

SHERIFF'S SALE9 A.M.
May 17, 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:
POSTPONED FROM AUGUST 19, 2015			35	1907 N 63rd Street	40' X 150'	33	2357 77th Avenue	15' 11" x 120'
257	721 Washington Avenue	Lot Irregular	42	914 S Alden Street	15' X 58' 6"	34	3330 A Street	15' 8" x 80'
POSTPONED FROM NOVEMBER 18, 2015			46	542 E Ashmead Street	15' X 55'	35	249 S Alden Street	15' X 60'
58	346 N 61st Street	15' x 70' 6"	52	STAY	STAY	36	STAY	STAY
75	2818-20 Belgrade Street	Lot Irregular	58	1909 E Clearfield Street	Lot Irregular	37	3022 Arbor Street	14' 6" X 45'
POSTPONED FROM DECEMBER 16, 2015			62	2418 N Colorado Street	14' 6" X 48'	38	2932 Arlan Avenue	43' X 144'
93	2525 W Hunting Park Avenue	Lot Irregular	67	3937 Dungan Street	15' x 70'	39	334-36 E Armat Street	43' 9" X Irreg
210	2712-36 Stokley Street	Lot Irregular	69	4508 Elizabeth Street	21' 11-1/2" X 53'	40	4231 Aspen Street	20' X 80'
POSTPONED FROM JANUARY 20, 2016			73	3139 Euclid Avenue	14' 2" X 71'	41	2004 S Avondale Street	14' x 50'
90	2821 Fox Street	Lot Irregular	75	868 Farson Street	14' 4" X 59' 11-3/8"	42	2024 Barlow Street	49' 11-3/8" X Irreg
POSTPONED FROM MARCH 16, 2016			76	5829 Florence Avenue	16' X 112' 6"	43	6036 N Beechwood Street	17' 8-1/4" X 90'
17	1038 Arrott Street	87' x 145'	90	6339 Homer Street	18' X 90'	44	6411 N Beechwood Street	15' X 73'
136	313 E Walnut Lane	45' x 199' 7/8"	95	5515 Jefferson Street	14' 10" X 91'	45	2307 Brown Street	17' X Irreg
POSTPONED FROM APRIL 20, 2016			103	4257 Leidy Avenue	16' x 86'	46	5461 Cedar Avenue	18' X 90'
116	3006 Page Street	14' 11-1/2" x 65'	109	2514 N Marston Street	15' X 70'	47	2552 N Chadwick Street	Lot Irregular
POSTPONED FROM MAY 25, 2016			113	2503 N Myrtlewood Street	15' 1" X 50'	48	2612 N Chadwick Street	14' X 48'
57	STAY	STAY	114	1547 N Newkirk Street	15' 3-1/2" X 50' 3"	49	5539 Chancellor Street	16' x 67'
POSTPONED FROM JUNE 22, 2016			121	5009 Overbrook Avenue	Lot Irregular	50	1214 E Chelton Avenue	16' x 90'
121	5143 Reno Street	14' X 45'	125	947 E Price Street	18' x 92'	51	5241 Chester Avenue	16' X 100'
POSTPONED FROM AUGUST 17, 2016			130	STAY	STAY	52	1628-30 Church Street	84' 9-12/25" x 86.98'
70	4652 Horrocks Street	15' 5-3/4" X 97' 6"	131	6906 Ridge Avenue	20.16' X 125'	53	341 Church Lane	Lot Irregular
POSTPONED FROM SEPTEMBER 21, 2016			132	9001 Ridge Avenue	Lot Irregular	54	5200 Church Road	45' X 85'
148	6550 N Woodstock Street	14' 9" X 79'	139	1911 S Salford Street	15' X 63' 6"	55	3411 W Clearfield Street	20' X Irreg
POSTPONED FROM OCTOBER 19, 2016			147	2958 N Stillman Street	14' 1" X 45' 9"	56	1050 Cobbs Creek Parkway	16' 8-5/8" X Irreg
18	2000 N 22nd Street	27' 9" X 111' 10"	149	2711 Tasker Street	16' x 62'	57	1317 Colwyn Street	15' 10" x 78' 6"
64	1567 Devereaux Avenue	18' 1-1/2" X 75'	152	5008 W Thompson Street	15' X Irreg	58	2168 Conlyn Street	14' 3" X 58' 6"
81	2338 W Hunting Park Avenue	Irregular Lot	155	4455 N Uber Street	15' X 96'	59	7222 Cornelius Street	17' 9-1/2" X 87' 6"
114	2554 N Newkirk Street	14' x 50'	158	7357 E Walnut Lane	15' X 116' 1-5/8"	60	STAY	STAY
126	3100 N Patton Street	20' 6" X IRREG	159	1513 E Washington Lane	27' 1" X 105' 1-3/4"	61	6225 Crafton Street	16' X 93'
POSTPONED FROM NOVEMBER 16, 2016			166	1909-11 E Willard Street	34' X 86' 6"	62	3514 Cresson Street	16' 3-1/4 X 80'
41	1654-58 N 57th Street	Lot Irregular	167	1129 Windrim Avenue	15' x 100'	63	5806 Crittenden Street	16' 3" X 80'
81	1520 S Corlies Street	16' x 52'	168	STAY	STAY	64	1761 N Croskey Street	13' 9" X 56'
96	2831 Fox Street	Lot Irregular	171	2038 N Woodstock Street	15' X 58'	65	2766 N Croskey Street	14' 6" x 45'
110	2301 W Hunting Park Avenue	Lot Irregular	174	1645 S Yewdall Street	15' X 55' 6"	66	2311 W Cumberland Street	15' 1" x 87'
120	4778 Melrose Street	17' 4-1/2" X 97'	POSTPONED FROM APRIL 19, 2017			67	STAY	STAY
138	1808 Roselyn Street	Lot Irregular	7	3441 N 15th Street	24' X 100'	68	2523 W Dauphin Street	14' X 45' 3"
POSTPONED FROM DECEMBER 21, 2016			33	4154 Apple Street	28' 8-3/4" X 77' 1"	69	POSTPONED	POSTPONED
4	2124 N 11th Street	Lot Irregular	34	3802 Archer Street	Lot Irregular	70	300 Dearnley Street	Lot Irregular
5	STAY	STAY	36	2526 W Arizona Street	14' X 43' 6"	71	3936 N Delhi Street	16' x 45'
43	2231 N Broad Street	18' X 151'	39	238 N Avondale Street	14' X 47'	72	505 Diamond Street	12' X 57'
46	2039 W Cambria Street	17' X 69' 2"	49	6235 Catharine Street	15' X 100'	73	2156 N Dover Street	14' X 48'
50	3129 N Chadwick Street	15' X 49' 6"	57	1738 W Courtland Street	14' x 59'	74	4318 Elizabeth Street	25' X 100'
54	2031-33 W Clearfield Street	Lot Irregular	59	1115 W Cumberland Street	16' x 68'	75	1014 Ellsworth Street	17' X 83'
71	1236 W Erie Avenue	15' 6-1/2" x 100'	66	4925 Fairmount Avenue	15' X 77'	76	3908 Fairmount Avenue	16' X 91'
79	1232 W Harold Street	14' X 42'	81	1424 N Hirst Street	15' X 77'	77	1507 N Felton Street	15' X 88' 6"
111	STAY	STAY	83	5537 Irving Street	15' x 54'	78	926 Fernon Street	16' X 44'
128	5229 Pentridge Street	15' 3" x 70'	83	2645 Lloyd Street	15' x 75'	79	2335 E Fletcher Street	13' 4" x 60'
146	722 W Roosevelt Boulevard	19' X Irreg	97	2210 Margaret Street	16' 6" x 71' 6"	80	2949 Frankford Avenue	19' 1" X Irreg
170	6218 Tackawanna Street	Lot Irregular	100	4406 Mitchell Street	24' 11" X 100'	81	4513 Frankford Avenue	13' 7-3/4" X Irreg
180	2135 Walnut Street	Lot Irregular	106	6012 Morton Street	15' 7-1/2" X	82	4816 N Franklin Street	15' X 61'
POSTPONED FROM JANUARY 18, 2017			108	4506 Old York Road	Lot Irregular	83	2160 Furlley Street	14' 3" X 57'
53	5427 Chancellor Street	23' 6" X 65' 4-3/4"	119	4444-46 Paul Street	16' x 78'	84	220 Garrett Street	15' X 60'
90	2238 N Hancock Street	14' X 60'	125	3810 Reno Street	Lot Irregular	85	2813 Gaul Street	Lot irregular
109	6723 Lynford Street	18' 3-1/2" X 85' 6"	135	6415 N Sydenham Street	14' X 67' 8"	86	6526-34 Germantown Avenue	Lot Irregular
128	1939 N Newkirk Street	14' 1/2" x 48'	148	5527 Wheeler Street	15' 11-1/2" X 82' 6"	87	POSTPONED	POSTPONED
137	3827 N Percy Street	16' x 45'	MAY 17, 2017			88	2801 Glenview Street	38' 2-7/8" X Irreg
184	5724 Wynnefield Avenue	28' X 135'	SHERIFF SALE			89	225 W Glenwood Avenue	69' 8-1/2" X Irreg
POSTPONED FROM FEBRUARY 22, 2017			WRIT NO:	PREMISES:	FRONT:	90	1718 W Godfrey Avenue	16' x 99'
20	STAY	STAY	1	2000 N 03rd Street	18' x 60'	91	2453 W Gordon Street	16' X 55' 6"
54	39 E Church Lane	27' 8-7/8" X Irreg	2	STAY	STAY	92	6409 Guyer Avenue	18.23' X 70'
71	2202 N Franklin Street	15' 4-3/4" X Irreg	3	2514 S 03rd Street	15' 3" x 65'	93	STAY	STAY
96	6336 N Lambert Street	15' X 76'	4	725 S 06th Street	Irregular	94	5921 Haverford Avenue	20' X Irreg
99	1349 S Lindenwood Street	16' x 62' 6/10"	5	3121 N 07th Street	14' 9" X 70'	95	5648 Heiskell Street	14' X 53' 4-1/8" + -
123	3107 N Patton Street	15' x 69'	6	3832 N 10th Street	16' X 54'	96	4823-25 E Howell Street	45' X 100'
140	3219 Rorer Street	15' x 50'	7	606 N 11th Street	15' X 87' 1-7/8"	97	837 Hutton Street	15' x 51'
145	907 S Sheridan Street	15.38' X Irreg	8	4519 N 12th Street	16' x 90'	98	1033 W Indiana Avenue	12.25' X 60'
146	430 Sigel Street	16' X 47' 7-3/8"	9	1600-10 N 15th Street	138' X Irreg	99	236 E Indiana Avenue	13' 9" X 62'
168	5129 Webster Street	15' x 66'	10	3431 N 16th Street	18' 1/4" x 98'	100	2417 W Indiana Avenue	14' X 52' 4-1/8"
172	249R Wickley Road	108' 8-5/8" X Irreg	11	5751 N 17th Street	16' x 102'	101	2708 Island Avenue	Lot Irregular
POSTPONED FROM MARCH 15, 2017			12	2511 N 17th Street	15' 11-1/2" x 67'	102	1455 N Ithan Street	15' x 47' 7-5/8"
8	6130 N 17th Street	16' X Irreg	13	2532 N 19th Street	15' 6" x 67' 10"	103	STAY	STAY
14	2422 N 27th Street	Lot Irregular	14	6933 N 19th Street	24' 6" x 102'	104	3516 Judson Street	16' X 80'
15	2428-30 N 27th Street	Lot Irregular	15	7315 N 21st Street	16' X 118'	105	3456 Keim Street	14' 2" X 44'
17	1964 N 29th Street	15' X 62' 6"	16	2739 N 24th Street	14' 6" X 60' 7-1/2"	106	4616 Kendrick Street	16' x 133' 9-3/4"
30	908 S 57th Street	16' X 78' 6"	17	2851 N 24th Street	18' 5" X 57' 6"	107	2719 W Lehigh Avenue	15' x 74'
33	STAY	STAY	18	STAY	STAY	108	5960 N Leithgow Street	16' X 62'
34	2510 S 62nd Street	15' X 75'	19	2837 N 26th Street	20' 6" x 60'	109	1758 N Lindenwood Street	15' 6" x 55'
			20	STAY	STAY	110	665 E Lippincott Street	14' 3" x 50'
			21	2120 N 31st Street	15' X 60'	111	815 Locust Avenue	14' 11-1/2" X 162' 11"
			22	3225 N 33rd Street	15' x 84'	112	807 E Madison Street	14' 3" X 50'
			23	STAY	STAY	113	5728 Malcolm Street	15' x 65'
			24	1138 S 52nd Street	15' 10" x 97'	114	3352 Malta Street	14' X 43'
			25	1317 S 53rd Street	20' x 102' 4"	115	154 Manheim Street	28' 9" X 110'
			26	424 N 54th Street	Lot Irregular	116	4829 N Marshall Street	Lot Irregular
			27	1453 N 55th Street	15' 7" X 100'	117	4335-37 N Marshall Street	34' X 92' 2-1/4"
			28	616 N 55th Street	15' 9" x 73'	118	4339-41 N Marshall Street	34' 3" X 92' 2-1/4"
			29	2046 S 61st Street	16' 2-3/4" X Irreg	119	1823 N Marston Street	14' 1" X 42'
			30	234 N 61st Street	15' X 111' 3"	120	1844 N Marston Street	14' X 41' 6"
			31	1767 S 65th Street	14' 6" X 120'	121	1853 N Marston Street	14' X 42'
			32	1938 68th Avenue	10' 4-1/2" X Irreg	122	2514 Master Street	16' X 60'
						123	117 Meehan Avenue	20' 4-1/4" X 83' 2-1/4"

Tax Sale continues on 18

Tax Sale continued from 17

SHERIFF'S SALE9 A.M.
May 17, 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:
124	2244 E Monmouth Street	14' 3" X 50'	144	3926 Priscilla Street	14' X 54'	164	649 E Thayer Street	14' X 45' 6"
125	POSTPONED	POSTPONED	145	350 W Queen Lane	29' X 74'	165	724 E Thayer Street	14' 4" X 60'
126	5664 Morton Street	Irregular	146	6320 Reedland Street	15' X 65'	166	STAY	STAY
127	4671 Mulberry Street	20' X 100'	147	6320 Rising Sun Avenue	Lot Irregular	167	2923-25 E Thompson Street	Prem A & Prem B
128	2841 Mutter Street	14' X 41' 4"	148	1234 S Ruby Street	15' X 50'	168	6111 W Thompson Street	15' 3-1/16" X Irreg
129	43 Narragansett Street	14' X 59' 9"	149	240 N Ruby Street	15' x 50' 4"	169	5609-11 Tulip Street	45' 2" X 93' 2-5/8" +/-
130	2458 N Natrona Street	14' 2" x 50'	150	700 W Russell Street	14' 6" X 50'	170	1547 E Tulpehocken Street	16' 1" X Irreg
131	2403 N Newkirk Street	14' X 52'	151	2527 W Seltzer Street	14' x 40.50'	171	317 E Upsal Street	20' 11" X Irreg
132	4031 Nice Street	20' x 100'	152	POSTPONED	POSTPONED	172	6132 Vine Street	16' x 73'
133	425 W Norris Street	15' x 57'	153	167 E Sharpnack Street	Lot Irregular	173	5163 Wakefield Street	17' 3-1/4" X 117' 11-5/8"
134	1539 W Oakdale Street	14' X 46'	154	711 E Sharpnack Street	Lot Irregular	174	5440 Walnut Street	17' 9" X 90'
135	4426 Old York Road	19' 8-7/8" x 77' 3"	155	20 S Sickels Street	16' X 46'	175	247 N Wanamaker Street	14' x 61'
136	1050 W Orleans Street	16' x 45'	156	13 E Silver Street	14' X 65'	176	2013 Watkins Street	14' X 45'
137	1117 E Oxford Street	20' x 55'	157	33 E Silver Street	14' X 65'	177	4941 Wayne Avenue	20' X 86' 8-3/8" +/-
138	1905 E Pacific Street	Lot Irregular	158	3634 N Smedley Street	15' 5" X 76'	178	1832 E Wensley Street	14' X 72' 6-3/4"
139	2050 Pemberton Street	15' X 50'	159	STAY	STAY	179	616 E Wishart Street	14' X 50'
140	2149 N Percy Street	14' 3" x 44'	160	1125 E Stafford Street	18' 1" X 70'	180	238 E Wister Street	60' X 200'
141	6225 Pine Street	15' 3" X 75'	161	6321 Summer Street	37' 6" X 75'	181	1216-32 Wood Street	174' 8" X 71' 3"
142	148 Pleasant Street	15' X 68'	162	2211 N Sydenham Street	Lot Irregular	182	3023 N Woodstock Street	14' 6" X 45'
143	3857 Poplar Street	15' X 100'	163	1749 S Taylor Street	14' 2" X 48'	183	2638 W York Street	14' x 50'

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.

JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
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