

SHERIFF'S SALE

9 A.M.
March 16, 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 JANUARY 15, 2014

Table with columns WRIT NO., PREMISES, and FRONT for the postponed January 15, 2014 sale.

THE FOLLOWING WAS POSTPONED FROM OCTOBER 15, 2014

Table with columns WRIT NO., PREMISES, and FRONT for the postponed October 15, 2014 sale.

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 18, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed February 18, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM MARCH 18, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed March 18, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM APRIL 15, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed April 15, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM MAY 13, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed May 13, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM JUNE 17, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed June 17, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM JULY 15, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed July 15, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM AUGUST 19, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed August 19, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 16, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed September 16, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM OCTOBER 21, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed October 21, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 18, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed November 18, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM DECEMBER 16, 2015

Table with columns WRIT NO., PREMISES, and FRONT for the postponed December 16, 2015 sale.

THE FOLLOWING WAS POSTPONED FROM JANUARY 20, 2016

Table with columns WRIT NO., PREMISES, and FRONT for the postponed January 20, 2016 sale.

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 17, 2016

Table with columns WRIT NO., PREMISES, and FRONT for the postponed February 17, 2016 sale.

Main table listing properties for the March 16, 2016 Sheriff's Sale, including columns WRIT NO., PREMISES, and FRONT.

MARCH 16, 2016 SHERIFF'S SALE

Table listing properties for the March 16, 2016 Sheriff's Sale, including columns WRIT NO., PREMISES, and FRONT.

Tax Sale continues on 17

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

Tax Sale continued from 16

SHERIFF'S SALE9 A.M.
March 16, 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:
23	2649 Cedar Street	14' 4" X 55'	66	213 W. Indiana Avenue	15' 2" X 52' 5-1/2"	109	11990 Rennard Street	Lot Irregular
24	2817 Chalmers Avenue	LOT IRREGULAR	67	STAY	STAY	110	3574 Richmond Street	15' 11" X 110'
25	4231 E. Cheltenham Avenue	Lot Irregular	68	1462 N. Ithan Street	15' 6" X 48'	111	STAY	STAY
26	1947 Church Lane	15' 1/8" X 123' 1-3/4"	69	3088 Janney Street	12' 6" X 55' 2"	112	5420 Ridgewood Street	15' 7" X 68'
27	637 W. Clearfield Street	15' X 63' 8"	70	3141 Janney Street	14' X 53'	113	5740 Rising Sun Avenue	25' 7-1/8" X 112' 1-1/8"
28	1115 W. Colona Street	13' 4" X 60'	71	2811 Jasper Street	14' X 84' 6"	114	5210 Rodman Street	14' X 62'
29	2434 N. Colorado Street	LOT IRREGULAR	72	2821 Judson Street	15' X 46' 6"	115	447 W. Roosevelt Boulevard	LOT IRREGULAR
30	4508 N. Colorado Street	16' X 51' 10"	73	3047 Judson Street	14' 3" X 45'	116	1915 Rowan Street	15' 6" X 90'
31	1850 S. Conestoga Street	16' X 67'	74	5409 Larchwood Avenue	16' X 78'	117	1953 Rowan Street	15' 6" X 90'
32	5544 Crowson Street	LOT IRREGULAR	75	4655 Large Street	Lot Irregular	118	1750 S. Ruby Street	LOT IRREGULAR
33	5616 Crowson Street	16' X 72'	76	2444 S. Lawrence St.	15' X 50'	119	2060 E. Rush Street	14' X 61' 6"
34	2636 N. Darien Street	13' X 39' 1-1/8"	77	2225 W. Lehigh Avenue	16' X 76'	120	3126 Ruth Street	14' 1-7/8" X 47'
35	3118 N. Darien St.	14' 6" X 40'	78	2419 E. Letterly Street	14' X 60' 3"	121	5514 Saybrook Avenue	15' X 59'
36	5820 Dickens Avenue	16' X 65'	79	636 E. Lippincott Street	14' 3" X 50'	122	2542 W. Seltzer Street	14' X 42' 6"
37	2650 N. Douglas Street	14' X Irregular	80	6039 Locust Street	16' X 75'	123	5125 Sheldon Street	lot irregular
38	1107 E. Durham Street	24' 5-3/4" X 112' 6"	81	1835-61 E. Madison Street	LOT IRREGULAR	124	1900 W. Somerset St.	15' X 71'
39	6821 Edmund Street	LOT IRREGULAR	82	4917 Market Street	17' 6" X 90'	125	1905 E. Somerset Street	LOT IRREGULAR
40	5614 Elliott Street	15' X 63' 6"	83	6760 Marsden Street	14' X 80'	126	1416 Sparks Street	19' X 70'
41	5317 Euclid Avenue	15-167/1000' X 75'	84	1819 N. Marston Street	14' 1" X 42'	127	9114 Springview Road	LOT IRREGULAR
42	1827 Farrington Road	24' X 95.667'	85	1826 N. Marston Street	14' 1" X 41' 6"	128	2647 W. Sterner Street	14' X 45'
43	2304 W. Firth Street	29' 6" X 60'	86	400 Montana Street	LOT IRREGULAR	129	2036 N. Stillman Street	16' X 49' 6"
44	2334 W. Firth Street	14' 5" X 60'	87	9312 Neil Road, B	Condominium Unit B	130	5916 Trinity Street	15' 3" X Irreg
45	1539 N. Frazier Street	14' X 77' 3-1/4"	88	2032 Newcomb Street	13' 8-1/2" X 45'	131	2813 Tulip Street	14' X 58' 8"
46	2358 N. Front Street	13' x 63'	89	1262 S. Newkirk Street	15' X 47' 6"	132	5041 Valley Street	15' X IRREG
47	61 W. Garfield Street	Lot Irregular	90	6047 N. Norwood Street	14' 2-1/2" X 90'	133	2825 N. Van Pelt Street	14' X 57'
48	2426 -30 Germantown Avenue	Lot Irregular	91	6327 N. Norwood Street	14' 5" X 80'	134	6027-29 Vine Street	29' X 96'
49	4422 Germantown Avenue	17' 6" X 82' 6"	92	6004 Ogontz Avenue	18' X LOT IRREG	135	5120-22 Wakefield Street	50' X 105'
50	5915 W. Girard Avenue	22' 6" X 90'	93	4913 Olive Street	LOT IRREGULAR	136	313 E. Walnut Lane	45' X 199' 7/8"
51	44 Good Street	18' 9" X 74' 4"	94	2904 Page Street	13' 9" X 49'	137	5704 Walnut Street	16' X 65' 9-1/2"
52	258 W. Grange Avenue	24' X 100'	95	4246 Parkside Avenue	24' X 200'	138	5650 Walton Avenue	15' X 60'
53	4510 N. Gratz Street	LOT IRREGULAR	96	1152 S. Peach Street	16' X 55'	139	5126 Warren Street	LOT IRREGULAR
54	7129-33 Grays Avenue	LOT IRREGULAR	97	1254 S. Peach Street	15' X 50'	140	3200 Wharton Street	15' 8" X 160'
55	7113 Guyer Avenue	15' 11-3/4" X 74' 6"	98	132 N. Peach Street	14' 7" X 57'	141	5452 Whitby Avenue	15' X 81' 6"
56	3406 H Street	LOT IRREGULAR	99	4146 Pechin Street	LOT IRREGULAR	142	476 Winona Street	LOT IRREGULAR
57	POSTPONED	POSTPONED	100	486 E. Penn Street	15' X Irregular	143	6982 E. Wister Street	16' 2" X 90'
58	3222 Hartville Street	14' X 41' 6"	101	123 E. Phil Ellena Street	30' X 99' 9"	144	6986 E. Wister Street	16' 3" X 90'
59	6163 Hegerman Street	14' 11-1/2" X 95'	102	STAY	STAY	145	9804 Woodfern Road	63' X 108'
60	7144 Hegerman Street	20' X 82' 6"	103	3093 Potter Street	14' X 45'	146	3022 N. Woodstock Street	14' X 50'
61	2712 N. Hemberger Street	14' 6" X 45'	104	4305 Potter Street	Lot Irregular	147	3024 N. Woodstock Street	14' X 50'
62	876 N. Holly Street	20' X 115'	105	3939 Priscilla Street	14' X 52'	148	3817 Wyalusing Avenue	14.25' X 60'
63	4220 Holmesburg Avenue	Lot Irregular	106	3940 Pulaski Avenue	15' X 71' 3"	149	5315 Yocum Street	15' X 93'
64	44 E. Hortter Street	15' X 86' 5-7/8"	107	5146 Ranstead Street	15' X 57'	150	308 W. York Street	14' X 66'
65	408 W. Huntingdon Street	15' X 61' 6"	108	3055 N. Reese Street	13' X 64'			

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EFFECTIVE DATE: July 1, 1989



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