

SHERIFF'S SALE

10 A.M.
September 18, 2013

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 | WRIT NO: | PREMISES: | FRONT: | WRIT NO: | PREMISES: | FRONT: |
|--|---|---------------------------|---------------------|----------|----------------------------|----------------------|
| APRIL 18, 2012 | 54 | 810 N. Hancock St. Unit 3 | Condominium | 27 | 536 Brinton St. | 30' 6" X Irreg. |
| WRIT NO: PREMISES: FRONT: | 66 | 2905 N. Judson St. | 16' X 46' | 28 | 701 S. Broad St. | 100' X Irreg. |
| 26 1314-16 N. Broad St. 74' X 200' | 68 | 5979 Kemble Ave. | 15' X 65' | 29 | 1848 Brunner St. | 14' 11" X 76' |
| THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012 | 79 | 122 W. Loudon St. | Lot Irreg. | 30 | 2053 E. Cambria St. | 14' X 65' |
| WRIT NO: PREMISES: FRONT: | 103 | 2903 N. Ringgold St. | 14' 1" X 40' 9-1/2" | 31 | STAYED | STAYED |
| 98 411 Master St. 16' X 68' | THE FOLLOWING WAS POSTPONED FROM AUGUST 21, 2013 | | | 32 | STAYED | STAYED |
| THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012 | WRIT NO: PREMISES: FRONT: | | | 33 | 253 S. Cecil St. | 15' X 60' |
| WRIT NO: PREMISES: FRONT: | 9 6256 N. 18th St. 14' 4-7/8" X Irreg. | | | 34 | 5856 Cedar Ave. | 15' 7" X 75' 7-3/4" |
| 130 79 Montana St. 16' 3" X 75' | 37 1034 Cantrell St. 14' X 56' | | | 35 | STAYED | STAYED |
| THE FOLLOWING WAS POSTPONED FROM OCTOBER 17, 2012 | 38 2086 Carver St. 14' 1" X 65' | | | 36 | 6012 Chester Ave. | 15' 6" X 67' |
| WRIT NO: PREMISES: FRONT: | 48 7 N. Chris Columbus Blvd. Unit 203 Condominium | | | 37 | 5024 Chestnut St. | 19' 5-1/2" X 114' |
| 117 3509 N. Warnock St. 45' 6" X 56' | THE FOLLOWING WAS POSTPONED FROM AUGUST 21, 2013 | | | 38 | STAYED | STAYED |
| THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013 | WRIT NO: PREMISES: FRONT: | | | 39 | 1627 S. Conestoga St. | 15' X 60' |
| WRIT NO: PREMISES: FRONT: | 58 2063 E. Fletcher St. 14' X 60' 6-1/4" | | | 40 | 5020 Covent Lane, Unit 299 | Condominium |
| 35 2221-25 N. Broad St. 70' 6-3/4 X 151' | 59 7356 Frankford Ave. 16' 7" X 100' 5-1/2" | | | 41 | 2828 D. St. | 17' X 55' |
| 117 3252 Ryan St. Lot Irreg. | 60 1231 N. Frazier St. 15' 5" X 83' | | | 42 | 6417 Eastwood St. | 16' 3-1/2" X 77' 6" |
| THE FOLLOWING WAS POSTPONED FROM FEBRUARY 20, 2013 | 68 750 E. Hilton St. 14' 1" X 50' | | | 43 | 6318 Elmwood Ave. | 25' X 125' |
| WRIT NO: PREMISES: FRONT: | 92 2066 E. Pacific St. 14' 5" X 50' 6" | | | 44 | 3327 Emerald St. | 15' X 66' 10-1/2" |
| 71 5306-16 Westminster Ave. Lot Irreg. Premises A to E | 97 5802 Pine St. 16' X 77' | | | 45 | 5525 N. Fairhill St. | 20' X 121' 7-1/2" |
| THE FOLLOWING WAS POSTPONED FROM MAY 15, 2013 | 100 3939 Priscilla St. 14' X 52' | | | 46 | 586 Fairway Ter. | 32' X 90' |
| WRIT NO: PREMISES: FRONT: | 115 1544 St. Lukes St. 29' 11-3/4" X 49' 4-3/4" | | | 47 | STAYED | STAYED |
| 8 3946-54 N. 16th St. 81' 6" X 90' | 124 1444 N. Wanamaker St. 15' X 53' 6" | | | 48 | 2707-11 Federal St. | 45' X 76' |
| 49 5851 Hazel Ave. 16' X 62' | 125 923-27 N. Watts St. Lot Irreg. | | | 49 | 1507 N. Felton St. | 15' X 88' 6" |
| 116 1217 S. Wilton St. 20' X 92' | 1 3757 N. 18th St. 15' 2" X 91' 10" | | | 50 | 5831 Fernwood St. | 15' 10" X 80' |
| THE FOLLOWING WAS POSTPONED FROM JUNE 19, 2013 | 2 2723 N. 19th St. 16' X 62' | | | 51 | 2322 W. Firth St. | 14' 5" X 60' |
| WRIT NO: PREMISES: FRONT: | 3 715 N. 19th St. Lot Irreg. | | | 52 | 801 W. Fisher Ave. | 19' 1-1/2" X 112' 6" |
| 2 6017 N. 03rd St. 15' 3" X Irreg. | 4 2505 N. 20th St. 14' X 52' | | | 53 | 8301-03 Frankford Ave. | 60' X 250' |
| 14 3017-53 N. 12th St. Lot Irreg. | 5 2906-18 N. 21st St. Lot Irreg. | | | 54 | 3215 N. Front St. | Lot Irreg. |
| 23 807 N. 41st St. 24' X Irreg. | 6 6241 N. 21st St. 16' X 102' | | | 55 | 4613 Germantown Ave. | 19' X Irreg. |
| 36 411 S. 60th St. 16' X 81' | 7 1600-02 S. 22nd St. Lot Irreg. Premises A&B | | | 56 | 6527 Gesner St. | 18' X 52' 6" |
| 86 1709 N. Edgewood St. 15' 4-1/2" X 81' 1-1/2" | 8 2024-28 N. 22nd St. 83' 3" X 175' Premises A&B | | | 57 | 1115 Gilham St. | 25' 9-1/2" X 105' |
| 98 2241 N. Gratz St. 14' X 45' 3" | 9 1115 N. 38th St. Lot Irreg. | | | 58 | 1835 Ginnodo St. | 12' X Irreg. |
| 104 6638 Hollis St. 18' 2" X 82' 6" | 10 1129 S. 51st St. 20' X 104' | | | 59 | 3317 N. Gratz St. | 15' 2" X 76' 10" |
| 105 3133 Kensington Ave. 17' X Irreg. | 11 440 S. 55th St. 16' X 78' 6" | | | 60 | 5314 Grays Ave. | Lot Irreg. |
| 114 3142 Memphis St. 14' 2" X 49' | 12 307 N. 60th St. 15' 3" X 67' | | | 61 | 5125 Harlan St. | 14' 2" X 95' |
| 119 6047 N. Norwood St. 14' 2-1/2" X 90' | 13 607 S. 60th St. 15' 8" X 85' | | | 62 | STAYED | STAYED |
| THE FOLLOWING WAS POSTPONED FROM JULY 17, 2013 | 14 56 N. 61st St. 15' X 64' | | | 63 | 5641 Hazel Ave. | 15' X 62' |
| WRIT NO: PREMISES: FRONT: | 15 14 S. 62nd St. 22' 9" X Irreg. | | | 64 | 71 Herman St. | Lot Irreg. |
| 1 2112 S. 07th St. 15' 9" X 50' | 16 1339 W. 65th Ave. Lot Irreg. | | | 65 | STAYED | STAYED |
| 9 819 N. 41st St. 17' X Irreg. | 17 5841 Addison St. 16' X 63' 6" | | | 66 | 56 E. Hortter St. | 16' X 71' |
| 24 4000 Ashland St. Lot Irreg. | 18 6024 Agusta St. 16' 2-1/2" X 75' | | | 67 | 1991 W. Hunting Park Ave. | 27' 10" X 106' 8" |
| 29 2700-34 N. Broad St. Lot Irreg. Premises A & B | 19 2111-15 N. American St. Lot Irreg. | | | 68 | 2329 W. Huntingdon St. | 15' X 80' |
| 39 4319 N. Darien St. 14' 6" X 42' | 20 3107 N. Bambrey St. 14' X 45' 9" | | | 69 | 4729 James St. | 17' 1-1/2" X Irreg. |
| | 21 6125 N. Beechwood St. 63' X 90' | | | 70 | STAYED | STAYED |
| | 22 322 Belgrade St. 13' 10" X 51' | | | 71 | 2756 Judson St. | 14' 6" X 45' |
| | 23 5724 Belmar St. 14' 4" X 60' | | | 72 | 3311 Kensington Ave. | 15' 10-3/4" X Irreg. |
| | 24 231 Berkley St. 16' X 74' 3-3/4" | | | 73 | 3547-49 Kensington Ave. | Lot Irreg. |
| | 25 5545 Boyer St. 14' 2-5/8" X 80' | | | 74 | 4952 Kershaw St. | 14' X 70' |
| | 26 7728 Bradford St. 28' 6" X 103' 6" | | | 75 | STAYED | STAYED |
| | | | | 76 | STAYED | STAYED |
| | | | | 77 | 1820 Latona St. | 16' X 54' |
| | | | | 78 | 2543 E. Lehigh Ave. | 14' 7" X 50' 5" |
| | | | | 79 | 5125 Leiper St. | 16' 3" X Irreg. |

Tax Sale continues on 16

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 case, 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.

EFFECTIVE DATE: July 1, 1989

SHERIFF'S SALE

10 A.M.
September 18, 2013

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: |
|----------|----------------------|---------------------|----------|--------------------------|---------------------------|----------|------------------------|------------------|
| 80 | STAYED | STAYED | 101 | 1841 PlymouthSt. | 15' 5" X Irreg. | 122 | STAYED | STAYED |
| 81 | 6967 Limekiln Pike | 15' X Irreg. | 102 | 3053 Potter St. | 14' X 45' | 123 | 741 E. Thayer St. | 15' X 55' |
| 82 | 5305 Lindbergh Blvd. | 23' X Irreg. | 103 | 1916 President St. | 31' 11-3/4" X 100' | 124 | 170 W. Thelma St. | 14' X 57' |
| 83 | 6500 Linmore Ave. | 20' X 39' | 104 | 208 S. Quince St. | 16' X 55' | 125 | 5026 Tulip St. | 14' X 77' |
| 84 | STAYED | STAYED | 105 | 1941 S. Redfield St. | 14' X 62' | 126 | STAYED | STAYED |
| 85 | 5320 Locust St. | 15' X 90' | 106 | 1318 S. Reese St. | 15' X 48' 9" | 127 | 117 E. Upsal St. | 30' X Irreg. |
| 86 | 6131 Locust St. | 15' 6" X 84' | 107 | 2846 N. Ringgold St. | 14' 4" X 46' 6" | 128 | 101 W. Venango St. | Lot Irreg. |
| 87 | 8719 Macon St. | Lot Irreg. | 108 | 2848 N. Ringgold St. | 14' 4" X 46' 6" | 129 | 1210 W. Venango St. | 14' X Irreg. |
| 88 | 1351 S. Markoe St. | 14' X 50' 6" | 109 | 6011-13 Rising Sun Ave. | 50' X Irreg. Premises A&B | 130 | 1926-30 E. Venango St. | 50' X 200' |
| 89 | STAYED | STAYED | 110 | 142 N. Robinson St. | 14' 2" X 65' | 131 | 5041 Wade St. | 15' X Irreg. |
| 90 | POSTPONED | POSTPONED | 111 | 166 W. Rockland St. | 25' 5-1/2" X Irreg. | 132 | 3820 Wallace St. | 14' X 77' |
| 91 | 2509 Master St. | 16' 4" X 52' 2-1/2" | 112 | 6623 Ross St. | 15' X 73' | 133 | 453 E. Washington Ln. | 16' X 100' |
| 92 | STAYED | STAYED | 113 | 1626 Roumfort Rd. | 30' 2" X 85' 4" | 134 | 1851 E. Wensley St. | 14' X 72' 6-1/2" |
| 93 | 2554 N. Newkirk St. | 14' X 50' | 114 | 1828 Ruan St. | 14' X Irreg. | 135 | 4225 Westminster Ave. | 16' X 80' |
| 94 | 5980 N. Norwood St. | 14' 1-3/8" X 85' | 115 | STAYED | STAYED | 136 | 5527 Wheeler St. | 18' 4" X 90' |
| 95 | 6039 N. Norwood St. | 14' 2" X 90' | 116 | 2946 N. Stillman St. | 14' 1" X 45' 9" | 137 | 5338 Willows Ave. | 16' X 77' |
| 96 | 1516 W. Ontario St. | Lot Irreg. | 117 | STAYED | STAYED | 138 | STAYED | STAYED |
| 97 | 2821 N. Opal St. | 15' X 45' | 118 | 2035 W. Susquehanna Ave. | 15' 3" X 62' | 139 | STAYED | STAYED |
| 98 | STAYED | STAYED | 119 | 3232 N. Sydenham St. | 14' 2-1/2" X 92' | 140 | 5714 Wyndale Ave. | 16' X Irreg. |
| 99 | STAYED | STAYED | 120 | 5046 Tacoma St. | 13' 11" X 43' 6" | | | |
| 100 | 6415 Paschall Ave. | 20' X 98' | 121 | 917-41 N. Taney St. | Lot Irreg. | | | |

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EFFECTIVE DATE: July 1, 1989