

SHERIFF’S SALE

9 A.M.
July 19, 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 DECEMBER 16, 2015			59	7222 Cornelius Street	17’ 9-1/2” X 87’ 6”	44	6356 Algard Street	16’ 1-1/2” X 85’
43 STAY			69	2946 West Dauphin Street	16’ X 70’ 9”	45	2332 East Allegheny Avenue	13’ 3” x 70’
POSTPONED FROM JUNE 22, 2016			70	POSTPONED	LOT IRREGULAR	46	2616 Amber Street	20’ x LOT IRREGULAR
118 2316 Pierce Street	14’ 7/8” X 48’		75	1014 Ellsworth Street		47	2614 West Arizona Street	14’ x 44’
POSTPONED FROM SEPTEMBER 21, 2016			77	1507 North Felton Street	15’ X 88’ 6”	48	3116 West Arizona Street	14’ x 45’
144 5147 Westminster Avenue	15’ 8” X 74’ 5”		84	220 Garrett Street	15’ X 60’	49	13 East Ashmead Street	14’ 2-1/4” x 49’ 11-1/2”
POSTPONED FROM OCTOBER 19, 2016			86	6526-34 Germantown Avenue	LOT IRREGULAR	50	STAY	
18 2000 North 22nd Street	27’ 9” X 111’ 10”		88	2801 Glenview Street	38’ 2-7/8” X IRREG	51	STAY	
77 1224 Herbert Street	22’ 5” X 90’ +/-		89	225 West Glenwood Avenue	69’ 8-1/2” X IRREG	52	5960 North Beechwood Street	26’ 3/8” X IRREG
POSTPONED FROM NOVEMBER 16, 2016			95	5648 Heiskell Street	14’ X 53’ 4-1/8” + -	53	6121 North Beechwood Street	21’ X 90’
3 1140R South 15th Street	LOT IRREGULAR		108	5960 North Leithgow Street	16’ X 62’	54	POSTPONED	
41 1654-58 North 57th Street	Lot Irreg		113	5728 Malcolm Street	15’ x 65’	55	POSTPONED	
81 1520 South Corlies Street	16’ x 52’		114	3352 Malta Street	14’ X 43’	56	4832 North Broad Street	16’ X IRREG
120 4778 Melrose Street	17’ 4-1/2” X 97’		116	4829 North Marshall Street	LOT IRREGULAR	57	6101 Callowhill Street	16’ X 72’
138 1808 Roselyn Street	Lot Irreg.		124	2244 East Monmouth Street	14’ 3” X 50’	58	STAY	
POSTPONED FROM DECEMBER 21, 2016			125	STAY		59	5722 Cedar Avenue	16’ X 80’
46 2039 West Cambria Street	17’ X 69’ 2”		126	5664 Morton Street	irregular	60	2548 North Chadwick Street	14’ 6-1/2” X 48’
128 5229 Penridge Street	15’ 3” x 70’		142	STAY		61	3106 North Chadwick Street	14’ X 48’ 6”
130 423 Pierce Street	15’ 11” X 55’ 9”		144	3926 Priscilla Street	14’ X 54’	62	5327 Chancellor Street	15’ 9” X 65’
POSTPONED FROM JANUARY 18, 2017			148	1234 South Ruby Street	15’ X 50’	63	POSTPONED	
31 1436 North Allison Street	15.58’ X 103’		170	1547 East Tulpehocken Street	16’ 1” X IRREG	64	5607 Chew Avenue	16’ 8” x 100’
77 2808 Frankford Avenue	16’ 7” x 99’ 5-1/2”		172	6132 Vine Street	16’ x 73’	65	2204 North Cleveland Street	14’ 6” X 45’ 3”
80 1522 South Front Street	14’ 4-1/2” x 57’		176	2013 Watkins Street	14’ X 45’	66	4463 North Cleveland Street	14’ X 50’
83 STAY			177	4941 Wayne Avenue	20’ X 86’ 8-3/8” +/-	67	4437 North Colorado Street	55’ X 21’ 8”
90 2238 North Hancock Street	14’ X 60’		182	3023 North Woodstock Street	14’ 6” X 45’	68	7218 Cornelius Street	17’ 10-5/8” X 87’ 6-7/8”
91 2630-32 West Huntingdon Street	36’ X 100’		POSTPONED FROM JUNE 21, 2017			69	1750 North Croskey Street	15’ X 47’
109 6723 Lynford Street	18’ 3-1/2” X 85’ 6”		1	STAY		70	430 North Daggett Street	15’ X 100’
154 559 1/2 Rosalie Street	15’ x 68’		9	STAY		71	2512 West Dakota Street	14’ X 43’
168 5051 Tacoma Street	22’ x 25’ 6”		16	248 South 52nd Street	15’ 5” X 80’	72	1923 North Darien Street	13’ 6” X 41’ 1-1/8”
178 924 Wharton Street	12’ 8-7/8” x 51’		20	1831 South 58th Street	19’ 4-1/2” x 75’	73	1933 North Darien Street	13’ 6” X 41’ 1-1/8”
184 STAY			37	3104 North Chadwick Street	14’ x 48’ 6”	74	3135 Darien Street	14’ x 40’
POSTPONED FROM FEBRUARY 22, 2017			44	2625 North Colorado Street	14’ 6” X 48’	75	3902 North Darien Street	16’ X 45’
13 24 South 44th Street	15’ x 61’ 6”		66	6411 Glenmore Avenue	14’ 2” X 48’	76	STAY	
14 2217 North 52nd Street	75’ X IRREG		67	25 Good Street	40’ X 80’ 7-3/4”	77	5137 Delancey Street	16’ 2” X 55’ 6”
52 1615-19 Chelten Avenue	46’ X 80’		72	STAY		78	5420 Delancey Street	15’ x 62’
54 39 East Church Lane	27’ 8-7/8” X IRREG		74	2550 North Hollywood Street	14’ 2” x 52’ 6”	79	5511-17 Devon Street	60’ x 198’
57 2033 Conlyn Street	16’ x 64’ 1/2”		78	1825 Ingersoll Street	14’ x 64’	80	STAY	
65 1554 South Etting Street	16’ X 52’ 6”		82	5771 Kemble Avenue	19’ 10” X IRREG	81	3465 Dillman Street	13’ x 40’
71 2202 North Franklin Street	15’ 4-3/4” X IRREG		100	2162 East Monmouth Street	14’ X 46’ 10-1/4”	82	8035 Erdrick Street	30’ x 100’
107 2415 Morris Street	70’ 1-7/8” X 98’ 8-1/4”		125	STAY		83	2107 West Erie Avenue	15’ 6” X IRREG
123 3107 North Patton Street	15’ x 69’		126	3854 Reno Street	14’ X 67’ 8”	84	4057 North Fairhill Street	14’ x 63’
128 STAY			127	2734 North Ringgold Street	14’ 6” X 45’	85	2800 Frankford Avenue	18’ X 100’
131 2151 North Randolph Street	14’ X 43’		137	2134 Scattergood Street	14’ 2” x 60’	86	2145 North Franklin Street	14’ 2” x 65’
140 3219 Rorer Street	15’ x 50’		141	2451 West Sergeant Street	14’ 4” X 67’	87	2115 South Garnet Street	14’ 6” X 49’
167 3024 North Water Street	LOT IRREGULAR		145	3029 West Susquehanna Avenue	16’ X 74’	88	2542 Germantown Avenue	Lot Irregular
172 249R Wickley Road	108’ 8-5/8” X IRREG		160	1241 West Venango Street	16’ x 82’	89	3055 Germantown Avenue	15’ X 71’
POSTPONED FROM MARCH 15, 2017			163	STAY		90	3057 Germantown Avenue	15’ X 71’
46 POSTPONED			169	5907 Windsor Avenue	17’ 8” X 64’	91	6422 Glenmore Avenue	14’ 2” X 48’
54 5235 Cedar Avenue	16’ 2” x 86’		JULY 19, 2017 SHERIFF SALE			92	6534 North Gratz Street	18’ X IRREG
58 1909 East Clearfield Street	LOT IRREGULAR		1	1934 North 03rd Street	14’ X 55’	93	5311 Grays Avenue	15’ X 50’
62 2418 North Colorado Street	14’ 6” X 48’		2	1942 North 03rd Street	13’ 6” X 55’	94	STAY	
67 3937 Dungan Street	15’ x 70’		3	1944 North 03rd Street	13’ 6” X 55’	95	4744 Hazel Avenue	21’ x 105’
68 STAY			4	1946 North 03rd Street	13’ 6” X 55’	96	890 North Holly Street	14’ 6” x 80’
90 6339 Homer Street	18’ X 90’		5	1952 North 03rd Street	13’ 6” X 55’	97	1322 North Hollywood Street	15’ x 50.50’
103 4257 Leidy Avenue	16’ x 86’		6	1956 North 03rd Street	13’ 6” X 55’	98	2635 North Hollywood Street	13’ 11” X 48’ 6”
139 1911 South Salford Street	15’ X 63’ 6”		7	2451 South 05th Street	16’ X 61’	99	2840 West Huntingdon Street	20’ x 54’
POSTPONED FROM APRIL 19, 2017			8	1940 South 06th Street	14’ X 66’	100	839 Hutton Street	15’ X 51’ 15’ X 51’
7 3441 North 15th Street	24’ X 100’		9	2360 North 06th Street	16’ x 68’	101	1765 West Juniata Street	16’ X 80’
22 STAY			10	1611 South 07th Street	17’ x 64’	102	163 Kalos Street	24’ x 84’
39 POSTPONED			11	POSTPONED		103	1454 Kerbaugh Street	12’ x 46’
45 POSTPONED			12	911 South 07th Street	irregular	104	5210 Kershaw Street	15’ x 86’
46 STAY	LOT IRREGULAR		13	4649-51 North 08th Street	27’ 1/4” X IRREG	105	3305 Kip Street	15’ x Irreg
68 7717 Fayette Street	16’ X 72’ 6”		14	3325 North 09th Street	LOT IRREGULAR	106	3345 Kip Street	14’ 1-1/2” x 60’
82 201 Horton Street	16’ X 44’ 6”		15	STAY		107	5223 Knox Street	15’ X 85’
89 6048 Kingsessing Avenue	16’ X 75’		16	2334 North 12th Street	15’ X 60’	108	2008 Latona Street	14’ x 62’
95 8137 Lindbergh Boulevard	21’ X 100’		17	4835 North 15th Street	15’ 5” x 81’ 5”	109	2715 West Lehigh Avenue	15’ X 74’
99 758 East Madison Street	15’ x 50’		18	5118 North 15th Street	21’ x 86’	110	6244 Limekiln Pike	15’ X 90’
100 2210 Margaret Street	24’ 11” X 100’		19	POSTPONED		111	2324 Loney Street	28’ 5-1/2” X 111’ 3”
105 8088 Michener Avenue	16’ x 95’		20	STAY		112	7345 Loretto Avenue	50’ x 110’
108 6012 Morton Street	LOT IRREGULAR		21	1620 North 19th Street	LOT IRREGULAR	113	5320 Ludlow Street	16’ x 104’ 6”
129 2312 Pierce Street	16’ x 58’		22	2209 North 19th Street	15’ 6-1/4” x 72’	114	5727 Market Street	19’ 6” X 100’
132 12216 Rambler Road	18.14’ X IRREG		23	2326 North 19th Street	15’ 3” x 67’	115	6143 Market Street	16’ X 81’
133 1624 North Redfield Street	15’ x 80’		24	2340 North 19th Street	15’ 3” X 67’	116	1809 North Marston Street	14’ 4” x 42’
135 STAY			25	2013 North 20th Street	16’ x 75’	117	1828 North Marston Street	14’ 1 x 41’ 6”
140 STAY			26	2324 North 21st Street	16’ x 69’	118	5533 Master Street	15’ x 57’ 6”
145 342 Stevens Street	17’ 5-1/2” X 90’		27	2338 North 21st Street	16’ x 69’	119	112 East Mentor Street	20’ X 112’ 6”
167 2236 Watkins Street	14’ X 47’		28	1522-24 South 22nd Street	33’ x 60’	120	2222 West Montgomery Avenue	16’ x 69’
POSTPONED FROM MAY 17, 2017			29	1757 North 26th Street	15’ x 68’	121	STAY	
3 2514 South 03rd Street	15’ 3” x 65’		30	3133 North 26th Street	16’ x 60’	122	1538 West Moyamensing Avenue	16’ X IRREG
4 725 South 06th Street	irregular		31	STAY		123	2404 North Napa Street	14’ 3” X 50’
11 5751 North 17th Street	16’ x 102’		32	2151 North 28th Street	15’ X 72’	124	1346 Narragansett Street	15’ x 71’
13 2532 North 19th Street	15’ 6” x 67’ 10”		33	1905 South 29th Street	16’ 1-1/2” X 89’ 3”	125	1943 North Newkirk Street	14’ x 48’
19 2837 North 26th Street	20’ 6” x 60’		34	1438 South 31st Street	16’ X 53’	126	2163 North Newkirk Street	13’ 11” x 48’
21 STAY			35	638 North 39th Street	18’ X 65’	127	2938 Nicholas Street	15’ x 54’
27 1453 North 55th Street	15’ 7” X 100’		36	STAY		128	7856 Nixon Street	37’ X IRREG
31 1767 South 65th Street	14’ 6” X 120’		37	609-11 North 43rd Street	LOT IRREGULAR	129	427 West Norris Street	12’ x 57’
33 2357 77th Avenue	15’ 11” x 120’		38	46 North 51st Street	16’ X 112’	130	2238 West Oakdale Street	14’ x 58’
38 2932 Arlan Avenue	43’ X 144’		39	1343 South 54th Street	15’ 1” X 80’	131	6505 Ogontz Avenue 18’ x 95’	
40 4231 Aspen Street	20’ X 80’		40	1123 South 56th Street	16’ x 79’	132	4263 Orchard Street	21’ 7-1/2” X 84’ 9” +/-
43 6036 North Beechwood Street	17’ 8-1/4” X 90’		41	616 North 57th Street	16’ X 100’ 6 7/8”	133	STAY	
56 1050 Cobbs Creek Parkway	16’ 8-5/8” X IRREG		42	5408 North 5th Street	20’ 10” x 121’	134	2123 North Percy Street	14’ x 44’
			43	STAY		135	POSTPONED	

Tax Sale continues on 16

**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:
136	543 West Pike Street	74' 10-1/4" X 103' 4"	150	STAY		164	1316 Tudor Street	50' X 100'
137	STAY		151	804 East Sharpnack Street	36' 8" x 85'	165	2314 North Van Pelt Street	14' 3-1/2" x 49' 6"
138	457 East Price Street	Lot Irregular	152	4989 Sheldon Street	17' 6" x 100'	166	STAY	
139	1215 North Redfield Street	20' x 90'	153	2056 Sigel Street	14' x 47' 3"	167	5608 Walnut Street	19' 5 x 77' 9-1/2"
140	1729 North Redfield Street	15' 3" X 84' 10-1/4"	154	18 East Silver Street	15' 6" X 61' +/-	168	2518 North Water Street	12' X 67' 6"
141	33 South Redfield Street	16' x 65'	155	1106 West Somerset Street	14' x 61'	169	5911 North Water Street	16' 4" X 85'
142	3042 Redner Street	15' 4" X 57' 3"	156	1227 West Somerset Street	14' x 80'	170	6217R Wayne Avenue	10' X 20'
143	6030 Regent Street	16' x 57'	157	241 West Spencer Street	15' 5" X 70'	171	6956 Weatham Street	25' x LOT IRREGULAR
144	POSTPONED		158	1102 East Stafford Street	17' 9" X IRREG	172	6245 Webster Street	15' 3" X 110'
145	3037 Ridge Avenue 15' X 67'		159	1332 Steinber Street	15' x 58' 6"	173	5114 Whitaker Avenue	16' X 90'
146	2744 North Ringgold Street	14' 6" X 45'	160	3004 West Susquehanna Avenue	14' 9" x 57'	174	851 East Willard Street	14' 3" x 50'
147	328 East Rittenhouse Street	LOT IRREGULAR	161	7229 Tabor Avenue	25' X 126' 6"	175	6600 Woodland Avenue	18' 1" X 100'
148	1818 Roselyn Street	16' X IRREG	162	1225 North Taney Street	13' 3" X 50'	176	2350 North Woodstock Street	15' x 58'
149	1826 Ruan Street	LOT IRREGULAR	163	5144 West Thompson Street	20' X 94' 7-7/8"	177	3007 West York Street	15' X 64'

Effective: July 17, 2006

One 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

• 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.

• 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.

- 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
www.phillysheriff.com

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