

SHERIFF'S SALE10 A.M.
November 19, 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 19, 2014****WRIT NO: PREMISES: FRONT:**
16 1541-59 N. 61st St. Lot Irreg.**THE FOLLOWING WAS POSTPONED FROM MARCH 19, 2014****WRIT NO: PREMISES: FRONT:**
92 5806 Race St. 15' X 70'**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"
53 1765 W. Juniata St. 16' X 80'**THE FOLLOWING WAS POSTPONED FROM JULY 16, 2014****WRIT NO: PREMISES: FRONT:**
16 1331 S. 57th St. 16' X 92'
78 3330 Jasper St. 14' 6" X 65'
88 2550 N. Marston St. 15' X 70'
95 529 Mc Clellan St. 14' X 48'**THE FOLLOWING WAS POSTPONED FROM AUGUST 20, 2014****WRIT NO: PREMISES: FRONT:**
17 1319 N. 25th St. 16' 3-3/8" X 57'
31 2036 N. Bambrey St. 16' X 52'
60 2127 Oakford St. 15' X 61'
102 1929-45 E. York St. Lot Irreg.**THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 17, 2014****WRIT NO: PREMISES: FRONT:**
8 1213 S. 21st St. 16' X 60'
10 2921 N. 22nd St. 16' 2" X 92' 6"
14 851 N. 42nd St. 16' X 120'
23 1610 S. Bancroft St. 14' X 50'
38 4843 Darrah St. 14' 1" X 47' 8-1/4"
45 942 Farson St. 14' X 70'
50 1715 Harrison St. 28' 7-1/4" X 120'
53 5415 Hunter St. 16' X Irreg.
57 6123 Jefferson St. 16' X 93'
75 5315 Race St. 16' 4" X 74' 1-1/2"
78 129 N. Robinson St. 14' 2" X 65' 6"
86 2305-11 South St. Condo Unit P8
99 2957 N. Taney St. 15' X 48'
100 2720 Tilton St. 16' X 102.89'
103 6724 Trinity St. 15' X 84'
106 2076 E. Victoria St. 14' 5" X 50' 3-1/4"
107 4232 Viola St. 16' X 70'
121 2630 W. York St. 14' X 50'**THE FOLLOWING WAS POSTPONED FROM OCTOBER 15, 2014****WRIT NO: PREMISES: FRONT:**
24 2502 N. 30th St. 15' 3" X 65' 6"
25 732 N. 41st St. Lot Irreg.
26 805 N. 42nd St. 15' 3/16" X 83' 11 1/2"
27 808 N. 46th St. 15' 4" X 53' 6"
36 2487 78th Ave. 18' X 120'
40 2035 N. Bambrey St. 15' 7" X 49' 6"
43 2262 N. Bouvier St. 14' 2" X 48'
46 4203 Brown St. 40' 3/4" X 48' 7-3/8"
48 4813 N. Carlisle St. 14' 6" X 68' 6"
52 2546 N. Chadwick St. 14' 5" X 48'**WRIT NO: PREMISES: FRONT:**
53 3129 N. Chadwick St. 15' X 46.50'
56 2138 W. Clearfield St. 14' X 53' 6"
57 547 W. Clearfield St. Lot Irreg.
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'
74 922 Edgley St. 14' X 42' 6"
79 1744 W. Erie Ave. 15' 7-3/4" X 98'
86 4532-34 Frankford Ave. Lot Irreg.
90 1238 W. Harold St. 14' X 42'
91 4837 Haverford Ave. Lot Irreg.
94 5620 Heiskell St. 14' X 65'
101 928 W. Huntingdon St. 15' X 73' 3"
102 1033 W. Indiana Ave. 12' 3" X 60'
109 3007 W. York St. 15' X 64'**NOVEMBER 19, 2014****SHERIFF'S SALE****WRIT NO: PREMISES: FRONT:**
1 5601 N.13th St. 25' 2" X 75' 5/8"
2 717 N. 17th St. 24.69' X 60'
3 2330 N. 19th St. 15' 3" X 67'
4 2536 W. Arizona St. 14' X 43' 6"
5 STAYED
6 2437 N. Bancroft St. 14' X 47'
7 5523 Baynton St. Lot Irreg.
8 5549-51 Baynton St. Lot Irreg.
9 STAYED
10 5533 Bloyd St. 14' X 91' 3/16"
11 2415 N. Bouvier St. 14' 1" X 50'
12 STAYED
13 STAYED
14 2989 Frankford Avenue 17.25' X 82'
15 4258-60 Frankford Avenue Lot Irreg.
16 1622 French St. 15' X 58'
17 4814 Friendship St. 14' X 80'
18 3105 N. Front St. 16' X 100'
19 STAYED
20 STAYED
21 2433 N. Garnet St. 14' 1" X 50'
22 2228 Gerritt St. 14' X 50'
23 8429 Gibbs Place 23.930' X 90'
24 2833 W. Girard Avenue 18' X 104'
25 701-3 W. Girard Avenue Lot Irreg.
26 3112 W. Gordon St. 13' 11-3/4" X 57'
27 2039 Granite St. 14' 3" X 57'
28 2031 N. Gratz St. 16' X 52'
29 4420 N. Gratz St. 14' X 50'
30 4030 Green St. 16' X 85' 6"
31 4714 Griscom St. Lot Irreg.
32 STAYED
33 STAYED
34 STAYED
35 3335 Jasper St. 14' 4" X 70'
36 3466 Joyce St. 14.33' X 50.14'
37 STAYED
38 STAYED
39 1529 S. Lambert St. 14' X 44'
40 2264 N. Lambert St. 14' 11" X 60'
41 5742 N. Lambert St. 16' X 62' 6"
42 6412 N. Lambert St. 15' X 76'
43 6128 Lansdowne Ave. 15' X 80'
44 STAYED
45 1231 W. Lehigh Ave. 16' X 148'**WRIT NO: PREMISES: FRONT:**
46 STAYED
47 STAYED
48 4109 Leidy Ave. Lot Irreg.
49 STAYED
50 9 Lincoln Ave. 12' 5-1/2" X 19' 1"
51 1547 S. Lindenwood St. 15' X 55'
52 2016 W. Lippincott St. 60' X 225'
53 4941 Longshore Ave. 64' X 135'
54 1121 W. Loudon St. 14.75' X 65'
55 5566 Ludlow St. 14' X 80'
56 6148 Ludlow St. 16' 2" X 90'
57 1324 W. Lycoming St. 15' X 80'
58 5624 Malcolm St. 15' X 63' 6"
59 5802 Malvern Ave. 16' X 81'
60 POSTPONED
61 236 Market St. 18' 8" X 110'
62 3110 N. Marston St. 14' 6" X 42' 1"
63 2666 Martha St. 18' X 61' 2"
64 2827 N. Marvine St. 14' X 75'
65 2829 N. Marvine St. 14' X 75'
66 4516 N. Marvine St. 15' X 75' 1-1/4"
67 1229 Master St. 18' X 90'
68 2444 Master St. 16' X 64'
69 5219 Master St. 15' X 80'
70 5551 Matthews St. 16' 7" X 50'
71 1708 Mayland St. 16' X 85'
72 501 Mc Clellan St. Lot Irreg.
73 1332 Mc Kinley St. 16' 2-1/2" X 60'
74 1667-69 Meadow St. Lot Irreg.
75 338 Mechanic St. 13' 7" X 91' 4-1/8"
76 STAYED
77 1913 Medary Ave. Lot Irreg.
78 8549 Michener Ave. 16' 1" X 89' 8"
79 5650 Montrose St. 15' 2" X 56'
80 5657 Montrose St. 15' 4" X 58'
81 STAYED
82 2526 N. Myrtlewood St. 14' 2" X 51' 6"
83 2450 Nassau St. 14' X 40'
84 2438 N. Natrona St. 14' 2" X 50'
85 STAYED
86 2420 N. Newkirk St. 14' X 52' 6"
87 2204 W. Norris St. 14' X 63' 6"
88 2943 W. Oakdale St. 14' X 46'
89 5158 Ogden St. 15' X 55'
90 6941 Ogontz Ave. 16' 2" X 100'
91 6631 N. Opal St. 18' 2" X 75'
92 1032 W. Orleans St. 13' 11" X 45'
93 1046 W. Orleans St. 14' X 45'
94 STAYED
95 1935 Page St. 15' X 60'
96 6416 N. Park Ave. 29' X 102'
97 5135 Parrish St. 15' X 70'
98 1442 S. Patton St. 16' X 52' 4"
99 132 N. Peach St. 14' 7" X 57'
100 5525 Penridge St. 15' 3" X 61' 6"
101 2142 S. Philip St. 13' 11" X 48'
102 STAYED
103 1419 Poplar St. 18' X 61'
104 3848 Poplar St. 15' X 80'
105 POSTPONED
106 867 N. Preston St. 19' X 120'
107 POSTPONED
108 4943-47 Princeton Ave. 55' X 95'
109 2005 N. Randolph St. 17' X 60'
110 3031 Redner St. 15' 4" X 56' 9"

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