

SHERIFF’S SALE

9 A.M.  
July 20, 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 OCTOBER 15, 2014			136	1748 St Paul Street	15' X 72'	27	24 N 53rd Street	LOT IRREGULAR
57	547 W Clearfield Street	LOT IRREGULAR	POSTPONED FROM JUNE 22, 2016			28	626 N 53rd Street	15' x 67'
POSTPONED FROM JULY 15, 2015			21	1946 N 22nd Street	16' X 120'	29	1144 S 54th Street	15' 10'' x 83'
28	1259 N 30th Drive	14' X 57' 3''	23	2321 N 22nd Street	16' X 70'	30	132 N 54th Street	15' 1'' x 57'
165	1151 Layton Road	LOT IRREGULAR	27	2640 N 26th Street	15' 5'' X IRREG	31	1538 S 55th Street	16' X 93'
POSTPONED FROM SEPTEMBER 16, 2015			32	320 S 52nd Street	16' X 82'	32	STAY	STAY
161	5136 Irving Street	20' 3'' X 85'	35	2104 S 72nd Street	39' 6'' X 100'	33	106 N 60th Street	15' 1'' X 70'
POSTPONED FROM NOVEMBER 18, 2015			36	5924 Addison Street	14' 3'' x 62' 6''	34	609 S 60th Street	15' 8'' x 85'
58	346 N 61st Street	15' x 70' 6''	40	1226 N Allison Street	15' X 105'	35	1149 S 61st Street	15' 11'' X 100'
75	2818-20 Belgrade Street	LOT IRREGULAR	44	2025 N Bambrey Street	15' 7'' X 49' 6''	36	58 S 61st Street	16' 3'' x 80'
215	4150-52 Parkside Avenue	56' x 91'	51	5921 Chestnut Street	16' x 83' 6''	37	2537 S 71st Street	25' X 150'
POSTPONED FROM DECEMBER 16, 2015			55	61 N Conestoga Street	16' X 54'	38	1550 Adams Avenue	LOT IRREGULAR
41	1314-16 N Broad Street	74' x 200'	58	623 W Courtland Street	LOT IRREGULAR	39	STAY	STAY
43	6135 Callowhill Street	16' x 75'	62	2253 Cross Street	14' X 49'	40	3217 W Allegheny Avenue	16' x 70'
49	4930 Chancellor Street	19' x 64'	64	3119 N Darien Street	14' 6'' x 40'	41	5448 Angora Terrace	19' 9'' x IRREGULAR
250	2427-35 W York Street	LOT IRREGULAR	70	4139 N Fairhill Street	14' x 63'	42	1818 N Bailey Street	13' 11'' X 42'
POSTPONED FROM JANUARY 20, 2016			77	78 W Godfrey Avenue	15' 3'' X 70'	43	2431 N Bancroft Street	14' X 47'
30	1401 S 58th Street	20' X IRREG	78	5858 Hadfield Street	15' X 102'	44	944 Belmont Avenue	16' X 80'
36	431 N 61st Street	15' 4'' x 109' 6''	81	1228 W Harold Street	14' X 42'	45	2109 E Birch Street	15' X 50'
95	440 N Front Street	LOT IRREGULAR	91	5520 Lansdowne Avenue	15' X 87'	46	5614 Bloyd Street	LOT IRREGULAR
POSTPONED FROM FEBRUARY 17, 2016			100	1870 N Marston Street	LOT IRREGULAR	47	3041 N Bonsall Street	14'3'' x 45'
62	3754 N Delhi Street	16' X 45'	101	2552 N Marston Street	15' X 70'	48	4748 N Broad Street	20' X 88' 11''
119	308 W Queen Lane	LOT IRREGULAR	103	425 E Mentor Street	15' x 75'	49	2043 E Cambria Street	15' x 65' 11''
POSTPONED FROM MARCH 16, 2016			104	189 W Monmouth Street	13' 7'' X 41' 7''	50	1613 W Cayuga Street	19' X 135'
55	7113 Guyer Avenue	15' 11-3/4'' x 74' 6''	112	1816 E Oakdale Street	13' X 57' 6''	51	2943 Cecil B Moore Avenue	LOT IRREGULAR
61	2712 N Hemberger Street	14' 6'' x 45'	115	2530 Page Street	16' x 50'	52	3103 Cecil B Moore Avenue	17' 6'' X 100'
64	44 E Hortter Street	15' X 86' 5-7/8''	124	235 N Ruby Street	15' X 51'	53	2071 Chelten Avenue	22' 6'' X 95'
142	476 Winona Street	LOT IRREGULAR	125	7010 Saybrook Avenue	14' 9'' X 85'	54	503 E Chelten Avenue	20' X IRREG
POSTPONED FROM APRIL 20, 2016			127	2317 W Sedgley Avenue	15' X LOT IRREGULAR	55	5639 Chester Avenue	15' 10-1/2'' X 82'
37	5827 Addison Street	16' x 63' 6''	128	2457 Sepviva Street	14' 3'' x 60'	56	1828 E Clementine Street	15' X 57'
39	7973-75 Algon Street	50' x 119'	149	2624 W York Street	15' x 50'	57	2460 N Cleveland Street	14' 6'' X 50'
47	3839 N Broad Street	16' X 160'	JULY 20, 2016			58	2031 Cobbs Creek Parkway	LOT IRREGULAR
71	2727 Federal Street	16' X IRREG	SHERIFF’S SALE			59	3061 Collins Street	13' 9'' x 83' 7-1/2''
77	630 Greenwich Street	13' 11-1/2'' X 48' 3''	WRIT NO.	PREMISES	FRONT	60	2629 N Colorado Street	LOT IRREGULAR
92	1529 S Lambert Street	14' x 44'	1	2426 N 03rd Street	25' X 62' 9''	61	4548 N Colorado Street	15' X 51' 10''
115	1758 W Pacific Street	12' X 40'	2	4826 N 07th Street	15' 6-1/2'' X 70' 4-1/2''	62	3257 Cresson Street	LOT IRREGULAR
116	3006 Page Street	14' 11-1/2'' x 65'	3	STAY	STAY	63	5516 Crowson Street	15' X 50' 6-5/8''
147	1944 E Westmoreland Street	12' x 59' 10''	4	3013 N 10th Street	14' 6'' x 68'	64	3421 Crystal Street	LOT IRREGULAR
POSTPONED FROM MAY 25, 2016			5	2733 N 13th Street	16' X 84'	65	2612 N Darien Street	11' 10'' x 39' 1-1/8''
13	6243 N 21st Street	16' x 102'	6	3117 N 16th Street	25' x 147' 10''	66	2620 Deacon Street	14' x 50'
15	2537 N 24th Street	15' X 68' 9''	7	6501 N 16th Street	16' 5'' x 87' 6''	67	5737 Delancey Street	15' X 61' 5''
19	1618 S 58th Street	15' 10'' X 73'	8	4515 N 17th Street	15' 7'' x 84' 5''	68	29 N Dewey Street	15' x 60'
41	3931 Cambridge Street	25' x 70'	9	2915 S 19th Street	16' x 95'	69	1926 Diamond Street	16' x 100'
42	5610 Catharine Street	15' 5-1/2'' X 80'	10	2346 N 21st Street	16' X 69'	70	507 Diamond Street	12' X 60'
43	3129 N Chadwick Street	15' X 49' 6''	11	2527 N 23rd Street	16' x 77'	71	3412 Dillman Street	LOT IRREGULAR
57	5710 Delancey Street	15' X 62'	12	1932 N 24th Street	15' 6'' X 65'	72	2519 N Dover Street	14' X 50'
59	2150 Elkins Avenue	16' X 70'	13	3107 N 25th Street	15' X 82'	73	62 E Earllham Street	LOT IRREGULAR
87	1546 S Lindenwood Street	15' x 53'	14	STAY	STAY	74	1313 W Erie Avenue	15' 6'' X 120'
91	920 N Markoe Street	16' X 100'	15	1727 N 27th Street	15' x 62' 6''	75	2113 W Erie Avenue	15' 6'' X IRREG
93	5708 Media Street	15' X 62' 1-3/4''	16	2942 N 27th Street	LOT IRREGULAR	76	3220 N Fairhill Street	14' x 48.50'
99	2549 N Natrona Street	14' 3'' x 50'	17	1640 S 28th Street	17' 4'' x 53'	77	3856 N Fairhill Street	16' x 77' 8''
110	5844 N Park Avenue	50' X 78'	18	2003 N 29th Street	LOT IRREGULAR	78	1611-13 Foulkrod Street	42.18' X 113'
116	130 E Phil Ellena Street	LOT IRREGULAR	19	2114 N 30th Street	15' x LOT IRREGULAR	79	3028 Frankford Avenue	18' X 90'
118	1715 N Redfield Street	15' 3'' X 84' 10-1/4''	20	2128 N 30th Street	15' x 65' 6''	80	230 W Glenwood Avenue	16' X IRREG
			21	2500 N 30th Street	16' X 65' 6''	81	2431 N Gratz Street	14' 1'' X 50'
			22	1512 S 31st Street	15' x 51' 2''	82	3317 N Gratz Street	15' 2' x 76' 10''
			23	2345 N 32nd Street	14' x 57'	83	255 E Haines Street	19' 9-7/8'' X 122' 4-5/8''
			24	4305 N 3rd Street	15' 9'' X 65'	84	2609 W Harold Street	15' 5/8'' X IRREG
			25	860 N 44th Street	16' x 85'	85	6219 Hazel Avenue	15' 1'' X 60'
			26	STAY	STAY	86	153 E Herman Street	40' x 95'
						87	4245 N Hicks Street	15' 9-3/4'' X 42' 6''
						88	5744 Hunter Street	LOT IRREGULAR
						89	918 W Huntingdon Street	15' x 70'

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.  
July 20, 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:
90	2811 N Hutchinson Street	14’ 6” X 73’	111	5680 Morton Street	LOT IRREGULAR	132	159 W Ruscomb Street	15’ X 70’
91	1707 Ingersoll Street	14’ X 63’	112	2438 N Newkirk Street	14’ X 52’ 6”	133	1848 E Russell Street	10’ 1” X IRREG
92	2905 Judson Street	16’ x 46’	113	1548 W Oakdale Street	13’ 11-1/2” X 53’	134	3098 Ruth Street	14’ X 50’
93	1458 Kerbaugh Street	12’ X 46’	114	3625 Olive Street	20’ X 80’	135	STAY	STAY
94	STAY	STAY	115	6030 Osage Avenue	15’ X 109’ 6”	136	2329 W Sedgley Avenue	LOT IRREGULAR
95	4823 N Leithgow Street	LOT IRREGULAR	116	2615-17 W Oxford Street	35’ x 79’	137	2608 W Seltzer Street	14’ 3” X 46’
96	1334 S Lindenwood Street	16’ X 60’	117	2623 W Oxford Street	17’ 6” X 79’	138	2452 N Stanley Street	14’ X 52’
97	940 Locust Avenue	25’ X 200’	118	777 Pallas Street	14’ X 76’ 6”	139	2126 Stenton Avenue	15’ 5” X 80’
98	104 W Luray Street	14’ 3” x 60’	119	3260 N Park Avenue	15’ 3” X 100’ 6”	140	5414 Stewart Street	21’ X 90’
99	831 E Madison Street	14’ 3” X 50’	120	7053 Paschall Avenue	15’ 4” x LOT IRREGULAR	141	POSTPONED	POSTPONED
100	5609 Market Street	16’ x 96’	121	STAY	STAY	142	1856 N Taney Street	15’ x 49’ 9”
101	1851 N Marston Street	14’ X 42’	122	2447 N Patton Street	13’ 11-1/4” x 50’	143	STAY	STAY
102	1443 N Marston Street	14’ X 48’	123	1429 S Paxon Street	14’ 4” x 55’	144	349 E Tusculum Street	13’ 3-1/4” x 52’ 6”
103	1445 N Marston Street	14’ X 48’	124	1332 W Pike Street	16’ X 88’	145	2322 N Van Pelt Street	14’ 3-1/2” X 49’ 6”
104	1515 N Marston Street	13’ 8” X 62’ 9”	125	STAY	STAY	146	217 W Wmoreland Street	15’ 10-1/2” X 62’ 6”
105	2833 N Marvine Street	14’ X 75’	126	308-1/2 W Queen Lane	LOT IRREGULAR.	147	STAY	STAY
106	4527 N Marvine Street	15’ 8” x 81’ 1-1/4”	127	2128 N Randolph Street	14’ x 47’ 6”	148	738 E Willard Street	15’ X 50’
107	5520 Master Street	15’ 6” X 81’	128	6069 Regent Street	16’ X 55’	149	207 W Wishart Street	14’ 3” x 47’
108	5549 Media Street	16’ X 87’	129	2554 Ridge Avenue	LOT IRREGULAR	150	STAY	STAY
109	4774 Melrose Street	15’ 4-3/4” x 97’	130	1800 S Ringgold Street	16’ x 50’			
110	185 W Monmouth Street	13’ 7” X 41’ 7”	131	2916 N Ringgold Street	14’ 1” X 41’			

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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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