

**SHERIFF'S SALE**9 A.M.  
February 20, 2019**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 FEBRUARY 22, 2017</b>			<b>POSTPONED FROM NOVEMBER 14, 2018</b>			<b>WRIT NO: PREMISES: FRONT:</b>		
137	2944 Richmond Street	19' 4-1/4" X IRREG	93	1855 Judson Street	14' 2" X 50'	16	6126 North 17th Street	16' X IRREG
<b>POSTPONED FROM APRIL 19, 2017</b>			100	6118 Lensen Street	19' 9" X 68' 9"	17	3751 North 18th Street	15' 2" X 91' 10"
147	5016 West Stiles Street	Lot Irregular	138	251 West Seymour Street	15' X LOT IRREGULAR	18	2327 North 19th Street	16' x 68'
<b>POSTPONED FROM JUNE 21, 2017</b>			150	2613 West Thompson Street	15' x 56'	19	2809 North 22nd Street	14' 3" X 76'
58	1816 Fillmore Street	14' 11-1/4" X 60'	<b>POSTPONED FROM DECEMBER 19, 2018</b>			20	925 North 42nd Street	16' X 85'
<b>POSTPONED FROM NOVEMBER 15, 2017</b>			32	2902 Aramingo Avenue	14' x 68' 3-3/4"	21	722 North 43rd Street	37' 7" x 90'
38	5102 Arch Street	16' X 90'	63	1681-85 Foulkrod Street	LOT IRREGULAR	22	2747 North 47th Street	16' X 83'
<b>POSTPONED FROM DECEMBER 20, 2017</b>			67	47 East Garfield Street	20' X 117' 5/8" +/-	23	2751 North 47th Street	16' X 83'
159	1624 West Toronto Street	14' x 57'	76	510 North Gross Street	14' X 82'	24	1431 South 49th Street	13' 10-3/4" X 69'
<b>POSTPONED FROM JANUARY 17, 2018</b>			115	517-19 West Norris Street	LOT IRREGULAR	25	1322 North 51st Street	LOT IRREGULAR
38	4321 Aspen Street	19' 11" X 80'	153	3841 North Sydenham Street	16' X 69' 10"	26	322 South 52nd Street	20' 6" X 82'
42	5605 Baynton Street	17' 8" X 109' 7-1/8"	161	322 Tree Street	14' X 48'	27	532 North 53rd Street	15' 3" x 123'
57	548 West Chew Avenue	21' 8" X 112' 6"	165	5142 Viola Street	14' 6" X 80'	28	1304 North 54th Street	20' 6" X 81' 3" +/-
126	2546 Page Street	16' x 50'	168	2224 Wilder Street	14' X 50'	29	1319 South 54th Street	15' 1" X 80'
<b>POSTPONED FROM FEBRUARY 21, 2018</b>			<b>POSTPONED FROM JANUARY 16, 2019</b>			30	1119 South 55th Street	18' 10-7/8" X 80' 6"
45	5334 Chancellor Street	15' X 65'	2	5609 North 04th Street	25' x 117' 8"	31	16 South 55th Street	15' x 54' 11"
55	6013 West Columbia Avenue	15' 11" x 106' 3"	3	4325 North 05th Street	LOT IRREGULAR	32	1631 South 55th Street	15' X 65'
<b>POSTPONED FROM APRIL 18, 2018</b>			11	5622 North 11th Street	16' 4" X 90'	33	25 North 60th Street	16' X 85'
38	23 North Ashmead Place	LOT IRREGULAR	21	2928 North 24th Street	15' 5" X 60'	34	2095 North 63rd Street	70.568' X IRREG
95	525 North Hobart Street	14' X 43'	24	1629 North 33rd Street	18' X 100'	35	1733 Aberdeen Street	16' X 55'
<b>POSTPONED FROM MAY 16, 2018</b>			25	623-39 North 39th Street	160' X IRREG	36	1516-18 Adams Avenue	35' X 80'
31	412 North 58th Street	15' X 91' 6"	29	138 South 60th Street	15' 4" x 79'	37	2505 North Alder Street	14' X 48'
43	2831 North Bambrey Street	14' X 48'	31	2315 79th Avenue	50' 10-7/8" X IRREG	38	6135 Arch Street	16' 4" x 60'
174	4814 Westminster Avenue	Lot Irregular	33	1923 East Allegheny Avenue	16' x 100' 1-5/8"	39	1817 Ashley Road	17' 11-1/2" X 70'
<b>POSTPONED FROM JUNE 20, 2018</b>			34	3205 West Allegheny Avenue	16' x 70'	40	4233 Aspen Street	28' x 80'
1	2032 South 03rd Street	LOT IRREGULAR	36	5413 Angora Terrace	19' 10-1/2" X IRREG	41	2028 North Bambrey Street	16' X 52'
30	2050 South 59th Street	15' 7" x 69'	39	5817 Beaumont Street	16' X 95'	42	2961 North Bambrey Street	14' 1" x 45' 9"
51	3534 North Carlisle Street	13' 6" X 78' 8"	54	5750 Cedar Avenue	16' X 81' 6"	43	5645 Beaumont Street	16' X 61' 3"
83	8232 Forrest Avenue	18' x 105'	56	1732 West Cheltenham Avenue	22' 4-3/4" X IRREG	44	6064 North Beechwood Street	14' 8" x 90'
87	1420 Green Lane	64' 11-1/8" X IRREG	66	3254 North Dover Street	15' X 60'	45	5427 West Berks Street	15' 10" X 105'
104	1937 West Lehigh Avenue	16' X 83'	69	255 East Elkhart Street	14' x 43' 6"	46	3318 Brandywine Street	15' X 60'
113	5020 Master Street	20' X 91' 9"	74	3921 North Franklin Street	15' X 63'	47	2001 Bridge Street	30' 1-3/4" x 100'
<b>POSTPONED FROM JULY 18, 2018</b>			80	2801 Glenview Street	38' 2-7/8" X IRREG	48	8034 Brunswick Avenue	25' x 100'
24	2036 South 68th Street	19' X 45'	84	5019 Griscom Street	20' X 100'	49	6062 Callowhill Street	19' x 90'
95	2138 North Lambert Street	15' X 60'	90	1653 West Hunting Park Avenue	138' 6-1/4" X IRREG	50	1218 West Cambria Street	15' x 80'
<b>POSTPONED FROM AUGUST 15, 2018</b>			94	4345 Josephine Street	18' X IRREG	51	1432 Cambridge Street	14' 6" X 43' 6"
9	2513 North 17th Street	15' 5-1/2" x 67'	97	5601 Lansdowne Avenue	16' 3-1/4" X 97'	52	5340 Catharine Street	21' X 100'
11	2539 North 19th Street	15' x 66'	98	6225 Larchwood Avenue	15' 4" X 78'	53	2000 Cecil B Moore Avenue	23' 1-1/2" X 84'
46	5815 Cedarhurst Street	15' 10" x 80'	115	2637 Orthodox Street	20' X 100'	54	7949 Cedarbrook Avenue	18' x 90'
64	5101 Darrah Street	22' 1-1/2" X 84'	119	1542 South Patton Street	15' X 51' 2"	55	2612 North Chadwick Street	14' X 48'
70	2740 North Dover Street	15' x 50' 9"	122	17' North Preston Street	17' 10-1/2" x 97'	56	3104 North Chadwick Street	LOT IRREGULAR
75	3238 North Fairhill Street	14' 3" x 45' 10-1/4"	123	4844 Pulaski Avenue	LOT IRREGULAR	57	8049 Chelwynde Avenue	LOT IRREGULAR
80	4520 Frankford Avenue	LOT IRREGULAR	129	2744 North Ringgold Street	14' 6" X 45'	58	5928 Chester Avenue	16' X 80'
83	1301 Gilham Street	16' x 67' 50"	130	8114 Rodney Street	50' X 100'	59	204 East Clearfield Street	14' 2" X 51'
103	2746-48 Kensington Avenue	LOT IRREGULAR	133	8211 Rugby Street	24' 11-1/2" X 98' 4"	60	2430 West Clearfield Street	16' 4" x 55"
106	3945 Lankenau Avenue	20.187' X IRREG	135	324 North Salford Street	15' X 60'	61	2134 East Clementine Street	13' 10" X 75' +/-
108	3638-42 North Lawrence Street	60' X 104' 7-1/2"	137	1240 West Sergeant Street	14' X 47' 6"	62	2458 North Cleveland Street	14' 6" X 50'
116	3018 North Marshall Street	15' x 89' 2-1/4"	145	5517 Spruce Street	20' X 92'	63	4512 North Colorado Street	15' X 51' 10"
119	3182 Mercer Street	14' x 68'	153	6029 Upland Street	15' 6" X 60'	64	735 South Columbus Boulevard	LOT IRREGULAR
125	7241 Ogontz Avenue	16' x 118'	155	6164 Upland Street	14' x 61' 7-1/2"	65	12 South Conestoga Street	16' x 46'
135	5512 Pearl Street	30' x 110'	159	4819 Walnut Street	20' X 111' 2"	66	3342 Cottman Avenue	15' 11" X 100'
137	5238 Pennsgrove Street	15' X 68' 3-3/4"	168	1215 Windrim Avenue	31' 3" X 100'	67	1734 West Courtland Street	14' x 59'
<b>POSTPONED FROM SEPTEMBER 19, 2018</b>			<b>FEBRUARY 20, 2019</b>			68	5729 Crittenden Street	65' 2-1/8" X IRREG
5	1915 North 07th Street	24' x 100'	<b>SHERIFF SALE</b>			69	2612 North Darien Street	12' X 39' 1-1/8"
33	3027 Almond Street	14' X 70'	1	1705 South 02nd Street	Lot Irregular	70	3117 North Darien Street	14' 6" X 40'
39	2816 North Bambrey Street	14' x 48' 1-3/4"	2	3423 North 02nd Street	20' x 127'	71	4221 North Darien Street	14' 10" x 40'
76	3215 North Front Street	15' x 70'	3	2024 North 04th Street	16' x 51' 9"	72	2602 Deacon Street	14' x 50'
84	1715 Harrison Street	28' 7-1/4" X 120'	4	4902 North 04th Street	14' 2" x 104' 9-1/4"	73	3938 Dell Street	Lot Irregular
90	3408 Hurley Street	14' 8" x 66'	5	4908 North 04th Street	LOT IRREGULAR	74	5525 Devon Street	20' X 96'
103	1529 Lindley Avenue	21' 6" X 114'	6	2101 South 05th Street	LOT IRREGULAR	75	17 South Dewey Street	14' 10" x 66'
108	3548 Mantua Avenue	LOT IRREGULAR	7	3755 North 07th Street	15' 6" X 100'	76	54 North Dewey Street	15' X 62'
120	4120 Ogden Street	LOT IRREGULAR	8	2851 North 08th Street	15' 5-1/2" x 73'	77	1109 Durfor Street	14' X 48'
136	3805 Reno Street	13' 11-1/2" X 69' 8"	9	4009 North 08th Street	15' x 74' 3/8"	78	1703 North Felton Street	15' x 97'
138	2600 Ridge Avenue	16' X IRREG	10	3015 North 09th Street	18' x 60' 3"	79	8540 Forrest Avenue	16' 2" X 120'
147	423R Seville Street	LOT IRREGULAR	11	3056 North 09th Street	14' 6" x 69'	80	4521 Frankford Avenue	32' 6-5/8" X IRREG
163	5125 Walnut Street	15' X 110' 1"	12	3412 North 11th Street	LOT IRREGULAR	81	4951 North Franklin Street	15' x 61'
166	5901 Warrington Avenue	19' X 90'	13	2651 South 12th Street	14' 2" x 58'	82	3350 North Front Street	15' X 60' 3-3/8"
167	6036 Washington Avenue	21' 8" x 110'	14	2354 North 15th Street	12' 2" X 59'	83	5306 Gainor Road	26' X 120'
<b>POSTPONED FROM OCTOBER 17, 2018</b>			15	3337 North 16th Street	LOT IRREGULAR	84	3929 Germantown Avenue	14' 11" X 67' 9-1/2"
13	1218 South 19th Street	16' X 69'						
14	2040 North 19th Street	16' X 74' 7-3/4"						
24	2762 North 28th Street	15' x 62'						
37	1323 North 60th Street	15' X 86'						
61	6203 South Cobbs Creek PKWY	22' 5/8" X IRREG						
92	1832 Judson Street	14' 2" X 50'						

Tax Sale continued from 15

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WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
105	5811 Lansdowne Avenue	LOT IRREGULAR	129	2133 North Percy Street	14' X 44'	153	4542 Tampa Street	16' X 76'
106	323 West Lehigh Avenue	14' X 72'	130	816 North Preston Street	16' 10" x 75'	154	2915 North Taylor Street	14' 1" X 50'
107	5824 Lena Street	16' 6" X 63' 6"	131	3754 Pulaski Avenue	LOT IRREGULAR	155	1020-24 West Thayer Street	LOT IRREGULAR
108	6238 Limekiln Pike	15' X 90'	132	2641 North Reese Street	14' X 61'	156	5114 West Thompson Street	16' x 94' 7-7/8"
109	13065 Lindsay Street	28' 1/8" X 90'	133	3037 Ridge Avenue	15' X 67'	157	1011 West Tioga Street	LOT IRREGULAR
110	1626 West Loudon Street	16' X 70'	134	1371 East Rittenhouse Street	15' X 71'	158	1123 West Tioga Street	15' 8" x 50'
111	117 Manheim Street	20' X 81'	135	1953 Rowan Street	15' 6" X 90'	159	1536 West Tioga Street	16' x 80'
112	2736 Manton Street	14' x 45' 5"	136	237 North Ruby Street	15' x 51'	160	199 West Tioga Street	14' X 40'
113	308 Manton Street	16' x 49'	137	2247 Ruffner Street	20' X IRREG	161	6067 Upland Street	15' 6" X 60'
114	4520 North Marvine Street	15' x 75' 1-1/4"	138	725 West Russell Street	14' 3" X 50'	162	1234 West Venango Street	16' x 63'
115	4996 Miriam Road	LOT IRREGULAR	139	738 West Russell Street	14' 3" X 50'	163	1843 West Venango Street	18' 8" X 115'
116	98 Montana Street	16' 3" X 63' 10 1/2"	140	801 Schuylkill Avenue	Lot Irregular	164	1113 Wagner Avenue	15' 6" X 74'
117	2631 Muhlfeld Street	16' x 73' 10"	141	2451 West Sergeant Street	14' 4" x 67'	165	82 East Walnut Lane	17' 10-5/8" X IRREG
118	2954 Mutter Street	13' 10" x 43' 6"	142	5421 Sharswood Street	LOT IRREGULAR	166	3552 North Warnock Street	14' X 56'
119	2428 North Myrtlewood Street	15' 6" x 52' 6"	143	327 Shedaker Street	14' X 44'	167	4537-63 Wayne Avenue	220' x 177'
120	246 West Nedro Avenue	15' X 100'	144	6414 North Smedley Street	16' X 80' 4"	168	8245 Williams Avenue	17' 10" X 90'
121	1145 West Oakdale Street	14' 2" X 43'	145	3514 Solly Avenue	LOT IRREGULAR	169	2036 East Wishart Street	LOT IRREGULAR
122	4739 Oakland Street	19' 11-1/4" X 86' 6"	146	198 Sparks Street	LOT IRREGULAR	170	2354 North Woodstock Street	15' 1/2" X 58'
123	4352 North Orianna Street	15' x 46'	147	2140 West Spencer Street	15' X 42'	171	6734 North Woodstock Street	16' x 68'
124	2386-92 Orthodox Street	76' X 82'	148	2145 East Stella Street	14' x LOT IRREGULAR	172	1722 South Yewdall Street	15' X 59'
125	5426 Osage Avenue	15' x 63'	149	231 East Stella Street	14' X 43' 6"	173	1724 South Yewdall Street	15' X 59'
126	5708 West Oxford Street	15' 3" X 93' 3"	150	3243 Sugdens Row	LOT IRREGULAR	174	26 North Yewdall Street	16' X 54'
127	5022 Parrish Street	15' x 61' 6"	151	8244 Summerdale Avenue	LOT IRREGULAR	175	6147 Yocum Street	14' 9" X 77'
128	4245 North Penn Street	19' 6" x 80'	152	12249 Sweet Briar Road	20' x 100'	176	2041 West York Street	14' 11-1/2" X 57'

**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.

**JEWELL WILLIAMS**  
Sheriff  
City and County of Philadelphia  
[www.phillysheriff.com](http://www.phillysheriff.com)

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