

SHERIFF'S SALE

10 A.M.

September 17, 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 JUNE 19, 2013

WRIT NO:	PREMISES:	FRONT:
14	3017-53 N. 12th St.	Lot Irreg.

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 OCTOBER 16, 2013

WRIT NO:	PREMISES:	FRONT:
6	2739-47 N. 05th St.	Lot Irreg.

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:
95	1137 S. Peach St.	16' X 55'

THE FOLLOWING WAS POSTPONED FROM MARCH 19, 2014

WRIT NO:	PREMISES:	FRONT:
119	6161-65 Walnut St.	45' X 110' Premise A, B, & C

THE FOLLOWING WAS POSTPONED FROM APRIL 16, 2014

WRIT NO:	PREMISES:	FRONT:
37	2130 W. Clearfield St.	17' X 53' 6"
48	12316 Dunks Ferry Rd.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 21, 2014

WRIT NO:	PREMISES:	FRONT:
34	1415 Betsy Ross Place	18' X 89'
62	2914 Kensington Ave.	18' X Irreg.

THE FOLLOWING WAS POSTPONED FROM JUNE 18, 2014

WRIT NO:	PREMISES:	FRONT:
28	3430 Crystal St.	14' 2" X 42' 6"
37	62 N. Edgewood St.	15' X 62' 6"
68	6619 Musgrave St.	15' 8 1/2" X 81' 1/8"
84	1528 W. Ruscomb St.	15' X 90'
92	5440 Summer St.	15' X 34' 6"

THE FOLLOWING WAS POSTPONED FROM JULY 16, 2014

WRIT NO:	PREMISES:	FRONT:
5	3109 N. 16th St.	27' 8" X 103' 7"
6	4938 N. 17th St.	21' 1 1/2" X 66' 9"
7	1422 S. 18th St.	16' X 57'
14	1239 S. 54th St.	15' X 70' 6"

WRIT NO:	PREMISES:	FRONT:
25	6034 Angora Terr.	16' X 64' 6"
66	4629 Greene St.	19' X 100'
69	2018 W. Hagert St.	14' X 57'
77	6020 Irving St.	16' X 77'
78	3330 Jasper St.	14' 6" X 65'
79	2402 Jefferson St.	16' X 51'
88	2550 N. Marston St.	15' X 70'
91	2023 W. Master St.	Lot Irreg.
95	529 Mc Clellan St.	14' X 48'
110	5008 Parrish St.	15' X 61' 6"
116	2001 Poplar St.	16' X 81'

THE FOLLOWING WAS POSTPONED FROM AUGUST 20, 2014

WRIT NO:	PREMISES:	FRONT:
3	4947 N. 09th St.	15' 9" X 95'
19	1612 N. 27th St.	16' 3-1/2" X 56' 6"
27	220 Apsley St.	16' X 87'
37	1947 Christian St.	18' X 69' 7-1/2"
56	1380 E. Haines St.	15' X 74'
80	312 E. Upsal St.	16' X 150' Premises A&B
81	925 Wagner Ave.	Lot Irreg.
93	117 E. Wishart St.	14' 2" X 46'
98	127 N. Yewdall St.	15' 1" X 55'
103	2640 W. York St.	14' X 50'

SEPTEMBER 17, 2014 SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	3417 N.16th St.	25' X 56' 2"
2	847 N. 16th St.	15' X 40' 8"
3	6519 N. 17th St.	15' 9" X 85' 2"
4	STAYED	STAYED
5	1831 S. 19th St.	14' 4" X 66'
6	3531 N. 20th St.	Lot Irreg.
7	5816 N. 20th St.	15' 3/4" X IRREG
8	1213 S. 21st St.	16' X 60'
9	6426 N. 21st St.	Lot Irreg.
10	2921 N. 22nd St.	16' 2" X 92' 6"
11	1219 S. 28th St.	15' 6" X 56' 6"
12	3233 N. 29th St.	15' 9" X 74'
13	632 N. 37th St.	15' 8" X 71' 2"
14	851 N. 42nd St.	16' X 120'
15	963 N. 45th St.	14' X 60'
16	809 N. 46th St.	15' 1" X 81' 7"
17	1234 S. 49th St.	15' X 69'
18	1430 N. 54th St.	15' X 66' 11-1/4"
19	3522-26 A St.	Lot Irregular
20	5646 Addison St.	15' X 63' 6"
21	5827 Addison St.	16' X 63' 6"
22	2832 West Albert St.	14' 2" X 52'

WRIT NO:	PREMISES:	FRONT:
23	1610 S. Bancroft St.	14' X 50'
24	2016 S. Beechwood St.	14' X 51'
25	1543 Belfield Ave.	20' X IRREG
26	133 W. Berkley St.	100' X 191' 2-1/2"
27	5346 W. Berks St.	15' X 100'
28	2726 N. Bonsall St.	14' 6" X 45'
29	2243 Bridge St.	Lot Irregular
30	5715 Catharine St.	15' X 70'
31	1452 S. Chadwick St.	14' X 52'
32	3798 Chalfont Dr.	IRREG
33	7524-28 Chelwynde Ave.	75' X 100'
34	2253 N. Cleveland St.	14' X 45' 6"
35	2434 N. Colorado St.	Lot Irregular
36	5860 Crittenden St.	16' 3" X 80'
37	2636 N. Darien St.	13' X 39' 1-1/8"
38	4843 Darrah St.	14' 1" X 47' 8 1/4"
39	3043 W. Dauphin St.	18' X 80'
40	1428 Dondill Place	18' X 89'
41	STAYED	STAYED
42	1810 W. Eleanor St.	16' 3" X 69'
43	1511 Ellsworth St.	16' X IRREG
44	POSTPONED	POSTPONED
45	942 Farson St.	14' X 70'
46	2044 Federal St.	Lot Irreg.
47	1107 Foulkrod St.	25' X 84' 6"
48	2400-2 Frankford Ave.	Premises A&B
49	6534 N. Gratz St.	18' X Irreg.
50	1715 Harrison St.	28' 7-1/4" X 120'
51	5937 Haverford Ave.	20' X 80'
52	846 E. Hilton St.	14' 3" X 50'
53	5415 Hunter St.	16' X IRREG
54	837 Hutton St.	15' X 51'
55	2770-80 Jasper St.	Lot Irregular
56	2218 Jefferson St.	16' 7" X 52'
57	6123 Jefferson St.	16' X 93'
58	7134 Louise St.	Lot Irreg.
59	1637 E. Lycoming St.	15' X 75'
60	2946 Mascher St.	14' 3 1/2" X 46' 6"
61	2428 Master St.	16' X 64'
62	7557 Mayland St.	Lot Irreg.
63	STAYED	STAYED
64	2162 E. Monmouth St.	14' X 46' 10 1/4"
65	STAYED	STAYED
66	2400 N. Napa St.	14' 9" X 50'
67	2207 N. Natrona St.	Lot Irreg.
68	1533 N. Newkirk St.	15' 3" X 50' 3"
69	1918 S. Norwood St.	14' 2" X 51'
70	POSTPONED	POSTPONED
71	5342 Pentridge St.	15' X 63'
72	2117 N. Percy St.	14' X 44'
73	136 Pleasant St.	15' X 68'
74	148 Pleasant St.	15' X 68'
75	5315 Race St.	16' 4" X 74' 1-1/2"

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 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 SALE

10 A.M.

September 17, 2014

The City of Philadelphia
FIRST DISTRICT PLAZA
3801 MARKET STREET

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WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
76	2724 N. Ringgold St.	14'6" X 45'	91	1316 Steinber St.	15' X 58' 6"	107	4232 Viola St.	16' X 70'
77	STAYED	STAYED	92	1318 Steinber St.	15' X 58' 6"	108	5822 Wakefield St.	Lot Irregular
78	129 N. Robinson St.	14'2" X 65'6"	93	2153 E. Stella St.	14' X 45'10 1/2"	109	2224 N. Wanamaker St.	Lot Irregular
79	453 W. Roosevelt Blvd.	15' X 83'	94	2519 W. Sterner St.	14'4" X 45'	110	6036 Washington Ave.	21'8" X 110'
80	1611 S. Rosewood St.	15' X 49'	95	5766 Stewart St.	16' 2" X 81'6"	111	4701-15 Wayne Ave.	182' 1-5/8" X IRREG
81	1225 S. Ruby St.	15' X 50'	96	1530 W. Stiles St.	16' X 60'	112	6544 Wheeler St.	16' X 68'
82	4735 Sansom St.	15'9" X 100'6"	97	2032 N. Stillman St.	16' X 49' 6"	113	6531 Windsor St.	16' X 85'
83	4985 Sheldon St.	17'6" X 140'	98	STAYED	STAYED	114	435 W. Wingohocking St.	14' X 75' 6"
84	POSTPONED	POSTPONED	99	2957 N. Taney St.	15' X 48'	115	7242-44 Woodland Ave.	Lot Irregular
85	2654 W. Silver St.	16' X 50'	100	2720 Tilton St.	16' X 102.89'	116	839 E. Woodlawn St.	17' 4" X IRREG
86	2305-11 South St.	Condo Unit P8	101	729 W. Tioga St.	13'6" X 57'4"	117	4234 Wyalusing Ave.	14' 8" X 75'
87	6917 Sprague St.	16' X 103'2-1/4"	102	STAYED	STAYED	118	157 Wyneva St.	16' X 97'
88	STAYED	STAYED	103	6724 Trinity St.	15' X 84'	119	6147 Yocum St.	14' 9" X 77'
89	908-10 Spruce St.	Condo Unit B1	104	1324-26 Unity St.	25' X 100'	120	2055 W. York St.	14' 11-1/2" X 57'
		AKA 206	105	624 W. Venango St.	14' 2" X 70'	121	2630 W. York St.	14' X 50'
90	POSTPONED	POSTPONED	106	2076 E. Victoria St.	14' 5" X 50' 3 1/4"			

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