SHERIFF'S SALE

9 A.M.
April 20, 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 FEBRUARY 2015

WRIT NO.	PREMISES	FRONT
31	401-11 East Allegheny Avenue	112' 6" X 500'
147	1101 Southampton Road	LOT IRREGULAR

THE FOLLOWING WAS POSTPONED FROM MARCH 2015

WRIT NO.	PREMISES	FRONT
210	1201-03 Sansom Street	PREMISES A & B- LOT IRREGULAR
224	1075 Southampton Road	LOT IRREGULAR

THE FOLLOWING WAS POSTPONED FROM APRIL 2015

WRIT NO.	PREMISES	FRONT
93	419 West Godfrey Avenue	14' 11" X IRREG

THE FOLLOWING WAS POSTPONED FROM JUNE 2015

WRIT NO.	PREMISES	FRONT
111	6146 Catharine Street	16' X 110'

THE FOLLOWING WAS POSTPONED FROM JULY 2015

WRIT NO.	PREMISES	FRONT
70	5246 Cedar Avenue	16' x 106'
165	1151 Layton Road	LOT IRREGULAR

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 2015

WRIT NO.	PREMISES	FRONT
161	5136 Irving Street	20' 3" X 85'
163	1347 West Jerome Street	15' 11" X 80'
269	4631 Wayne Avenue	LOT IRREGULAR

THE FOLLOWING WAS POSTPONED FROM OCTOBER 2015

WRIT NO.	PREMISES	FRONT
225	2805 North Ringgold Street	14' 4" X 46' 6"
226	2807 North Ringgold Street	14' 4" X 46' 6"
242	6366-72 Stenton Avenue	LOT IRREGULAR
263	4944 Westminster Avenue	15' X 80'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 2015

WRIT NO.	PREMISES	FRONT
56	1220 North 60th Street	14' x 50'
58	346 North 61st Street	15' x 70' 6"
97	5500 Cedar Avenue	21' 6" X 80'
100	346 East Chelten Avenue	Lot Irreg
123	6341 Dicks Avenue	16' 6" x 85'
151	5056-60 Germantown Avenue	LOT IRREGULAR
153	4400 West Girard Avenue	225.66' X 169.18'
211	1516 West Ontario Street	LOT IRREGULAR
271	1616 West Wingohocking Street	15' X 58' 10"
274	2836 West Wishart Street	14' X 38'

THE FOLLOWING WAS POSTPONED FROM DECEMBER 2015

WRIT NO.	PREMISES	FRONT
19	705 North 43rd Street	16' 1/4" X 93'
43	6135 Callowhill Street	16' x 75'
49	4930 Chancellor Street	19' x 64'
57	1851 South Columbus Boulevard	LOT IRREGULAR
78	2813 Germantown Avenue	18' x 105'
83	5423 Grays Avenue	LOT IRREGULAR
95	2630-32 West Huntingdon Street	36' X 100'
104	3516 Kip Street	16' 2" X 68' 6"
141	2020 North Orianna Street	14' X 42' 6"
214	4076 Torresdale Avenue	LOT IRREGULAR
222	2825 East Venango Street	14' 6" x 73' 8-3/8"
223	1224 Wagner Avenue	20' x100'
250	2427-35 West York Street	LOT IRREGULAR

THE FOLLOWING WAS POSTPONED FROM JANUARY 2015

WRIT NO.	PREMISES	FRONT
10	3017-53 North 12th Street	LOT IRREGULAR
11	4004 North 13th Street	LOT IRREGULAR
28	419 South 55th Street	15' 6" X 87'
30	1401 South 58th Street	20' X IRREG
39	3101 70th Street	LOT IRREGULAR
46	6079 Allman Street	16' X 59' 6"
61	314-20 Catharine Street	Unit #304
85	2113 West Erie Avenue	15' 6" X IRREG
114	6345 Kingsessing Avenue	18' 3" X 73'
125	4353 Main Street	LOT IRREGULAR
143	143 North Peach Street	14' 10" x 59' 6"
153	7035 Saybrook Avenue	15' X 81'
169	542 North Vodges Street	15' X 63'

THE FOLLOWING WAS POSTPONED FROM FEBRUARY, 2016

WRIT NO.	PREMISES	FRONT
18	2502 North 30th Street	15' 3" x 65' 6"
23	2119 South 57th Street	15' X 76'
29	217 North Alden Street	14' 6" X 63'
31	2301-13 West Allegheny Avenue	100' X IRREG
50	5410 Chancellor Street	22' X 65' 4-3/4"
62	3754 North Delhi Street	16' X 45'
82	2112 West Indiana Avenue	LOT IRREGULAR
89	2060 East Lippincott Street	14' X 48'
111	5817 Pemberton Street	15' x 62' 6"
119	308 West Queen Lane	LOT IRREGULAR
120	4161 North Reese Street	14' 4" X 59'

THE FOLLOWING WAS POSTPONED FROM MARCH 2016

WRIT NO.	PREMISES	FRONT
20	1848 Brunner Street	14' 11" x 76'
22	2235 Cedar Street	16' X 55'
24	2817 Chalmers Avenue	LOT IRREGULAR
25	4231 East Cheltenham Avenue	LOT IRREGULAR
26	1947 Church Lane	15' 1/8" x 123' 1-3/4"
36	5820 Dickens Avenue	16' X 65'
42	1827 Farrington Road	24' X 95.667'
43	2304 West Firth Street	29' 6" x 60'
44	2334 West Firth Street	14' 5" X 60'
46	2358 North Front Street	13' X 63'
61	2712 North Hemberger Street	14' 6" x 45'
63	4220 Holmesburg Avenue	LOT IRREGULAR
64	44 East Horter Street	15' X 86' 5-7/8"
72	2821 Judson Street	15' X 46' 6"
74	5409 Larchwood Avenue	16' X 78'
75	4655 Large Street	LOT IRREGULAR
76	2444 South Lawrence Street	15' x 50'
79	636 East Lippincott Street	14' 3" X 50'
89	1262 South Newkirk Street	15' x 47' 6"
97	1254 South Peach Street	15' X 50'
99	4146 Pechin Street	LOT IRREGULAR
103	3093 Potter Street	14' x 45'
111	4766-68 Richmond Street	42' 10" X IRREG
116	1915 Rowan Street	15' 6" X 90'
124	1900 West Somerset Street	15' x 71'
127	9114 Springview Road	LOT IRREGULAR
134	6027-29 Vine Street	29' X 96'
145	9804 Woodfern Road	63' X 108'

APRIL 20, 2016
SHERIFF'S SALE

1	3721 North 5th Street	15' X 66' 3"
2	4846 North 7th Street	15' 6-1/2" X 70' 4-1/2"
3	1603 South 10th Street	16' X 54' 9"
4	3007 North 10th Street	15' X 69' 6"
5	3959 North 10th Street	15' x 51'
6	3217 North 13th Street	16' X 96'

WRIT NO:	PREMISES:	FRONT:
7	2524 North 15th Street	16' x 63' 11"
8	5835 North 15th Street	16' X 88'
9	6526 North 16th Street	15' 10" X 82' 8"
10	2358 North 18th Street	15' 6" x 70'
11	3611 North 18th Street	16' X 93' 10"
12	2741 North 19th Street	16' X 62'
13	6028 North 19th Street	16' x 85'
14	2832 North 20th Street	15' x 80'
15	1601-3 South 22nd Street	36' X 66'
16	2439 North 25th Street	16' x 83' 7"
17	STAY	STAY
18	2848 North 26th Street	16' X 56'
19	2609 North 29th Street	15' 5" X 71'
20	2441 North 30th Street	15' 6" X 65'
21	808 North 46th Street	15' 4" X 53' 6"
22	40 North 51st Street	16' X 112'
23	1116 South 52nd Street	15' 10" x 97'
24	1443 North 52nd Street	13.531' X IRREG
25	438 North 52nd Street	16' X 97'
26	1132 South 54th Street	17' X 83'
27	2404 North 54th Street	35' X IRREG
28	34 North 56th Street	16' X 81'
29	540 South 56th Street	16' X 68' 6"
30	847 South 56th Street	16' X 79' 9-7/8"
31	1801 North 57th Street	31' 4-7/8" X 92' 6-3/4"
32	441 North 60th Street	16' X 76'
33	607 South 60th Street	15' 8" X 85'
34	704 North 65th Street	15.166' X 92.50'
35	2340 77th Avenue	16' X 120'
36	2806 A Street	13' 1/2" X 49' 6"
37	5827 Addison Street	16' x 63' 6"
38	1923 East Albert Street	14' x 66'
39	7973-75 Algon Street	50' x 119'
40	1218 West Allegheny Avenue	15' 8" x 75'
41	6037 Allman Street	15' X 58'
42	2610 West Arizona Street	14' x 44'
43	2114 Bellmore Street	15' x LOT IRREGULAR
44	5951 Belmar Street	17' 8" X 64'
45	2158 East Birch Street	14' X 47'
46	POSTPONED	POSTPONED
47	3839 North Broad Street	16' X 160'
48	644 Brooklyn Street	17' 6" X 77' 6"
49	1830 North Bucknell Street	14' 2" x 46' 6"
50	STAY	STAY
51	5715 Catharine Street	15' X 70'
52	5646 Cedar Avenue	20' X 80'
53	2625 North Chadwick Street	14' X 48'
54	634 East Chelten Avenue	29' 9-7/8" X 132'
55	833 East Chelten Avenue	25' X IRREG
56	5428 Chestnut Street	16' X 125'
57	1828 Church Lane	16' 4" X 87'
58	2634 North Corlies Street	14' X 50'
59	5505 Crowson Street	15' x 50'
60	1907 North Darien Street	12' 4" X 39' 1-1/8"
61	2140 North Darien Street	13' 6" x 42'
62	3117 North Darien Street	14' 6" x 40'
63	3127 North Darien Street	14' x 40'
64	152 West Dauphin Street	16' 6" X 69'
65	5322 Delancey Street	15' x 59' 6"
66	6233 Delancey Street	16' X 62'
67	1613 Elaine Street	29' 9" X 78' 6"
68	2018 West Estaugh Street	15' X 100'
69	586 Fairway Terrace	LOT IRREGULAR
70	223 Farson Street	15' x 100'
71	POSTPONED	POSTPONED
72	STAY	STAY
73	4754 North Franklin Street	14' 5" X 63' 6"

***Tax Sale** continues on* **16**

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 then 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 many 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 **15**

SHERIFF'S SALE

9 A.M.
April 20, 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:
74	4756 North Franklin Street	14' 5" x 63' 5"
75	3120 West Gordon Street	13' 11-3/4" X 57'
76	2342 North Gratz Street	14' 2" X 47'
77	630 Greenwich Street	13' 11-1/2" X 48' 3"
78	1238 West Harold Street	14' x 42'
79	2549 West Harold Street	LOT IRREGULAR
80	1827 Hart Lane	LOT IRREGULAR
81	STAY	STAY
82	3218 Hartville Street	14Æ x 41Æ 6ö
83	5620 Heiskell Street	14' X 65'
84	2730 Helen Street	12' X 37' 3"
85	2738 Helen Street	Lot Irreg
86	2047 South Hemberger Street	14' 6" X 54'
87	3310 North Howard Street	14' x 51' 6"
88	3110 West Huntingdon Street	LOT IRREGULAR
89	4948 North Hutchinson Street	15' 9" X 77' 6-1/2"
90	5218 Irving Street	LOT IRREGULAR
91	1446 Kerbaugh Street	12' x 46'
92	1529 South Lambert Street	14' x 44'
93	2134 North Lambert Street	15' x 60'
94	STAY	STAY
95	6108 Lansdowne Avenue	15' X 80'
96	2437 West Lehigh Avenue	15' 3" x 76'
97	5814 Lena Street	18' 7-1/2" X 100'
98	6203 Limekiln Pike	15' X 90'
99	1715 West Lippincott Street	14' X 47'
100	845 East Madison Street	14Æ3ö x 50Æ
101	6509R Magnolia Street	9' 7-3/8" X IRREG
102	1840 North Marston Street	14' x 41' 6"
103	2462 North Marston Street	14' X 50'
104	2758 Martha Street	13' 9" X 54'
105	1204 Medary Avenue	42' X 98'
106	8638 Michener Avenue	15' 11-1/2" x 95'
107	2747 North Newkirk Street	15' x 50' 9"
108	2420 North Newkirk Street	14' x Irreg
109	2430 North Newkirk Street	14' x 52' 6"
110	3552 Nottingham Landing	17' 10-1/8" x 100' +/-
111	1745 West Ontario Street	15' X 82'
112	STAY	STAY
113	2339 West Oxford Street	16'2 x 67'
114	2613 West Oxford Street	17' 6" X 79'
115	1758 West Pacific Street	12' X 40'
116	3006 Page Street	14' 11-1/2" x 65'
117	2856 North Park Avenue	13' 10" X IRREG
118	618 Park Lane	LOT IRREGULAR
119	2421 North Patton Street	14' 1" x 50'
120	532 North Paxon Street	14' X 56' 6"
121	6010 Reinhard Street	15.50' X 60'
122	2903 North Ringgold Street	14' 1" X 40' 9-1/2"
123	4518 Rising Sun Avenue	LOT IRREGULAR
124	160 West Rockland Street	LOT IRREGULAR
125	6827 Rodney Street	14' 4" X 58' 6"
126	449 Roxborough Avenue	20' 1/2" X 117' 2-1/8"
127	1828 Ruan Street	LOT IRREGULAR
128	646 West Russell Street	14' X 57'
129	3039 West Sedgley Avenue	LOT IRREGULAR
130	2529 West Seltzer Street	14' X 42'
131	2535 West Seltzer Street	14' 1" X 42'
132	2730 West Seltzer Street	14' X 46'
133	2010 South Simpson Street	14' X 50'
134	4906 North Smedley Street	15' x 67'
135	6457 North Smedley Street	16' X 80' 4"
136	2456 North Stanley Street	14' X 52'
137	3001R Stokley Street Unit A	LOT IRREGULAR
138	2031 West Susquehanna Avenue	15' 3" x 62'
139	2424 North Sydenham Street	18' X 69' 10"
140	1416 South Taylor Street	14' 3" X 47' 9-5/8"
141	2928 North Taylor Street	14' 1" X 50'
142	2439 Turner Street	14' 3" X 62'
143	6109 Upland Street	16' X 62'
144	5006 Wakefield Street	LOT IRREGULAR
145	5865 Walton Avenue	17' 6" X 62' 6"
146	545 North Wanamaker Street	15' X 55'
147	1944 East Westmoreland Street	12' x 59' 10"
148	718 East Westmoreland Street	15' x 55'
149	3122 West Wilt Street	14' 5" x 44' 6"
150	1618 West York Street	14' X 88'

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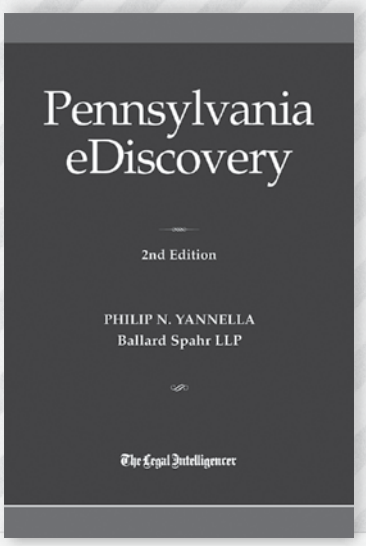
REQUIREMENTS: All bidding starts at $800. Bidding is open and competitive. Each bidder must be prepared to deposit 10 percent of successful bid in cash or certified check. However, $500 is the minimum deposit which will be accepted. Shelley R. Smith, City Solicitor

EFFECTIVE DATE: July 1, 1989

The Legal Intelligencer



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By Philip N. Yannella, Ballard Spahr LLP

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