

SHERIFF'S SALE

9 A.M.
February 17, 2016

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:

THE FOLLOWING WAS POSTPONED FROM JULY 16, 2014
WRIT NO: PREMISES: FRONT:
 110 5008 Parrish St. 15' X 61' 6"

THE FOLLOWING WAS POSTPONED FROM MAY 20, 2015
WRIT NO: PREMISES: FRONT:
 244 315 Zeralda St. 38' 1-3/8" X Irregular

THE FOLLOWING WAS POSTPONED FROM JULY 15, 2015
WRIT NO: PREMISES: FRONT:
 42 1227 W. 65th Ave. 42' 1-1/4" X 90'
 70 5246 Cedar St. 16' X 106'
 147 5534 Jane St. 14' 2" X 56'
 271 6657 Vandike St. 16' X 82.50'

THE FOLLOWING WAS POSTPONED FROM AUGUST 19, 2015
WRIT NO: PREMISES: FRONT:
 173 613 Locust St. 18' 8" X 80'
 257 721 Washington St. Lot Irregular

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 19, 2015
WRIT NO: PREMISES: FRONT:
 40 820 N. 65th St. 19' 11" X 102' 6"
 69 3911-15 Cambridge St. 59' 6" X 70'
 70 3921-29 Cambridge St. 95' 1" X 70'
 133 3904 W. Girard Ave. 25' X 113'
 170 1235 W. Lehigh Ave. 16' X 112' 4"

THE FOLLOWING WAS POSTPONED FROM OCTOBER 21, 2015
WRIT NO: PREMISES: FRONT:
 5 5145 N. 8th St. 15' X 67' 2"
 53 2538 S. 66th St. 16' X 107'
 112 1935 W. Erie Ave. 16' X 120'
 116 2409 W. Firth St. 14' 3" X 53' 6"
 129 3906 W. Girard Ave. 25' X 113'
 186 101 W. Montgomery Ave. 11' 4" X 47'
 225 2805 N. Ringgold St. 14' 4" X 46' 6"
 226 2807 N. Ringgold St. 14' 4" X 46' 6"
 230 5832 Rodman St. 15' X 65'
 261 5901 Warrington Ave. Lot Irregular

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 18, 2015
WRIT NO: PREMISES: FRONT:
 39 1345-47 N. 30th St. Lot Irregular
 69 1926 E. Arizona St. 14' 7" X 66' 6"
 71 741 E. Atlantic St. 15' X 68' 4"
 78 1948 Bonitz St. 14' 3" X 56' 6"
 93 1428-32 Callowhill St. 51' X 100'
 97 5500 Cedar Ave. 21' 6" X 80'
 167 1109 Herbert St. Lot Irregular
 202 510 Midvale Ave. Lot Irregular
 262 5136 Walnut St. 15' X 90'

THE FOLLOWING WAS POSTPONED FROM DECEMBER 16, 2015
WRIT NO: PREMISES: FRONT:
 19 705 N. 43rd St. 16' 1/4" X 93'
 30 2349 E. Allegheny Ave. 15' 4" X 69'
 57 1851 S. Columbus Blvd. Lot Irregular
 60 2812 N. Croskey St. 15' 4" X 85'
 61 2015-17 E. Dauphin St. Lot Irregular
 63 3230 N. Dover St. Lot Irregular
 64 400 Durfor St. 16' X 52'
 77 1832-46 Germantown Ave. Premises A-E
 83 5423 Grays Ave. Lot Irregular
 84 4151 Greene St. 17' 11-1/2" X 80'

WRIT NO: PREMISES: FRONT:
 85 4427 Greene St. 15' 5/8" X 55' 6"
 89 1209 W. Hilton St. 15' X 104' 3-1/8"
 92 1638 E. Hunting Park Ave. 16' X 83'
 93 2525 W. Hunting Park Ave. Lot Irregular
 94 1829-41 E. Huntingdon St. Lot Irregular
 100 1220-30 Kenilworth St. Lot Irregular
 102 6658 Keystone St. Lot Irregular
 104 3516 Kip St. 16' 2" X 68' 6"
 109 1643 Lewis St. Lot Irregular
 113 1400 Lindley Ave. 30' 4" X Irregular
 118 710-20 N. Marshall St. Lot Irregular
 132 1615 Mohican St. 15' 11" X 85'
 135 1714 N. Newkirk St. 14' 1" X 49'
 141 2020 N. Orianna St. 14' X 42' 6"
 148 2921 N. Park Ave. 55' X 66'
 183 6114 Sansom St. 15' 5" X 102'
 184 7262 Saybrook Ave. 16' 2-5/8" X 101' 6"
 208 6202 W. Stiles St. 18' X 87'
 210 2712-36 Stokley St. Lot Irregular
 213 900-8 W. Tioga St. Lot Irregular
 222 2825 E. Venango St. 14' 6" X 73' 8-3/8"
 223 1224 Wagner Ave. 20' X 100'
 244 6531 Woodland Ave. 16' X 89'
 246 7105-13 Woodland Ave. Lot Irregular

THE FOLLOWING WAS POSTPONED FROM JANUARY 20, 2016
WRIT NO: PREMISES: FRONT:
 5 3837 N. 7th St. 15' X 90' 3/8"
 7 516 N. 10th St. Lot Irregular
 11 4004 N. 13th St. Lot Irregular
 21 614 S. 52nd St. 16' X 102'
 25 1416 N. 54th St. 16' X 66' 11-1/4"
 26 311 N. 54th St. Lot Irregular
 28 419 S. 55th St. 15' 6" X 87'
 32 1932 S. 60th St. 15' X 73' 6"
 34 161 N. 61st St. 15' X 90'
 36 431 N. 61st St. 15' 4" X 109' 6"
 39 3101 70th St. Lot Irregular
 42 555-1/2 Alcott St. 15' 2" X 68'
 44 2946 W. Allegheny Ave. 15' X 84'
 48 2845 Angus Road 18' 1-7/8" X Irregular
 54 2700-2 Boudinot St. Lot Irregular
 55 2700-34 N. Broad St. Lot Irregular
 60 6211 Carpenter St. Lot Irregular
 69 50 N. Conestoga St. 16' X 60'
 70 1517 Conlyn St. 16' X Irregular
 71 3343 Coral St. 14' X 32' 8"
 77 2986 Edgemont St. 14' X 57'
 80 7113 Edmund St. 13' X 88'
 95 440 N. Front St. Lot Irregular
 102 230 E. Haines St. Lot Irregular
 105 3102 Hartville St. 15' X 44' 6"
 116 2840 Kip St. 16' X 60'
 117 6044 Latona St. 15' 9" X 102'
 119 5245 Lebanon Ave. 18-25/100" X 120'
 125 4353 Main St. Lot Irregular
 126 1822 Manton St. 15' X 54'
 133 2707 E. Monmouth St. 20' X 105'
 138 7609 Ogontz Ave. 20' X 90'
 139 2022 N. Orianna St. 14' X 42' 6"
 142 105 E. Pastorius St. 21' 5" X 50'
 143 143 N. Peach St. 14' 10" X 59' 6"
 144 13348 Philmont Ave. Lot Irregular
 149 1334 S. Ringgold St. 15' X 51' 6"

WRIT NO: PREMISES: FRONT:
 151 2960 Rorer St. 17' X Irregular
 152 5403 Rutland St. 15' 4-1/2" X 95"
 154 3449 Scotts Landing Lot Irregular
 159 1025 Shelmore Ave. 50' X 100'
 164 6122 Spruce St. 16' X 75'
 167 7022 Torresdale Ave. 25' X 100'
 169 542 N. Vodges St. 15' X 63'
 172 4211 Westminster Ave. 16' X 80'
 174 317 Wolf St. 14' X 64'

FEBRUARY 17, 2016
SHERIFF'S SALE

WRIT NO: PREMISES: FRONT:
 1 STAY STAY
 2 3744 N.07th St. 15' X 74'
 3 2138 N. 08th St. 16' 6" X 57' 1-1/8"
 4 5246 N. 09th St. 16' X 80'
 5 POSTPONED POSTPONED
 6 POSTPONED POSTPONED
 7 2738 N. 13th St. 18' X 101' 6"
 8 POSTPONED POSTPONED
 9 1417 S. 17th St. 16' X 67'
 10 2441 N. 19th St. 15' 6" X 67' 10"
 11 23 S. 23rd St., 7C Unit 7C
 12 23 S. 23rd St., 7K Unit 7K
 13 23 S. 23rd St., 7E Unit 7E
 14 23 S. 23rd St., 6A Unit 6A
 15 23 S. 23rd St., 7D Unit 7D
 16 23 S. 23rd St., Unit 7G
 17 STAY STAY
 18 2502 N. 30th St. 15' 3" X 65' 6"
 19 1252 N. 52nd St. 15' 9" X 93'
 20 STAY STAY
 21 POSTPONED POSTPONED
 22 STAY STAY
 23 2119 S. 57th St. 15' X 76'
 24 POSTPONED POSTPONED
 25 POSTPONED POSTPONED
 26 617 S. 61st St. Lot Irreg
 27 POSTPONED POSTPONED
 28 1734 Aberdeen St. LOT IRREGULAR
 29 217 N. Alden St. 14' 6" X 63'
 30 POSTPONED POSTPONED
 31 POSTPONED POSTPONED
 32 STAY STAY
 33 3467 Amber St. 14' X 68'
 34 2060 E. Ann St. 15' X 52' 6"
 35 5010 B St. 15' 10" X 61' 1-1/2"
 36 2903 N. Bailey St. 15' X 48'
 37 4926 Baynton St. Lot Irregular
 38 5605 Baynton St. 17' 8" X 109' 7-1/8"
 39 5747 Beaumont St. 15' 10" X 108'
 40 4528 Bermuda St. 21' X 100'
 41 2028 E. Birch St. 14' 4" X 62' 6"
 42 3318 Bleigh Ave. 18' 2" X 100' 11-3/4"
 43 7307 Briar Road LOT IRREGULAR
 44 6301 Buist Ave. 15' X 62'
 45 2845 C. St. 16' X 112' 6"
 46 3820 N. Camac St. 13' 9-3/8" X 55'
 47 STAY STAY
 48 276 S. Cecil St. 15' X 60'

Tax Sale 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 cash, 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

Tax Sale continued from 16

SHERIFF'S SALE9 A.M.
February 17, 2016**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:
49	42 S. Cecil St.	15' X 62' 6"	84	4153 Lancaster Ave.	15' 7-5/8" X 78'	119	308 W. Queen Lane	LOT IRREGULAR
50	5410 Chancellor St.	22' X 65' 4-3/4"	85	STAY	STAY	120	4161 N. Reese St.	14' 4" X 59'
51	5525 Chancellor St.	16' X 67'	86	4330 Lawndale St.	20' 3-1/2" X 68' 9"	121	6003 Reinhard St.	16' X 60'
52	6008 Chester Ave.	LOT IRREGULAR	87	4839 N. Leithgow St.	16' X IRREG	122	3782 Richmond St.	14' 7" X 75'
53	3061 Collins St.	13' 9" X 83' 7-1/2"	88	1121 Linn St.	16' X 47' 4-1/2"	123	STAY	STAY
54	5902 W. Columbia Ave.	17' 11-1/2" X 70'	89	2060 E. Lippincott St.	14' X 48'	124	STAY	STAY
55	1416 Comly St.	21' 3" X 80'	90	1028 E. Lycoming St.	Lot Irreg.	125	4641 Rosehill St.	LOT IRREGULAR
56	1904 Conlyn St.	20.12" X 85.76'	91	2037 E. Madison St.	25' X 99' 7-3/4"	126	1727 S. Ruby St.	16' X 60'
57	246 W. Coulter St.	26' X IRREG	92	851 E. Madison St.	14' 3" X 50'	127	1933 S. Salford St.	14' X 63' 6"
58	3329 D St.	26' 8" X 225'	93	6323 Magnolia St.	LOT IRREGULAR	128	2749 W. Seltzer St.	14' 9" X 46'
59	151 Dearborn St.	15' x 42' 6"	94	13 1/2 Manheim St.	8' X IRREG	129	2336 W. Sergeant St.	14' 5" X 53' 6"
60	STAY	STAY	95	7925 Mars Place	17.954' X 90'	130	104 W. Sharpnack St.	LOT IRREGULAR
61	5829 Delancey St.	15.50' X 63	96	1829 N. Marston St.	14' X 42'	131	2042 E. Somerset St.	16' 6" X 69'
62	STAY	STAY	97	1831 N. Marston St.	14' X 42'	132	5520 Spring St.	16' X 46'
63	3947 Dell St.	15' X 56' 11-1/4"	98	1864 N. Marston St.	14' X 41' 6"	133	1607 St. Paul St.	24' X 37' 2-3/8"
64	STAY	STAY	99	4935 N. Marvine St.	24' 6" X 84'	134	612 E. Stafford St.	16' XLOTIRREGULAR
65	12321 Dunks Ferry Road	lot irregular	100	2740 Master St.	16' X 60'	135	626 E. Stafford St.	Lot irregular
66	4210 Elsinore St.	19' 7" X 61' 3"	101	2105 E. Monmouth St.	14' 4" X LOT IRR	136	5422 Stewart St.	17' X 55'
67	3853 N. Fairhill St.	15' X 61' 3-1/4"	102	1918 Morris St.	16' X 67'	137	2843 N. Stillman St.	14' 5" X 45'
68	5111 Folsom St.	15' X 50'	103	4453 Morris St.	LOT IRREGULAR	138	3031 N. Sydenham St.	14' 6" X 78' 2"
69	1734-58 Frankford Ave.	LOT IRREGULAR	104	1625 S. Napa St.	LOT IRREGULAR	139	1414 S. Taylor St.	14' 3" X 47' 9-5/8"
70	3669 Frankford Ave.	15' 6" X 70'	105	6501 New State Road	690' X 1280'	140	1243-45 W. Tioga St.	LOT IRREGULAR
71	1240 N. Frazier St.	15' 5" X 77' 3-1/4"	106	2245 W. Ontario St.	16' X 108.50'	141	811 Unruh Ave.	Lot Irregular
72	3134 G St.	14' 1" X 55'	107	5864 Osage Ave.	16' X 63' 6"	142	2022-24 N. Van Pelt St.	Prem A & Prem B
73	5007 Germantown Ave.	LOT IRREGULAR	108	561 Overlook Road	LOT IRREGULAR	143	3041 Vare Ave.	LOT IRREGULAR
74	5719 W. Girard Ave.	16' X 90'	109	109 E. Pastorius St.	21' 5" X 50' 3-3/8"	144	1219 W. Venango	15.25' X 82.15
75	5935 Haverford Ave.	20' X 80'	110	STAY	STAY	145	5230 Walton Ave.	19' 9" X 100'
76	1452 N. Hollywood St.	14' 4-1/2" X 55'	111	5817 Pemberton St.	15' X 62' 6"	146	5644 Walton Ave.	15' X 60'
77	324 Horton St.	15' X 67'	112	161 W. Penn St.	24' 6" X LOT IRR	147	1117 Windrim Ave.	15' X 100'
78	2250 W. Huntingdon St.	16' X 93'	113	401 W. Penn St.	LOT IRREGULAR	148	1628 W. Wingohocking St.	16' X 58' 10"
79	3937 I Street	18' X 75'	114	3915 Pennsgrove St.	16' X 89'	149	1902 E. Wishart St.	13' X IRREG
80	1029 W. Indiana Ave.	12' 3" X 60'	115	3725 N. Percy St.	16' X 45'	150	1517 Womrath St.	20' X 80'
81	1511 W. Indiana Ave.	15' X 66'	116	1039 E. Phil Ellena St.	LOT IRREGULAR	151	3016 N. Woodstock St.	14' X 50'
82	2112 W. Indiana Ave.	LOT IRREGULAR	117	347 E. Phil Ellena St.	LOT IRREGULAR	152	6420 N. Woodstock St.	15' X LOTIRREGULAR
83	6149 Jefferson St.	16' X 93'	118	503 N. Pleasant Place	LOT IRREGULAR	153	413 W. York St.	14' X 60'

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



Catch up with The Legal's reporters and editors, learn of latest breaking news and gain access to exclusive content!

Find us on **facebook**

www.facebook.com/legalintelligencer

Follow us on **Twitter**

www.twitter.com/thelegalintel