

SHERIFF'S SALE

10 A.M.
June 18, 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 SEPTEMBER 19, 2012

WRIT NO:	PREMISES:	FRONT:
14	419 S. 43rd St.	16' X 104'

THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013

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

THE FOLLOWING WAS POSTPONED FROM AUGUST 21, 2013

WRIT NO:	PREMISES:	FRONT:
25	2901 B St.	97' 6" X Irreg.
88	7255 Ogontz Ave.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM DECEMBER 18, 2013

WRIT NO:	PREMISES:	FRONT:
12	853 Adams Ave.	Lot Irreg.
15	10232 Ambridge Pl.	Lot Irreg.
46	3309 S. Galloway St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JANUARY 15, 2014

WRIT NO:	PREMISES:	FRONT:
103	921 S. Paxon St.	15' X Irreg.

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 19, 2014

WRIT NO:	PREMISES:	FRONT:
5	2022-24 S. 13th St.	40' X 80'
79	19 N. Millick St.	15' X 62' 6"
95	1137 S. Peach St.	16' X 55'
104	2019-23 Rhawn St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MARCH 19, 2014

WRIT NO:	PREMISES:	FRONT:
2	4808 N. 10th St.	18' 6" X 85'
8	2436 N. 27th St.	Lot Irreg.
52	318 Glen Echo Rd.	20' X 80'
62	6206 Jefferson St.	16' X 102'
81	1601 Mount Vernon St.	20' X 100'
84	3955 Ogden St.	14' 6" X 56' 6"
92	5806 Race St.	15' X 70'

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 APRIL 16, 2014

WRIT NO:	PREMISES:	FRONT:
5	3810 N. 10th St.	16' X 54'
8	2710 N. 16th St.	15' X 93'
13	3312 N. 21st St.	15' 5" X 85'
14	2931 N. 23rd St.	15' X 100'
15	1334 N. 27th St.	13' 6-5/8" X Irreg.
18	1423 S. 54th St.	16' X 106'
26	845-47 Almond St.	34' 2-1/8" X Irreg.
35	2619 N. Chadwick St.	14' X 48'
36	6012 Christian St.	21' 8" X 110'
37	2130 W. Clearfield St.	17' X 53' 6"
48	12316 Dunks Ferry Rd.	Lot Irreg.
53	933 Fanshawe St.	52' 2" X 106' 3"

WRIT NO:	PREMISES:	FRONT:
76	841 E. Madison St.	14' 3" X 50'
97	7038 Saybrook Ave.	14' 9" X 85'
102	902 N. St. Bernard St.	15' X 55' 11-5/8"

THE FOLLOWING WAS POSTPONED FROM MAY 21, 2014

WRIT NO:	PREMISES:	FRONT:
7	1331 N. 17th St.	16' 8" X 100'
9	2517 N. 20th St.	14' X 50'
22	532 N. 53rd St.	15' 3" X 123'
32	1706 S. Bancroft St.	14' X 51'
51	3118 Fairfield St.	Lot Irreg.
54	4802 N. Franklin St.	15' X 61'
60	91 Herman St.	Lot Irreg.
74	204 Mountain St.	Lot Irreg.
77	2045 S. Opal St.	14' 3" X 47' 6"

JUNE 18, 2014 SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	868 N. 27th St.	15' X 85'
2	2253 N. 33rd St.	22' 4" X 100' 8"
3	846 N. 44th St.	frt. 17' 10" X 85'
4	1242 N. 52nd St.	15' 9" X 93'
5	1249 N. 52nd St.	16' 4" X Irreg.
6	STAYED	STAYED
7	153 N. 57th St.	15' 2" X 67'
8	3128 W. Allegheny Ave.	16' X 80'
9	STAYED	STAYED
10	2533 N. Bancroft St.	14' 6-1/2" X 48'
11	3509 Braddock St.	Lot Irreg.
12	810 Burns St.	16' X 44' 2"
13	2518 Cecil B. Moore Ave.	14' 6" X 72'
14	3113 N. Chadwick St.	Frnt. 14' X 46' 6"
15	STAYED	STAYED
16	5628 Cherry St.	14' 2" X 50'
17	5830 Christian St.	15' 6" X 80'
18	5852 Christian St.	15' 6" X 80'
19	460 Cinnaminson St.	42' 2-3/8" X 114'
20	6218 Clearview St.	15' X IRREG
21	2249 N. Cleveland St.	14' X 45' 6"
22	4416 N. Cleveland St.	14' X 50' 4"
23	2420 N. Colorado St.	14' 6" X 48'
24	2424 N. Colorado St.	Frnt. 14' 6.5 X Lot Irreg.
25	2625 N. Colorado St.	Frnt. 14' 6" X 48'
26	3532 Cresson St.	16' 2" X 80'
27	5616 Crowson St.	16' X 72'
28	3430 Crystal St.	14' 2" X 42' 6"
29	1514 W. Cumberland St.	15' 1-3/4" X 63'
30	1928-30 E. Dauphin St.	40' X IRREG.
31	2602 Deacon St.	14' X 50'
32	5259 Delancey St.	15' X 52'
33	1261 N. Dover St.	14' X 40' 3"
34	1319 N. Dover St.	14' X 50' 3"
35	STAYED	STAYED
36	219 S. Edgewood St.	15' X 63'
37	62 N. Edgewood St.	15' X 62' 6"
38	POSTPONED	POSTPONED
39	3910 N. Fairhill St.	16' X 59'
40	450 N. Farson St.	14' 4" X 56'
41	STAYED	STAYED
42	3911 N. Franklin St.	15' X 63'
43	4128 N. Franklin St.	15' X 62'
44	644 N. Frazier St.	Frnt. 15' 4" X 77' 3 1/4"
45	2338 N. Garnet St.	14' X 46' 4"
46	7176 Georgian Rd.	15' 8-1/2" X 101' 3"

WRIT NO:	PREMISES:	FRONT:
47	STAYED	STAYED
48	2010 W. Godfrey Ave.	Frnt. 16' X 80'
49	STAYED	STAYED
50	1002 W. Huntingdon St.	18' X 69' 6"
51	STAYED	STAYED
52	6823 Jackson St.	Lot Irreg.
53	1765 W. Juniata St.	16' X 80'
54	2302 N. Lambert St.	14' 11" X 58'
55	STAYED	STAYED
56	3618-24 N. Lawrence St.	frt. 60' X 104' 7 1/2"
57	4257 Leidy Ave.	Frnt. 16' X 86'
58	5101 Leiper St.	Lot Irreg.
59	1306 W. Lycoming St.	15' X 80'
60	3948 M St.	15' X 85'
61	6946 Marsden St.	25' X 128' 6"
62	1302 N. Marshall St.	15' 8" X 60'
63	1826 N. Marston St.	14' 1" X 41' 6"
64	6655 Mc Callum St. 404	Condominium
65	STAYED	STAYED
66	7071 Milnor St.	Lot Irreg.
67	3838 Mount Vernon St.	14' X 72'
68	6619 Musgrave St.	15' 8 1/2" X 81' 1/8"
69	2551 N. Napa St.	14' X 50'
70	2433 Nicholas St.	14' 3" X 55'
71	5971 N. Norwood St.	15' X 70'
72	186 W. Ontario St.	Frnt. 13' X 53'
73	2325 W. Oxford St.	16' 2" X 67'
74	2327 W. Oxford St.	16' 2" X 67'
75	5358 W. Oxford St.	18' X 81'
76	POSTPONED	POSTPONED
77	5166 Parrish St.	15' 4" X Irreg.
78	2437 N. Patton St.	14' 1/2" X 50'
79	1412 S. Paxon St.	14' 4" X 52'
80	STAYED	STAYED
81	1846 Roselyn St.	Frnt. 16' X 86' 10"
82	251 N. Ruby St.	15' 4" X 51'
83	2247 Ruffner St.	20' X 39'
84	1528 W. Ruscomb St.	15' X 90'
85	5718 Sansom St.	16' X 96' 8"
86	5514 Saybrook Ave.	15' X 59'
87	2504 Sharswood St.	14' X 42' 9"
88	2134 Sigel St.	14' 2" X 50'
89	2729 W. Silver St.	14' X 50'
90	STAYED	STAYED
91	1214 W. Somerset St.	16' X 70'
92	5440 Summer St.	15' X 34' 6"
93	STAYED	STAYED
94	2933 N. Taylor St.	14' 1" X 50'
95	2964 N. Taylor St.	14' 1" X 50'
96	5442 Trinity St.	15' 8" X 87'
97	6029 Trinity St.	16' 1" X 59'
98	7011 Upland St.	Lot Irreg.
99	5511 Vine St.	20' X 110'
100	STAYED	STAYED
101	1825 E. Wensley St.	14' X 72' 6-1/2"
102	626 E. Wensley St.	14' X 45' 6"
103	5438 Whitby Ave.	15' X 81' 6"
104	2267 E. William St.	14' X IRREG
105	5658 Willows Ave.	15' X 81' 6"
106	2927 W. Wishart St.	15' X 60'
107	2040 N. Woodstock St.	15' X 58'
108	STAYED	STAYED
109	1714 S. Yewdall St.	15' X 59'
110	7116 Yocum St.	Lot Irreg.

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