

SHERIFF'S SALE

10 A.M.
April 15, 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

JANUARY 15, 2014

WRIT NO:	PREMISES:	FRONT:
60	1801 W. Courtland St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM

SEPTEMBER 17, 2014

WRIT NO:	PREMISES:	FRONT:
57	6123 Jefferson St.	16' X 93'

THE FOLLOWING WAS POSTPONED FROM

OCTOBER 15, 2014

WRIT NO:	PREMISES:	FRONT:
11	5832 N. 15th St.	15' 11-3/8" X 83'

THE FOLLOWING WAS POSTPONED FROM

NOVEMBER 19, 2014

WRIT NO:	PREMISES:	FRONT:
17	4814 Friendship St.	14' X 80'

THE FOLLOWING WAS POSTPONED FROM

DECEMBER 17, 2014

WRIT NO:	PREMISES:	FRONT:
62	3033 Redner St.	15' 4" X 56' 9"

THE FOLLOWING WAS POSTPONED FROM

JANUARY 21, 2015

WRIT NO:	PREMISES:	FRONT:
26	161 N. 60th St.	16' X 77'
40	2637 N. Bouvier St.	14' 6" X 49'
114	1921 W. Susquehanna Ave.	Premises A & B

THE FOLLOWING WAS POSTPONED FROM

FEBRUARY 18, 2015

WRIT NO:	PREMISES:	FRONT:
3	3618 N. 07th St.	16' X 117'
23	1003 S. 51st St.	16.32' X 38.50'
24	1105 S. 52nd St.	15' 9" X 87'
43	3706 N. Broad St.	18' X 102' 8"
51	656 E. Clementine St.	14' 3" X 50'
52	2057 Cobbs Creek Pkwy	14' X 73'
68	1225 W. Erie Ave.	15' 9" X 120'
74	2558 Frankford Ave.	Lot Irregular
107	98 Montana St.	16.25' X 63.88'
108	2310 Mountain St.	15' X 46'
112	3007 W. Norris St.	15' 9-3/4" X 73'
115	4739 Oakland St.	19' 11-1/4" X 86' 6"
116	7174A-78 Ogontz Ave.	Lot Irregular
125	32 N. Peach St.	15' X 52.50'
142	5906 Shisler St.	15.96' X 90.50'
147	1101 Southampton Rd.	Lot Irreg.
153	1919 W. Susquehanna Ave.	Lot Irreg.
162	2827 Tulip St.	14' X 58' 8"
176	4361 Wayne Ave.	13' 3-1/2" X 70'
177	6637 Wayne Ave.	Lot Irregular
179	2627 W. Westmoreland St.	16' X 62'
200	5424 Wynnefield Ave.	58' X Irregular

THE FOLLOWING WAS POSTPONED FROM

MARCH 18, 2015

WRIT NO:	PREMISES:	FRONT:
15	2454 N. 16th St.	15.03' X 66.82'
27	2238 N. 28th St.	18' 5-1/2" X 110'
28	2609 N. 29th St.	15' 5" X 71'
36	2226 S. 70th St.	15' 3" X 67' 6"
38	1932 S. Alden St.	15' X 53'

WRIT NO: PREMISES:

46	905 Atwood Rd.	16' X 92' 6"
51	3862 Blaine St.	18.39' X 61.57'
61	2910 N. Camac St.	16' X 84' 6"
62	3810 Cambridge St.	15' X 93'
67	2629 N. Chadwick St.	14' X 48'
79	1813 N. Croskey St.	15' X 75'
89	1305 N. Dover St.	13' 6" X 50' 3"
95	60 N. Edgewood St.	15' X 62' 6"
96	6729 Elmwood Ave.	16' X 71'
100	3419 F St.	15' X 76' 6"
113	3046 W. Gordon St.	14' 3/4" X 62'
116	3619 N. Gratz St.	16' X 80'
124	1244 W. Harold St.	14' X 42'
135	332 Horton St.	15' X 67'
142	5521 Jefferson St.	14' 10" X 91'
149	1341 S. Lindenwood St.	16' X 62.50'
162	1856 N. Marston St.	14' X 41' 6"
163	2755 Martha St.	Lot Irregular
170	2222 W. Montgomery Ave.	16' X 69'
173	1930 W. Nedro Ave.	14' 10" X 86'
179	1050 W. Orleans St.	16' X 45'
185	2449 N. Patton St.	Lot Irregular
193	3744 N. Randolph St.	12' 7-1/2" X 100'
204	16 S. Ruby St.	16' X 63' 9"
213	2730 W. Seltzer St.	14' X 46'
218	4987 Sheldon St.	17.50' X 140'
219	3113 N. Sheridan St.	14' X 49.88'
224	1075 Southampton Rd.	Lot Irregular
228	2454 N. Stanley St.	14' X 52'
230	4525 Stiles St.	19' X 76' 6"
231	2853 Stouton St.	12' X 40'
240	1148 Vernon Rd.	16' 3" X Irregular

APRIL 15, 2015

SHERIFF'S SALE

WRIT NO: PREMISES:

1	1432 N. 04th St.	16' X 56' 6"
2	2029 N. 04th St.	14' X 57' 14" X 57'
3	3130 N. 09th St.	14' 7" X 69'
4	2244 N. 10th St.	17' 3" X 90'
5	2513 N. 12th St.	15' X 68'
6	1701 S. 13th St.	18' X 80'
7	2211 S. 15th St.	16' X 60'
8	3808 N. 15th St.	Lot Irregular
9	2641 N. 18th St.	14' 1-1/2" X 61'
10	3727 N. 18th St.	15' 2" X 91' 10"
11	2315 N. 19th St.	16' X 68'
12	3642 N. 19th St.	Lot Irreg.
13	2352 N. 21st St.	16' 1/2" X 69'
14	STAYED	STAYED
15	1424 N. 23rd St.	15' X 50'
16	1913 N. 23rd St.	17' 9" X 75'
17	2241 N. 26th St.	15' X 48' 2 1/2"
18	1315 S. 27th St.	18' X 57'
19	2413 N. 27th St.	13' 2 1/2" X 40'
20	2817 N. 27th St.	15' X 61'
21	1302 S. 28th St.	15' X 65'
22	2228-30 N. 28th St.	36' 11-1/4" X 110'
23	1333 S. 31st St.	14' X 51'
24	2627 N. 31st St.	15' 2" X 60'
25	1908 N. 32nd St.	16' X 72'
26	726 N. 41st St.	Lot Irreg.
27	1230 S. 48th St.	23.19' X 65.50'
28	1328 N. 52nd St.	15' X Irreg.
29	STAYED	STAYED

WRIT NO: PREMISES:

30	407 N. 59th St.	15' X 69' 8-3/8"
31	457 S. 60th St.	20' X 53' 3 1/2"
32	27 N. 61st St.	19' 6" X 90'
33	18-28 S. 62nd St.	53' 10-1/4" X IRREG
34	567 W. Abbottsford Ave.	16' X 140'
35	STAYED	STAYED
36	3108 W. Arizona St.	14' X 45'
37	3146 W. Arizona St.	14' X 45'
38	915 W. Arizona St.	16' 7" X 60'
39	2031 E. Auburn St.	12' 8" X 73' 2"
40	3250 N. Bailey St.	14' 9" X 60'
41	2068 Bellmore St.	15' X 50'
42	2711 N. Bonsall St.	15' X 45'
43	2309 N. Bouvier St.	14' 1" X 50'
44	2421 N. Bouvier St.	14' 1" X 50'
45	3732 Brandywine St.	12' X 48'
46	650 Brooklyn St.	16' X 77' 6"
47	1822 N. Bucknell St.	14' 2" X 46' 6"
48	1840 N. Bucknell St.	14' X 46' 6"
49	909 W. Butler St.	16' X 61'
50	3532 N. Carlisle St.	20' X 78' 8"
51	6129 Carpenter St.	21' X 110'
52	4429 N. Chadwick St.	14' 10" X 52' 2"
53	4432 N. Chadwick St.	14' 10" X 52' 2"
54	4437 N. Chadwick St.	14' 10" X 52' 2"
55	5122 Chancellor St.	15' X 62' 4-3/4"
56	1039 E. Cheltenham Ave.	16' 1/2" X 80'
57	1323 W. Clearfield St.	14' X 55'
58	2508 N. Cleveland St.	14' 7" X 49'
59	2547 N. Corlies St.	14' 2" X 50'
60	5003 Cottage St.	15' 2" X 82'
61	8741 Cottage St.	30' 1-1/2" X 100'
62	629-31 W. Courtland St.	43' 4 7/8" X 61' 11 3/4"
63	6225 Crafton St.	16' X 93'
64	2212 Cross St.	14' X 48'
65	2224 Cross St.	14' X 48'
66	2326 W. Cumberland St.	15' 4" X 109'
67	3309 D St.	14' X 51'
68	2657 S. Daggett St.	16' X 77' 6"
69	934 W. Dakota St.	14' 6" X 60'
70	1940 Dalkeith St.	14' 1/2" X 45'
71	4309 N. Darien St.	14' 2" X 44'
72	2513 W. Dauphin St.	13' 11-1/2" X Irreg.
73	5137 Delancey St.	16' 2" X 55' 6"
74	3945 Dell St.	15' X 56' 11-1/4"
75	2903 S. Dewey St.	15' X 75' 10"
76	POSTPONED	POSTPONED
77	723 Emily St.	14' X IRREG
78	1936 W. Erie Ave.	16' X 123'
79	STAYED	STAYED
80	2118 N. Fairhill St.	20' X 45' 8-1/2"
81	5814 Filbert St.	15' X 75'
82	2522 W. Firth St.	14' 6" X 50'
83	POSTPONED	POSTPONED
84	3139 Fountain St.	14' X 60'
85	2340 N. Front St.	16' X 67'
86	POSTPONED	POSTPONED
87	5018 Germantown Ave.	Lot Irreg.
88	5534 W. Girard Ave.	20' X 90'
89	5118 Glenloch St.	19.41' X 53.75'
90	6118 Glenmore Ave.	15' X 48'
91	6136 Glenmore Ave.	15' X 48'
92	1800 W. Glenwood Ave.	Lot Irregular

Tax Sale continues on 20

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 SALE10 A.M.
April 15, 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:
93	419 W. Godfrey Ave.	14'11" X IRREG	135	2255 S. Norwood St.	16' X 47'	177	2623 N. Stanley St.	14' X 50'
94	STAYED	STAYED	136	2714 W. Oakdale St.	14' X 45'	178	2344 Stewart St.	14' X 39'
95	227 Greenwich St.	16' X 96' 4"	137	6945 Ogontz Ave.	16'2" X 100'	179	1524 S. Stillman St.	14' X 44'
96	2303 Harlan St.	14' X 40'	138	2847 N. Orianna St.	13'8" X 45'	180	3000 N. Stillman St.	16' X 45' 9"
97	1711 Harrison St.	25' X 120'	139	4038 Ormond St.	15' X 60'	181	1841 Sulis St.	15'3" X 70'
98	2000 Hart Lane	15' X IRREG	140	1732 Orthodox St.	18' X 85'	182	2940 W. Susquehanna Ave.	14'9" X 66'
99	511 N. Hobart St.	20.53' X 48.78'	141	5534 Paschall Ave.	15' X 58' 6"	183	3710 N. Sydenham St.	15.58' X 80'
100	1456 N. Hollywood St.	15.08' X 55'	142	1336 S. Paxon St.	14'3" X 57'	184	STAYED	STAYED
101	2554 N. Hollywood St.	14' 2" X 52' 6"	143	129 S. Peach St.	15'3" X 56'6"	185	STAYED	STAYED
102	1425 Imogene St.	13' X 54'	144	3921 N. Percy St.	15'11 1/2" X 45'	186	1404 S. Taylor St.	14' 3" X 47' 9 5/8"
103	5786 Jefferson St.	33' 10-1/4" X 91'	145	STAYED	STAYED	187	1837 N. Taylor St.	14.16' X 46.78'
104	STAYED	STAYED	146	1815 W. Pike St.	14'4" X IRREG	188	2819 N. Taylor St.	14'4" X 46'6 1/4"
105	1728 N. Lambert St.	14' X 60'	147	3917 Poplar St.	16' X 112' 6'	189	2867 N. Taylor St.	16' X 46' 6-1/4"
106	1760 N. Lambert St.	16' X 60'	148	871 N. Preston St.	22' X 120'	190	2901 N. Taylor St.	15'8" X 50'
107	5916 Langdon St.	18'1" X IRREG	149	3447 Princeton Ave.	16'2" X IRREG	191	820 E. Thayer St.	14'1" X 75'
108	3322 Lansing St.	16'2" X 79'3-1/8"	150	3328 Rand St.	14' X 43'	192	5728 Thomas Ave.	42'6" X 125'
109	5735 Leonard St.	16' X 58' 1 5/8"	151	STAYED	STAYED	193	2224 W. Tioga St.	30' X 225'
110	12-16 Letitia St., 502	Condo Unit 502	152	STAYED	STAYED	194	6652 Tulip St.	14' X 90'
111	12-16 Letitia St., 301	Condominium	153	316 N. Redfield St.	15'X 93'	195	2338 Turner St.	14' X 57'
112	5315 Lindbergh Blvd.	16' 4-1/2" X IRREG	154	5429 Regent St.	15' X 60'	196	4509 N. Uber St.	15.88' X 84.40'
113	5501 Linmore Ave.	15' X 50'	155	6845 Regent St.	14'7" X IRREG	197	5045 Valley St.	39.65' X 42.03'
114	1852 E. Lippincott St.	14' X 57'	156	6018 Reinhard St.	15'6" X 60'	198	2252 N. Van Pelt St.	16' X 70'
115	1824 E. Madison St.	17' X 63' 6"	157	STAYED	STAYED	199	2314 N. Van Pelt St.	14' 3 1/2" X 49' 6"
116	1342 Marlborough St.	18' X 100'	158	942 E. Rittenhouse St.	26' 4" X 105'	200	1241 W. Venango St.	16' X 82'
117	3242 N. Marshall St.	14' X 42'	159	24 W. Rockland St.	15'6" X 86' 7 1/4"	201	9868 Verree Rd.	Lot Irreg.
118	2929 N. Marston St.	15' X 60'	160	916 W. Rockland St.	15' 4" X 82'	202	4240 Viola St.	16' X 74'
119	3106 N. Marston St.	14'6" X 42' 1"	161	5812 Rodman St.	15' X 63' 6"	203	5725 Virginian Rd.	16' X 102'
120	5740 N. Marvine St.	16'1" X 78' 1-1/4"	162	7600 E. Roosevelt Blvd., 202	Condo	204	6646 Walker St.	15' 11-1/2" X 88' 9"
121	2502 Master St.	16' X 63'	163	STAYED	STAYED	205	538 E. Walnut Lane	15' X 76'
122	2144 Medary Ave.	14'1 3/8" X 90'	164	108 N. Salford St.	15' X IRREG	206	5413 Walnut St.	19' X 100'
123	1604 W. Mentor St.	16' X 65'	165	1028 W. Schiller St.	20'6" X 71'3"	207	5118 Walton Ave.	19' 6" X 107' 6"
124	1320 S. Mole St.	15' X 43' 6"	166	2323-25 W. Sedgley Ave.	37'6" X 51'2"	208	5837 Walton Ave.	15' X 62' 6"
125	187 W. Monmouth St.	13'7" X 41'7"	167	2527 W. Seltzer St.	14' X 42'	209	544 N. Wanamaker St.	15' X 56'
126	2047 Moore St.	14' X 65'	168	2535 W. Seltzer St.	14'1" X 42'	210	1324-26 E. Washington Lane	130' X 100'
127	STAYED	STAYED	169	5419 Sharswood St.	14' X IRREG	211	6239 Washington Ave.	21' X 112' 6"
128	2338 Mountain St.	15' X 46'	170	4979 Sheldon St., A	11.44' X 64.75'	212	3452 N. Water St.	13' 10 7/8" X 81'
129	2661 N. Napa St.	14'1/2" X 50'	171	2522 W. Silver St.	14'1 7/8" X 50'	213	750 E. Westmoreland St.	15' X 55'
130	2128 N. Natrona St.	15' X 60'	172	3634 N. Smedley St.	15.41" X 76'	214	1676 N. Wilton St.	14' 8" X 55'
131	2466 N. Natrona St.	14.19' X 50'	173	241 W. Spencer St.	15' 5" X 70'	215	5425 Woodbine Ave.	Lot Irreg.
132	2153 N. Newkirk St.	13'10" X 48'	174	5516 Spring St.	16' X 46'	216	5419-23 Woodland Ave.	48' X 81'
133	2003 Nicholas St.	14'8" X 55'	175	4424 St. Davids St.	16' X 68'	217	2265 N. Woodstock St.	14' 11" X 60'
134	STAYED	STAYED	176	2445 N. Stanley St.	14'2" X 45'2"	218	STAYED	STAYED

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 deposited 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