SHERIFF'S SALE

9 A.M. February 19, 2020

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.

PUSTPUNE	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
137	CD FROM FEBRUARY 22, 2017 2944 Richmond Street	19' 4-1/4" X IRREG	93 112	234 West Grange Avenue 2854 North Hutchinson Street	14' 6" X 54' 13' 6" X 73'	69 86	154 Melvale Street 1225 North Taney Street	17' 2" X 35' 1-5/8" +/- 13' 3" X 50'
137	2944 Richmond Street	19 4-1/4 A IKKEU	116	6027 Kingsessing Avenue	15 ° X 73 ° 15 ° X 73 °	87	2937 North Taylor Street	14' 1" X 50'
POSTPONE	ED FROM APRIL 18, 2018		132	1541 North Newkirk Street	15' 2" X 50' 3"	89	500-16 East Tioga Street	225' X 179'
164	5840 Vine Street	15' X 72'	139	3630 Olive Street	LOT IRREGULAR	94	7014 Walker Street	25' x 90'
	2010 VIII SHEEL	10 11 /2	142	2620-28 West Oxford Street	87' 6" X 99' 6"	97	5024-26 Wayne Avenue	LOT IRREGULAR
POSTPONE	CD FROM MAY 16, 2018		159	2457 Sepviva Street	14' 3" X 60'	99	3138 Weikel Street	14' 1" X 54'
29	1681 North 56th Street	15' x 109' 2-3/4"	177	5920 Vine Street	15' x 70'			
177	1624 South Yewdall Street	15' X 60'	POCEPONE	D EDOM WATE 10 4010		FEBRUARY		
				D FROM JUNE 19, 2019	14' 3" x 64' 3/8"	SHERIFF'S	SALE 4421 North 09th Street	19' 6" X 170' 2-1/4"
	CD FROM JUNE 20, 2018	401 40.51	29 36	2365 East Ann Street 5749 Belmar Street	14 3 X 64 3/8 14' 4" X 58' 6"	2	5645 North 11th Street	16' x 90'
83 112	8232 Forrest Avenue 2779 Martha Street	18' x 105' 18' X 54'	134	4900-4 Parrish Street	LOT IRREGULAR	3	1313 North 17th Street	14' X 40' 6"
112	2779 Martina Street	18 A 34				4	2461 North 19th Street	15'6" X 67'10"
POSTPONE	ED FROM JULY 18, 2018		POSTPONE	D FROM JULY 17, 2019		5	3718-20 North 19th Street	53' 10" X 104' 8"
95	2138 North Lambert Street	15' X 60'	6	5326 North 12th Street	24' X 84'	6	5936 North 21st Street	16' 4" x 70' 4-1/8"
,,,	2130 Troitin Edinioon Surect	10 11 00	13	1107 North 42nd Street	16' X 85'	7	1229 S 26th Street	15' x 66'
POSTPONE	ED FROM AUGUST 15, 2018		39	1705 Benson Street	30' 11" X 90'	8 9	2860 North 26th Street 2349 North 32nd Street	20' 8" x 56' 14' X 57'
47	3102 North Chadwick Street	15' 1-1/2" x 48' 6"	43 58	3871 Brandywine Street 456 Collom Street	14' x 50' 3" LOT IRREGULAR	10	2353 North 32nd Street	14 X 57'
60	2313 West Cumberland Street	15' 1" X 87'	69	4724 Edmund Street	14' 6-1/4" X 96' 6"	11	336 North 42nd Street	16' X 80'
80	4520 Frankford Avenue	LOT IRREGULAR	72	1936 Federal Street	18' X 75' +/-	12	103 North 50th Street	23' x 110'
108	3638-42 North Lawrence Street	60' X 104' 7-1/2"	83	1343 West Grange Avenue	LOT IRREGULAR	13	156 North 54th Street	15' 1" X 57'
DOCTRONE	TO EDOM CEDTEMBED 10, 2010		117	2551 North Patton Street	LOT IRREGULAR	14	2401 South 57th Street	Lot Irregular
5	CD FROM SEPTEMBER 19, 2018 1915 North 07th Street	24' x 100'	125	8649 Provident Street	16' 1-1/2" X 89' 8"	15	3901 Arcadia Street	LOT IRREGULAR
30	206 North 61st Street	15' x 87' 6"	142	6753 North Smedley Street	17' 1" X 73' 10" +/-	16 17	16R East Armat Street	LOT IRREGULAR
76	3215 North Front Street	15' x 70'	DOG COMPOSITION	D EDOM A HOHOMAA COCC		18	2337 North Beechwood Street 4239 Bleigh Avenue	14' 4" X 48' 16' x 72' 10-3/8"
77	4951 Germantown Avenue	18' X 103'	POSTPONE 5	D FROM AUGUST 21, 2019	16' X 70'	19	2458 North Bouvier Street	14' 1" X 50'
167	6036 Washington Avenue	21' 8" x 110'	15	2228 South 13th Street 34 North 40th Street	16' X '/0' 25' 3-5/8" X	20	1916 Briggs Street	13' 2-1/2" X 57' 3" +/-
			13	J T I TOTAL TOTAL DILECT	25 3-5/8 A 114' 11-7/8" +/-	21	1301 West Butler Street	20' X 112'
	CD FROM OCTOBER 17, 2018		21	2118 North 59th Street	16' X IRREG	22	6135 Callowhill Street	16' X 75'
61 147	6203 South Cobbs Creek PKWY	22' 5/8" X IRREG	28	5548 Boyer Street	17' 11" x 96' 6"	23	2113 Chelten Avenue	16' X 73' 6"
147	2967 North Sydenham Street	15' X 51' 6"	49	7500-2 Forrest Avenue	33' 8" X 125'	24	900 East Chelten Avenue	Lot Irregular
POSTPONE	ED FROM NOVEMBER 14, 2018		53	59 West Garfield Street	LOT IRREGULAR	25 26	1960 West Cheltenham Avenue 2452 North Colorado Street	22' 1" X 82' 6" 14' 6-1/2" x 48'
67	47 East Garfield Street	20' X 117' 5/8" +/-	60	3616 Haverford Avenue	16' 8" X 100' 15' 8" x 37' 6"	27	3113 West Cumberland Street	18' 2" X 65'
78	1684 Harrison Street	25' X 106'	62	1952 West Hilton Street 121 North Hobart Street	15 8 X 3 / 6 15' X 71' 6"	28	2117 North Darien Street	13' 6" x 42'
161	322 Tree Street	14' X 48'	63	727 North Holly Street	15' X 102'	29	446 West Dauphin Street	14' x 60'
			73	1032 Pallas Street	14' x 63'	30	1525 Deal Street	15' X 59' 7"
POSTPONE	CD FROM DECEMBER 19, 2018		85	4531 Springfield Avenue	28' 1" X IRREG	31	17 South Dewey Street	14' 10" x 66'
60	60-74 Collom Street	100.21' X IRREG	95	5922 Warrington Avenue	16' X 82'	32 33	36 North Dewey Street	15' X 62' 15' X 40'
77	2729 Germantown Avenue	15' X 69' 11-1/8" +/-	98	134 North Wilton Street	15' X 62' 6"	33	2669 North Douglas Street 4151 Dungan Street	16' x 80'
DOCTDONE	D EDOM LANUADY 16 2010		POCTPONE	D EDOM CEDTEMBED 10 2010		35	3027 Euclid Avenue	14' 2" X 57'
2.4	CD FROM JANUARY 16, 2019 1629 North 33rd Street	18' X 100'	1	D FROM SEPTEMBER 18, 2019	15' V 00'	36	3955 Fairmount Avenue	16' X 77'
25	623-39 North 39th Street	160' X IRREG	18 35	740 North 43rd Street 1919 Chelten Avenue	15' X 90' 15' X 71' 9-3/8" +/-	37	924 Farson Street	14' 2" x 70'
46	4029 Brown Street	16' X 90'	59	2015 Kinsey Street	LOT IRREGULAR	38	7342 Frankford Avenue	LOT IRREGULAR
86	4003 Haverford Avenue	16' X LOT IRREGULAR	96	1517 West York Street	15' 5-7/8" X 68' 2"	39	2845 Germantown Avenue	Lot Irregular
91	1010 W/ II D I- A	15' X 75' +/-	1					121237 (502
	1919 West Hunting Park Avenue					40	736R West Godfrey Avenue	131' X 650'
93	1632 South Ithan Street	14' 10" X 63' 6"		D FROM OCTOBER 16, 2019		41	3621 North Gratz Street	15' X 80'
93 100	E		39	52 North Frazier Street	15' X 64'			
100	1632 South Ithan Street 2303 West Lehigh Avenue	14' 10" X 63' 6"	39 59	52 North Frazier Street 2303 North Myrtlewood Street	13' 11" x 50'	41 42 43 44	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street	15' X 80' 14' 4'' x 78' 15' X 53' 6" Lot Irregular
100 POSTPONE	1632 South Ithan Street 2303 West Lehigh Avenue CD FROM FEBRUARY 20, 2019	14' 10" X 63' 6" 15' 3" X 76'	39	52 North Frazier Street		41 42 43 44 45	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6"
100	1632 South Ithan Street 2303 West Lehigh Avenue	14' 10" X 63' 6"	39 59 90	52 North Frazier Street 2303 North Myrtlewood Street 5517 Wyalusing Avenue	13' 11" x 50'	41 42 43 44 45 46	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue 1618 Jefferson Street	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6" 18' 2" X 91' 7-1/4"
100 POSTPONE 5 7 10	1632 South Ithan Street 2303 West Lehigh Avenue CD FROM FEBRUARY 20, 2019 4908-10 North 04th Street 3755 North 07th Street 3015 North 09th Street	14' 10" X 63' 6" 15' 3" X 76' LOT IRREGULAR 15' 6" X 100' 18' x 60' 3"	39 59 90	52 North Frazier Street 2303 North Myrtlewood Street	13' 11" x 50'	41 42 43 44 45 46 47	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue 1618 Jefferson Street 701 West Johnson Street	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6" 18' 2" X 91' 7-1/4" 125' X IRREG
POSTPONE 5 7 10 13	1632 South Ithan Street 2303 West Lehigh Avenue 2D FROM FEBRUARY 20, 2019 4908-10 North 04th Street 3755 North 07th Street 3015 North 09th Street 2651 South 12th Street	14' 10" X 63' 6" 15' 3" X 76' LOT IRREGULAR 15' 6" X 100' 18' x 60' 3" 14' 2" x 58'	39 59 90 POSTPONE 55 61	52 North Frazier Street 2303 North Myrtlewood Street 5517 Wyalusing Avenue D FROM NOVEMBER 20, 2019	13' 11" x 50' LOT IRREGULAR	41 42 43 44 45 46	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue 1618 Jefferson Street 701 West Johnson Street 4978 Kershaw Street	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6" 18' 2" X 91' 7-1/4" 125' X IRREG 12' 7-3/4" X 70'
POSTPONE 5 7 10 13 20	1632 South Ithan Street 2303 West Lehigh Avenue CD FROM FEBRUARY 20, 2019 4908-10 North 04th Street 3755 North 07th Street 3015 North 09th Street 2651 South 12th Street 925 North 42nd Street	14' 10" X 63' 6" 15' 3" X 76' LOT IRREGULAR 15' 6" X 100' 18' x 60' 3" 14' 2" x 58' 16' X 85'	39 59 90 POSTPONE 55 61 64	52 North Frazier Street 2303 North Myrtlewood Street 5517 Wyalusing Avenue D FROM NOVEMBER 20, 2019 1524 South Lambert Street 5731 Malvern Avenue 4756 Melrose Street	13' 11" x 50' LOT IRREGULAR 14' x 44' 16.179' X IRREG 18' 5-1/2" X 87'	41 42 43 44 45 46 47 48	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue 1618 Jefferson Street 701 West Johnson Street	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6" 18' 2" X 91' 7-1/4" 125' X IRREG
POSTPONE 5 7 10 13 20 33	1632 South Ithan Street 2303 West Lehigh Avenue 2D FROM FEBRUARY 20, 2019 4908-10 North 04th Street 3755 North 07th Street 3015 North 09th Street 2651 South 12th Street 925 North 42nd Street 25 North 60th Street	14' 10" X 63' 6" 15' 3" X 76' LOT IRREGULAR 15' 6" X 100' 18' x 60' 3" 14' 2" x 58' 16' X 85' 16' X 85'	39 59 90 POSTPONE 55 61 64 71	52 North Frazier Street 2303 North Myrtlewood Street 5517 Wyalusing Avenue D FROM NOVEMBER 20, 2019 1524 South Lambert Street 5731 Malvern Avenue 4756 Melrose Street 2040 South Opal Street	13' 11" x 50' LOT IRREGULAR 14' x 44' 16.179' X IRREG 18' 5-1/2" X 87' 14' 2" X 46'	41 42 43 44 45 46 47 48 49 50 51	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue 1618 Jefferson Street 701 West Johnson Street 4978 Kershaw Street 1603 Kitty Hawk Avenue 1621 Kitty Hawk Avenue 4228 Lancaster Avenue	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6" 18' 2" X 91' 7-1/4" 125' X IRREG 12' 7-3/4" X 70' LOT IRREGULAR LOT IRREGULAR
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POSTPONE 5 7 10 13 20 33 58 111	1632 South Ithan Street 2303 West Lehigh Avenue CD FROM FEBRUARY 20, 2019 4908-10 North 04th Street 3755 North 07th Street 3015 North 09th Street 2651 South 12th Street 925 North 42nd Street 25 North 60th Street 5928 Chester Avenue 117 Manheim Street	14' 10" X 63' 6" 15' 3" X 76' LOT IRREGULAR 15' 6" X 100' 18' x 60' 3" 14' 2" x 58' 16' X 85' 16' X 85' 16' X 80' 20' X 81'	39 59 90 POSTPONE 55 61 64 71 75	52 North Frazier Street 2303 North Myrtlewood Street 5517 Wyalusing Avenue D FROM NOVEMBER 20, 2019 1524 South Lambert Street 5731 Malvern Avenue 4756 Melrose Street 2040 South Opal Street 1429 South Ringgold Street	13' 11" x 50' LOT IRREGULAR 14' x 44' 16.179' X IRREG 18' 5-1/2" X 87' 14' 2" X 46' 14' 3" X 50'	41 42 43 44 45 46 47 48 49 50 51 52 53 54	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue 1618 Jefferson Street 701 West Johnson Street 4978 Kershaw Street 1603 Kitty Hawk Avenue 1621 Kitty Hawk Avenue 4228 Lancaster Avenue 4635 Lesher Street 2100 Lloyd Street 49 East Logan Street	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6" 18' 2" X 91' 7-1/4" 125' X IRREG 12' 7-3/4" X 70' LOT IRREGULAR LOT IRREGULAR LOT IRREGULAR 26' X 123' 11-3/4" +/- 24.330' X IRREG LOT IRREGULAR
POSTPONE 5 7 10 13 20 33 58 111 155	1632 South Ithan Street 2303 West Lehigh Avenue CD FROM FEBRUARY 20, 2019 4908-10 North 04th Street 3755 North 07th Street 3015 North 09th Street 2651 South 12th Street 925 North 42nd Street 25 North 60th Street 5928 Chester Avenue 117 Manheim Street	14' 10" X 63' 6" 15' 3" X 76' LOT IRREGULAR 15' 6" X 100' 18' x 60' 3" 14' 2" x 58' 16' X 85' 16' X 85' 16' X 80' 20' X 81'	39 59 90 POSTPONE 55 61 64 71 75 77 81 91 93	52 North Frazier Street 2303 North Myrtlewood Street 5517 Wyalusing Avenue D FROM NOVEMBER 20, 2019 1524 South Lambert Street 5731 Malvern Avenue 4756 Melrose Street 2040 South Opal Street 1429 South Ringgold Street 1429 South Ringgold Street 35 West Rockland Street 2554 West Seltzer Street 5829 Willows Avenue 4424 East Wingohocking Street	13' 11" x 50' LOT IRREGULAR 14' x 44' 16.179' X IRREG 18' 5-1/2" X 87' 14' 2" X 46' 14' 3" X 50' 15' 8-3/8" X 91' 2-1/2" +/- 16' X 42' 6"	41 42 43 44 45 46 47 48 49 50 51 52 53 54 55	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue 1618 Jefferson Street 701 West Johnson Street 4978 Kershaw Street 1603 Kitty Hawk Avenue 1621 Kitty Hawk Avenue 4228 Lancaster Avenue 4635 Lesher Street 2100 Lloyd Street	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6" 18' 2" X 91' 7-1/4" 125' X IRREG 12' 7-3/4" X 70' LOT IRREGULAR LOT IRREGULAR LOT IRREGULAR 26' X 123' 11-3/4" +/- 24.330' X IRREG LOT IRREGULAR 17' 6" x 77'
POSTPONE 5 7 10 13 20 33 58 111 155 POSTPONE 26	1632 South Ithan Street 2303 West Lehigh Avenue 2D FROM FEBRUARY 20, 2019 4908-10 North 04th Street 3755 North 07th Street 3015 North 09th Street 2651 South 12th Street 925 North 42nd Street 25 North 60th Street 5928 Chester Avenue 117 Manheim Street 1020-24 West Thayer Street 2D FROM MARCH 20, 2019 1312 North 60th Street	14' 10" X 63' 6" 15' 3" X 76' LOT IRREGULAR 15' 6" X 100' 18' x 60' 3" 14' 2" x 58' 16' X 85' 16' X 85' 16' X 80' 20' X 81' LOT IRREGULAR	39 59 90 POSTPONE 55 61 64 71 75 77 81 91	52 North Frazier Street 2303 North Myrtlewood Street 5517 Wyalusing Avenue D FROM NOVEMBER 20, 2019 1524 South Lambert Street 5731 Malvern Avenue 4756 Melrose Street 2040 South Opal Street 1429 South Ringgold Street 35 West Rockland Street 2554 West Seltzer Street 5829 Willows Avenue	13' 11" x 50' LOT IRREGULAR 14' x 44' 16.179' X IRREG 18' 5-1/2" X 87' 14' 2" X 46' 14' 3" X 50' 15' 8-3/8" X 91' 2-1/2" +/- 16' X 42' 6" 16' X 115'	41 42 43 44 45 46 47 48 49 50 51 52 53 54	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue 1618 Jefferson Street 701 West Johnson Street 4978 Kershaw Street 1603 Kitty Hawk Avenue 1621 Kitty Hawk Avenue 4228 Lancaster Avenue 4635 Lesher Street 2100 Lloyd Street 49 East Logan Street 5049 Market Street	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6" 18' 2" X 91' 7-1/4" 125' X IRREG 12' 7-3/4" X 70' LOT IRREGULAR LOT IRREGULAR LOT IRREGULAR 26' X 123' 11-3/4" +/- 24.330' X IRREG LOT IRREGULAR
POSTPONE 5 7 10 13 20 33 58 111 155 POSTPONE 26 29	1632 South Ithan Street 2303 West Lehigh Avenue 2D FROM FEBRUARY 20, 2019 4908-10 North 04th Street 3755 North 07th Street 3015 North 09th Street 2651 South 12th Street 925 North 42nd Street 25 North 60th Street 5928 Chester Avenue 117 Manheim Street 1020-24 West Thayer Street 2D FROM MARCH 20, 2019 1312 North 60th Street 824 North 63rd Street	14' 10" X 63' 6" 15' 3" X 76' LOT IRREGULAR 15' 6" X 100' 18' x 60' 3" 14' 2" x 58' 16' X 85' 16' X 85' 16' X 80' 20' X 81' LOT IRREGULAR	39 59 90 POSTPONE 55 61 64 71 75 77 81 91 93	52 North Frazier Street 2303 North Myrtlewood Street 5517 Wyalusing Avenue D FROM NOVEMBER 20, 2019 1524 South Lambert Street 5731 Malvern Avenue 4756 Melrose Street 2040 South Opal Street 1429 South Ringgold Street 1429 South Ringgold Street 2554 West Rockland Street 2554 West Seltzer Street 5829 Willows Avenue 4424 East Wingohocking Street 4445 East Wingohocking Street	13' 11" x 50' LOT IRREGULAR 14' x 44' 16.179' X IRREG 18' 5-1/2" X 87' 14' 2" X 46' 14' 3" X 50' 15' 8-38" X 91' 2-1/2" +/- 16' X 42' 6" 16' X 115' 120' X IRREG	41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58	3621 North Gratz Street 3454 Helen Street 1414 North Hobart Street 1721 West Huntingdon Street 214 East Indiana Avenue 1618 Jefferson Street 701 West Johnson Street 4978 Kershaw Street 1603 Kitty Hawk Avenue 1621 Kitty Hawk Avenue 4228 Lancaster Avenue 4228 Lancaster Avenue 4228 Lseher Street 2100 Lloyd Street 49 East Logan Street 5049 Market Street 4531 North Marvine Street 1940 Medary Avenue 4608 Merion Avenue	15' X 80' 14' 4" x 78' 15' X 53' 6" Lot Irregular 13' 9" x 59' 6" 18' 2" X 91' 7-1/4" 125' X IRREG 12' 7-3/4" X 70' LOT IRREGULAR LOT IRREGULAR LOT IRREGULAR LOT IRREGULAR LOT IRREGULAR 17' 6" X 72' 15' 8" X 81' 1-1/4" 15' X 97' 13' 10" X 70' 2"
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Tax Sale continued from 14

SHERIFF'S SALE

February 19, 2020

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:
79	5539 Sprague Street	20' x 100'	87	351 East Tusculum Street	13' 2-1/4" X 52' 5"	95	6108 Webster Street	15' 6" X 107'
80	5951 Springfield Avenue	15'.66" x 82'	88	6164 Upland Street	14' x 61' 7-1/2"	96	3115 Weymouth Street	14' 2" X 48'
81	176-78 East Stafford Street	Lot Irregular	89	826 East Upsal Street	29' 9" X 93' 6"	97	318 East William Street	12' X 43'
82	2859 Stouton Street	12' x 40'	90	5952 Vine Street	LOT IRREGULAR	98	7122 Woodland Avenue	Lot Irregular
83	508 West Tabor Road	20' 7" X IRREG	91	165 East Walnut Park Drive	16' 1/2" X 100' +/-	99	126 North Yewdall Street	15' x 56' 6"
84	2719 North Taylor Street	14' 6" x 45'	92	2727 North Warnock Street	13' 11" X 57' 2-5/8" +/-	100	2405-07 East York Street	40' 5" X 79' 3"
85	2220 West Tioga Street	20' 7" X 125'	93	6130 Washington Avenue	21' X 110'			
86	2222 Titan Street	14' x 45'	94	4184 Wayne Avenue	15' 2-3/8" x 40'			

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 their 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 their 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 her 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 their 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 Sherriff'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 Sherriff of Philadelphia County.

 The Sherriff 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 her discretion shall determine
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at her 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 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 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
- OF DISTRIBUTION
- The Sheriff will file in her 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 her

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