# SHERIFF'S SALE

May 25, 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.

	PREMISES	FRONT	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
	FROM OCTOBER 15, 2014		48	2426-30 Germantown Avenue	LOT IRREGULAR	6	3140 N 09th Street	14' 8'' X 69'
57	547 W Clearfield Street	LOT IRREGULAR	55	7113 Guyer Avenue	15' 11-3/4" x 74' 6"	7	3404 N 10th Street	20' X 75'
DOCTDONED	FROM HUN 15 2015		59	6163Hegerman Street	14' 11-1/2" x 95'	8	2554 N 12th Street	15' X 67'
	FROM JULY 15, 2015	1 4' V 57' 2"	62	876 N Holly Street	20' X 115'	9	1716 N 18th Street	22' X 117' 10"
28	1259 N 30th Street	14' X 57' 3"	64	44 E Hortter Street	15' X 86' 5-7/8"	10	2323 N 19th Street	16' X 68'
DOCTDONED	FROM OCTORED 21 2015		89	1262 S Newkirk Street	15' x 47' 6"	11	2322 N 21st Street	16' X 69'
	FROM OCTOBER 21, 2015	14' 4" X 46' 6"	92	6004 Ogontz Avenue	18' X LOT IRREGULAR	12	2358 N 21st Street	16' X 69'
263	2807 N Ringgold Street 4944 Westminster Avenue	14 4 X 40 0 15' X 80'	95	4246 Parkside Avenue	24' X 200'	13	6243 N 21st Street	16' x 102'
	510 E Westmoreland Street	16' X 55'	100	486 E Penn Street	15' X IRREG	14	2014 N 22nd Street	27' 9" x 100'
203	510 E westhoreiand Street	10 A 33	105	3939 Priscilla Street	14' X 52'	15	2537 N 24th Street	15' X 68' 9"
POSTPONED	FROM NOVEMBER 18, 2015		115	447 W Roosevelt Boulevard	LOT IRREGULAR 15' 6" X 90'	16	1612 N 26th Street	13' 6" X 84' 6"
	1237 N 30th Street	14' X 57' 3"	116 132	1915 Rowan Street	15 6 X 90 15' X IRREG	17 18	2615 N 29th Street 532 N 53rd Street	16' x 71' 1" 15' 3" x 123'
	741 E Atlantic Street	15' X 68' 4"	132	5041 Valley Street 5452 Whitby Avenue	15' X 81' 6"	18	1618 S 58th Street	15' 5 X 125 15' 10" X 73'
	5500 Cedar Avenue	21' 6" X 80'	141	476 Winona Street	LOT IRREGULAR	20	1621 N 61st Street	15 10 X 75 15' x 90'
	346 E Chelten Avenue	LOT IRREGULAR	142	476 winona Street	LUI IKKEUULAK	20 21	206 N 61st Street	15' x 87' 6"
	1011 W Dakota Street	15'5" x 60'	POSTPONE	D FROM APRIL 20, 2016		21 22	2534 S 66th Street	16' x 107'
	3924 Fairmount Avenue	14' 4" X 77' 6"	2	4846 N 7th Street	15' 6-1/2" X 70' 4-1/2"	22 23	6225 Addison Street	16' X 63' 6"
	5125 Wakefield Street	LOT IRREGULAR	$\frac{2}{3}$	1603 S 10th Street	15 0-1/2 X /0 4-1/2 16' X 54' 9"	23	1855 E Albert Street	13' X 57' 6"
	3154 N Wendle Street	14' x 49' 10-1/2"	12	2741 N 19th Street	16' X 62'	25	1423 N Alden Street	15' x 71' 3"
~			12	2609 N 29th Street	15' 5" X 71'	25	1018 W Arizona Street	13 X /1 3 14' X 56'
POSTPONED	FROM DECEMBER 16, 2015		21	808 N 46th Street	15° 4" X 53° 6"	27	3210 W Arizona Street	14' 6-1/2" x 44' 6"
	4822 N 7th Street	15' 6-1/2" x 70' 4-1/2"	25	438 N 52nd Street	16' X 97'	28	1218 W Atlantic Street	16' X IRREG
	705 N 43rd Street	16' 1/4" X 93'	26	1132 S 54th Street	10 X 97 17' X 83'	29	1752 N Bailey Street	15' X 51' 9"
	6009 Cedarhurst Street	16' X 75'	31	1801 N 57th Street	31° 4-7/8" X 92° 6-3/4"	30	1754 N Bailey Street	15' x 51' 9"
	400 Durfor Street	16' x 52'	36	2806 A Street	13' 1/2" X 49' 6"	31	2035 N Bambrey Street	15' 7" X 49' 6"
71	3832 Folsom Street	14' X 80'	37	5827 Addison Street	16' x 63' 6"	32	6123 N Beechwood Street	21' X 90'
	4800 N Franklin Street	15' X 61'	40	1218 W Allegheny Avenue	15' 8" x 75'	33	5236-44 Belfield Avenue	220.02' x 185.65'
89	1209 W Hilton Street	15' x 104' 3-1/8"	42	2610 W Arizona Street	14' x 44'	34	2152 E Birch Street	14' X 47'
93	2525 W Hunting Park Avenue	LOT IRREGULAR	56	5428 Chestnut Street	16' X 125'	35	2460 N Bouvier Street	14' 1" x 50'
104	3516 Kip Street	16' 2'' X 68' 6''	59	5505 Crowson Street	15' x 50'	36	2466 N Bouvier Street	14' 1" x 30'
122	2518 N Marston Street	15' x 70'	62	3117 N Darien Street	14' 6" x 40'	37	1828 N Bucknell Street	14' 2" x 46' 6"
	2422 W Oakdale Street	14' 2" X 55'	65	5322 Delancey Street	15' x 59' 6"	38	1315 W Butler Street	22' x 112'
	4606 Penhurst Street	18' X 75'	67	1613 Elaine Street	29' 9" X 78' 6"	39	STAY	STAY
	6026-28 Pine Street	LOT IRREGULAR	68	2018 W Estaugh Street	15' X 100'	40	2050 E Cambria Street	16' 6" X 71'
	6038 Reinhard Street	15' 6" x 60'	71	2727 Federal Street	16' X IRREG	41	3931 Cambridge Street	25' x 70'
	2931 N Stillman Street	14'1" x 45'9"	83	5620 Heiskell Street	14' X 65'	42	5610 Catharine Street	15' 5-1/2" X 80'
	2712-36 Stokley Street	LOT IRREGULAR	87	3310 N Howard Street	14' x 51' 6"	43	3129 N Chadwick	Street 15' X 49' 6"
213	900-8 W Tioga Street	LOT IRREGULAR	88	3110 W HuntingdonStreet	LOT IRREGULAR	44	3798 Chalfont Drive	LOT IRREGULAR
			91	1446 Kerbaugh Street	12' x 46'	45	1132 E Cheltenham Avenue	
	FROM JANUARY 20, 2016		103	2462 N Marston Street	14' X 50'	46	2557 N Cleveland Street	14' 6'' X 48'
	1401 South 58th Street	20' X IRREG	105	1204 Medary Avenue	42' X 98'	47	2347 N Colorado Street	14' 1" X 50'
	431 N 61st Street	15' 4" x 109' 6"	108	2420 N Newkirk Street	14' X IRREG	48	4707 Conshohocken Avenu	
	554 Burgess Street	LOT IRREGULAR	109	2430 N Newkirk Street	14' x 52' 6"	49	259 W Cornwall Street	14' X 45'
	2821 Fox Street	LOT IRREGULAR	111	1745 W Ontario Street	15' X 82'	50	STAY	STAY
	440 N Front Street	LOT IRREGULAR	119	2421 N Patton Street	14' 1" x 50'	51	3123 N Darien Street	14' x 40'
	2229 S Hemberger Street	14' 2" X 48' 6"	121	6010 Reinhard Street	15.50' X 60'	52	3125 N Darien Street	14' x 45'
	1822 Manton Street 5419 Spring Street	15' X 54' 15' X 45'	125	6827 Rodney Street	14' 4" X 58' 6"	53	3141 N Darien Street	14' x 40'
105	5419 Spring Street	15 A 45	128	646 W Russell Street	14' X 57'	54	2530 W Dauphin Street	20' 6" X 36' 11"
DOSTRONED	FDOM FEDDILA DV 17 3017		130	2529 W Seltzer Street	14' X 42'	55	513 W Dauphin Street	15' x 71'
	<b>FROM FEBRUARY 17, 2016</b> 2119 S 57th Street	15' X 76'	131	2535 W Seltzer Street	14' 1" X 42'	56	150 Dearborn Street	LOT IRREGULAR
	2250 W Huntingdon Street	15 X /6 16' x 93'	132	2730 W Seltzer	Street 14' X 46'	57	POSTPONED	POSTPONED
	4839 N Leithgow Street	16' X IRREG	141	2928 N Taylor Street	14' 1" X 50'	58	12316 Dunks Ferry Road	LOT IRREGULAR
	1625 S Napa Street	LOT IRREGULAR	144	5006 Wakefield Street	LOT IRREGULAR	59	2150 Elkins Avenue	16' X 70'
	5817 Pemberton Street	15' x 62' 6"	MAY 25, 201	6		60 61	1305 W Erie Avenue	15' 6" X 120' 14' 1" x 42'
	3915 Pennsgrove Street	16' X 89'	MAY 25, 201 SHERIFF'S				1814 N Etting Street 2328 Fernon Street	14' 1' x 42 14' 6'' x 46'
	308 W Queen Lane	LOT IRREGULAR	SHEKIFF'S	SALL		62 63	2328 Fernon Street STAY	STAY
/	500 W Queen Lane	LOTIMALOULAN	WDITNO	PREMISES	FRONT	63	455 E Girard Avenue	STAY 19' 9" X 60'
POSTPONED FROM MARCH 16, 2016			WRIT NO.	1934 N 03rd Street	14' X 55'	64	5358 Greenway Avenue	19'9' X 60' 15' 6" x 106' 6"
	2719-33 N 17th Street	LOT IRREGULAR	2	1934 N 03rd Street	14 X 55 14' X 55'	66	437 Greenwich Street	LOT IRREGULAR
	1038 Arrott Street	87' x 145'	3	1936 N 03rd Sileet	Street 13' 6" X 55'	67	2908 N Hancock Street	13' 11" x 57' 6"
	5616 Crowson Street	16' X 72'	4	2744 N 08th Street	LOT IRREGULAR	68	STAY	STAY
	2358 N Front Street	13' X 63'	5	4721 N 08th Street	15' 7" X 70' 10-1/2"			
			15	1,21 1,00m buot	10 / 11 /0 10-1/2	1	,	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 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 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. Mav 25, 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:
69	2402-4 W Harold Street	36' x 60'	97	STAY	STAY	125	5034 Reno Street	14' x 51' 6"
70	2910 Hartville Street	14' 8" X 49'	98	2456 N Natrona Street	14' 2" X 50'	126	3612 Richmond Street	15' x 100'
71	1934 W Hilton Street	14' x 66'	99	2549 N Natrona Street	14' 3" x 50'	127	3026 Ridge Avenue	15' X IRREG
72	2552 N Hollywood Street	14' 2" X 52' 6"	100	2411 N Newkirk Street	14' x 52'	128	3104-6 Ridge Avenue	LOT IRREGULAR
73	4136 Howland Street	15' 8" x 70'	101	2444 N Newkirk Street	14' x 52' 6"	129	17 W Rockland Street	LOT IRREGULAR
74	2815 N Hutchinson Street	14' 6" X 73'	102	2466 N Newkirk Street	13' X 52 1/2'	130	3446 Rosehill Street	14' X 41'
75	1515 W Indiana Avenue	LOT IRREGULAR	103	2470 N Newkirk Street	14' X 52' 6"	131	5226 Schuyler Street	20' X 117' 10-5/8"
76	265 W Indiana Avenue	LOT IRREGULAR	104	3125 W Norris Street	15' x 67'	132	1706 Seybert Street	14' x 41'
77	267 W Indiana Avenue	13' x 52'	105	2539 N Opal Street	LOT IRREGULAR	133	2644 W Silver Street	14' X 50'
78	543 E Indiana Avenue	13' 9" X 60'	106	1007 W Orleans Street	13' 6-3/8" x 45'	134	2650 W Silver Street	15'X 50'
79	1617 S Ithan Street	14' 10" x 63' 6"	107	1923 Page Street	15' X 60'	135	6647 N Smedley Street	23' 10" x 85' 2"
80	6149 Jefferson Street	16' X 93'	108	2554 Page Street	16' x 50'	136	1748 St Paul Street	15' X 72'
81	3548 Kip Street	16' 1" X 68' 6"	109	2923 N Park Avenue	LOT IRREGULAR	137	STAY	STAY
82	2136 N Lambert Street	15' x 60'	110	5844 N Park Avenue	50' X 78'	138	STAY	STAY
83	6606 Lansdowne Avenue	15' x 94' 10-7/8"	111	2425 N Patton Street	13' 11-1/2" x 50'	139	3008 W Susquehanna Avenue	14' 9" x 57'
84	2713 Latona Street	14' x 49.8'	112	2433 N Patton Street	14' x 50'	140	3014 W Susquehanna Avenue	15' x 60'
85	6020 Latona Street	15' 9" X 102'	113	2435 N Patton Street	LOT IRREGULAR	141	2801 N Swanson Street	16' x 48' 6"
86	2226 N Lawrence Street	14' 3" X 49'	114	2439 N Patton Street	16' x 42'	142	2426 N Sydenham Street	18' X 59' 10"
87	1546 S Lindenwood Street	15' x 53'	115	2441 N Patton Street	16' x 42'	143	2955 N Sydenham Street	13' 10" x 51' 6"
88	1849 E Lippincott Street	14' X 57'	116	130 E Phil Ellena Street	LOT IRREGULAR	144	4626-34 N Sydenham Street	100' X 88' 11"
89	STAY	STAY	117	2147 N Randolph Street	14' x 43'	145	322 Tree Street	14' X 48'
90	908 N Markoe Street	15' 11-1/4"	118	1715 N Redfield Street	15' 3" X 84' 10-1/4"	146	2429 Turner Street	14' 3" X 62'
91	920 N Markoe Street	16' X 100'	119	2401 Redner Street	14' 5" X 42'	147	5535 Walton Avenue	15' X 60'
92	3414 N Marshall Street	15' 2" X 55' 5/8"	120	STAY	STAY	148	324 E William Street	12' 4" x 43'
93	5708 Media Street	15' X 62' 1-3/4"	121	STAY	STAY	149	8221 Williams Avenue	18' X 90'
94	1853 Meribrook Road	LOT IRREGULAR	122	2431 Redner Street	14' X 42'	150	729 W Wyoming Avenue	16' x 108' 6''
95	5202 Morris Street	24' X 120'	123	2434 Redner Street	14' x 44'	151	550 S Yewdall Street	16' X 61.50'
96	1915 Mountain Street	14' x 47'	124	2130 N Reese Street	14' X 43'	152	415 W York Street	15' X 60'

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#### 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

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 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 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.

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# The Legal Intelligencer

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2nd Edition

PHILIP N. YANNELL Ballard Spahr LLP

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By Philip N. Yannella, Ballard Spahr LLP

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