

SHERIFF'S SALE

9 A.M.
March 15, 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:

POSTPONED FROM FEBRUARY 18, 2015
31 401-11 E Allegheny Avenue 112' 6" X 500'

POSTPONED FROM JANUARY 20, 2016
30 1401 S 58th Street 20' X IRREG

POSTPONED FROM MARCH 16, 2016
17 1038Arrott Street 87' x 145'
53 4510 N Gratz Street Lot Irregular

POSTPONED FROM APRIL 20, 2016
37 5827Addison Street 16' x 63' 6"
116 3006Page Street 14' 11-1/2" x 65'

POSTPONED FROM MAY 25, 2016
42 5610Catharine Street 15' 5-1/2" X 80'
136 1748St Paul Street 15' X 72'

POSTPONED FROM JUNE 22, 2016
38 2049Albright Street 14' 4" X 68' 4-1/2"

POSTPONED FROM JULY 20, 2016
7 6501 N 16th Street 16'5" x 87'6"

POSTPONED FROM AUGUST 17, 2017
93 2303 N Myrtlewood Street 13' 11" X 50'

POSTPONED FROM SEPTEMBER 21, 2016
10 2553 N 12th Street 15' 3/8" X 68'
52 5624Christian Street 15' 2" X 85'
123 129 N Robinson Street 14' 2" x 65' 6"
148 6550 N Woodstock Street 14' 9" X 79'

POSTPONED FROM OCTOBER 19, 2016
26 1311 N 29th Street 16' X 64'
35 1825 W Albanus Street 15' 3" X 70'
64 1567Devereaux Avenue 18' 1-1/2" X 75'
77 1224Herbert Street 22' 5" X 90' +/-
105 428Mechanic Street 33' 4" X IRREG
114 2554 N Newkirk Street 14' x 50'
126 3100 N Patton Street 20' 6" X IRREG
136 1232Rising Sun Avenue 15' 7" X 71' 9.25"
138 4832Rorer Street 15' X 77' 6"

POSTPONED FROM NOVEMBER 16, 2016
19 1422 S 21st Street 15' x Lot Irregular
36 1967 N 52nd Street Lot Irregular
39 413 N 54th Street 18' X 72' 5"
81 1520 S Corlies Street 16' x 52'
144 2131 W Spencer Street 14' 1-1/2" x 63'
159 249 E Westmoreland Street 15' 6" x 70'
163 5925Woodbine Avenue 50' x 184' 6"
164 5429Wynnefield Avenue 36' X 150'

POSTPONED FROM DECEMBER 21, 2016
28 2537 S 71st Street 25' X 150'
36 1706 S Bancroft Street 14' X 51'
43 2231 N Broad Street 18' X 151'
46 2039 W Cambria Street 17' X 69' 2"
48 2035 S Cecil Street 15' X 53'
50 3129 N Chadwick Street 15' X 49' 6"
68 2729 N Dover Street 15' X 52' 9"
69 3609 W Earlham Street 16' 1-1/2" x 85'
74 3947 N Franklin Street 15' X 63'
79 1232 W Harold Street 14' X 42'
122 218Parkdale Road 19' 10-3/4" X 95' +/-
141 3031Redner Street 15' 4" x 56' 9"
144 1308 S Ringgold Street 14' 6" X 51' 6"
154 2301 W Sergeant Street 20' X 55'
180 2135Walnut Street Lot Irregular

POSTPONED FROM JANUARY 18, 2017
2 2603 S 02nd Street 14' 2" x 52'
10 6722 N 15th Street 20' x 87' 6"
11 6810 N 15th Street 20' 6" X 105'
23 20 N 50th Street 23' X 115'
25 1224 S 56th Street 16' x 78' 6"
35 7805Argus Road 29' 6" X 55'
37 1207-9Arrott Street 45' X 240'
40 1012-16Belmont Avenue 50' x 75'
53 5427Chancellor Street 23' 6" X 65' 4-3/4"
62 1517Conlyn Street 16' X Irregular
79 3046 N Franklin Street 14' 6" X 64' 11-3/8"
89 3346Gurley Road 20' x 100'
90 2238 N Hancock Street 14' X 60'
95 5239Jefferson Street 19' 4" x 81'
98 1997Lardner Street Lot Irregular
104 6500Lincoln Drive Lot Irregular
107 220 Locust Street Unit 26E-S Society Hill Towers
108 4823Longshore Avenue 18' 8-1/2" X IRREG
109 6723Lynford Street 18' 3-1/2" X 85' 6"
111 6024Market Street 16' x 115'

WRIT NO: PREMISES: FRONT:

115 2809-13Master Street IRREG
120 1620Mohican Street Lot Irregular
129 5743Ogontz Avenue Lot Irregular
133 4523Parrish Street 14' X 63'
137 3827 N Percy Street 16' x 45'
143 5344Race Street 15' 6" X 81' 6"
147 4501Richmond Street Lot Irregular
152 1848 W Rockland Street 15' 3" X 70'
167 5046Tacoma Street 13' 11" x 43' 6"
173 1537 E Upsal Street Lot Irregular
180 616Wilder Street 14' X 51'

POSTPONED FROM FEBRUARY 22, 2017
3 6751 N 13th Street Lot Irregular
6 2404 N 19th Street 15' 6" x 60' 10" Unit 1M
8 3528 N 22nd Street 15' 6" X 77'
12 3114 N 33rd Street 15' X 80'
29 1639 N Allison Street 15' x 101'
35 417 E Ashmead Street 14' X 61' 6"
37 5735Belmar Street 14' 4" x 58' 6"
42 3917-19 Cambridge Street 29' 9" X 76'
57 2033Conlyn Street 16' x 64' 1/2"
58 2550 W Cumberland Street 16' X 109'
64 1614 W Erie Avenue 15' 4" x 97'
66 2012Federal Street Irregular
76 4938Germantown Avenue 20' X 95'
77 610 E Girard Avenue 18' X 48'
85 1701 W Indiana Avenue 31' 5" X IRREG
86 1025 S Ithan Street 16' x 58' 6"
87 5546Jane Street 14' 2" x 56'
88 3084Janney Street 14' x 57' 3"
104 5512Market Street 15' 7-7/8" X 120' 6"
137 2944Richmond Street 19' 4-1/4" X IRREG
140 3219Rorer Street 15' x 50'
156 5411Tacoma Street 20' X 90' 11-3/8"
160 6031Trinity Street 16' X 59'
163 1186 E Upsal Street 16' 1/2" X 81' 8-7/8"

**MARCH 15, 2017
SHERIFF SALE**

WRIT NO: PREMISES: FRONT:
1 1245-49 S 03rd Street 41' X IRREG
2 2951 N 05th Street 13' 6" X 57'
3 4826 N 07th Street 15' 6-1/2" X 70' 4-1/2"
4 3150 N 08th Street 14' 8" x 56' 1-1/8"
5 4512 N 11th Street 21' 8" x 84'
6 1323 N 16th Street Lot Irregular
7 50 S 16th Street Lot Irregular
8 6130 N 17th Street 16' X IRREG
9 3833 N 18th Street Lot Irregular
10 2505 N 20th Street 14' X 52'
11 3424 N 22nd Street 16' X 102'
12 1755 N 26th Street 15' X 65'
13 2428 N 26th Street 15' X 57'
14 2422 N 27th Street Lot Irregular
15 2428-30 N 27th Street Lot Irregular
16 2232-36 N 28th Street 73' 10" X 110'
17 1964 N 29th Street 15' X 62' 6"
18 2023-25 N 29th Street 36' X 200'
19 2409 N 32nd Street 15' 6" X 62'
20 1629 N 33rd Street 18' X 100'
21 1431-39 N 52nd Street 81.553' X IRREG
22 STAY
23 1144 S 54th Street 15' 10" x 83'
24 1302 S 54th Street 16' x 77'
25 1538 S 55th Street 16' X 93'
26 628 N 55th Street 15' 3" x 70'
27 2028 S 57th Street 15' X 75' 3"
28 2119 S 57th Street 15' X 76'
29 POSTPONED
30 908 S 57th Street POSTPONE
31 903 S 58th Street 16' X 78' 6"
33 3246R-66 S 61st Street 200' x 300'
34 2510 S 62nd Street 15' X 75'
35 1907 N 63rd Street 40' X 150'
36 616 N 64th Street Lot Irregular
37 2006 S 68th Street Lot Irregular
38 2226 S 70th Street 15' 3" X 67' 6"
39 1358 N 76th Street 16' X 100'
40 1733Aberdeen Street 16' x 55'
41 STAY
42 914 S Alden Street 15' X 58' 6"
43 921 S Alden Street 15' X 58' 6"
44 2534 S Alder Street 14' X 48'
45 2542 W Arizona Street 14' X 43' 6"
46 542 E Ashmead Street 15' X 55'
47 6042-44 N Beechwood Street 63' X 90'
48 5961Belmar Street 17' 8" X 64'
49 3056Braddock Street 14' x 48'
50 3955-57 N Broad Street 29' 5-1/4" X IRREG
51 4619 N Broad Street 22' x 100'
52 1006Cantrell Street 14' x 57' 6"

WRIT NO: PREMISES: FRONT:

53 42 S Cecil Street 15' X 62' 6"
54 5235Cedar Avenue 16' 2" x 86'
55 3121 N Chadwick Street 14' 1/2" x 46' 6"
56 5339Chestnut Street 16' X 68'
57 5606Chew Avenue 20' x 150'
58 1909 E Clearfield Street Lot Irregular
59 2253 N Cleveland Street 14' x 45' 6"
60 4419 N Cleveland Street 14' x 50'
61 1213 E Cliveden Street 32' 9" X 89' 8-1/8" +/-
62 2418 N Colorado Street 14' 6" X 48'
63 2452 N Colorado Street 14' 6-1/2" x 48'
64 605 E Cornwall Street 15' X 49' 6"
65 3145Custer Street 14' 2" X 50'
66 2636 N Darien Street 13' X 39' 1-1/8"
67 3937Dungan Street 15' x 70'
68 1130 E Dunton Street 17' 10" X IRREG
69 4508Elizabeth Street 21' 11-1/2" X 53'
70 6314Elmhurst Street 18' 3" X IRREG
71 1744 W Erie Avenue 15' 7-3/4" X 98'
72 1916 W Erie Avenue 16' X 123'
73 3139Euclid Avenue 14' 2" X 71'
74 4910Fairmount Avenue 16' X IRREG
75 868Farson Street 14' 4" X 59' 11-3/8"
76 5829Florence Avenue 16' X 112' 6"
77 4933-49Folsom Street 127' 10" X 56'
78 6902Forrest Avenue 15' X 100'
79 2103 N Franklin Street 14' 2" X 65'
80 2451 N Garnet Street 14' 1" X 50'
81 STAY
82 3315 N Gratz Street 15' 2" X 76' 10"
83 1230Greyllock Street 14' 2" x 50' 9"
84 3418H Street 15' x 75'
85 3508Hamilton Street 50' x 100'
86 1510 W Hazzard Street 14' 4-1/2" X 48' 8"
87 3101 N Hemberger Street 14' 8" x 47' 6"
88 2424 W Hilton Street 15' X 60'
89 46 N Hirst Street 14' 3" x 64'
90 6339Homer Street 18' X 90'
91 4639Horrocks Street 15' 3" X 90'
92 1732 W Huntingdon Street 15' 11-1/2" x 61' 6"
93 2804-6Jackson Street 31' 8" X IRREG
94 2761Jasper Street Lot Irregular
95 5515Jefferson Street 14' 10" X 91'
96 4345Josephine Street 18' X IRREG
97 1233Kerper Street 15' 10" X 111' 3"
98 1752 N Lambert Street 14' x 60'
99 2116 N Lambert Street 15' X 60'
100 6011Lansdowne Avenue 15' x 95'
101 4655Large Street Lot Irregular
102 2142Latona Street 15' x 46' 3"
103 4257Leidy Avenue 16' x 86'
104 STAY
105 720 E Madison Street 15' x 50'
106 POSTPONED
107 4219Main Street POSTPONED
108 STAY
109 2514 N Marston Street 15' X 70'
110 STAY
111 3433Moore Street 291' 4-1/5" x 225'
112 914 E Mount Pleasant Avenue 62' 10-1/2" X 86'
113 2503 N Myrtlewood Street 15' 1" X 50'
114 1547 N Newkirk Street 15' 3-1/2" X 50' 3"
115 6300Ogontz Avenue Lot Irregular
116 7037Ogontz Avenue Lot Irregular
117 1616 W Ontario Street 15' x 80'
118 6619 N Opal Street 18' 2" X 75'
119 2738 N Orkney Street 14' 3" x 36'
120 POSTPONED
121 5009Overbrook Avenue Lot Irregular
122 513 E Penn Street 15' X IRREG
123 4328Piling Street 21' 7-3/4" X IRREG
124 5540Pine Street 16' 3" X 81' 6"
125 947 E Price Street 18' x 92'
126 3754Pulaski Avenue Lot Irregular
127 4628RPulaski Avenue 9' 9-5/8" X 18' 1/4"
128 2023 N Randolph Street 16' X 60'
129 6056Reinhard Street 15.50' X 60'
130 3419Richmond Street Lot Irregular
131 6906Ridge Avenue 20.16' X 125'
132 9001Ridge Avenue Lot Irregular
133 2848 N Ringgold Street 14' 4" x 46' 6"
134 915Rising Sun Avenue 87' 1-5/16" X IRREG
135 2933Rosehill Street 14' X 42' 8"
136 4939Royal Street 30' x 140'
137 2233Ruffner Street Lot Irregular
138 139 N Salford Street Lot Irregular
139 1911 S Salford Street 15' X 63' 6"
140 2502 W Seltzer Street 14.50' X 42.50'
141 2542 W Seltzer Street 14' X 42' 6"
142 2305 W Sergeant Street 25' 3-3/8" X 55'
143 3211Shelbourne Street 14' X 47'

Tax Sale continued from 18

SHERIFF'S SALE

9 A.M.
March 15, 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:
144	5044 N Smedley Street	16' X 84'	155	4455 N Uber Street	15' X 96'	166	1909-11 E Willard Street	34' X 86' 6"
145	349 E Somerset Street	14' x 65'	156	6063 Upland Street	15' 6" X 60'	167	1129 Windrim Avenue	15' x 100'
146	1354 Steinber Street	15' x 58' 6"	157	5536-48 Vine Street	36' 11-13/25" x 118' 11-2/5"	168	436 W Wingohocking Street	14' x 50'
147	2958 N Stillman Street	14' 1" X 45' 9"	158	7357 E Walnut Street	15' X 116' 1-5/8"	169	5769 E Wister Street	14' 9" X 65' 4-5/8"
148	515 W Susquehanna Avenue	17' X 67'	159	1513 E Washington Lane	27' 1" X 105' 1-3/4"	170	6025 E Wister Street	19' X 90'
149	2711 Tasker Street	16' x 62'	160	STAY	STAY	171	2038 N Woodstock Street	15' X 58'
150	2911 N Taylor Street	14' 1" X 50'	161	STAY	STAY	172	3026 N Woodstock Street	14' x 50'
151	5325 Thomas Avenue	16' 5-1/4" X IRREG	162	5009 Westminster Avenue	16' X 65' 11-1/2"	173	6014 N Woodstock Street	15' x 70'
152	5008 W Thompson Street	15' X Irreg.	163	1853 E Westmoreland Street	13' 10-3/8" x 73' 3"	174	1645 S Yewdall Street	15' X 55' 6"
153	3553 Tulip Street	Lot Irregular	164	6156 Wheeler Street	16' X 58' 6"	175	921 S Yewdall Street	15' X 60'
154	320 E Tulpehocken Street	15' 3" x Lot Irregular	165	7241 Wheeler Street	Lot Irregular	176	2714 W York Street	15' 2-1/8" x 65'

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 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

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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