

SHERIFF'S SALE

10 A.M.
March 19, 2014

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 APRIL 18, 2012

WRIT NO:	PREMISES:	FRONT:
57	123 E. Luzerne St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 15, 2012

WRIT NO:	PREMISES:	FRONT:
57	2327 N. Fawn St.	14' X 47'

THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013

WRIT NO:	PREMISES:	FRONT:
61	8705 Germantown Ave.	100' X 61'

THE FOLLOWING WAS POSTPONED FROM MARCH 20, 2013

WRIT NO:	PREMISES:	FRONT:
2	1644 N. 06th St.	14' 8" X 85'

THE FOLLOWING WAS POSTPONED FROM MAY, 15 2013

WRIT NO:	PREMISES:	FRONT:
55	2232 W. Indiana Ave.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JUNE 19, 2013

WRIT NO:	PREMISES:	FRONT:
4	1524-52 N. 05th St.	Premises A - Y
98	2241 N. Gratz St.	14' X 45' 3"

THE FOLLOWING WAS POSTPONED FROM AUGUST 21, 2013

WRIT NO:	PREMISES:	FRONT:
25	2901 B St.	97' 6" X Irreg.

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 18, 2013

WRIT NO:	PREMISES:	FRONT:
9	1115 N. 38th St.	Lot Irreg.
53	8301-03 Frankford Ave.	60' X 250'
114	1828 Ruan St.	14' X Irreg.

THE FOLLOWING WAS POSTPONED FROM OCTOBER 16, 2013

WRIT NO:	PREMISES:	FRONT:
16	1813 N. 27th St.	15' 8" X 68' 6"
30	5643 Arch St.	15' 2" X 50'
32	1035 Arrott St.	Lot Irreg.
52	1023-39 W. Erie St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 20, 2013

WRIT NO:	PREMISES:	FRONT:
41	6906 Castor Ave.	Lot Irreg.
60	904 Darien Way	Lot Irreg.
65	1433 Diamond St.	23' X 116'
75	2712 N. Hemberger St.	14' 6" X 45'

WRIT NO:	PREMISES:	FRONT:
83	7823 Michener Ave.	16' X 82' 6"
122	4982 1/2 W. Thompson St.	20' 1-5/8" X 75'
127	2802-04 Winton St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM DECEMBER 18, 2013

WRIT NO:	PREMISES:	FRONT:
5	740 S. 18th St.	17' X 54'
6	742 S. 18th St.	16' X 54'
75	2125 Morris St.	15' 9" X 65' 3"

THE FOLLOWING WAS POSTPONED FROM JANUARY 15, 2014

WRIT NO:	PREMISES:	FRONT:
2	4902 N. 04th St.	14' 2" X 104' 9-1/4"
17	1424 S. 49th St.	21' 3" X 88'
37	2430 76th Ave.	16' 4" X 120'
50	4155 Cambridge St.	16' 6" X 78'
62	5533 Crowson St.	15' X 50'
64	3954 N. Darien St.	15' 11" X 45'
68	617 E. Durham St.	29' 10" X 137' 8-1/2"
69	4657 Emery St.	20' X 58' 10"
70	1210 W. Erie Ave.	Lot Irreg.
78	255 E. Haines St.	Lot Irreg.
83	4331 'K' St.	20' 3-1/2" X 68' 9"
85	2231 Kimball St.	14' X 50'
105	5749 Pine St.	16' X 75'
124	721 Washington Ave.	15' 4" X Irreg.
126	5633 Woodcrest Ave.	16' X 105'

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 19, 2014

14	2119 S. 57th St.	15' X 76'
22	5837 Belmar Ter.	15' 6" X 62' 9"
23	5320 W. Berks St.	15' 7" X 100'
43	1916 W. Erie Ave.	16' X 123'
44	5536 N. Fairhill St.	35' 8" X 81'
47	24 N. Felton St.	15' X 62'
49	4529 Germantown Ave.	115' X Irreg.
55	7119 Greenway Ave.	Lot Irreg.
58	3311 Hamilton St.	28' 3" X 59' 4"
60	5628 Hazel Ave.	15' X 63' 6"
90	2747 N. Opal St.	15' X 52' 6"
123	503 Vernon Rd.	18' 4" X 90'

MARCH 19, 2014

SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	5624 N. 04th St.	Frt. 25' X 100'
2	4808 N. 10th St.	18' 6" X 85'
3	1619 S. 20th St.	16' X 68'
4	STAYED	STAYED

WRIT NO:	PREMISES:	FRONT:
5	3058 N. 23rd St.	15' X 60' 8"
6	1431 N. 25th St.	16' X 54' 4-3/4"
7	1757 N. 26th St.	15' X 68'
8	2436 N. 27th St.	IRREG.
9	510 N. 32nd St.	15' X 72'
10	1019 N. 46th St.	15' X 90' 6"
11	124 N. 49th St.	15' X Irreg.
12	1260 S. 49th St.	16' X 70' 6"
13	830 S. 49th St.	25' X 100'
14	133 N. 52nd St.	19' 6" X 112'
15	STAYED	STAYED
16	1229 N. 65th St.	19' 8" X 88'
17	2163 66th Ave.	15' X 77'
18	2319 79th Ave.	Lot Irreg.
19	5832 N. 7th St.	15' X 105'
20	4436 Aberdale Rd.	50' X 100'
21	2838 Agate St.	14' X 50'
22	308 W. Albanus St.	14' X 81' 9"
23	1423 N. Alden St.	15' X 71' 3"
24	727 W. Annsbury St.	15' 5-1/2" X 60"
25	2608 W. Arizona St.	14' X 44'
26	8023 Baldwin St.	Lot Irreg.
27	5637 Beaumont St.	16' X 61' 3"
28	611 Belgrade St.	15' X 70' 4"
29	822 Burns St.	16' X 45'
30	709 W. Butler St.	15' X 85'
31	3643 N. Camac St.	14' 2" X 91' 6"
32	5008 Cedar Ave.	19' 6" X 110'
33	6121 Cobbs Creek Pky.	27' X 110'
34	1850 S. Conestoga St.	16' X 67'
35	36 E. Coulter St.	Lot Irreg.
36	2608 E. Cumberland St.	15' 9" X 72'
37	3054 D. St.	14' 6" X 54' 11"
38	3945 N. Delhi St.	16' 1 1/2" X 45'
39	5117 Diamond St.	Lot Irreg.
40	104 Durfor St.	15' X 47'
41	1630 Dyre St.	21' X Irreg.
42	5112 Erdrick St.	19' 4-1/2" X 80' 6"
43	1628 S. Etting St.	14' 2" X 54' 5/8"
44	18 Farson St.	15' X 53'
45	8216 Fayette St.	18' 3" X 90'
46	10145 Ferndale St.	25' 7-5/8" X 100'
47	1625 Fountain St.	15' X 68'
48	POSTPONED	POSTPONED
49	2518 N. Garnet St.	14' X 50'
50	2729 N. Garnet St.	15' X 46'
51	5317-23 Germantown Ave.	Lot Irreg.
52	318 Glen Echo Rd.	20' X 80'
53	319 W. Godfrey Ave.	15' 1" X 103' 8-7/16"
54	2243 Grays Ferry Ave.	Lot Irreg.
55	4709 Hawthorne St..	14' 1/2" X 82' 2-1/2"
56	410 N. Hobart St.	15' 7-1/2" X 66' 6"
57	1501 N. Hollywood St.	16' X 52'

Tax Sale continues on 17

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 cash, 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 cash, certified check, attorney's check or money order with the Sheriff.

The balance of the purchase money must be deposited in cash, 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 cash, 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.
March 19, 2014

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:
58	1504 N. Hollywood St.	15' 3" X 52'	83	2232 W. Oakdale St.	14' X 58'	108	4848 N. Sydenham St.	16' X 85' 11"
59	6332 Homer St.	18' X 90'	84	3955 Ogden St.	14' 6" X 56' 6"	109	5329 Tabor Ave.	18' 1/2" X Irreg.
60	2332 W. Hunting Park Ave.	47' 3-7/8" X IRREG	85	6162 Old York Rd.	Lot Irreg.	110	600 E. Thayer St.	16' X 45' 6"
61	1433 W. Indiana Ave.	16' X 60'	86	3821 Olive St.	14' X 70'	111	6111 W. Thompson St.	Lot Irreg.
62	6206 Jefferson St.	16' X 102'	87	2051 E. Pacific St.	14' 1" X 47'	112	8022 1/2 Thouron Ave.	25' 5" X 98' 4"
63	3058 Judson St.	14' 3" X 45'	88	2808 N. Park Ave.	16' X 141' Premises A & B	113	2027 Tulip St.	14' 11-1/2" X 51' 4"
64	1933 Kater St.	16' X 50'	89	4163 Paul St.	16' 10" X 97' 7"	114	4437 N. Uber St.	16' X Irreg.
65	1220-30 Kenilworth St.	Lot Irreg.	90	912 E. Phil Ellena St.	26' 5-5/8" X 100'	115	352 Vernon Rd.	18' X 100'
66	5216 Kingsessing Ave.	15' 10" X 80'	91	949 E. Price St.	18' X 92'	116	STAYED	STAYED
67	3315 Kip St.	14' 1-1/2" X 60'	92	5806 Race St.	15' X 70'	117	2017 Walnut St.	18' 1-1/2" X 120'
68	4209 Lancaster Ave.	19' X IRREG	93	POSTPONED	POSTPONED	118	5610 Walnut St.	19' 5" X 77' 9-1/2"
69	6122 Lancaster Ave.	Lot Irreg.	94	3854 Reno St.	14' X 67' 8"	119	6161-65 Walnut St.	45' X 110' Premise A, B, & C
70	740 E. Madison St.	15' X 50'	95	3349 Ridge Ave.	15' 9" X 72'	120	1931 W. Westmoreland St.	15' X IRREG
71	4520 N. Marvine St.	15' X 75' 1-1/4"	96	101 E. Rockland St.	Lot Irreg.	121	2101 E. Westmoreland St.	Lot Irreg. Premises A to L
72	POSTPONED	POSTPONED	97	1721 N. Ruby St.	Lot Irreg.	122	3127 Weymouth St.	14' 3" X 48'
73	2418 Master St.	16' X 60'	98	240 N. Ruby St.	15' X 50' 4"	123	6218 Wheeler St.	15' 2" X 70'
74	5547 Master St.	15' X 57' 6"	99	144 N. Salford St.	15' X Irreg.	124	1137 Windrim Ave.	15' X 100'
75	6148 Master St.	14' X 50'	100	160 N. Salford St.	Lot Irreg.	125	8017-21 Winston Rd.	Lot Irreg.
76	2015 W. Mayfield St.	14' X 40'	101	122 N. Sickels St.	15' X 55'	126	2245 Winton St.	14' X 47'
77	4511 Mercer St.	17' 1" X 70'	102	5531 Springfield Ave.	Lot Irreg.	127	7105-13 Woodland Ave.	Lot Irreg.
78	6124 Morton St.	21' 1-3/4" X 96' 5/8"	103	5842 Springfield Ave.	19' 6" X 98'	128	7219 Woodland Ave.	Lot Irreg.
79	6143 Morton St.	15' 2" X 100'	104	5440 Spruce St.	15' 11-7/8" X 75'	129	5704 N. Woodstock St.	14' 9" X 64'
80	612 Moss St.	18' X 80'	105	5948 Spruce St.	20' X 100'	130	6729 Woolston Ave.	16' X 68'
81	1601 Mount Vernon St.	20' X 100'	106	4231 W. Stiles St.	20' X Irreg.	131	1646 W. York St.	19' X 60'
82	43 Narragansett St.	14' X 59' 9"	107	2952 N. Stillman St.	14' 1" X 45' 9"			

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