15' X 73' 3"
15	1511 N. 21st St.	17' 6" X 221' 3"
16	1837 S. 22nd St.	16' X Irreg.
17	1952 N. 24th St.	Lot Irreg.
18	2938 N. 24th St.	15' 5" X 60'
19	1139 S. 26th St.	16' X 51'
20	STAYED	STAYED
21	STAYED	STAYED
22	890-92 N. 42nd St.	40' X 120'
23	951 N. 45th St.	Lot Irreg.
24	871 N. 48th St.	16' 2-1/4" X 90'

WRIT NO:	PREMISES:	FRONT:
25	2025 S. 58th St.	16' X 75' 3"
26	161 N. 60th St.	16' X 77'
27	1535 67th Avenue	Lot Irreg.
28	1409-13 N. 76th St., 604	Condominium
29	2412 N. American St.	Lot Irreg.
30	2610 W. Arizona St.	14' X 44'
31	3400 Arthur St.	68' 3-5/8" X 135'
32	STAYED	STAYED
33	1222 W. Atlantic St.	Lot Irreg.
34	1224 W. Atlantic St.	21.37' X 54'
35	1752 N. Bailey St.	15' X Irreg.
36	2029 N. Bambrey St.	15' 7" X 49' 6"
37	3141 N. Bambrey St.	14' X 45' 9"
38	5738 Belmar St.	14' 4" X 60'
39	1315 E. Berks St.	18' X 126' 11-3/8"
40	2637 N. Bouvier St.	14' 6" X 49'
41	284 E. Bringhurst St.	20' X 112'
42	6224 Callowhill St.	16' X 79'
43	926-34 Callowhill St.	Lot Irreg.
44	5416 Chestnut St.	19' 7" X 100'
45	5900 Chestnut St.	16' X 84' 2"
46	STAYED	STAYED
47	64 E. Clapier St.	15' 3/4" X 79'
48	2328 E. Clearfield St.	16' X 65'
49	STAYED	STAYED
50	2466 N. Cleveland St.	17' 3" X 48'
51	705 Clymer St.	12' X Irreg.
52	2634 N. Corlies St.	14' X 50'
53	1104 Cottman Ave.	40' X 124' 9"
54	1516 W. Cumberland St.	15' 2-3/4" X Irreg.
55	2630 N. Darien St.	13' 5" X 39' 1-1/8"
56	1716 Dickinson St.	17' X 63'
57	2649 N. Douglas St.	14' 3" X 40'
58	3434 E St.	14' 2" X 52' 6"
59	3435 Ella St.	14' X 68'
60	1228 W. Erie Avenue	15' 7-1/4" X 100'
61	2005 N. Etting St.	14' 7" X Irreg.
62	3905 N. Franklin St.	15' X 63'
63	2052-54 N. Front St.	32' X 58' 10"
64	3811 Germantown Avenue	17' 9-1/4" X 77' 1/8"
65	3134 W. Gordon St.	14' X Irreg.
66	877 Granite St.	15' 4" X 70'
67	2408 Harlan St.	Lot Irreg.
68	1827 Hart Lane	Lot Irreg.
69	3218 Hartville St.	14' X 41' 6"
70	4017 Haverford Ave.	20' X Irreg.
71	2036 Haworth St.	12' 2" X 73'
72	1107 E. Hewson St.	13' 8" X Irreg.
73	STAYED	STAYED
74	2111 E. Huntingdon St.	15' X 64'
75	3107 N. Hutchinson St.	14' 4" X 47' 10"
76	1131 W. Indiana Ave.	Lot Irreg.
77	1541 W. Indiana Ave.	200' X 100'
78	624 W. Indiana Ave.	15' 2" X 55'

Tax Sale continues on 19

e CITY WILL BID ON THESE PROPERTIES FOR ACQUISITION. FOR FURTHER INFORMATION CALL 686-6552

### TAX SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest sum bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred dollars (\$500.00) be deposit otherwise, upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid had been registered, then, the second bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by case, certified check, attorney's check or money order with the Sheriff.

The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed Poll for execution by the highest Bidder to the Sheriff at his office within thirty (30) days from the time of the sale. An extension of time of an additional thirty (30) days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except where a second bid has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) days time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) days time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.

A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bidder is registered on a property at the sale.

The deposit made by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time of settlement and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement or make fraudulent bids or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

The Sheriff requires from each successful purchaser before settlement, certification from the Department of Revenue of the city of Philadelphia, that the successful purchaser is not more than one year delinquent in paying real estate taxes on any properties owned by said purchaser with the City of Philadelphia or that the purchaser is under agreement with the City of Philadelphia for repayment of any taxes due the City. The Sheriff reserves the right to waive the requirements of said certification when the said certification has been reasonably requested but has not been received.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and any, at his discretion, require proof of the identity of the purchaser or the registration of a fictitious name. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

All bidders are advised to remain at the sale until the last property is sold. The Sheriff reserves the right to resell any property at any time before the end of the sale upon the successful bidder's failure to tender the required deposit.

REQUIREMENTS: All bidding starts at \$800. Bidding is open and competitive. Each bidder must be prepared to deposit 10 percent of successful bid in cash or certified check. However, \$500 is the minimum deposit which will be accepted. Shelley R. Smith, City Solicitor

EFFECTIVE DATE: July 1, 1989

# SHERIFF'S SALE

10 A.M.  
January 21, 2015

The City of Philadelphia  
FIRST DISTRICT PLAZA  
3801 MARKET STREET

Sale. . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
79	1907 S. Ithan St.	15' X 62' 3"	98	2856 N. Park Ave.	Lot Irreg.	117	4995 W. Thompson St.	16' X 84' 6"
80	5815 N. Lambert St.	14' 10" X 70'	99	807 Passmore St.	Lot Irreg.	118	633 E. Thompson St.	20' X 61' 11-1/2"
81	4217-19 Lancaster Ave.	Premises A & B	100	STAYED	STAYED	119	8601 Thouron Ave.	Lot Irreg.
82	3618-24 N. Lawrence St.	60' X 104' 7-1/2"	101	265 E. Queen Lane	16' X 82' 6"	120	2122 Titan St.	14' X 45'
83	2628 W. Lehigh Ave.	16' X 58'	102	2009 N. Randolph St.	17' X 60'	121	STAYED	STAYED
84	1347 S. Lindenwood St.	16' X Irreg.	103	3055 N. Reese St.	13' X 64'	122	2433 Turner St.	14' 3" X 62'
85	1715 W. Lippincott St.	14' X 47'	104	5439 Ridgewood St.	15' 9" X 63' 6"	123	2439 Turner St.	14' 3" X 62'
86	650 E. Lippincott St.	14' 3" X 50'	105	2018 E. Rittenhouse St.	16' X 51'	124	4551 N. Uber St.	16' 2-1/8" X Irreg.
87	173 W. Logan St.	Lot Irreg.	106	4922 Saybrook Ave.	14' X 80'	125	865 N. Uber St., B	14' 2" X 63' 10"
88	1123 W. Loudon St.	14' 9" X 65'	107	1210 E. Sedgley Ave.	Lot Irreg.	126	6044 Upland St.	14' 6" X 58'
89	5652 Malcolm St.	15' 3" X 63' 6"	108	2504 W. Seltzer St.	14' 6-3/4" X 42' 6"	127	6076 Upland St.	14' 6" X 58'
90	1840 N. Marston St.	14' X 41' 6"	109	1228 W. Sergeant St.	14' X 47' 6"	128	2256 N. Van Pelt St.	16' X 70'
91	4517 N. Marvine St.	15' 8" X 81' 1-1/4"	110	922 Sigel St.	14' X 40'	129	2264 N. Van Pelt St.	16' X 70'
92	STAYED	STAYED	111	2113 Stenton Ave.	Lot Irreg.	130	1812 W. Venango St.	16' X 130'
93	8647 Michener Ave.	16' X 89' 8"	112	2548 W. Sterner St.	14' 4-1/2" X 50'	131	1843 W. Venango St.	18' 8" X 115'
94	2722 W. Montgomery Ave.	15' 6" X 71'	113	POSTPONED	POSTPONED	132	6326 Vine St.	37' 7-1/2" X 140'
95	3323 Mutter St.	14' X 44' 6"	114	1921 W. Susquehanna Ave.	Premises A & B	133	5168 Viola St.	14' 6" X 80'
96	1746 N. Newkirk St.	14' 1" X 49'	115	STAYED	STAYED			
97	5354 W. Oxford St.	18' X 81'	116	STAYED	STAYED			

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REQUIREMENTS: All bidding starts at \$800. Bidding is open and competitive. Each bidder must be prepared to deposit 10 percent of successful bid in cash or certified check. However, \$500 is the minimum deposit which will be accepted. Shelley R. Smith, City Solicitor

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