

SHERIFF’S SALE

10 A.M.
July 15, 2015

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 follows:

THE FOLLOWING WAS POSTPONED FROM JULY 16, 2014			WRIT NO: PREMISES:			FRONT:			JULY 15, 2015		
WRIT NO: PREMISES:			FRONT:			SHERIFF’S SALE			WRIT NO: PREMISES:		
110 5008 Parrish St.			15’ X 61’ 6”			1 2008 N. 03rd St.			FRONT:		
THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 17, 2014			WRIT NO: PREMISES:			16’ X 60’			2 STAYED		
57 6123 Jefferson St.			16’ X 93’			3 5905 N. 05th St.			16’ X 65’ 6-1/2”		
86 2305-11 South St.			Condominium Unit P8			4 6003 N. 05h St.			15’ 2” X 88’ 6-1/2”		
THE FOLLOWING WAS POSTPONED FROM DECEMBER 17, 2014			WRIT NO: PREMISES:			5 3713 N. 09th St.			16’ X 46’ 2-1/4”		
WRIT NO: PREMISES:			FRONT:			6 3725 N. 10th St.			16’ X 51’		
46 1325 Mc Kinley St.			Lot Irregular			7 3846 N. 13th St.			15’ X 96’ 1- 1/4”		
THE FOLLOWING WAS POSTPONED FROM FEBRUARY 18, 2015			WRIT NO: PREMISES:			8 606-12 S. 13th St.			60’ X 42.50’		
23 1003 South 51st St.			16.32’ X 38.50’			9 1140 R S. 15th St.			50’ 7-1/8” X Irregular		
43 3706 N. Broad St.			18’ X 102’ 8”			10 1624 S. 15th St.			16’ X 68’		
74 2558 Frankford Ave.			Lot Irregular			11 5324 N. 15th St.			16’ X 112’		
95 3549 Jasper St.			15’ X 57’			12 6810 N. 15th St.			20’ 6” X 105’		
107 98 Montana St.			16.25’ X 63.88			13 2507 N. 17th St.			16’ X 67’		
179 2627 W. Westmoreland St.			16’ X 62’			14 3538 N. 17th St.			Lot Irregular		
THE FOLLOWING WAS POSTPONED FROM MARCH 18, 2015			WRIT NO: PREMISES:			15 3817 N. 17th St.			15’ 6” X 94’ 10”		
90 1348 N. Dover St.			14’ 4” X 50’			16 3735 N. 18th St.			15’ 2” X 91’ 10”		
99 3143 Euclid Ave.			14’ 2” X 71’			17 3827 N. 18th St.			15’ 2” X Irregular		
100 3419 F St.			15’ X 76’ 6”			18 1940 S. 19th St.			16’ X 60’		
155 6052 Magnolia St.			15’ ½” X Irregular			19 3236-98 N. 19th St.			148’ X 95.84’		
173 1930 W. Nedro Ave.			14’ 10” X 86’			20 3627 N. 19th St.			15’ X 96’		
193 3744 N. Randolph St.			12’ 7-1/2” X 100’			21 STAYED			STAYED		
194 127 S. Redfield St.			16’ X 65’			22 2843 N. 22nd St.			16’ X 94.75’		
THE FOLLOWING WAS POSTPONED FROM APRIL 15, 2015			WRIT NO: PREMISES:			23 STAYED			STAYED		
2 2029 N. 04th St.			14’ X 57’			24 2409 N. 24th St.			Lot Irregular		
23 1333 S. 31st St.			14’ X 51’			25 1500 N. 26th St.			17’ 6” X 70’		
33 18-28 S. 62nd St.			53’ 10-1/4” X Irregular			26 1622 N. 27th St.			13’ 6” X 78’		
68 1225 W. Erie Ave.			15’ 9” X 120’			27 STAYED			STAYED		
84 3139 Fontain St.			14’ X 60’			28 1259 N. 30th St.			14’ X 57’3”		
92 1800 W. Glenwood Ave.			Lot Irregular			29 935 N. 43rd St.			16’ X 80’		
108 3322 Lansing St.			16’ 2” X 79’ 3-1/8”			30 1040 S. 51st St.			16’ X 90’		
109 5735 Leonard St.			16’ X 58’ 1-5/8”			31 STAYED			STAYED		
128 2338 Mountain St.			15’ X 46’			32 1254 N. 52nd St.			17’ X 93’		
180 3000 N. Stillman St.			16’ X 45’ 9”			33 STAYED			STAYED		
193 2224 W. Tioga St.			30’ X 225’			34 1717 S. 53rd St.			15’ 6” X 60’ 10”		
207 5118 Walton Ave.			19’ 6” X 107’ 6”			35 1329 N. 57th St.			16’ X 75’ 3”		
THE FOLLOWING WAS POSTPONED FROM MAY 13, 2015			WRIT NO: PREMISES:			36 1213 N.58th St.			15.50’ X 87’		
3 1611 N. 04th St.			23’ 3” X 60’			37 524 S. 59th St.			16’ X 80’		
7 3130 N. 08th St.			14’ 8” X 56’ 1-1/8”			38 1001 S. 60th St.			18’ X 100’		
8 3322 N. 11th St.			15’ X Irregular			39 1021 S. 60th St.			18’ X 100’		
10 5146 N. 15th St.			17’ X 86’			40 1530-32 N. 60th St.			28’ 4” X 166’ 1-1/4”		
16 1442 S. 21st St.			15’ X 64’			41 36 S. 61st St.			15.16’ X 80’		
24 2409 N. 27th St.			13’ 2-1/2” X 40’			42 1227 W. 65th Ave.			42’ 1-1/4” X 90’		
25 2411 N. 27th St.			13’ 2” X 40’			43 2509 S. 66th St.			Lot Irregular		
26 2415 N. 27th St.			12’ X 40’			44 POSTPONED			POSTPONED		
34 1040 N. 46th St.			15’ 3” X 78’			45 STAYED			STAYED		
55 1311-13 Bainbridge St.			34.25’ X 60’			46 1428-30 W. Allegheny Ave.			Premises A&B		
62 1915 S. Bonsall St.			14’ X 54’			47 2518 W. Allegheny Ave.			15’ 6-1/4” X 71’		
64 2956 N. Bonsall St.			14’ X 45’			48 STAYED			STAYED		
						49 101-11 Arch St., BD			Lot Irregular		
						50 7805Argus Rd.			29’ 6” X 55’		
						51 5623 Arlington St.			16’ X 107’		
						52 2968 N. Bambrey St.			15’ X 45’ 9”		
						53 12457 Barbary Rd.			Lot Irregular		
						54 6034 N. Beechwood St.			Lot Irregular		
						55 POSTPONED			POSTPONED		
						56 2447 W. Berks St.			14’ X 54’		
						57 6113 Bingham St.			17’ 6” X 112’ 6”		
						58 2072 Bridge St.			14’ 2” X 77’		
						59 STAYED			STAYED		
						60 28 E. Brighthurst St.			15’ X Irregular		
						61 836 N. Broad St.			38’ X 160’		

Tax Sale continues on 18

• 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

SHERIFF'S SALE
10 A.M.
July 15, 2015

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 follows:

WRIT NO: PREMISES: FRONT:			WRIT NO: PREMISES: FRONT:			WRIT NO: PREMISES: FRONT:		
62	1216 W. Butler St.	16' X 110'	127	3134 W. Gordon St.	14' X Irregular	192	1333 E. Mount Pleasant Ave.	16' X 85'
63	3545 N. Camac St.	15' 9" X 80'	128	507 E. Gorgas Lane	62' 6" X Irregular	193	812 W. Moyamensing Ave.	32' 6-1/8" X Irregular
64	5334 N. Camac St.	21' X 84'	129	STAYED	STAYED	194	1438 S. Napa St.	16' X 52' 8"
65	2045 W. Cambria St.	17' X 69' 2"	130	1821 W. Grange Ave.	21' 2" X Irregular	195	3218 N. Newkirk St.	14' 5" X 60'
66	4933 N. Carlisle St.	15' 2" X 74' 6"	131	STAYED	STAYED	196	5816 Norfolk St.	15' X 62'
67	POSTPONED	POSTPONED	132	2530 S. Gross St.	14' X 50'	197	1541 W. Oakdale St.	14' X 46'
68	6731 N. Carlisle St.	20' X 80'	133	3418 H St.	15' X 75'	198	1614 W. Ontario St.	15' X 80'
69	5240 Cedar Ave.	16' X 106'	134	1724 Harrison St.	22' X 110'	199	2415 S. Opal St.	14' 2" X 47'
70	STAYED	STAYED	135	1727 Harrison St.	Lot Irregular	200	4337 N. Orianna St.	14' 4" X 47' 3"
71	POSTPONED	POSTPONED	136	3343 Hartville St.	14' X 41'	201	2845-61 Ormes St.	Lot Irregular
72	POSTPONED	POSTPONED	137	3345 Hartville St.	14' X 41'	202	2015 Orthodox St.	20' X 95'
73	1632 W. Champlost Ave.	16' X 87' 10-7/8"	138	4036 Haverford Ave.	16' X 67'	203	5105 Overbrook Ave.	78.75' X 150.691'
74	STAYED	STAYED	139	547 Herman St.	15' X 49' 8-1/8"	204	1201-07 Parrish St.	Lot Irregular
75	1035 E. Chelten Ave.	Lot Irregular	140	416 High St.	25' X 76' 5-1/2"	205	STAYED	STAYED
76	STAYED	STAYED	141	1464 N. Hobart St.	15' X 53' 6"	206	3135 N. Patton St.	15' X 69'
77	2700 W. Cheltenham Ave.	29.10' X 115.29'	142	2546 Holbrook St.	14' 6" X 70'	207	33 N. Paxon St.	16' X 112'
78	STAYED	STAYED	143	6220 Homer St.	18.25' X 92'	208	521 N. Paxon St.	14' 2" X 51' 6"
79	6035 Chestnut St.	20' X 99' 6"	144	4301-5 Horrocks St.	Lot Irregular	209	1221 S. Peach St.	15' X 50'
80	3403 Chippendale Ave.	15' 10" X 114' 2"	145	STAYED	STAYED	210	3206 Pearl St.	25' X 58'
81	STAYED	STAYED	146	2203 Jackson St.	14' X 50'	211	5829 Pemberton St.	15' X 62' 6"
82	2111 Church Lane	15' 11" X Irregular	147	5534 Jane St.	14' 2" X 56'	212	4733 N. Penn St.	Lot Irregular
83	POSTPONED	POSTPONED	148	5546 Jane St.	14' 2" X 56'	213	517 E. Penn St.	15' X Irregular
84	POSTPONED	POSTPONED	149	3559-77 Jasper St.	133' 2" X Irregular	214	POSTPONED	POSTPONED
85	522 E. Clearfield St.	16' X 51'	150	2406 Jefferson St.	15' X 51'	215	2401 Pennsylvania Ave., 2B24	Condominium 2B24
86	3441 Coral St.	Lot Irregular	151	2758 Judson St.	14' 6" X 45'	216	5540 Penridge St.	16' X 65'
87	610 E. Cornwall St.	15' X 49' 6"	152	5744 Kemble Ave.	15' 10" X 76'	217	5405 Pine St.	16' X 75'
88	STAYED	STAYED	153	2512 Kensington Ave.	16' 9" X 79' 9"	218	5431 Pine St.	16' X 75'
89	5738 Crittenden St.	15' 7" X 76' 2-7/8"	154	6542 N. Lambert St.	15' 6" X 78'	219	POSTPONED	POSTPONED
90	2313 W. Cumberland St.	15' 1" X 87'	155	4213-15 Lancaster	34' 4-1/4" X Irregular	220	6216 Pine St.	15.4' X 78'
91	3408 D St.	14' X 70'	156	4245 Lancaster Ave.	18' X 100'	221	3045 Potter St.	Lot Irregular
92	1948 Dalkeith St.	14' 1" X 45'	157	STAYED	STAYED	222	3209 Potter St.	14' X 50' 6"
93	3634 N. Darien St.	16' X 45'	158	5035 Lancaster Ave.	16' 8-1/2" X 100'	223	8611 Provident Road	16' 1/2" X 89' 8"
94	1609-21 W. Dauphin St.	112.43' X 103.17'	159	5807 Lansdowne Ave.	Lot Irregular	224	3754 Pulaski Ave.	Lot Irregular
95	STAYED	STAYED	160	6723 Lansdowne Ave.	26' X 123' 1-1/4"	225	STAYED	STAYED
96	2100 Dorrance St.	16' X 47'	161	5633 Larchwood Ave.	15' X 78' 6"	226	STAYED	STAYED
97	1704 Dounton St.	18' X 80'	162	5805 Larchwood Ave.	15' 7" X 80'	227	2606-12 Ridge Ave.	55' 9" X Irregular
98	STAYED	STAYED	163	3618-24 N. Lawrence St.	60' X 104' 7-1/2"	228	1839 S. Ringgold St.	14' 2" X 50'
99	32 E. Durham St.	17' X 60'	164	5533 N. Lawrence St.	14' 8" X 75'	229	5203 Rising Sun Ave.	Lot Irregular
100	820 Earp St.	14' 3" X 43'	165	1151 Layton Road	Lot Irregular	230	2021 Ruby St.	15' X 87'
101	2076 Eastburn Ave.	14' X 65.50'	166	2046-50 E. Lehigh Ave.	Lot Irregular	231	12 S. Ruby St.	16' X 63' 9"
102	235 S. Edgewood St.	15' X 63'	167	827 Leland St.	15' X 57'	232	245 N. Ruby St.	15' X 51'
103	245 E. Elkhart St.	14' X 43' 6"	168	721 Levick St.	25' X 115'	233	2236 Ruffner St.	15' X 40' 6"
104	5636 Elliott St.	15' X 63.50'	169	6240 Limekiln Pike	15' X 90'	234	7526 Rugby St.	18' 3" X 78' 10"
105	3327 Emerald St.	15' X 66' 10-1/2"	170	123 W. Lippincott St.	14' X 49' 3"	235	6809 Rutland St.	19' 3-1/2" X 78' 4"
106	1236 W. Erie Ave.	15' 6-1/2" X 100'	171	2024-34 W. Lippincott St.	160' X Irregular	236	934 E. Schiller St.	14' 3" X 58' 6"
107	2133 W. Estaugh St.	15' 4" X Irregular	172	665 E. Lippincott St.	14' 3" X 50'	237	959 E. Schiller St.	14' 3" X 68' 6"
108	3130 Euclid Ave.	14.16' X 71'	173	1420 Locust St. 01B1	Lot Irregular	238	490-92 Shawmont Ave.	Lot Irregular
109	444 Evergreen Ave.	Lot Irregular	174	2109 Locust St.	15' 8" X 49' 9"	239	2137-39 E. Somerset Ave.	Lot Irregular
110	868 Farson St.	14' 4" X 59' 11-3/8"	175	6129 Locust St.	15' 6" X 84'	240	2215 W. Somerset	15' 1" X 73' 5-7/8"
111	7709 Fayette St.	16' X 72' 6"	176	1507 W. Loudon St.	14' 3" X 76'	241	112 South St.	15.41' X 60'
112	2342 W. Firth St.	14' 5" X 60'	177	760 E. Madison St.	15' X 50'	242	STAYED	STAYED
113	827 W. Fisher Ave.	15' X 112' 6"	178	839 E. Madison St.	14' 3" X 50'	243	4063 Spring Garden St.	Lot Irregular
114	5603 Florence Ave.	15' 11" X 77' 6"	179	STAYED	STAYED	244	STAYED	STAYED
115	8032 Forrest Ave.	17' X 120'	180	15 Manheim St.	20' X 62' 8"	245	5437 Spruce St.	16' X 80'
116	1660-64 Foulkrod St.	Lot Irregular	181	2448 Master St.	16' 4-3/4" X 60'	246	1546 S. Stanley St.	18' 6" X 52'
117	4359 Frankford Ave.	Lot Irregular	182	2710 Master St.	Lot Irregular	247	2013 W. Stella St.	14' X 50'
118	4837 Frankford Ave.	150' X 21'	183	5608 Mc Mahon Ave.	20' X 100'	248	2015 W. Stella St.	14' X 50'
119	4807 N. Franklin St.	14' 11" X 61'	184	1653 Meadow St.	18' X 87'	249	2861 Stouton St.	Lot Irregular
120	2052-54 N. Front St.	32' X 58' 10"	185	6001 Media St.	16' X 82'	250	8411 Suffolk Place	36.32' X 90'
121	2217 N. Front St.	18' X Irregular	186	2871 Memphis St.	14' 5" X 64' 3-3/4"	251	2084 E. Susquehanna Ave.	12' X 58' 6"
122	2048-54 Germantown Ave.	Lot Irregular	187	1647 W. Mentor St.	16' X 65'	252	2208 N. Sydenham St.	14' X 42'
123	STAYED	STAYED	188	414 W. Mentor St.	16' X 70' 10-1/2"	253	2825 S. Sydenham St.	14' 3" X 50'
124	9337 Glenloch St.	100' X 50'	189	STAYED	STAYED	254	3232 N. Sydenham St.	14' 2-1/2" X 92'
125	1610 W. Glenwood Ave.	Lot Irregular	190	5477 W. Montgomery Ave.	16' X 76.50'	255	3838 N. Sydenham St.	15.66' X 72.32'
126	398 E. Godfrey Ave.	333.66' X 109.85'	191	5638 Morton St.	Lot Irregular			

Tax Sale continues on 19

Tax Sale continues on 19

e CITY WILL BID ON THESE PROPERTIES FOR ACQUISITION. FOR FURTHER INFORMATION CALL 686-6552

**TAX SALE
CONDITIONS OF SHERIFF SALE**

EFFECTIVE DATE: July 1, 1989

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 follows:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
256	6454 N. Sydenham St.	16' X 72' 10"	271	6657 Vandike St.	16' X 82.50'	286	740 E. Westmoreland St.	14' 11" X 55'
257	2937 N. Taylor St.	14' 1" X 50'	272	1138 W. Venango St.	15' X 87'	287	STAYED	STAYED
258	3144 N. Taylor St.	15' X 90'	273	1112 E. Vernon Road	49' 8-1/8" X Irregular	288	848 E. Willard St.	14.25' X 50'
259	8308 Temple Road	18' 4" X 90'	274	731 E. Vernon Road	45' X Irregular	289	1599 Windrim Ave.	Lot Irregular
260	STAYED	STAYED	275	1432 N. Vogdes St.	16' X 46' 1"	290	5909 Windsor St.	17' 8" X 64'
261	5718 Thomas Ave.	42' 6" X 125'	276	5116-18 Wakefield St.	50' X 105'	291	1323 W. Wingohocking St.	16' X 70'
262	5718 Thomas Ave.	42' 6" X 125'	277	STAYED	STAYED	292	4421 E. Wingohocking St.	Lot Irregular
263	6910 Torresdale Ave.	19' 4-1/4" X Irregular	278	5232 Walnut St.	15' 7-1/2" X 85' 6"	293	453 E. Wister St.	14' 7" X 97'
264	2110-12 Tryon St.	30' 3" X Irregular	279	61 E. Walnut	20' 9-1/4" X Irregular	294	367 Wolf St.	16' X 64'
265	5609-11 Tulip St.	Lot Irregular	280	453 E. Washington Lane	Lot Irregular	295	STAYED	STAYED
266	1750 E. Tulpehocken St.	16' 1" X 98'	281	5023 Wayne Ave.	20' X 97'	296	POSTPONED	POSTPONED
267	512 E. Tulpehocken St.	16' X 82' 4"	282	6984 Weatham St.	16.88' X Irregular	297	6732 Woolston Ave.	16' X 70'
268	7154 N. Uber St.	Lot Irregular	283	328 Wellesley Road	28' X 80'	298	POSTPONED	POSTPONED
269	7237 Valley Boulevard	27' 7" X Irregular	284	STAYED	STAYED	299	POSTPONED	POSTPONED
270	1432 Van Kirk St.	16' 1-1/2" X 83'	285	1832 E. Wensley St.	14' X 72' 6-3/4"	300	2017 W. York St.	14' 11-1/2" X 57'

EFFECTIVE DATE: July 1, 1989



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The Legal Intelligencer

DELAWARE BUSINESS COURT INSIDER

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