

SHERIFF’S SALE

9 A.M.  
June 22, 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:
POSTPONED FROM FEBRUARY 18, 2015			89	4948 N Hutchinson Street	15’ 9” X 77’ 6-1/2”	18	2308 N 21st Street	15’ 11-1/2” x 69’
169	5253 Walnut Street	15’ x 77’ 2”	111	1745 W Ontario Street	15’ X 82’	19	2318 N 21st Street	15’ 11” x 69’
POSTPONED FROM MAY 13, 2015			115	1758 W Pacific Street	12’ X 40’	20	2340 N 21st Street	15’ 10-1/2” X 69’
194	3501-49 Richmond Premises A to E & G		127	1828 Ruan Street	LOT IRREGULAR	21	POSTPONED	POSTPONED
POSTPONED FROM JULY 15, 2015			134	4906 N Smedley Street	15’ x 67’	22	2022 N 22nd Street	27’ 9” X 100’
42	1227 W 65th Avenue	42’ 1-1/4” x 90’	145	5865 Walton Avenue	17’ 6” X 62’ 6”	23	2321 N 22nd Street	16’ X 70’
70	5246 Cedar Avenue	16’ x 106’	146	545 N Wanamaker Street	15’ X 55’	24	1938 N 24th Street	18’ X IRREG
POSTPONED FROM AUGUST 19, 2015			148	718 E Westmoreland Street	15’ x 55’	25	1948 N 24th Street	15’ 7” X 49’ 6”
257	721 Washington Avenue	LOT IRREGULAR	POSTPONED FROM MAY 25, 2016			26	1636 N 26th Street	18’ X 87’ 6”
POSTPONED FROM SEPTEMBER 16, 2015			1	1934 N 03rd Street	14’ X 55’	27	2640 N 26th Street	15’ 5” X IRREG
161	5136 Irving Street	20’ 3” X 85’	8	2554 N 12th Street	15’ X 67’	28	1626 N 27th Street	18’ X 78’
POSTPONED FROM NOVEMBER 18, 2015			9	1716 N 18th Street	22’ X 117’ 10”	29	1763 N 27th Street	15’ X 62’ 6”
56	1220 N 60th Street	14’ x 50’	12	2358 N 21st Street	16’ X 69’	30	947 N 45th Street	14’ X 60’
260	5125 Wakefield Street	LOT IRREGULAR	18	532 N 53rd Street	15’ 3” x 123’	31	STAY	STAY
POSTPONED FROM DECEMBER 16, 2015			22	2534 S 66th Street	16’ x 107’	32	POSTPONED	POSTPONED
83	5423 Grays Avenue	LOT IRREGULAR	28	1218 W Atlantic Street	16’ X IRREG	33	1761 N 53rd Street	16’ x 66’
89	1209 W Hilton Street	15’ x 104’ 3-1/8”	36	2466 N Bouvier Street	14’ 1” x 30’	34	1621 N 55th Street	22’ X 100’
118	710-20 N Marshall Street	LOT IRREGULAR	48	4707 Conshohocken Avenue	28’ x 130’	35	2104 S 72nd Street	39’ 6” X 100’
144	5210 Overbrook Avenue	100’ x 100’	52	3125 N Darien Street	14’ x 45’	36	5924 Addison Street	14’ 3” x 62’ 6”
159	6026-28 Pine Street	LOT IRREGULAR	54	2530 W Dauphin Street	20’ 6” X 36’ 11”	37	POSTPONED	POSTPONED
168	1319 E Price Street	15’ 4” x 74’	65	5358 Greenway Avenue	15’ 6” x 106’ 6”	38	POSTPONED	POSTPONED
223	1224 Wagner Avenue	20’ x100’	75	1515 W Indiana Avenue	LOT IRREGULAR	39	810 W Allegheny Avenue	14’ X 56’
250	2427-35 W York Street	LOT IRREGULAR	79	1617 S Ithan Street	14’ 10” x 63’ 6”	40	1226 N Allison Street	15’ X 105’
POSTPONED FROM JANUARY 20, 2016			84	2713 Latona Street	14’ x 49.8’	41	2221 E Ann Street	13’ X IRREG
11	4004 N 13th Street	LOT IRREGULAR	95	5202 Morris Street	24’ X 120’	42	1020 W Arizona Street	14’ X 56’
125	4353 Main Street	LOT IRREGULAR	98	2456 N Natrona Street	14’ 2” X 50’	43	914 W Auburn Street	13’ x 48’
POSTPONED FROM FEBRUARY 17, 2016			99	2549 N Natrona Street	14’ 3” x 50’	44	2025 N Bambrey Street	15’ 7” X 49’ 6”
42	3318 Bleigh Avenue	18’ 2” X 100’ 11-3/4”	111	2425 N Patton Street	13’ 11-1/2” x 50’	45	2961 N Bambrey Street	14’ 1” X 45’ 9”
61	5829 Delancey Street	15.50’ x 63’	112	2433 N Patton Street	14’ x 50’	46	2021 N Bodine Street	14’ 10” X 58’ 4-3/4”
114	3915 Pennsgrove Street	16’ X 89’	114	2439 N Patton Street	16’ x 42’	47	2629 N Bouvier Street	14’ 6” X 49’
137	2843 N Stillman Street	14’ 5” x 45’	115	2441 N Patton Street	16’ x 42’	48	3951-53 N Broad Street	28’ 9-7/8” X IRREG
POSTPONED FROM MARCH 16, 2016			125	5034 Reno Street	14’ x 51’ 6”	49	1822 N Bucknell Street	14’ 2” X 46’ 6”
5	3242 N 21st Street	LOT IRREGULAR	126	3612 Richmond Street	15’ x 100’	50	6937 Cedar Park Avenue	15’ X 100’
10	637 N 65th Street	LOT IRREGULAR	128	3104-6 Ridge Avenue	LOT IRREGULAR	51	5921 Chestnut Street	16’ x 83’ 6”
15	219 Apsley Street	LOT IRREGULAR	129	17 W Rockland Street	LOT IRREGULAR	52	POSTPONED	POSTPONED
50	5915 W Girard Avenue	22’ 6” X 90’	133	2644 W Silver Street	14’ X 50’	53	2658 N Colorado Street	14’ X 49’
53	4510 N Gratz Street	LOT IRREGULAR	134	2650 W Silver Street	15’ X 50’	54	118 N Conestoga Street	15’ x 56 ‘6”
64	44 E Hortter Street	15’ X 86’ 5-7/8”	143	2955 N Sydenham Street	13’ 10” x 51’ 6”	55	61 N Conestoga Street	16’ X 54’
90	6047 N Norwood Street	14’ 2-1/2” X 90’	144	4626-34 N Sydenham Street	100’ X 88’ 11”	56	3037 Coral Street 13’ 9” X 56’	
118	1750 S Ruby Street	LOT IRREGULAR	148	324 E William Street	12’ 4” x 43’	57	STAY	STAY
131	2813 Tulip Street	14’ x 58’ 8”	JUNE 22, 2016			58	623 W Courtland Street	LOT IRREGULAR
136	313 E Walnut Lane	45’ x 199’ 7/8”	SHERIFF’S SALE			59	629-31 W Courtland Street	43’ 4-7/8” X IRREG
POSTPONED FROM APRIL 20, 2016			WRIT NO.	PREMISES	FRONT	60	5800 Crittenden Street	19’ X 80’
13	6028 N 19th Street	16’ x 85’	1	STAY	STAY	61	3127 N Croskey Street	14’ x 47’
15	1601-3 S 22nd Street	36’ X 66’	2	1942 N 03rd Street	13’ 6” X 55’	62	2253 Cross Street	14’ X 49’
20	2441 N 30th Street	15’ 6” X 65’	3	1944 N 03rd Street	13’ 6” X 55’	63	5533 Crowson Street	15’ X 50’
22	40 N 51st Street	16’ X 112’	4	1946 N 03rd Street	13’ 6” X 55’	64	3119 N 13th Street	14’ 6” x 40’
25	438 N 52nd Street	16’ X 97’	5	1952 N 03rd Street	13’ 6” X 55’	65	939 W Dauphin Street	16’ 2-1/2” X 83’ 3”
31	1801 N 57th Street	31’ 4-7/8” X 92’ 6-3/4”	6	1956 N 03rd Street	13’ 6” X 55’	66	2039 Diamond Street	18’ X 97’ 6”
40	1218 W Allegheny Avenue	15’ 8” x 75’	7	2004 N 03rd Street	16’ X 60’	67	2455 N Douglas Street	14’ 3” X 50’
47	3839 N Broad Street	16’ X 160’	8	2251 N 05th Street	15’ x 65’	68	STAY	STAY
56	5428 Chestnut Street	16’ X 125’	9	2436 N 06th Street	16’ X 80’	69	1303 W Erie Avenue	15’ 6” X 120’
70	223 Farson Street	15’ x 100’	10	2260 N 10th Street	17’ 3” X 88’ 6”	70	4139 N Fairhill Street	14’ x 63’
75	3120 W Gordon Street	13’ 11-3/4” X 57’	11	3005 N 10th Street	16’ X 69’ 6”	71	2120 N Franklin Street	14’ 2” X 70’
			12	2362 N 12th Street	15’ X 60’	72	4434 N Franklin Street	15’ X 64’
			13	2613 N 12th Street	14’ X 56’	73	2043 S Frazier Street	15’ x 63’ 6”
			14	2352 N 19th Street	15’ 3” X 67’	74	2034 N Front Street	19’ 3” X 62’ 3-3/8”
			15	STAY Street	STAY	75	2036 N Front Street	19’ 2-1/8” X IRREG
			16	1818 N 21st Street	16’ 6” X 85’	76	STAY	STAY
			17	1822 N 21st Street	16’ 6” X 85’	77	78 W Godfrey Avenue	15’ 3” X 70’
						78	5858 Hadfield Street	15’ X 102’
						79	1802 Harlan Street	12’ 3” X 38’
						80	1222 W Harold Street	14’ X 42’

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 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 16

SHERIFF’S SALE

9 A.M.

June 22, 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:
81	1228 W Harold Street	14’ X 42’	105	8046 Montague Street	20’ 2” X 100’	129	302 Shedaker Street	16’ 9-1/4” X 90’
82	1236 W Hilton Street	15’ X 80’	106	851 Moss Street	14’ x 50’	130	229 W Sheldon Street	14’ X 65’
83	1425 Imogene Street	14’ 1” X 52’ 8-1/4”	107	STAY	STAY	131	5801 Spruce Street	18’ x 80’
84	644 W Indiana Avenue	14’ X 55’	108	2434 N Newkirk Street	14’ X 52’ 6”	132	1934 N Stanley Street	14’ X 48’
85	2439 Ingersoll Street	13’ 10” x 43’ 2-7/8”	109	2446 N Newkirk Street	14’ x 52’ 1/2”	133	2450 N Stanley Street	14’ X 52’
86	1450 Kerbaugh Street	12’ X 46’	110	429 W Norris Street	12’ X 57’	134	2071 E Stella Street	15’ x 52’ 6”
87	1726 N Lambert Street	14’ X 60’	111	431 W Norris Street	12’ X 60’	135	235 Sulis Street	14’ X 65’
88	1732 N Lambert Street	14’ X 60’	112	1816 E Oakdale Street	13’ X 57’ 6”	136	2420 N Sydenham Street	18’ X 69’ 10”
89	1750 N Lambert Street	14’ X 60’	113	2034 N Orianna Street	14’ X 42’ 6”	137	1507 S Taylor Street	14’ 3” X 51’
90	6232 N Lambert Street	15’ 3” X 76’	114	2036 N Orianna Street	14’ X 42’ 6”	138	POSTPONED	POSTPONED
91	5520 Lansdowne Avenue	15’ X 87’	115	2530 Page Street	16’ x 50’	139	450 E Tulpehocken Street	22’ 6” X 119’ 5-1/4”
92	2030 N Lawrence Street	16’ X 51’ 6”	116	5061 Parrish Street	16’ X 65’	140	6508 N Uber Street	16’ X 67’ 6”
93	2214 N Lawrence Street	14’ 3” x 49’	117	2314 Pierce Street	14’ X 48’	141	6046 Upland Street	14’ 6” X 58’
94	4900 Levick Street	200’ X 90’	118	2316 Pierce Street	14’ 7/8” X 48’	142	2124 N Van Pelt Street	16’ X 70’
95	638 E Lippincott Street	14’ 3” x 50’	119	3826 Poplar Street	15’ X 80’	143	1344 W Westmoreland Street	15’ 7-1/2” X 92’ 3”
96	829 E Madison Street	14’ 3” X 50’	120	2125 N Reese Street	12’ X 50’	144	217 E Willard Street	14’ X 65’ 6”
97	5620 Malcolm Street	15’ X 63’ 6”	121	5143 Reno Street	14’ X 45’	145	5411 Windsor Street	18’ 11-1/2” X 65’ 6”
98	106 Manheim Street	29’ 9-3/16” x 150’	122	STAY	STAY	146	6143 Yocum Street	14 69”” x 77’
99	5817-21 Market Street	55’ 6” X IRREG	123	6923 Rodney Street	15’ X 87’ 8-3/4”	147	1343 W York Street	15’ X 64’
100	1870 N Marston Street	LOT IRREGULAR	124	235 N Ruby	Street 15’ X 51’	148	1616 W York Street	14’ X 88’
101	2552 N Marston Street	15’ X 70’	125	7010 Saybrook Avenue	14’ 9” X 85’	149	2624 W York Street	15’ x 50’
102	STAY	STAY	126	1834 E Schiller Street	14’ 8” X 70’ 3”	150	3005 W York Street	15’ X 64’
103	425 E Mentor Street	15’ x 75’	127	2317 W Sedgley Avenue	15’ X LOT IRREGULAR			
104	189 W Monmouth Street	13’ 7” X 41’ 7”	128	2457 Sepviva Street	14’ 3” x 60’			

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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.

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EFFECTIVE DATE: July 1, 1989

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By Philip N. Yannella, Ballard Spahr LLP

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