SHERIFF'S SALE

9 A.M. May 15, 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:
POSTPONE	ED FROM SEPTEMBER 20,2017		47	1431 West Clearfield Street	130' X IRREG	160	199 West Tioga Street	14' X 40'
56	2237 North Cleveland Street	14' X 45' 6"	48	2239 North Cleveland Street	14' X 45' 6"	161	6067 Upland Street	15' 6" X 60'
l			53	610 East Cornwall Street	15' X 49' 6"	164	1113 Wagner Avenue	15' 6" X 74'
	ED FROM NOVEMBER 15, 2017		56	2202 South Croskey Street	14' 2" X 48' 6"	166	3552 North Warnock Street	14' X 56'
38	5102 Arch Street	16' X 90'	57	3646 North Darien Street	16' X 45'	169	2036 East Wishart Street	LOT IRREGULAR
noomnos			65 66	1730 French Street 7204 Gannet Place	14' 4" X 52' 6" 20' X 90'	170 172	2354 North Woodstock Street 1722 South Yewdall Street	15' 1/2" X 58' 15' X 59'
POSTPONE 4	ED FROM JANUARY 17, 2018	15' V 100'	81	5047 Haverford Avenue	LOT IRREGULAR	175	6147 Yocum Street	14' 9" X 77'
56	3744 North 13th Street 5927 Chester Avenue	15' X 100' 15' 1/4" x 95'	82	5627-41 Hegerman Street	LOT IRREGULAR	173	of 17 Tocum Street	11 / 11 //
92	4519 North Hicks Street	15' 2" X 45'	86	2250 West Huntingdon Street	16' X 93'	POSTPONE	D FROM MARCH 20, 2019	
152	2917 North Stillman Street	14' 1" X 45' 9"	88	3436 Hurley Street	14' 4" x 66'	14	2961 North 26th Street	16' X 60' 1-3/4"
			91	7128 Jackson Street	16' 2" X 90'	25	1415 South 58th Street	17' x 82'
	ED FROM FEBRUARY 21, 2018		101 104	1333 Lindley Avenue 1353 East Lycoming Street	4' 4-3/8" X IRREG 16' X 74'	38 45	6024 Baltimore Avenue	19' 11-1/2" x 94' 4-7/8"
55	6013 West Columbia Avenue	15' 11" x 106' 3"	107	1685-87 Margaret Street	38' 2" X IRREG	51	3963 Brown Street 2433 North Cleveland Street	14' 6-1/2" X 75' 14' 1" X 50'
119	658 East Ontario Street	15' X 57' 6"	108	1695 Margaret Street	16' X 68'.87"	62	7242 Ditman Street	22' x 90'
POSTPONE	ED FROM MARCH 21, 2018		117	7620-24 Ogontz Avenue	38' 7-1/2" X 120'	70	3110 French Street	14' X 63' 6"
20	619 North 38th Street	13' 6" x 50'	118	7713 Ogontz Avenue	20' 2-1/2" x 97' 6"	92	3566 Joyce Street	14' X IRREG
115	2505 Orthodox Street	40' X IRREG	120	1516 West Ontario Street	15' 8 1/2" x 80' 9"	104	7202 Leonard Street	16' 1" X 90'
171	1205 West Wingohocking Street	16' X 110'	128 136	130 North Paxon Street 6217 Race Street	16' x 101' 21' X 100'	111 134	1828 North Marston Street 222R-34 Rector Street	14' 1" X 41' 6" 146' X 30'
			143	4043 Sansom Street	16' 8" X 90' 5"	134	5170 Reno Street	LOT IRREGULAR
	ED FROM APRIL 18, 2018		144	1149 Snyder Avenue	15' x 62'	136	2916 North Ringgold Street	14' 1" X 41'
7 8	4940 North 16th Street	15' x 87' 16' 2" X IRREG	146	5732 Spruce Street	16' X 77'	141	122E-24 East Sharpnack Street	32' X 118' 10-5/8" +/-
8 15	4915 North 18th Street 938 North 30th Street	16' 2" X IRREG 14' X 57'	151	2212 North Sydenham Street	14' X 42'	157	7153 Torresdale Avenue	LOT IRREGULAR
65	801 West Cumberland Street	16' 2-1/4" X 72'	159	636 West Tioga Street	14' x 74' 6-1/2"			
95	525 North Hobart Street	14' X 43'	160 170	8342 Torresdale Avenue 1757-65 Windrim Avenue	28' X 110' (unconfirmed) 160' X IRREG		D FROM APRIL 17, 2019	122 - 052
127	3007 West Norris Street	15' 9-3/4" X 73'	170	1/3/-03 WINGHIII AVEILUE	100 A IKKEU	6 12	1744 North 06th Street 5807 North 13th Street	13' x 85' 20' X 75' 5/8"
137	7539 Overbrook Avenue	LOT IRREGULAR	POSTPONE	D FROM DECEMBER 19, 2018		12	4605 North 13th Street	20° X /5° 5/8° 15° 10" X 72°
164	5840 Vine Street	15' X 72'	59	3111 Clifford Street	16' 2" X 90'	28	1616 South 53rd Street	15' 4" X 67'
DOCTRONE	TO FDOM MAY 17 2010		60	60-74 Collom Street	100.21' X IRREG	29	1651 South 54th Street	17' 4" X 78'
POSTPONE 15	ED FROM MAY 16,2018 3000 North 23rd Street	16' X 60' 8"	88	1217 Greylock Street	14' 2" X 50' 9"	36	2616 South 68th Street	16' x 80'
18	3149 North 23rd Street	16' X 58'	153	5525 Sprague Street	20' X 100'	37	2010 South 69th Street	LOT IRREGULAR
125	1930 West Nedro Avenue	14' 10" x 74'	172	16-22 East Wister Street	73' 1-7/8" X IRREG	46	2233 North Bancroft Street	13' 9" x 49' 6"
150	1216-22 East Sedgley Avenue	80' X 145'	POSTDONE	D FROM JANUARY 16, 2019		47 64	3275 Belgrade Street 4463 North Cleveland Street	16' X 69' 14' x 50'
154	2123 West Spencer Street	16' 4-3/4" X 60'	2	5609 North 04th Street	25' x 117' 8"	67	501 Cottman Avenue	LOT IRREGULAR
DOCTE :-	ID EDOM WAYE 40 COSS		$\begin{vmatrix} 2 \\ 3 \end{vmatrix}$	4325 North 05th Street	LOT IRREGULAR	76	2422 South Edgewood Street	15' x 90'
	ED FROM JUNE 20, 2018	25' V 06' 6"	17	4554 North 19th Street	15' X 84' 5"	90	4127 Franklin Street	15' x 64'
48 59	4737 North Camac Street 6913 Chelwynde Avenue	25' X 86' 6'' 16' X 65'	24	1629 North 33rd Street	18' X 100'	92	3412 G Street	15' x 71' 4"
68	1946 Dennie Street	16 X 63 15' x 108'	29	138 South 60th Street	15' 4" x 79'	93	2338 North Garnet Street	14' X 46' 4"
85	311-13 North Front Street	24' 4" X 39' 8-1/2"	34	3205 West Allegheny Avenue	16' x 70'	95 113	1316-24 Gillingham Street 1452 Kerbaugh Street	LOT IRREGULAR 12' X 46'
88	1420 Green Lane	64' 11-1/8" X IRREG	42 54	2727 North Bonsall Street 5750 Cedar Avenue	14' 6" X 45' 16' X 81' 6"	113	3801-05 Lancaster Avenue	LOT IRREGULAR
145	2512 Seybert Street	15' X 64'	67	1514 North Edgewood Street	14' 6" X 80' 1-1/4"	134	2032 Newcomb Street	13' 8-1/2" X 45'
DOCTE CO	ID EDOM WYY 10 1010		104	5300-2 Market Street	35' 5" x 82' 6"	137	2014 North Orianna Street	14' X 39' 6"
	ED FROM JULY 18, 2018	LOTIDDECLUAR	110	2304 Nicholas Street	15' 4" X 51'	140	1226-28 South Patton Street	32' X 51'
1 33	112 North 02nd Street 111 4906 Arch Street	LOT IRREGULAR 16' X 82'	133	8211 Rugby Street	24' 11-1/2" X 98' 4"	141	1127 South Peach Street	16' X 55'
72	959R Fillmore Street	63.75' x 118.14'	168	1215 Windrim Avenue	31' 3" X 100'	145 149	457 East Price Street 2405 Ridge Avenue	14'.84" x 71'.57" 17' X IRREG
95	2138 North Lambert Street	15' X 60'	175	877 Wynnewood Road	25' X 130'	158	5044 North Smedley Street	16' X 83' 6"
96	1224 West Lehigh Avenue	19' 2-1/8" x 120'	POSTPONE	D FROM FEBRUARY 20, 2019		161	4812 Tackawanna Street	19' 5" x 75' 5-1/4"
120	504 North Pleasant Place	27' 9" X 75' 3"	5	4908-10 North 04th Street	LOT IRREGULAR	164	1016 West Tioga Street	20' 6" X 71' 3"
135	158 North Salford Street	15' 1/8" X IRREG	6	2101 South 05th Street	LOT IRREGULAR	176	436 West Wingohocking Street	14' x 50'
162 164	1404 East Weaver Street 509 West Westmoreland Street	16' 6" X 72' 6" 15' 3" x 100'	27	532 North 53rd Street	15' 3" x 123'		•	
104	303 west westinoreland Street	13 3 X 100	30	1119 South 55th Street	18' 10-7/8" X 80' 6"	MAY 15, 201		
POSTPONE	ED FROM AUGUST 15, 2018		43	5645 Beaumont Street	16' X 61' 3"	SHERIFF SA		16' - 70'
15	726 North 48th Street	16' 4" X 58'	49 67	6062 Callowhill Street 1734 West Courtland Street	19' x 90' 14' x 59'	$\begin{bmatrix} 1 \\ 2 \end{bmatrix}$	1619 North 03rd Street 3334-36 North 05th Street	16' x 70' LOT IRREGULAR
44	3231 North Carlisle Street	15' 3-1/2" X 80' +/-	81	4951 North Franklin Street	14° x 59° 15° x 61°	$\begin{bmatrix} 2 \\ 3 \end{bmatrix}$	2940 North 06th Street	LOT IRREGULAR
54	2229 North Cleveland Street	14' 6" X 45' 6"	85	6532 Gesner Street	18' x 52' 6"	4	2510 North 07th Street	15' 4" X 77'
68	2704-24 Diamond Street	170' +/- X IRREG	86	3619 North Gratz Street	16' X 80'	5	4943 North 08th Street	15' X 70' 4-1/2"
140	38 South Redfield Street	16' X 62' 6"	91	2724 North Hemberger Street	14' 6" X 45'	6	4855 North 09th Street	16' X 93' 6"
POSTPONE	ED FROM SEPTEMBER 19, 2018		92	46 North Hirst Street	14' 3" X 64'	7 8	2724 South 11th Street	15' 11-5/8" X 61'
4	3516 North 06th Street	15' 6" X 94' 4-1/2"	94 95	2550 North Hollywood Street 3437 Hope Street	14' 2" x 52' 6" 12' 9-1/2" x 50'	8 9	3652 North 11th Street 4604 North 11th Street	15' 2" x 80' 15' 6" X 85'
5	1915 North 07th Street	24' x 100'	98	4406 Hurley Street	LOT IRREGULAR	10	2513 North 12th Street	15° x 68"
29	311 North 60th Street	LOT IRREGULAR	101	2905 Judson Street	16' X 46'	11	3146 North 12th Street	15' x 85'
34	4438 Almond Street	19' 6" X 135'	104	4619-21 Lancaster Avenue	49' 1-1/8" X 168'	12	4004 North 13th Street	LOT IRREGULAR
72	959 Fillmore Street	63' 9" X IRREG	105	5811 Lansdowne Avenue	LOT IRREGULAR	13	3712 North 15th Street	16' x 97'
104 155	2116 East Lippincott Street	15' X 75'	106	323 West Lehigh Avenue	14' X 72'	14	1531 North 16th Street	39' 5" X IRREG
155 162	936 West Susquehanna Avenue 5337 Wakefield Street	15' x 66' 22' x 96' 1-5/8"	108	6238 Limekiln Pike	15' X 90'	15 16	1253 North 17th Street 3517 North 17th Street	23' 4" X 37' 6" 22' 11" x 118'
102	5557 Wakeffeld Street	22 A JU 1-3/0	114 115	4520 North Marvine Street 4996 Miriam Road	15' x 75' 1-1/4" LOT IRREGULAR	16	6735 North 17th Street	16' x 78' 3-5/8" x 77' 1/8"
POSTPONE	ED FROM OCTOBER 17, 2018		118	2954 Mutter Street	13' 10" x 43' 6"	18	3833 North 18th Street	LOT IRREGULAR
1	3053 North 09th Street	14' 4" X 57' 6"	119	2428 North Myrtlewood Street	15' 6" x 52' 6"	19	4426 North 18th Street	15' X 63'
9	2720 North 16th Street	15' X IRREG	120	246 West Nedro Avenue	15' X 100'	20	2213 North 19th Street	15' 5-1/2" X 72'
37	1323 North 60th Street	15' X 86'	128	4245 North Penn Street	19' 6" x 80'	21	7167 North 19th Street	15' 8-1/2" X 90'
	1529 North 60th Street 2915 E Street	15' 2-1/4" X 67'	129	2133 North Percy Street	14' X 44'	22 23	2505 North 20th Street	14' x 52' 17' X 85'
38		18' 8-3/4" X IRREG	130 131	816 North Preston Street 3754 Pulaski Avenue	16' 10" x 75' LOT IRREGULAR	23 24	1802 North 21st Street 2924 North 24th Street	17 X 85 15' 5" X 60'
71		14 1/8 X X X X		3/34 Pulaski Avenue 3037 Ridge Avenue	15' X 67'	25	3107 North 25th Street	15' x 82'
	6102 North Norwood Street 902 East Price Street	14' 1/8" X 85' 16' 3" X 74'	1 133			26	2428-30 North 27th Street	LOT IRREGULAR
71 115	6102 North Norwood Street	14 1/8 X 85 16'3" X 74'	133 135	1953 Rowan Street	15' 6" X 90'		2-120-30 1101til 27til 5ticct	LUI IKKEGULAK
71 115 128	6102 North Norwood Street				14' 3" X 50'	27	1903 North 30th Street	15' X 53' 6"
71 115 128 POSTPONE 10	6102 North Norwood Street 902 East Price Street ED FROM NOVEMBER 14, 2018 1323 South 15th Street	16' 3" X 74' 18' X 99'	135 138 141	1953 Rowan Street 725 West Russell Street 2451 West Sergeant Street	14' 3" X 50' 14' 4" x 67'	27 28	1903 North 30th Street 2149 North 30th Street	15' X 53' 6" 15' 6" x 60'
71 115 128 POSTPONE 10 24	6102 North Norwood Street 902 East Price Street ED FROM NOVEMBER 14, 2018 1323 South 15th Street 2509 South 66th Street	16' 3" X 74' 18' X 99' 5' X IRREG	135 138 141 146	1953 Rowan Street 725 West Russell Street 2451 West Sergeant Street 198 Sparks Street	14' 3" X 50' 14' 4" x 67' LOT IRREGULAR	27 28 29	1903 North 30th Street 2149 North 30th Street 2000 North 32nd Street	15' X 53' 6" 15' 6" x 60' 16' 6" X 81'
71 115 128 POSTPONE 10 24 26	6102 North Norwood Street 902 East Price Street ED FROM NOVEMBER 14, 2018 1323 South 15th Street 2509 South 66th Street 565 West Abbottsford Avenue	16' 3" X 74' 18' X 99' 5' X IRREG 20' X 140'	135 138 141 146 148	1953 Rowan Street 725 West Russell Street 2451 West Sergeant Street 198 Sparks Street 2145 East Stella Street	14' 3" X 50' 14' 4" x 67' LOT IRREGULAR 14' x LOT IRREGULAR	27 28 29 30	1903 North 30th Street 2149 North 30th Street 2000 North 32nd Street 619 North 41st Street	15' X 53' 6" 15' 6" x 60' 16' 6" X 81' 25' X 90'
71 115 128 POSTPONE 10 24 26 28	6102 North Norwood Street 902 East Price Street ED FROM NOVEMBER 14, 2018 1323 South 15th Street 2509 South 66th Street 565 West Abbottsford Avenue 3183 Agate Street	16' 3" X 74' 18' X 99' 5' X IRREG 20' X 140' 14' X 50' 6"	135 138 141 146 148 154	1953 Rowan Street 725 West Russell Street 2451 West Sergeant Street 198 Sparks Street 2145 East Stella Street 2915 North Taylor Street	14' 3" X 50' 14' 4" x 67' LOT IRREGULAR 14' x LOT IRREGULAR 14' 1" X 50'	27 28 29	1903 North 30th Street 2149 North 30th Street 2000 North 32nd Street	15' X 53' 6" 15' 6" x 60' 16' 6" X 81' 25' X 90' 15' x 89'.28"
71 115 128 POSTPONE 10 24 26	6102 North Norwood Street 902 East Price Street ED FROM NOVEMBER 14, 2018 1323 South 15th Street 2509 South 66th Street 565 West Abbottsford Avenue	16' 3" X 74' 18' X 99' 5' X IRREG 20' X 140'	135 138 141 146 148	1953 Rowan Street 725 West Russell Street 2451 West Sergeant Street 198 Sparks Street 2145 East Stella Street	14' 3" X 50' 14' 4" x 67' LOT IRREGULAR 14' x LOT IRREGULAR	27 28 29 30 31	1903 North 30th Street 2149 North 30th Street 2000 North 32nd Street 619 North 41st Street 938 North 50th Street 1328 North 52nd Street	15' X 53' 6" 15' 6" x 60' 16' 6" X 81' 25' X 90'

Tax Sale continued from 18

SHERIFF'S SALE

May 15, 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:
33	35 South 52nd Street	16' x 67'	86	4275R Frankford Avenue	LOT IRREGULAR	139	3630 Olive Street	LOT IRREGULAR
34	1616 North 55th Street	16' x 98' 3/4"	87	1231 North Frazier Street	15' 5" X 83'	140	2029 North Orkney Street	13' X 40' 7-1/2"
35	616 North 55th Street	15' 9" X 70'	88	1558 North Frazier Street	14' X 78'	141	2501 Orthodox Street	IRREG
36	1254 North 56th Street	16' X 83'	89	2439 North Garnet Street	14' 1" x 50'	142	2620-28 West Oxford Street	87' 6" X 99' 6"
37	1003 South 60th Street	20' X 100'	90	3421 Germantown Avenue	16' X IRREG	143	6101-7 West Oxford Street	170' X 150'
38	332 South 60th Street	15" 6" x 73'	91	5915-41 Germantown Avenue	267' 1-1/4" X IRREG	143		
39	724 South 60th Street	15' 8" X 100'	92	6128 West Girard Avenue	18' 3" X 110'		1752 West Pacific Street	12' x 40'
40	209 North 61st Street	15' X 85'	93	234 West Grange Avenue	14' 6" X 54'	145	6935 Paschall Avenue	27' 6-1/2" X 195' +/-
41	3246-66 South 61st Street	200' X 300'	94	6226 Grays Avenue	15' X 65'	146	4235 Pennsgrove Street	14' x 68'
42	3246-66R South 61st Street	LOT IRREGULAR	95	4535 Greene Street	21' X 120'	147	1311 West Pike Street	LOT IRREGULAR
43	415 North 64th Street	25' X 125'	96	6745 Greenway Avenue	20' x 112' 6"	148	1717 Point Breeze Avenue	52' 5-5/8" X IRREG
44	2074 South 71st Street	62' 8-1/2" X 75'	97	7113 Guyer Avenue	15' 11-3/4" x 74' 6"	149	2244 Pratt Street	LOT IRREGULAR
45	2830 West Albert Street	14' 2" x 52'	98	60-86 East Haines Street	217.50' X IRREG	150	947 East Price Street	18' X 92'
46	3939 Alfred Street	14' X 54'	99	61-71 East Haines Street	97' 4" X IRREG	151	6056 Reinhard Street	15' 6" x 60'
47	2637 East Allegheny Avenue	15' 3" X 60'	100	1244 Hanson Street	14' X 61'	152	3612 Richmond Street	15' x 100'
48	1404 South Allison Street	15' 4" X 60'	101	1300 South Harmony Street	16' X 50'	153	4422 Richmond Street	15' 2-1/2" X
49	607 West Annsbury Street	17' 6" X 54'	102	2402-4 West Harold Street	36' x 60'			81' 11-3/8" +/-
50	3258 Aramingo Avenue	15' 11" x 69' 9-3/4"	103	3234 Hartville Street	14' x 45' 6"	154	2931 South Robinson Street	16' X 75' 10"
51	3133 Arbor Street	13' 11" x 42' 10"	104	600 Hellerman Street	225' X 251' 4"	155	425 North Robinson Street	15' X 66' 6"
52	3139 Arbor Street	13' 10" X 42' 10"	105	3101 North Hemberger Street	14' 8" x 47' 6"	156	160 West Rockland Street	25' 8" X 34' 3-7/8" +/-
53	5710 Ashland Street	37' 6" x 100'	106	3140 North Hemberger Street	16' X 45' 6"	157	3436 Rosehill Street	14' X 41'
54	5531 Baltimore Avenue	32' X IRREG	107	734 East Hilton Street	14' 1" X 50'	158	2625 North Sartain Street	14' X 40'
55	2811 North Bambrey Street	14' x 48'	108	2534 North Hollywood Street	14' 2" x 52' 6"	159	2457 Sepviva Street	14' 3" X 60'
56	1532 Belfield Avenue	20' X IRREG	109	2559 North Hollywood Street	14' 2" x 52' 6"	160	5432 Sharswood Street	14' x 50'
57	5630 Bloyd Street	LOT IRREGULAR	110	900-16 East Hunting Park Avenue	IRREG	161	362 East Sheldon Street	15' 10" X 72' 6"
58	3024 North Broad Street	20' 10" X 80' 8"	111	1232 West Huntingdon Street	15' 6" x 58'	162	37 East Silver Street	14' x 65'
59	1832 North Bucknell Street	14' 2" x 46' 6"	112 113	2854 North Hutchinson Street	13' 6" X 73' 14' 10" x 91"	163	2834 South Smedley Street	14' 3" x 52'
60	3115 North Carlisle Street	13' 5-1/2" X 48' 6"	113	5515 Jefferson Street	14 10 x 91 13' 7-3/4" x 32'	164	3313 North Smedley Street	15' X 56' 4"
61 62	5610 Cedar Avenue 2442 North Chadwick Street	20' X 80' 14' 1" x 47'	114	1933 South Juniper Street 4970 Kershaw Street	20' X 70'	165	1817 East Somerset Street	16' X 49' 11-3/4"
63	5418 Charles Street	16' 3-1/2" x 80'	116	6027 Kingsessing Avenue	15' X 73'	166	1312 South Street	21' 3" X 120'
64	6138 Chew Avenue	15' 1-1/2" X 86' 9"	117	4655 Large Street	LOT IRREGULAR	167	5941 Springfield Avenue	15' 8" X 82'
65	2441 North Clarion Street	14' 1" X 36' 6"	118	5413 Lena Street	15' 6" X 100' 4" +/-	168	1708 Stanwood Street	65' X 85' 10-5/8" +/-
66	1346 Colwyn Street	16' X 77'	119	3311 Lester Road	19' 11-1/4" X IRREG	169	6364 Stenton Avenue	22' 11" x 95'
67	1416 Comly Street	21' 3" X 80' +/-	120	2645 Lloyd Street	16'.50" x 70'	170	7233 Tabor Avenue	50' X 126' 6"
68	1637 Conlyn Street	18' 3" X 100'	121	5110 Market Street	20' x 75'	171	5046 Tacoma Street	13' 11" X 43' 6"
69	3850 Coral Street	LOT IRREGULAR	122	3132 North Marston Street	14' 6" X 42' 1"	172	1219 North Taney Street	13' 6" X 90'
70	2650 North Corlies Street	14' X 50'	123	2758 Martha Street	13' 9" X 54'	173	2665 Tulip Street	15' x 57'
71	1307 Cottman Avenue	LOT IRREGULAR	124	5533 Master Street	15' x 57' 6"	174	2538 Turner Street	14' X 56' 6"
72	2138 North Darien Street	13' 6" X 42'	125	5605 Mc Mahon Avenue	15' 4" X 110'	175	6054 Upland Street	14' 6" X 58'
73	2142 North Darien Street	13' 6" x 42'	126	4778 Melrose Street	17' 4-1/2" X 97'	176	6423 Upland Street	14' X 50'
74	2144 North Darien Street	13' 6" x 42'	127	28 South Millick Street	16' x 72'	177	5920 Vine Street	15' x 70'
75	5201 Devereaux Avenue	470' X 384'	128	1628 Montrose Street	16' X 50'	178	5235 Warrington Avenue	15' 1" X 63'
76	5105 Diamond Street	16-28/1000' X IRREG	129	923 East Mount Pleasant Avenue	24' 10-1/2" X 112' 6"	179	3154 North Wendle Street	14' X 49' 10-1/2"
77	128 Elfreths Alley	15' X 53.4	130	2653 North Napa Street	14' 4-1/2" X 50'	180	5147 Westminster Avenue	15'.66" x 74'.50"
78	2960 Ella Street	13' 6" X 63'	131	5348 Newhall Street	23' x 75'	181	2633 West Westmoreland Street	16' X 62'
79	2738 North Fairhill Street	12' X 68' +/-	132	1541 North Newkirk Street	15' 2" X 50' 3"	182	527 West Westmoreland Street	15' 3" X 100'
80	4501 North Fairhill Street	LOT IRREGULAR	133	5417 Norfolk Street	15' X 65'	183	5447 Willows Avenue	15' X 81' 6"
81	1515 North Felton Street	15' X 88' 6"	134	1122 O Neil Street	20' X 35'	184	2074 Wilmont Street	LOT IRREGULAR
82	2655 South Felton Street	16' 1/4" X 73'	135	2308 Oakmont Street	LOT IRREGULAR	185	5415 Windsor Street	18' 7" X 65' 6"
83 84	3321 Fitler Street 2801 West Fletcher Street	28' 2" x 109' 8-3/8" 30' 9-1/2" X 18' 5-3/4"	136 137	4929 Ogden Street 6738 Ogontz Avenue	14' x 67' 3" LOT IRREGULAR	186	5121-23 Woodland Avenue	47.417' X IRREG
85	5218 Florence Avenue	30 9-1/2 X 18 3-3/4 15' 4" X 63'	137	4426 Old York Road	19' 8-7/8" X IRREG	187	6531 Woodland Avenue	16' x 89'
0.5	3216 FIOIEIICE AVEILUE	13 4 A 03	1 138	4420 Old Tolk Road	17 0-//8 A IKKEG	1 10/	0331 WOOdiand Avenue	10 X 89

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
- 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 on his second bid was registered at the sale, 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

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 wheneve 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 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 sald. The Sheriff reserves the right to

torletted 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

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 delive 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 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 permit at the time of settlement, under certain terms and conditions.

City and County of Philadelphia

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