

SHERIFF'S SALE

10 A.M.
October 15, 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 FEBRUARY 20, 2013

| WRIT NO: | PREMISES: | FRONT: |
|----------|--------------------------|----------------|
| 71 | 5306-16 Westminster Ave. | Premises A – E |

THE FOLLOWING WAS POSTPONED FROM JULY 17, 2013

| WRIT NO: | PREMISES: | FRONT: |
|----------|------------------------|------------|
| 74 | 2432-36 W. Lehigh Ave. | Lot Irreg. |

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 20, 2013

| WRIT NO: | PREMISES: | FRONT: |
|----------|------------------|------------|
| 41 | 6906 Castor Ave. | Lot Irreg. |

THE FOLLOWING WAS POSTPONED FROM DECEMBER 18, 2013

| WRIT NO: | PREMISES: | FRONT: |
|----------|----------------------|------------|
| 46 | 3309 S. Galloway 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: |
|----------|-------------------|--------------|
| 2 | 4808 N. 10th St. | 18' 6" X 85' |
| 52 | 318 Glen Echo Rd. | 20' X 80' |
| 92 | 5806 Race St. | 15' X 70' |

THE FOLLOWING WAS POSTPONED FROM MAY 21, 2014

| WRIT NO: | PREMISES: | FRONT: |
|----------|-----------------------|------------|
| 49 | 2037-43 Eastburn Ave. | Lot Irreg. |

THE FOLLOWING WAS POSTPONED FROM JUNE 18, 2014

| WRIT NO: | PREMISES: | FRONT: |
|----------|---------------------|--------------|
| 12 | 810 Burns St. | 16' X 44' 2" |
| 53 | 1765 W. Juniata St. | 16' X 80' |
| 58 | 5101 Leiper St. | Lot Irreg. |

THE FOLLOWING WAS POSTPONED FROM JULY 16, 2014

| WRIT NO: | PREMISES: | FRONT: |
|----------|--------------------|--------------|
| 69 | 2018 W. Hagert St. | 14' X 57' |
| 110 | 5008 Parrish St. | 15' X 61' 6" |

THE FOLLOWING WAS POSTPONED FROM AUGUST 20, 2014

| | | |
|----|------------------------|---------------------|
| 8 | 3858 N. 13th St. | 15' X 96' 1-1/4" |
| 14 | 325 S. 18th St. | 18' 1" X 88' |
| 19 | 1612 N. 27th St. | 16' 3-1/2" X 56' 6" |
| 38 | 2927 W. Clementine St. | 17' X 37' 6" |
| 59 | 711 Marchman Rd. | 59' 8" X 150' |
| 60 | 2127 Oakford St. | 15' X 61' |
| 67 | 1351 S. Stanley St. | 14' X 51' |
| 81 | 925 Wagner Ave. | Lot Irreg. |
| 92 | 611 Winton St. | 14' X 48' |
| 93 | 117 E. Wishart St. | 14' 2" X 46' |
| 95 | 1015 Wolf St. | 15' X 68' |

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 17, 2014

| WRIT NO: | PREMISES: | FRONT: |
|----------|--------------------|--------------------|
| 26 | 133 W. Berkley St. | 100' X 191' 2-1/2" |
| 27 | 5346 W. Berks St. | 15' X 100' |

| WRIT NO: | PREMISES: | FRONT: |
|----------|------------------------|---------------------|
| 29 | 2243 Bridge St. | Lot Irreg. |
| 35 | 2434 N. Colorado St. | Lot Irreg. |
| 37 | 2636 N. Darien St. | 13' X 39' 1-1/8" |
| 39 | 3043 W. Dauphin St. | 18' X 80' |
| 60 | 2946 Mascher St. | 14' 3-1/2" X 46' 6" |
| 74 | 148 Pleasant St. | 15' X 68' |
| 79 | 453 W. Roosevelt Blvd. | 15' X 83' |
| 82 | 4735 Sansom St. | 15' 9" X 100' 6" |
| 83 | 4985 Sheldon St. | 17' 6" X 140' |
| 103 | 6724 Trinity St. | 15' X 84' |
| 106 | 2076 E. Victoria St. | 14' 5" X 50' 3-1/4" |
| 120 | 2055 W. York St. | 14' 11-1/2" X 57' |

OCTOBER 15, 2014 SHERIFF'S SALE

| WRIT NO: | PREMISES: | FRONT: |
|----------|-----------------------|-------------------------|
| 1 | 2010 N. 03rd St. | 16' X 60' |
| 2 | 2454 N. 04th St. | 16' X 49' |
| 3 | 1505 N. 05th St. | Lot Irregular |
| 4 | 6508 N. 07th St. | 45' X 124' 2-7/8" |
| 5 | 2138 N. 08th St. | 16' 6" X 57' 1 1/8" |
| 6 | 3828 N. 08th St. | 15' 11" X 46' |
| 7 | 4036 N. 08th St. | 17' 6" X 51' |
| 8 | 3015 N. 10th St. | 14' 6" X 68' |
| 9 | 3241 N. 13th St. | 15' X 96' |
| 10 | 4317 N. 15th St. | 14' 9" X 88' 5" |
| 11 | 5832 N. 15th St. | 15' 11 3/8" X 83' |
| 12 | 4541 N. 18th St. | 16' X 62' |
| 13 | 7332 N. 21st St. | 16' X 118' |
| 14 | 3414 N. 22nd St. | 22' 6" X 100' |
| 15 | STAYED | STAYED |
| 16 | 1314 N. 23rd St. | 14' X 63' 6" |
| 17 | 1400 N. 23rd St. | 15' 2-1/2" X 61' 4" |
| 18 | 2960 N. 24th St. | 15.41' X 74' |
| 19 | 1307 N. 25th St. | 15' X 57' |
| 20 | 3247 N. 26th St. | Lot Irreg. |
| 21 | 2632 N. 27th St. | 15' X 62' 3-1/2" |
| 22 | 1236 N. 29th St. | 16' X 64' |
| 23 | 2546 N. 29th St. | 15' 6" X 65' |
| 24 | 2502 N. 30th St. | 15' 3" X 65' 6" |
| 25 | 732 N. 41st St. | Lot Irregular |
| 26 | 805 N. 42nd St. | 15' 3/16" X 83' 11 1/2" |
| 27 | 808 N. 46th St. | 15' 4" X 53' 6" |
| 28 | 1441 N. 52nd St. | Lot Irregular |
| 29 | 1235 S. 54th St. | 15' X 70' 6" |
| 30 | 1831 S. 58th St. | 19' 4-1/2" X 75' |
| 31 | 1458 N. 60th St. | 15' X 93' 1 1/4" |
| 32 | 1538 N. 62nd St. | 15' 5" X 121' 1/2" |
| 33 | 1947 S. 65th St. | 15' X 70' |
| 34 | 2246 S. 70th St. | 16' 3" X 67' 6" |
| 35 | STAYED | STAYED |
| 36 | 2487 78th Ave. | 18' X 120' |
| 37 | 532 W. Annsbury St. | IRREG |
| 38 | 3022 Arbor St. | 14' 6" X 45' |
| 39 | 2817 B St. | 14' 6-1/2" X 76' |
| 40 | 2035 N. Bambrey St. | 15' 7" X 49' 6" |
| 41 | 5721 N. Beechwood St. | 14' 3" X 62' +/- |
| 42 | 2704 Black Lake Place | Lot Irregular |
| 43 | 2262 N. Bouvier St. | 14' 2" X 48' |
| 44 | 889 Brooklyn St. | 15' X 83' 4" |
| 45 | 5723 Broomall St. | 15' 6" X 97' |
| 46 | 4203 Brown St. | 40' 3/4" X 48' 7-3/8" |
| 47 | POSTPONED | POSTPONED |
| 48 | 4813 N. Carlisle St. | 14' 6" X 68' 6" |

| WRIT NO: | PREMISES: | FRONT: |
|----------|------------------------|-------------------------|
| 49 | 741 Carpenter St. | 20' X 90' |
| 50 | 6127 Catharine St. | 15' 5" X 114' 1-3/4" |
| 51 | 814 S. Cecil St. | 19' 2" X 63' |
| 52 | 2546 N. Chadwick St. | 14' 5" X 48' |
| 53 | 3129 N. Chadwick St. | 15' X 46.50' |
| 54 | STAYED | STAYED |
| 55 | 2059 Chelton Ave. | 20.37' X 95' |
| 56 | 2138 W. Clearfield St. | 14' X 53' 6" |
| 57 | POSTPONED | POSTPONED |
| 58 | 2204 N. Cleveland St. | 14' 6" X 45' 3" |
| 59 | 2539 N. Cleveland St. | 14' X 48' |
| 60 | 3021 W. Colona St. | 14' 6" X 61' |
| 61 | 2454 N. Colorado St. | 14' 5-1/2" X 48' |
| 62 | 1612 Conlyn St. | 16' X 110' |
| 63 | 3029 Coral St. | 14.25' X 56' |
| 64 | 671 N. Creighton St. | 14' 3" X Irreg. |
| 65 | 1748 N. Croskey St. | 15' X 47' |
| 66 | 2838-42 D St. | 42' 7" X 155' |
| 67 | 2844 D St. | 27' 5" X 155' |
| 68 | STAYED | STAYED |
| 69 | 3947 Dell St. | 15' X 56' 11 1/4" |
| 70 | 2523 N. Dover St. | 14' X 50' |
| 71 | 2549 N. Dover St. | 14' X 50' |
| 72 | 5787 Dunlap St. | 15' X 91' |
| 73 | 2978 Edgemont St. | 14' X 57' |
| 74 | 922 Edgley St. | 14' X 42' 6" |
| 75 | 6170 Edmund St. | Lot Irreg. |
| 76 | 5634 Elmwood Ave. | 16' X 71' |
| 77 | 2878 Emerald St. | 18' 5" X 68' 5" |
| 78 | 3614 Emerald St. | 13.50' X 90.90' |
| 79 | 1744 W. Erie Ave. | 15' 7 3/4" X 98' |
| 80 | 5705 Florence Ave. | 16' 4" X 100' |
| 81 | POSTPONED | POSTPONED |
| 82 | 2901-41 Fox St. | Lot Irreg. |
| 83 | STAYED | STAYED |
| 84 | 2423 Frankford Ave. | 56.36' X 55.85' |
| 85 | 2566 Frankford Ave. | 18' X 79' |
| 86 | 4532-34 Frankford Ave. | Lot Irregular |
| 87 | 4450 Griscom St. | 30' X 121' 4" |
| 88 | 2335 W. Hagert St. | 15' 4" X 112' |
| 89 | 178 Hansberry St. | 15' 7-1/8" X IRREG |
| 90 | 1238 W. Harold St. | 14' X 42' |
| 91 | 4837 Haverford Ave. | Lot Irreg. |
| 92 | 5923 Haverford Ave. | 20' X Irreg. |
| 93 | 6159 Haverford Ave. | 16' 9 1/8" X 80' 6 1/2" |
| 94 | 5620 Heiskell St. | 14' X 65' |
| 95 | 2710 N. Hemberger St. | 15' X 45' |
| 96 | STAYED | STAYED |
| 97 | STAYED | STAYED |
| 98 | POSTPONED | POSTPONED |
| 99 | POSTPONED | POSTPONED |
| 100 | 1010 W. Huntingdon St. | 16' X 66' |
| 101 | 928 W. Huntingdon St. | 15' X 73' 3" |
| 102 | 1033 W. Indiana Ave. | 12' 3" X 60' |
| 103 | 2049 W. Indiana Ave. | 14' 6" X 58' |
| 104 | 236 E. Indiana Ave. | 13' 9" X 62' |
| 105 | 2210 Ingersoll St. | 16' X 60' |
| 106 | 2507 Ingersoll St. | 14' X 44' 2-7/8" |
| 107 | 5544 Master St. | 15' X 81' |
| 108 | 2417 W. Thompson St. | 15' 6" X 90' |
| 109 | 3007 W. York St. | 15' X 64' |

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

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:

| | | | | | |
|--------------------|--------|--------------------|--------|--------------------|--------|
| WRIT NO: PREMISES: | FRONT: | WRIT NO: PREMISES: | FRONT: | WRIT NO: PREMISES: | FRONT: |
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**TAX SALE
 CONDITIONS OF SHERIFF SALE**

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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.

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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