

# SHERIFF'S SALE

10 A.M.  
March 21, 2012

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:

MARCH 21, 2012 SHERIFF'S SALE			MARCH 21, 2012 SHERIFF'S SALE		
WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
7	6735 N. Broad St.	50' X 40'	14	603 S. 60th St.	3-7/8"
<b>THE FOLLOWING WAS POSTPONED FROM JUNE 15, 2011</b>			21	2566 N. Corlies St.	15' 8" X 85'
33	514 W. Manheim St.	32' X 130'	22	1952 N. Croskey St.	14' 2" X 50'
54	3730 N. 18th St.	16' X 93' 8"	23	422 Diamond St.	14' 5" X 70'
<b>THE FOLLOWING WAS POSTPONED FROM JULY 20, 2011</b>			24	2436 N. Douglas St.	15' X 60' 6"
33	514 W. Manheim St.	32' X 130'	29	5400 Florence Ave.	15' 1-1/2" X 50'
54	3730 N. 18th St.	16' X 93' 8"	34	6527-29 Germantown Ave.	18' X 68'
<b>THE FOLLOWING WAS POSTPONED FROM AUGUST 17, 2011</b>			35	2655 Holbrook St.	Lot Irreg.
44	121-35 Walnut St.	Condominium, Unit #REST	37	1722 W. Huntingdon St.	16' 3/4" X 73' 10"
<b>THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 21, 2011</b>			39	1835 N. Marston St.	14' X 42'
17	5758 N. Camac St.	21' X 84' 5/8"	52	5828 Master St.	16' X 74' 6"
65	6024 Upland St.	14' 6" X 58'	56	2821 N. Newkirk St.	16' X 66'
<b>THE FOLLOWING WAS POSTPONED FROM OCTOBER 19, 2011</b>			57	2722 W. Oakdale St.	15' X 45'
14	1943 S. Alden St.	15' X 53'	59	230 W. Penn St.	Lot Irreg.
46	2601 W. Lehigh Ave.	78' 6-1/4" X 70'	61	3061 N. Percy St.	14' 6" X 48'
<b>THE FOLLOWING WAS POSTPONED FROM NOVEMBER 16, 2011</b>			62	101 E. Phil Ellena St.	Lot Irreg.
1	1401-25 N. 05th St.	Lot Irreg.	78	3417 N. Reese St.	13' X 40'
22	639 E. Clementine St.	14' 3" X 50'	79	5425 Regent St.	15' X 60'
23	2753 Coral St.	13' 4" X 63' 5"	80	6028 Regent St.	16' X 57'
33	5814 Erdrick St.	Lot Irreg.	81	4136 Reno St.	Lot Irreg.
40	5602 Florence Ave.	19' 2" X 67' 3"	82	1634 Ridge Ave.	20' X Irreg.
66	3828 Pennsgrove St.	15' 9" X 67'	86	447 W. Roosevelt Blvd.	Lot Irreg.
<b>THE FOLLOWING WAS POSTPONED FROM DECEMBER 21, 2011</b>			88	1214 S. Ruby St.	15' X 50'
25	1735 Fillmore St.	Lot Irreg.	89	1709 N. Ruby St.	14' 11-3/8" X 98' 2-1/4"
38	Harrison St.	22' X 110'	90	5424 Sansom St.	16' X 85'
56	1324 S. Markoe St.	14' X 58' 6"	93	3111 N. Sheridan St.	14' X 49' 10-5/8"
58	3115 N. Marston St.	14' 6" X 42'	94	427 Sigel St.	Lot Irreg.
<b>THE FOLLOWING WAS POSTPONED FROM JANUARY 18, 2012</b>			99	5655 Sprague St.	Lot Irreg.
1	4827 N. 02nd St.	Lot Irreg.	<b>MARCH 21, 2012 SHERIFF'S SALE</b>		
10	2450 N. 29th St.	15' 6" X 65'	1	2948 N. 05th St.	18' X 72'
19	2073 Bennett Rd.	Lot Irreg.	2	446-50 N. 06th St.	Lot Irreg.
21	2509 S. Carlisle St.	15' X 46' 6"	3	4755 N. 07th St.	15' 3" X 70'
22	5334 Charles St.	17' 6" X 80'	4	4522 N. 15th St.	15' 2" X 58' 7"
34	2766 N. Judson St.	4' 6" X 45'	5	6828 N. 18th St.	16' X 100'
35	4956 Kershaw St.	14' X 70'	6	2000 N. 22nd St.	27' 9" X 111' 10"
46	1507 W. Loudon St.	14' 3" X 76'	7	2401 N. 22nd St.	Lot Irreg.
49	13 1/2 W. Manheim St.	Lot Irreg.	8	1706 N. 25th St.	15' 9" X 71' 7-3/4"
55	1840 E. Monmouth St.	14' 5" X 57' 6"	9	2015 N. 29th St.	14' 9-3/8" X 34' 6"
60	2515 N. Myrtlewood St.	15' 1" X 50'	10	2719 N. 29th St.	15' X 62'
63	2418 N. Newkirk St.	14' X 52' 6"	11	2423 N. 32nd St.	15' 6" X 62'
<b>THE FOLLOWING WAS POSTPONED FROM FEBRUARY 15, 2012</b>			12	622 N. 35th St.	16' 8" X 90'
2	3121 N. 10th St.	14' 3" X 66' 1/2"	13	5819 Angora Terr.	15' 6" X 67'
10	897 N. 45th St.	15' 3-3/4" X 38' 5-3/4"	14	1212 West Atlantic St.	16' X 70'
12	283 S. 52nd St.	18' 10" X 91'	15	5562-64 Baltimore Ave.	28' 4-7/8" X 100'
			16	1302 E. Barringer St.	25' X 112' 2-3/8"
			17	2042 N. Bodine St.	14' X 47' 11"
			18	7443 Brockton Rd.	18' X 92'
			19	1840-44 S. Camac St.	42' X 120'
			20	4904 N. Camac St.	25' X 82'
			21	5431 Catharine St.	18' X 90'
			22	6024 Catharine St.	17' 6" X 110'
			23	2004 Cemetery Ave.	15' X 80'
			24	2006 Cemetery Ave.	15' X Irreg.
			25	2616 N. Chadwick St.	14' X 48'
			26	5913 Chester Ave.	15' 3" X 95'
			27	5427 Christian St.	20' 6" X 82'
			28	5860 Christian St.	15' 6" X 80'
			29	2031-33 W. Clearfield St.	40' X 112' 6" Premises A&B Lot Irreg.
			30	3501 W. Clearfield St.	Lot Irreg.
			31	1312 S. Cleveland St.	14' X 46' 6"
			32	2225 N. Cleveland St.	14' 6" X 45' 6"
			33	1115 W. Colona St.	13' 4" X 60'
			34	1660 S. Conestoga St.	15' X 55' 6"
			35	34 N. Conestoga St.	16' X 60'
			36	2532 N. Corlies St.	14' 2" X 50'
			37	6606 Cornelius St.	16' X 87' 6"
			38	247 W. Cornwall St.	14' X 45'
			39	858 E. Cornwall St.	14' X 58' 6"
			40	1531 Cottman Ave.	16' X Irreg.
			41	149 Covington Rd.	Lot Irreg.
			42	2711 N. Croskey St.	Lot Irreg.
			43	2826 N. Croskey St.	22' 2-1/2" X 86' 6"
			44	1414-26 W. Dauphin St.	Lot Irreg.
			45	937 Durard St.	26' 6" X 95' 5-5/8"
			46	1453 N. Edgewood St.	15' X 70'
			47	442 E. Elkhart St.	13' 1" X 50' 6"
			48	203 E. Fisher Ave.	15' X 80'
			49	4933-49 Folsom St.	127' 10" X 56'
			50	3900 Ford Rd. #14I	Condo Unit #14I
			51	4446 N. Franklin St.	15' X 64'
			52	3059 Germantown Ave.	15' X 71'
			53	8048 Gilbert St.	26' X 98' 4"
			54	197 W. Godfrey Ave.	15' 4" X 78' 1/2"
			55	5925-27 Greene St.	Lot Irreg.
			56	2048 W. Hagert St.	14' X 57'
			57	5136 Haverford Ave.	24' X 80'
			58	5618 Heiskell St.	14' X 65'
			59	854 E. Hilton St.	14' 3" X 50'
			60	4947 Hoopes St.	14' 2" X 66'
			61	4600 Hurley St.	19' 5-3/4" X 72' 3-3/8"
			62	3075 Jasper St.	18' X 167'
			63	1124 Jefferson St.	18' X 90'
			64	3208 Kip St.	15' X 77'
			65	2026 N. Lambert St.	15' X 57' 3"
			66	4317 Lancaster Ave.	Lot Irreg.
			67	4970-72 Lancaster Ave.	Lot Irreg.
			68	5934 Lansdowne Ave.	21' 10" X 102'
			69	1512 W. Lehigh Ave.	Lot Irreg.
			70	2645 S. Lloyd St.	16' 6" X 71' 6"
			71	549 E. Luray St.	Lot Irreg.
			72	1835-61 E. Madison St.	Lot Irreg.
			73	734 E. Madison St.	15' X 50'
			74	738 E. Madison St.	15' X 50'
			75	831 E. Madison St.	14' 3" X 50'
			76	5542 Malcolm St.	15' X 63' 6"
			77	5552 Market St.	16' X 124' 6"
			78	2931 N. Marston St.	Lot Irreg.
			79	4459 Morris St.	Lot Irreg.
			80	6214 Morton Ave.	63' 9" X 150'
			81	2520 N. Myrtlewood St.	14' 2" X 51' 6"
			82	1248 Oak Lane Ave.	Lot Irreg.
			83	2015 Orthodox St.	20' X 95'
			84	2401 Pennsylvania Ave. 4A4	Condo Unit #4A4
			85	3905 N. Percy St.	15' 11-1/2" X 45'
			86	4028 Reno St.	14' 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

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

Tax Sale continued from 15

**SHERIFF'S SALE**10 A.M.  
March 21, 2012**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:**

87	4840 Sansom St.	16' X 100'	101	4921 N. Warnock St.	20' 4-1/2" X 73' 3/8"	113	3204 W. Willard St.	15' X 61'
88	3067 N. Stillman St.	16' X 45' 9"				114	812 E. Willard St.	14' 3" X 50'
89	5118 Valley St.	19' 3" X 85'	102	5011 N. Warnock St.	20' X 78' 3/8"	115	857 E. Willard St.	14' 3" X 50'
90	5163 Wakefield St.	17' 3-1/4" X Irreg.	103	5518 Warrington Ave.	16' 4-1/2" X 70'	116	313 E. William St.	12' X 41' 6"
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91	1604 Wallace St.	25' X 101' 5"				118	1117 Windrim Ave.	15' X 100'
92	1606 Wallace St.	25' X 101' 5"	105	110 W. Washington Ln.	20' X Irreg.	119	5838 Windsor Ave.	15' 6" X 62' 9"
93	111-13 Walnut St.	Lot Irreg.				120	5957 Windsor Ave.	17' 6" X 64'
94	1613 Walnut St.	20' X 120'	106	2035 Waterloo St.	54' X 48' 2"	121	633 Winton St.	14' X 48'
95	5232 Walnut St.	15' 7-1/2" X 85' 6"	107	3341 Waterloo St.	14' X 41' 6"	122	5841 Woodcrest Ave.	Lot Irreg.
96	531 E. Walnut Ln.	15' X 52'	108	5344 Webster St.	16' X 100'	123	5858 Woodcrest Ave.	Lot Irreg.
97	5622 Walnut St.	15' X 77' 9-1/2"	109	5820 Webster St.	14' X 63'	124	5529-31 Woodland Ave.	Lot Irreg.
98	5644 Walton Ave.	15' X 60'	110	1932 Westmoreland St.	15' 8" X 81'	125	3022 N. Woodstock St.	14' X 50'
99	6232 Walton Ave.	15' X 100'	111	6160 Wheeler St.	16' X 58' 6"	126	5637 W. Master St.	16' X 70'
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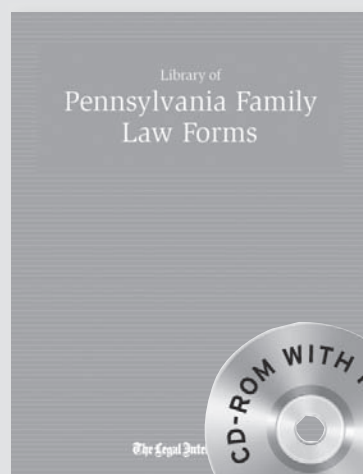
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