

SHERIFF'S SALE10 A.M.
June 17, 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 FEBRUARY 19, 2014****WRIT NO: PREMISES: FRONT:**
5 2022-24 S. 13th St. 40' X 80'**THE FOLLOWING WAS POSTPONED FROM MARCH 19, 2014****WRIT NO: PREMISES: FRONT:**
119 6161-65 Walnut St. Premises A, B, & C**THE FOLLOWING WAS POSTPONED FROM MAY 21, 2014****WRIT NO: PREMISES: FRONT:**
49 2037-43 Eastburn Ave. Lot Irregular**THE FOLLOWING WAS POSTPONED FROM JUNE 18, 2014****WRIT NO: PREMISES: FRONT:**
58 5101 Leiper St. Lot Irregular**THE FOLLOWING WAS POSTPONED FROM AUGUST 20, 2014****WRIT NO: PREMISES: FRONT:**
14 325 South 18th St. 18' 1" X 88'**THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 17, 2014****WRIT NO: PREMISES: FRONT:**
86 2305-11 South St. Condominium Unit P8**THE FOLLOWING WAS POSTPONED FROM OCTOBER 15, 2014****WRIT NO: PREMISES: FRONT:**
11 5832 N. 15th St. 15' 11-3/8" X 83'
57 547 W. Clearfield St. Lot Irregular**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:**
106 1753 N. Stillman St. 14.25' X 52'**THE FOLLOWING WAS POSTPONED FROM JANUARY 21, 2015****WRIT NO: PREMISES: FRONT:**
22 890-92 42nd St. 40' X 120'
26 161 N. 60th St. 16' X 77'
39 1315 E. Berks St. 18' X 126' 11-3/8"
40 2637 N. Bouvier St. 14' 6" X 49'
45 5900 Chestnut St. 16' X 84' 2"
114 1921 W. Susquehanna Ave. Premises A & B**THE FOLLOWING WAS POSTPONED FROM FEBRUARY 18, 2015****WRIT NO: PREMISES: FRONT:**
21 2130 N. 31st St. 15' X 57'
42 1413 S. Bouvier St. 14' X 48'**WRIT NO: PREMISES: FRONT:**
43 3706 N. Broad St. 18' X 102' 8"
75 5044 Gainor Rd. 19.685' X Irregular
112 3007 W. Norris St. 15' 9-3/4" X 73'
153 1919 W. Susquehanna Ave. Lot Irreg.
179 2627 W. Westmoreland St. 16' X 62'**THE FOLLOWING WAS POSTPONED FROM MARCH 18, 2015****WRIT NO: PREMISES: FRONT:**
6 5762 N. 07th St. 15' X 95'
10 3434 N. 10th St. 15' X 75'
32 918 S. 55th St. 17' X 81' 6"
39 664 E. Allegheny Ave. 14' 8" X 55'
90 1348 N. Dover St. 14' 4" X 50'
91 2539 N. Dover St. 14' X 50'
92 552 W. Duncannon Ave. 16' 4" X 70'
101 3909 N. Fairhill St. 14' 4" X 67'
104 1737 Fernon St. 14' X 49'
107 3130 G St. 14' 1" X 55'
109 1749 Georges La. 16' X 75'
112 2302-4 E. Gordon St. Premises A & B
127 3028 W. Harper St. 14' X 58'
140 11253 Jeanes Pl. 35' X 90'
144 6101 Kingsessing Ave. Lot Irregular
155 6052 Magnolia St. 15' 1/2" X Irregular
157 1526 Manton St. 14' X 55' 8"
159 4029 N. Marshall St. 15' X 85" 10-1/2"
180 2080 E. Orleans St. 14' X 52'
188 7205 Pittville Ave. 15' 10" X 85'
190 239 E. Queen La. 38' X 49' 11-3/4"
194 127 S. Redfield St. 16' X 65'
209 2622 Salmon St. 13' X 60'
210 1201-03 Sansom St. Premises A & B
216 350 Shedaker St. 14' 7/8" X 90'
225 5509 Spring St. 16' X 46'
230 4525 Stiles St. 19' X 76' 6"**THE FOLLOWING WAS POSTPONED FROM APRIL 15, 2015****WRIT NO: PREMISES: FRONT:**
2 2029 N. 04th St. 14' X 57'
16 1913 N. 23rd St. 17' 9" X 75'
17 2241 N. 26th St. 15' X 48' 2-1/2"
19 2413 N. 27th St. 13' 2-1/2" X 40'
20 2817 N. 27th St. 15' X 61'
23 1333 S. 31st St. 14' X 51'
28 1328 N. 52nd St. 15' X Irregular
42 2711 N. Bonsall St. 15' X 45'
51 6129 Carpenter St. 21' X 110'
65 2224 Cross St. 14' X 48'
66 2326 W. Cumberland St. 15' 4" X 109'
68 1225 W. Erie Ave. 15' 9" X 120'
70 1940 Dalkeith St. 14' 1/2" X 45'
76 3144 Diamond St. 16' 9" X 90'
81 5814 Filbert St. 15' X 75'
85 2340 N. Front St. 16' X 67'
92 1800 W. Glenwood Ave. Lot Irregular
93 419 W. Godfrey Ave. 14' 11" X Irregular
97 1711 Harrison St. 25' X 120'
107 5916 Langdon St. 18' 1" X Irregular
108 3322 Lansing St. 16' 2" X 79' 3-1/8"
132 2153 N. Newkirk St. 13' 10" X 48'
137 6945 Ogontz Ave. 16' 2" X 100'
138 2847 N. Orianna St. 13' 8" X 45'
155 6845 Regent St. 14' 7" X Irregular**WRIT NO: PREMISES: FRONT:**
165 1028 W. Schiller St. 20' 6" X 71' 3"
166 2323-25 W. Sedgley Ave. 37' 6" X 51' 2"
173 241 W. Spencer St. 15' 5" X 70'
175 4424 St. Davids St. 16' X 68'
180 3000 N. Stillman St. 16' X 45' 9"
182 2940 W. Susquehanna Ave. 14' 9" X 66'
183 3710 N. Sydenham St. 15.58' X 80'
191 820 E. Thayer St. 14' 1" X 75'
193 2224 W. Tioga St. 30' X 225'
194 6652 Tulip St. 14' X 90'
204 6646 Walker St. 15' 11-1/2" X 88' 9"
207 5118 Walton Ave. 19' 6" X 107' 6"
216 5419-23 Woodland Ave. 48' X 81'**THE FOLLOWING WAS POSTPONED FROM MAY 13, 2015****WRIT NO: PREMISES: FRONT:**
15 2509 N. 20th St. 14' X 50'
41 1923 N. 60th St. 16' X 96'
56 2420 N. Bancroft St. 14' X 49'
78 3109 N. Chadwick St. 14' X 46' 6"
79 4442 N. Chadwick St. 14' 10" X 52' 2"
80 2815 Chalmers Ave. Lot Irregular
86 1445 W. Chew Ave. 16' X 97' 6"
95 1122 Dickinson St. Lot Irregular
124 11240 W. Harold St. 14' X 42'
125 508 Hart La. Lot Irregular
132 1924 W. Hilton St. 14' X 66'
135 2551 N. Hollywood St. 14' 2" X 52' 6"
144 3513 Joyce St. 15' X 52'
156 1349 S. Lindenwood St. 16' X 62' 6/10"
159 1524 Manton St. 14' X 55' 4"
165 1640 W. Mentor St. 16' X 65'
167 3337 Mutter St. 14' X 44' 6"
174 2446 N. Newkirk St. 14' X 52' 6"
234 2538 N. Warnock St. 14' X 48'
243 2646 W. York St. 14' X 50'**JUNE 17, 2015****SHERIFF'S SALE****WRIT NO: PREMISES: FRONT:**
1 2857 N. 04th St. 13' 7" X 55' 6"
2 1205 S. 05th St. 16' X 71'
3 3052 N. 05th St. 15' 5" X 72'
4 3552 N. 07th St. 14' 3" X 80'
5 3637 N. 07th St. 13' 6-1/2" X 88' 9-1/4"
6 5014 N. 07th St. 15' X 71.87'
7 STAYED
8 3143 N. 09th St. 15' X 56' 1-1/8"
9 820 N. 12th St. Lot Irregular
10 3132 S. 13th St. 17.85' X 83.95'
11 3856 N. 13th St. 15' X 96.09'
12 6334 N. 13th St., A 71' X 119'
13 6608 N. 13th St. 52.50' X 131.50'
14 3714 N. 15th St. 16' X 97'
15 6818 N. 15th St. 26' X 72' 9-1/8"
16 4665 N. 16th St. 15' X 83' 11"
17 STAYED
18 STAYED
19 6735 N. 17th St. 16' X Irregular
20 STAYED
21 2330 N.19th St. 15' 3" X 67'
22 POSTPONED
23 3836 N. 19th St. 22' 2-1/4" X Irregular**Tax Sale continues on 18**

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

Tax Sale continued from 17

SHERIFF'S SALE
 10 A.M.
 June 17, 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:
24	4511 N. 19th St.	15' 4" X 84' 5"	89	STAYED	STAYED	154	5436 Florence Ave.	18' X 68'
25	STAYED	STAYED	90	5665 Boyer St.	20' X 85' 5"	155	1619 Fountain St.	15' 4-2/5" X 68'
26	2033 N. 20th St.	16' X 73'	91	1153 Bridge St.	16' X 100'	156	1619 S. Franklin St.	14' X 45'
27	STAYED	STAYED	92	STAYED	STAYED	157	STAYED	STAYED
28	6622 N. 20th St.	18' 2" X Irregular	93	1708 W. Bristol St.	15' X 65'	158	2118 N. Franklin St.	14' 2" X 70'
29	2416 N. 25th St.	14' 10" X 54'	94	2221-25 N. Broad St.	Lot Irregular	159	720 S. Frazier St.	14' 2" X 62' 4-1/2"
30	2940 N. 25th St.	15' 5" X 60'	95	6112 N. Broad St.	17' 6-1/8" X Irregular	160	2714 French St.	14' X 50'
31	STAYED	STAYED	96	758 Brooklyn St.	15' X 80'	161	900 N. Front St.	Lot Irregular
32	STAYED	STAYED	97	764 Brooklyn St.	Lot Irregular	162	902 N. Front St.	Lot Irregular
33	1765 N. 29th St.	14' 11-1/2" X 65'	98	1202 W. Butler St.	16' X 110'	163	6202 Gardenia St.	16' X 85'
34	2719 N. 29th St.	15' X 62'	99	1513 W. Butler St.	15' X 87'	164	2433 N. Garnet St.	14' 1" X 50'
35	3140 N. 29th St.	15' X 72'	100	STAYED	STAYED	165	3302 Germantown Ave.	Lot Irregular
36	1432 S. 31st St.	16' X 53'	101	6125 Callowhill St.	15' 5" X 72'	166	4200 W. Girard Ave.	16' X 109'
37	602 N. 32nd St.	17' 6" X 91' 6"	102	6224 Callowhill St.	16' X 79'	167	STAYED	STAYED
38	POSTPONED	POSTPONED	103	623 N. Camac St.	17' X 89.87'	168	574 E. Godfrey Ave.	15' 5" X Irregular
39	807 N. 39th St.	15' 4" X 80'	104	920 W. Cambria St.	13' 11" X 63'	169	846 Grakyn Lane	55' X Irregular
40	811 N. 41st St.	19' X Irregular	105	5530 Cambridge St.	15' X 78'	170	3862 N. Gratz St.	15' 2" X 82' 10"
41	729 N. 42nd St.	16' X 67' 3"	106	1606 Cardeza St.	52' 10" X 95'	171	1022 Griffith St.	28' 3-1/2" X 111' 3"
42	777 N. 43rd St.	17' X 66' 3-1/4"	107	3721 N. Carlisle St.	15' X 80'	172	3320 H St.	15' X 75'
43	1048 N. 46th St.	19' 6" X 78'	108	STAYED	STAYED	173	5713 Hazel Ave.	16' X 65'
44	945 N. 48th St.	16' X 117'	109	POSTPONED	POSTPONED	174	503 E. Hilton St.	15' X 52' 6"
45	POSTPONED	POSTPONED	110	5917 Carpenter St.	18' 4" X 107'	175	2409 N. Hollywood St.	15' 6" X 52' 6"
46	752 S. 52nd St.	16' X 75'	111	6146 Catharine St.	16' X 110'	176	STAYED	STAYED
47	1200 S. 53rd St.	17' X 81'	112	4915 Cedar Ave.	25' X 110'	177	STAYED	STAYED
48	1222 N. 53rd St.	15' X 85'	113	1824 W. Champlost Ave.	16' 4" X 86' 8-1/4"	178	2301 W. Hunting Park Ave.	Lot Irregular
49	1303 S. 54th St.	15' 1" X 80'	114	5939 Chester Ave.	15' 3" X 95'	179	STAYED	STAYED
50	237 N. 54th St.	18' 6" X 72'	115	6445 Chew Ave.	15' 9" X 86"	180	2419 S. Iseminger St.	14' X 48' 6"
51	629 N. 54th St.	15' X 67'	116	STAYED	STAYED	181	5427 Jefferson St.	17' X 87'
52	STAYED	STAYED	117	18 E. Clapier St.	20' X 79'	182	5760 Kemble Ave.	15' 10" X 76'
53	STAYED	STAYED	118	STAYED	STAYED	183	5226 Kershaw St.	15' X 86'
54	125 S. 61st St.	15' 3" X 87'	119	1014 W. Clearfield St.	30' 8-5/8" X Irregular	184	4919 Keyser St.	Lot Irregular
55	STAYED	STAYED	120	POSTPONED	POSTPONED	185	5402 Lancaster Ave.	26' X Irregular
56	STAYED	STAYED	121	2462 N. Cleveland St.	14' 6" X 50'	186	1816 Latona St.	16' X 54'
57	1409-13 N. 76th St.	Condominium	122	STAYED	STAYED	187	1440 N. Lawrence St.	19' 6" X 61' 6"
58	2831 Agate St.	14' X 46'	123	605 Cobbs Creek Pkwy.	16' X 100'	188	870 N. Lawrence St.	18.32' X 104.92'
59	217 W. Albanus St.	14' X 65'	124	2534 N. Colorado St.	14' X 49'	189	6130-32 Lebanon Ave.	Lot Irregular
60	259 W. Albanus St.	14' X 65'	125	1656 S. Conestoga St.	15' X 55' 6"	190	2016 W. Lippincott St.	60' X 225'
61	1231 N. Alden St.	15' X 64' 6-7/8"	126	5841 Crittenden St.	15' 2" X 70' 8-3/4"	191	5542 Locust St.	15' X 92'
62	1812 S. Alden St.	15' X 53'	127	2507 W. Cumberland St.	15' 5" X 64' 3-7/8"	192	5914 Locust St.	16' X 50'
63	221 S. Alden St.	15' X 60'	128	2519 W. Dauphin St.	13' 11" X 45' 3"	193	608 Locust Ave.	19' 1" X 100'
64	2530 W. Allegheny Ave.	Lot Irregular	129	223-25 Dawson St.	32' 7-3/4" X 78' 1-1/2"	194	STAYED	STAYED
65	530 N. Allison St.	15' X 64' 8"	130	STAYED	STAYED	195	315 Loney St.	30' 8-7/8" X Irregular
66	6022 Allman St.	15' X 60'	131	STAYED	STAYED	196	STAYED	STAYED
67	2001-03 N. American St.	Lot Irregular	132	1218 Devereaux Ave.	19' 8-1/2" X 81' 6"	197	6148 Ludlow St.	16' 2" X 90'
68	5641 Anderson St.	18' 6-3/8" X Irregular	133	2123 Dickinson St.	17' 9" X Irregular	198	POSTPONED	POSTPONED
69	5636 Arch St.	16' X 81'	134	2649 N. Douglas St.	14' 3" X 40'	199	STAYED	STAYED
70	2431 Arlington St.	15' X 53'	135	1307 N. Dover St.	13' 6" X 50' 3"	200	8836 Macon St.	32' 10-1/2" X 105'
71	1819 W. Ashdale St.	15' X 60'	136	2750 N. Dover St.	15' X 50' 9"	201	STAYED	STAYED
72	37 S. Ashmead Place	Lot Irregular	137	2102 Eastburn Ave.	Lot Irregular	202	3544 Mantua Ave.	15' 6" X 60'
73	1224 W. Atlantic St.	21.37' X 54'	138	1917 Ellsworth St.	16' X 74' 9"	203	STAYED	STAYED
74	223 N. Avondale St.	14' X 50'	139	2515 Emerald St.	14' X 65' 6"	204	6729 Marsden St.	14' 8-1/2" X 65' 6"
75	2838 N. Bailey St.	16' X 47'	140	3250 Emerald St.	13' 10-1/2" X 57' 3-1/2"	205	3240 N. Marshall St.	Lot Irregular
76	1716-30 S. Bambrey St.	199' 6" X 54' 5"	141	STAYED	STAYED	206	4807 N. Marshall St.	Lot Irregular
77	2029 N. Bambrey St.	15' X 49' 6"	142	2230 W. Estaugh St.	15' X 108' 6"	207	2505 N. Marston St.	15' X 55.75'
78	STAYED	STAYED	143	2005 N. Etting St.	14' 7" X Irregular	208	STAYED	STAYED
79	6077 N. Beechwood St.	21' X 90'	144	3244 N. Etting St.	Lot Irregular	209	STAYED	STAYED
80	STAYED	STAYED	145	1312 S. Fairhill St.	16' X 40'	210	2108 Master St.	16' X 76'
81	STAYED	STAYED	146	3210 N. Fairhill St.	14' 3" X 45' 10-1/4"	211	2809-13 W. Master St.	Lot Irregular
82	1920 Berkshire St.	17' 5-1/2" X 80'	147	3726 Fairmount Ave.	18' X 93'	212	2940 Master St.	14.66' X 60'
83	12612 Biscayne St.	17' 11-1/4" X Irregular	148	1446 N. Felton St.	15' X 54'	213	912 Mc Clellan St.	14' X 54' 6"
84	STAYED	STAYED	149	2642 S. Felton St.	16' X 62' 6"	214	STAYED	STAYED
85	1924 Bonitz St.	14.25' X 55'	150	2660 S. Felton St.	16' 6" X 62' 6"	215	6019 Media St.	15' X 82'
86	1511 W. Boston St.	14' 1/2" X 42' 6"	151	1816 Fillmore St.	14' 11-1/4" X 60'	216	132 Meehan Ave.	26.82' X 82.17'
87	STAYED	STAYED	152	1229 W. Firth St.	14' X 46'	217	3132 Memphis St.	14' 2" X 49'
88	2454 N. Bouvier St.	14' 1" X 50'	153	STAYED	STAYED			

Tax Sale continues on 19

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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.

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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

Tax Sale continued from 18

SHERIFF'S SALE10 A.M.
June 17, 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:
218	5646 Montrose St.	15' 2" X 56'	246	3935 Powelton Ave.	17' 6" X 82'	274	STAYED	STAYED
219	1202 E. Mount Airy Ave.	Lot Irregular	247	6419 Race St.	16' X 53'	275	3237 Tampa St.	15' X 60' 2"
220	4666 Mulberry St.	20' X Irregular	248	50 Reger St.	Lot Irregular	276	4732 Tampa St.	Lot Irregular
221	927 Murdoch Road	28' 4-3/8" X 104' 5-5/8"	249	3905 Reno St.	14' 2" X 60'	277	603 E. Thayer St.	14' 3" X 45' 6"
222	1242 N. Myrtlewood St.	14' X 56' 9"	250	STAYED	STAYED	278	4425 N. Uber St.	16' X 100' 11-7/8"
223	2600 N. Myrtlewood St.	14' X 53' 6"	251	1311-13 Ridge Ave.	Lot Irregular	279	4439 N. Uber St.	15' X 100' 11-7/8"
224	2602 N. Myrtlewood St.	14' X 52'	252	1204 N. Ringold St.	14' X 48.39'	280	662 Union St.	20' X 84' 6"
225	616 Naomi St.	19' X 140'	253	POSTPONED	POSTPONED	281	1432 Unity St.	20' X 76'
226	5022 Newhall St.	22' X Irregular	254	2429 Ritner St.	14' 6" X 61' 6"	282	6060 Upland St.	14' 6" X 58'
227	1516 S. Newkirk St.	14' 2" X 50'	255	3149 Rorer St.	15' X 53'	283	7035 Upland St.	12' 6" X Irregular
228	2200 W. Norris St.	19' X 66'	256	1808 Roselyn St.	Lot Irregular	284	1921 N. Van Pelt St.	14' 8" X 75'
229	6235 N. Norwood St.	16' X 76'	257	247 Rosemar St.	15' 1" X 70'	285	6647 Vandike St.	16' X 82' 6"
230	2927 W. Oakdale St.	14' X 46'	258	1233 S. Ruby St.	15' X 50'	286	POSTPONED	POSTPONED
231	5333 Ogden St.	14' 2" X Irregular	259	20 S. Ruby St.	16' X 63' 9"	287	334 Vernon Road	16' X 100'
232	5816 Old York Rd.	Lot Irregular	260	7038 Saybrook Ave.	14' 9" X 85'	288	232-36 Walnut St.	65.90' X 185.50'
233	4346 N. Orianna St.	14' X 45'	261	STAYED	STAYED	289	249 N. Wanamaker St.	14' X 61'
234	1048 W. Orleans St.	14' X 45'	262	443 Shunk St.	14' 2" X 71'	290	2112 W. Westmoreland St.	16' X 49' 6"
235	5442 Osage Ave.	15' 6" X 63'	263	127 N. Sickels St.	15' X 55'	291	STAYED	STAYED
236	7539 Overbrook Ave.	15' X 110.511'	264	2625 W. Silver St.	14' X 50'	292	5034 Whitaker Ave.	16' X 90'
237	2002 E. Pacific St.	15.11' X 70.37'	265	413 Slocum St.	16' 2" X 100'	293	1716 N. Wilton St.	16' X 60'
238	STAYED	STAYED	266	912 W. Somerset St.	14' 3" X 58' 6"	294	1516 Womrath St.	16' X 71' 8"
239	STAYED	STAYED	267	605 Spring Lane	208' 5/8" X Irregular	295	2257 N. Woodstock St.	14' 11" X 60'
240	42 E. Pastorius St.	Lot Irregular	268	1960 N. Stanley St.	13' 4" X 48'	296	POSTPONED	POSTPONED
241	519 N. Paxon St.	14' 2" X 51' 6"	269	2145 E. Stella St.	14' X 46' 6-1/4"	297	2211 Yelland St.	15' X 40' 6"
242	3845 Pennsgrove St.	15' 9" X 64' 6"	270	6939 Stenton Ave.	16' 2" X 110'	298	2227 Yelland St.	15' X 40' 6"
243	1527 W. Pike St.	15' 6" X 90'	271	1435 Stevens St.	16' 1-1/2" X 63' 9"	299	POSTPONED	POSTPONED
244	3064 Potter St.	14' X 62' 8-7/8"	272	STAYED	STAYED	300	6024 Yocum St.	15' X 54' 6-1/2"
245	3933 Powelton Ave.	17' 6" X Irregular	273	1224 Stirling St.	16' X 109'			

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 cash, 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

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