

**SHERIFF'S SALE**

9 A.M.  
January 18, 2017

**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 followed.**

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
<b>POSTPONED FROM SEPTEMBER 16, 2015</b>			151	199 W Tioga Street	14' x 40'	48	14001 Bustleton Avenue	Lot Irregular
163	1347 W Jerome Street	15' 11" X 80'	155	5112-14 Wakefield Street	Lot Irregular	49	2119 Carpenter Street	16' x 70'
<b>POSTPONED FROM NOVEMBER 18, 2015</b>			163	5925 Woodbine Avenue	50' x 184' 6"	50	6213-19 Catharine Street	100' X 40' 7-3/4"
58	346 N 61st Street	15' x 70' 6"	164	5429 Wynnefield Avenue	36' X 150'	51	1537 W Cayuga Street	125' x 225'
100	346 E Chelton Avenue	Lot Irregular	<b>POSTPONED FROM DECEMBER 21, 2016</b>			52	2554 N Chadwick Street	14' 6" X 48'
<b>POSTPONED FROM DECEMBER 16, 2015</b>			6	3117 N 16th Street	25' x 147' 10"	53	5427 Chancellor Street	23' 6" X 65' 4-3/4"
41	1314-16 N Broad Street	74' x 200'	12	2352 N 21st Street	16' 1/2" x 69'	54	6332 Cherokee Street	20' x 100'
43	6135 Callowhill Street	16' x 75'	15	2239 N 26th Street	15' 11-3/4" X 48' 2-1/2"	55	5420 Chestnut Street	19' 7" x 100'
<b>POSTPONED FROM FEBRUARY 17, 2016</b>			16	2228-30 N 28th Street	Lot Irregular	56	6329 Chew Avenue	16' X 100'
23	2119 S 57th Street	15' X 76'	17	2238 N 28th Street	18' 5-1/2" x 110'	57	1520 Clearview Street	14' 1" x 92' 6"
<b>POSTPONED FROM MARCH 16, 2016</b>			18	2766 N 28th Street	15' X 62'	58	3141 Clifford Street	16' 2" x 90'
90	6047 N Norwood Street	7973-75	32	3813 Archer Street	13' 6" x 42'	59	2423 N Colorado Street	14' 1/2" X 47'
<b>POSTPONED FROM APRIL 20, 2016</b>			34	1746 N Bailey Street	15' X 51' 9"	60	4512 N Colorado Street	Lot Irregular
37	5827 Addison Street	16' x 63' 6"	37	322 Berkley Street	16' x 80'	61	1821 S Conestoga Street	15' x 60'
44	5951 Belmar Street	17' 8" X 64'	45	1216 W Butler Street	16' x 110'	62	1517 Conlyn Street	16' X Irregular
56	5428 Chestnut Street	16' X 125'	50	3129 N Chadwick Street	15' X 49' 6"	63	2646 N Corlies Street	14' X 50'
70	223 Farson Street	15' x 100'	58	12 S Conestoga Street	16' x 46'	64	6618 Cornelius Street	16' x 87' 6"
<b>POSTPONED FROM MAY 25, 2016</b>			63	3118 Custer Street	14' 2" X 50'	65	1309 Cottman Avenue	24' x Lot Irregular
126	3612 Richmond Street	15' x 100'	68	2729 N Dover Street	15' X 52' 9"	66	3159 N Darien Street	14' x 40'
136	1748 St Paul Street	15' X 72'	77	3619 N Gratz Street	16' X 80'	67	5511-17 Devon Street	60' x 198'
<b>POSTPONED FROM JUNE 22, 2016</b>			79	1232 W Harold Street	14' X 42'	68	17 S Dewey Street	14' 10" X 66'
118	2316 Pierce Street	14' 7/8" X 48'	98	1241 W Lehigh Avenue	16' x 112' 4"	69	STAY	STAY
121	5143 Reno Street	14' X 45'	102	1112 Lindley Avenue	22' X 95'	70	414 Durfor Street	14' X 52'
127	1828 Ruan Street	Lot Irregular	104	15 Manheim Street	20' x 62' 8"	71	61 W Duval Street	30' x Lot Irregular
<b>POSTPONED FROM AUGUST 17, 2016</b>			105	5700-6 Market Street	51.77' X IRREG	72	7027 Elmwood Avenue	18' x 77'
39	1850 S Conestoga Street	16' x 67'	109	1604 W Mentor Street	16' x 65'	73	149 Farson Street	16' x 96'
101	314 W Raymond Street	16' 9" x 45'	114	1543 W Oakdale Street	13' 11" x 46'	74	203 E Fisher Avenue	15' X 80'
<b>POSTPONED FROM SEPTEMBER 21, 2016</b>			118	1034 W Orleans Street	14' 1/2" x 45'	75	5603 Florence Avenue	17" x 77' 6"
69	2701 Federal Street	16' X 46'	131	1311 W Pike Street	Lot Irregular	76	2025 Frankford Avenue	16' X 68' 9"
97	1453 N Marston Street	13' 2-3/8" X 36'	134	3915 Poplar Street	16' X 112' 6"	77	2808 Frankford Avenue	16' 7" x 99' 5-1/2"
115	2123 N Percy Street	14' x 44'	147	138 N Ruby Street	16' x 55' 4"	78	3100 Frankford Avenue	Lot Irregular
144	5147 Westminster Avenue	15' 8" X 74' 5"	148	251 N Ruby Street	15' 4" X 51'	79	3046 N Franklin Street	14' 6" X 64' 11-3/8"
<b>POSTPONED FROM OCTOBER 19, 2016</b>			156	4987 Sheldon Street	17' 6" X 140'	80	1522 S Front Street	14' 4-1/2" x 57'
2	2360 N 06th Street	16' x 68'	160	2648 W Silver Street	14' x 50'	81	2929 Gaul Street	14' 7" x 71'
17	2324 N 21st Street	16' x 69'	166	2454 N Stanley Street	14' x 52'	82	455 E Girard Avenue	19' 9" X 60'
26	1311 N 29th Street	16' X 64'	169	5464 Summer Street	15' X 34' 6"	83	318 Glen Echo Road	20' x 80'
32	607 N 63rd Street	16' X 107'	173	4514 Tolbut Street	16' 1/2" X 97' 1"	84	2526 W Gordon Street	14' x 58' 6"
35	1825 W Albanus Street	15' 3" X 70'	179	2328 N Van Pelt Street	14' 4-1/2" x 49' 6"	85	2538 W Gordon Street	
37	5810 Angora Terrace	Lot Irregular	182	5022 Wayne Avenue	15' 6-3/4" X 60'	86	2442 N Gratz Street	14' 6" X 50'
59	1923 N Darien Street	13' 6" X 41' 1-1/8"	<b>JANUARY 18, 2017</b>			87	748 Gray Street	19' 4" x 78'
60	1933 N Darien Street	13' 6" X 41' 1-1/8"	<b>SHERIFF SALE</b>			88	5024 Greene Street	22' 6" x 119' 1-1/8"
63	3860 N Delhi Street	16' x 45'	<b>WRIT NO.</b>	<b>PREMISES</b>	<b>FRONT</b>	89	3346 Gurley Road	20' x 100'
64	1567 Devereaux Avenue	18' 1-1/2" X 75'	1	1705 S 02nd Street	Lot Irregular	90	2238 N Hancock Street	14' X 60'
79	1432 N Hollywood Street	14.39' x 55'	2	2603 S 02nd Street	14' 2" x 52'	91	2630-32 W Huntingdon Street	36' X 100'
86	6012 Irving Street	16' X 77'	3	2364 N 04th Street	12' x 45'	92	1935 Independence Street	15' X IRREG
88	2859 Judson Street	15' x 46.50'	4	1825-41 N 05th Street	Premises A - E	93	614 E Indiana Avenue	Lot Irregular
95	1235 W Lehigh Avenue	16' x 112' 4"	5	2010 S 06th Street	15' x 69'	94	1717 Ingersoll Street	14' X 63'
105	428 Mechanic Street	33' 4" X IRREG	6	2108-12 N 06th Street	Lot Irregular	95	5239 Jefferson Street	19' 4" x 81'
119	1718 W Ontario Street	Lot Irreg.	7	3251 N 06th Street	15' X 60'	96	5528 Jefferson Street	15' X 100'
125	3457 Palmetto Street	16' X 60'	8	STAY	STAY	97	5815 N Lambert Street	14' 10" X 70'
128	2125 N Percy Street	14' X 44'	9	3124 N 15th Street	16' 1" x 136'	98	1997 Lardner Street	Lot Irregular
136	1232 Rising Sun Avenue	15' 7" X 71' 9.25"	10	6722 N 15th Street	20' x 87' 6"	99	2248 N Lawrence Street	13' 3" X 45'
142	5403 Rutland Street	15' 4-1/2" X 95'	11	STAY	STAY	100	2408 W Lehigh Avenue	15' 7-3/4" x 100'
145	1714 Seybert Street	14' X 41'	12	6002 N 16th Street	18' 2" X Lot Irregular	101	2950 W Lehigh Avenue	16' x 76'
156	251 N Wanamaker Street	14' x 61'	13	2543 S 17th Street	15' X 58'	102	4322 Leiper Street	24' 3-1/2" x 100'
159	848 E Willard Street	14.25' X 50'	14	3735 N 18th Street	15' 2" x 91' 10"	103	1856 N Leithgow Street	14' X IRREG
<b>POSTPONED FROM NOVEMBER 16, 2016</b>			15	2112 N 19th Street	17' X 82' 5"	104	6500 Lincoln Drive	Lot Irregular
9	3843 N 17th Street	15' 6" X 94' 10"	16	2721 N 19th Street	16' x 62'	105	5305 Lindbergh Boulevard	Lot Irregular
12	3765 N 18th Street	Lot Irregular	17	3025 N 19th Street	Lot Irregular	106	6923 Linmore Avenue	14' x 60'
19	1422 S 21st Street	15' x Lot Irregular	18	1629 S 20th Street	16' X 66'	107	220 Locust Street	UNIT 26-S SOCIETY HILL TOWERS
40	1213 N 56th Street	15' X 106'	19	3035 N 23rd Street	15' X 58'	108	4823 Longshore Avenue	18' 8-1/2" X IRREG
66	1043 E Chelton Avenue	16' x Lot Irregular	20	1335 N 30th Street	14' x 59' 9"	109	6723 Lynford Street	18' 3-1/2" X 85' 6"
75	2150 E Clementine Street	Lot Irregular	21	1341 N 30th Street	14' x 59' 9"	110	6331 Magnolia Street	18' X 96' 1-3/4"
81	1520 S Corlies Street	16' x 52'	22	1343 N 30th Street	14' x 59' 9"	111	6024 Market Street	16' x 115'
82	240 W Coulter Street	Lot Irregular	23	20 N 50th Street	23' X 115'	112	1425 N Marston Street	14' X 48'
84	5800 Crittenden Street	19' X 80'	24	1111 S 53rd Street	15' 2" x 82'	113	1447 N Marston Street	14' x 48'
90	2058 Eastburn Avenue	14' X IRREG	25	1224 S 56th Street	16' x 78' 6"	114	1449 N Marston Street	14' x 48'
91	240 E Elkhart Street	14' X 43' 6"	26	231 N 62nd Street	15' 11" x 50'	115	2809-13 W Master Street	IRREG
94	2703 Federal Street	15' X 46'	27	338 N 62nd Street	15' 8" x 122'	116	5012 Master Street	Lot Irregular
98	2327 Germantown Avenue	18' X Irregular	28	924 N 63rd Street	30' x 150'	117	7528 Mayland Street	20' 1/4" X IRREG
101	3134 W Gordon Street	Lot Irregular	29	415 N 64th Street	25' x 125'	118	5605 Mc Mahon Avenue	Lot Irregular
102	6451 Grays Avenue	16' X 56'	30	1936 S Alden Street	15' x 53'	119	12307 Medford Road	Lot Irregular
105	3417 Hartville Street	14' x 43' 6"	31	1436 N Allison Street	15.58' X 103'	120	1620 Mohican Street	Lot Irregular
114	604 E Lippincott Street	14' 3" x 50'	32	823 S Allison Street	15' X 68' 6"	121	POSTPONED	POSTPONED
117	2730 Master Street	14' X 60'	33	2001-3 N American Street	Lot Irregular	122	3134 W Montgomery Avenue	15' 1/2" X 100'
127	1102 Passmore Street	18' X 109'	34	607 W Annsbury Street	17' 6" x 54'	123	5638 Morton Street	19' X 107.62'
128	2419 N Patton Street	13' 11-1/4" X 50'	35	7805 Argus Road	29' 6" X 55'	124	4570 Mulberry Street	18' 10-23/25" X 63'
136	223 N Robinson Street	14' 3" X 111' 3"	36	1026 W Arizona Street	16' 7" x 60'	125	6621 Musgrave Street	16' x Lot Irregular
139	2435 W Sergeant Street	14' 4" x 47'	37	1207-9 Arrott Street	45' X 240'	126	2954 Mutter Street	13' 10" X 43' 6"
141	2518 Seybert Street	15' x 64'	38	STAY	STAY	127	1950 N Napa Street	14' X 48'
145	6040 Spruce Street	16' X 75'	39	2029 N Bambrey Street	15' 7" x 49' 6"	128	1939 N Newkirk Street	14' 1/2" x 48'
			40	1012-16 Belmont Avenue	50' x 75'	129	5743 Ogontz Avenue	Lot Irregular
			41	424 W Berks Street	Lot Irregular	130	4325 N Orianna Street	15' X 48' 6"
			42	3018 N Bonsall Street	14' 3" X 45'	131	1404 E Palmer Street	18' X 79'
			43	STAY	STAY	132	3225 N Park Avenue	15' x 100'
			44	6727 N Bouvier Street	16' x 77' 8"	133	4523 Parrish Street	14' X 63'
			45	4748 N Broad Street	20' X 88' 11"	134	STAY	STAY
			46	8034 Brunswick Avenue	25' x 100'	135	4324-26 Paul Street	41' 6" x 197'
			47	7708-10 Buist Avenue	Lot Irregular	136	130 N Paxon Street	16' X 101'
						137	3827 N Percy Street	16' x 45'

Tax Sale continued from 15

# SHERIFF'S SALE

9 A.M.  
January 18, 2017

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 followed.

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
138	10818 Perrin Road	17' 11-1/4" x 100'	154	559 1/2 Rosalie Street	15' x 68'	170	4996 W Thompson Street	14' 8" X 70'
139	6008 Pine Street	16' x 109' 6"	155	2914 Rosehill Street	14' x 42'	171	2222 Titan Street	14' X 45'
140	53 W Pomona Street	21' x Lot Irregular	156	3052 Roschill Street	13' 5" x 78' 4"	172	5726-28 Tulip Street	52' 6-1/8" X IRREG
141	3049 Potter Street	14' x 45'	157	6653 Ross Street	Lot Irregular	173	1537 E Upsal Street	Lot Irregular
142	7914 Provident Street	17' 10" X 90'	158	1719 N Ruby Street	15' x 112' 2"	174	1961 Wakeling Street	72' x 150'
143	5344 Race Street	15' 6" X 81' 6"	159	STAY	STAY	175	4558 Wayne Avenue	16' 4-3/4" X IRREG
144	2011 N Randolph Street	17' X 60'	160	5226 Schuyler Street	20' X 117' 10-5/8"	176	2112 W Westmoreland Street	16' X 49' 6"
145	STAY	STAY	161	1911 E Sedgley Avenue	Lot Irregular	177	853 E Westmoreland Street	15' X 61' 6"
146	5034 Reno Street	14' x 51' 6"	162	1334 W Seltzer Street	14' 1/2" x 50'	178	POSTPONED	POSTPONED
147	POSTPONED	POSTPONED	163	112 South Street	15.41' X 60'	179	1818 Wilder Street	14' X 48'
148	3024 Ridge Avenue	Lot Irreg.	164	924 N St Bernard Street	15' X 55' 11-5/8"	180	616 Wilder Street	14' X 51'
149	1383 E Rittenhouse Street	15' X 71'	165	2409 Stewart Street	14' x 41'	181	9804 Woodfern Road	63' X 108'
150	328 E Rittenhouse Street	Lot Irregular	166	2943 N Sydenham Street	13' 9-1/4" X 51' 6"	182	6409 Wyncote Avenue	Lot Irregular
151	343 N Robinson Street	15' x 66' 6"	167	5046 Tacoma Street	13' 11" x 43' 6"	183	5420 Wyndale Avenue	25' x 125'
152	1848 W Rockland Street	15' 3" X 70'	168	5051 Tacoma Street	22' x 25' 6"	184	5724 Wynnefield Avenue	28' X 135'
153	STAY	STAY	169	2719 N Taylor Street	14' 6" X 45'	185	7131 Yocum Street	20' x 80'

### Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

- Ten percent of the highest 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 Six Hundred Dollars (\$600.00) 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 offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.
- Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.
- 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 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day 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 bid is registered on a property at the sale.
- The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.
- The deposit 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's 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 to settle 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 will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. 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 after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale.
- Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.
- Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) [brtweb.phila.gov](http://brtweb.phila.gov) for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website [philadox.phila.gov](http://philadox.phila.gov) and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

#### NOTICE OF SCHEDULE OF DISTRIBUTION

- The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

#### LAND BANK SALE

- Notwithstanding the foregoing, if the Philadelphia Land Bank ("Land Bank") exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa. C.S.A. § 2117 (d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency.
- Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq.
- N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

#### EXPLANATION

- The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.
- The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.
- Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

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Sheriff  
City and County of Philadelphia  
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