# SHERIFF'S SALE

August 17, 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:
			138	119 E Tioga Street	16' 4" X IRREG	17	2513 S 67th Street	16' X 101' 6"
	D FROM OCTOBER 15, 2014					18	2010 S 68th Street	15' 5" x 85'
57	547 W Clearfield Street	Lot Irregular	POSTPONE	D FROM JULY 20, 2016		19	STAY	STAY
			2	4826 N 7th Street	15' 6-1/2" X 70' 4-1/2"	20	2012 S Alden Street	15' X 53'
	D FROM JUNE 17, 2015		7	6501 N 16th Street	16'5" x 87'6"	21	3138 W Arizona Street	14' X 45'
129	223-25 Dawson Street	32' 7-3/4" X IRREG	10	2346 N 21st Street	16' X 69'	22	2429 N Bancroft Street	14' X 47'
			13	3107 N 25th Street	15' X 82'	23	POSTPONED	POSTPONED
	D FROM JULY 15, 2015	4011 4 411 000	24	4305 N 3rd Street	15' 9" X 65'	24	3727 N Bouvier Street	15' 2" X 84'
42	1227 W 65th Avenue	42'1-1/4" x 90'	28	626 N 53rd Street	15' x 67'	25	802 Brooklyn Street	Lot Irregular
DOCTRONE	D EDOM CEDTEMBED 17 2015		29	1144 S 54th Street	15' 10" x 83'	26	5220 Burton Street	14' x 60'
	D FROM SEPTEMBER 16, 2015	201 221 37 051	31	1538 S 55th Street	16' X 93'	27	3543 N Camac Street	Lot Irregular
161	5136 Irving Street	20' 3" X 85'	43	2431 N Bancroft Street	14' X 47'	28	221 E Cambria Street	13.75' X 54.02'
DOSTDONE	D FROM OCTOBER 21, 2015		47	3041 N Bonsall Street	14'3" x 45'	29	538 E Cambria Street	14' 7" X LOT IRREC
226	2807 N Ringgold Street	14' 4" X 46' 6"	53	2071 Chelten Avenue	22' 6" X 95'	30	5642 Carpenter Street	15' 2" X 62'
220	2807 N Kinggold Street	14 4 A 40 0	54 57	503 E Chelten Avenue	20' X IRREG	31 32	42 S Cecil Street	15' X 62' 6"
POSTPONE	D FROM NOVEMBER 18, 2015			2460 N Cleveland Street	14' 6" X 50'	32 33	5821 Cedarhurst Street	15.83' x 80'
56	1220 N 60th Street	14' x 50'	63 64	5516 Crowson Street	15' X 50' 6-5/8"	33	3124 N Chadwick Street	14' x 48' 6"
	1220 11 00011 011001	11 400	65	3421 Crystal Street 2612 N Darien Street	Lot Irregular 11' 10" x 39' 1-1/8"	34 35	6008 Chester Avenue STAY	Lot Irregular STAY
POSTPONE	D FROM DECEMBER 16, 2015		67	5737 Delancey Street	15' X 61' 5"	36	3135 Clifford Street	16' 2" X 90'
41	1314-16 N Broad Street	74' x 200'	72	2519 N Dover Street	13 X 61 3 14' X 50'	37	1453 S Colorado Street	16 2 X 90 14' X 50'
83	5423 Grays Avenue	Lot Irregular	75	2113 W Erie Avenue	15' 6" X IRREG	38	4508 N Colorado Street	16' X 51' 10"
93	2525 Hunting Park Avenue	Lot Irregular	80	230 W Glenwood Avenue	16' X IRREG	39	1850 S Conestoga Street	16' x 67'
210	2712-36 Stokley Street	Lot Irregular	88	5744 Hunter Street	Lot Irregular	40	2812 N Croskey Street	15' 4" X 85'
227	82 E Walnut Landing	Lot Irregular	89	918 W Huntingdon Street	15' x 70'	41	3439 Crystal Street	14' 2" X 42' 6"
	C	C	92	2905 Judson Street	16' x 46'	42	2636 Darien Street	13' X 39' 1-1/8"
POSTPONE	D FROM JANUARY 20, 2016		98	104 W Luray Street	14' 3" x 60'	43	3118 N Darien Street	14' 6" X 40'
69	50 N Conestoga Street	16' x 60'	102	1443 N Marston Street	14' X 48'	44	3143 N Darien Street	14' X 40'
90	2821 Fox Street	Lot Irregular	103	1445 N Marston Street	14' X 48'	45	3156 N Darien Street	14' x 40'
			104	1515 N Marston Street	13' 8" X 62' 9"	46	5524 Delancey Street	15' 8" X 62'
	D FROM FEBRUARY 17, 2016		106	4527 N Marvine Street	15' 8" x 81' 1-1/4"	47	2220 Diamond Street	15' 6" X 75'
23	2119 S 57th Street	15' X 76'	110	185 W Monmouth Street	13' 7" X 41' 7"	48	2650 N Douglas Street	14' X IRREG
31	2301-13 W Allegheny Avenue	100' X IRREG	122	2447 N Patton Street	13' 11-1/4" x 50'	49	1909 N Etting Street	14' x 45'
61	5829 Delancey Street	15.50' x 63'	123	1429 S Paxon Street	14' 4" x 55'	50	3926 N Fairhill Street	13' 5" x 62'
			128	6069 Regent Street	16' X 55'	51	3944 N Fairhill Street	16' 7" x 62'
	D FROM MARCH 16, 2016		129	2554 Ridge Avenue	Lot Irregular	52	POSTPONED	POSTPONED
17	1038 Arrott Street	87' x 145'	132	159 W Ruscomb Street	15' X 70'	53	868 Farson Street	14' 4" X 59' 11-3/8"
59	6163 Hegerman Street	14' 11-1/2" x 95'	133	1848 E Russell Street	10' 1" X IRREG	54	STAY	STAY
90 141	6047 N Norwood Street	14' 2-1/2" X 90' 15' X 81' 6"	138	2452 N Stanley Street	14' X 52'	55	2404 Federal Street	15' x 60'
141	5452 Whitby Avenue 476 Winona Street		139	2126 Stenton Avenue	15' 5" X 80'	56	4930 N Front Street	Lot Irregular
142	476 Willona Street	Lot Irregular	141	2850 N Swanson Street	13' X 48' 6"	57	5029 Funston Street	14' 3" X 51' 6"
POSTPONE	D FROM APRIL 20, 2016		146	217 W Westmoreland Street	15' 10-1/2" X 62' 6"	58	61 W Garfield Street	Lot Irregular
56	5428 Chestnut Street	16' X 125'	AUCUST 17	2017		59 60	2451 N Garnet Street	14' 1" X 50'
70	223 Farson Street	15' x 100'	AUGUST 17	, 2010		61	4422 Germantown Avenue 4110 W Girard Avenue	17' 6" x 82' 6" 17' x 105'
71	2727 Federal Street	16' X IRREG	SHERIFF'S	SALE		62	5632 W Girard Avenue	17 X 105 15' X 86'
			SHEKIFFS	DIRECT.		63	220 W Glenwood Avenue	15' 11" X IRREG
POSTPONE	D FROM MAY 25, 2016		WRIT NO.	PREMISES	FRONT	64	258 W Grange Avenue	24' X 100'
13	6243 N 21st Street	16' x 102'	1	STAY	STAY	65	STAY	STAY
118	1715 N Redfield Street	15' 3" X 84' 10-1/4"	2	2130 N 05th Street	13' 10" X 46' 6"	66	1252 W Harold Street	14' x 42'
132	1706 Seybert Street	14' x 41'	3	2320 N 07th Street	Lot Irregular	67	5935 Haverford Avenue	20' x 80'
	-		4	3122 N 07th Street	14' 10" X 69'	68	3008 N Hemberger Street	14' x 48' 6"
POSTPONE	D FROM JUNE 22, 2016		5	3031 N 10th Street	14' 6" x 69' 6"	69	46 N Hirst Street	14' 3" x 64'
43	914 W Auburn Street	13' x 48'	6	2509 N 17th Street	16' 1" X 67'	70	POSTPONED	POSTPONED
48	3951-53 N Broad Street	28' 9-7/8" X IRREG	7	2312 N 21st Street	16' x 69'	71	1029 W Indiana Avenue	12' 3" X 60'
51	5921 Chestnut Street	16' x 83' 6"	8	2338 N 21st Street	16' x 69'	72	616 E Indiana Avenue	Lot Irregular
77	78 W Godfrey Avenue	15' 3" X 70'	9	2422 N 27th Street	Lot Irregular	73	STAY	STAY
91	5520 Lansdowne Avenue	15' X 87'	10	2141 N 30th Street	15' x 57'	74	3141 Janney Street	14' X 53'
	106 Manheim Street	29' 9-3/16" x 150'	11	2251 N 33rd Street	20' 6" X 100' 8"	75	3325 Jasper Street	14' 4" X 70'
98	2316 Pierce Street	14' 7/8" X 48'	12	137 N 51st Street	15' x 55'	76	3131 Judson Street	14' 10" X 56'
118					T . T 1	1 77	1.440 Yr 1 1.00	
118 127	1828 Ruan Street	Lot Irregular	13	311 N 54th Street	Lot Irregular	77	1440 Kerbaugh Street	12' x 46'
118 127 130	1828 Ruan Street 229 W Sheldon Street	14' X 65'	14	2031 S 57th Street	15' X 80'	78	6319 Kingsessing Avenue	15' X 73'
118 127	1828 Ruan Street				C		Č	

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 dered 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

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

August 17, 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:
80	6507 Linmore Avenue	20' x 39'	104	11990 Rennard Street	Lot Irregular	128	1547 W Tucker Street	14' X 45'
81	2059 E Lippincott Street	14' 11" X 61' 6"	105	4766-68 Richmond Street	42' 10" X IRREG	129	6167 Upland Street	14' X 62'
82	613 Locust Avenue	18' 8' X 80'	106	5420 Ridgewood Street	15' 7" X 68'	130	5629 Walton Avenue	15' X 60'
83	1824 N Marston Street	14' 1" x 41' 6"	107	5740 Rising Sun Avenue	25'7-1/8"X 112'1-1/8"	131	6141 Walton Avenue	12' 3-1/2" X 112' 6"
84	1864 N Marston Street	14' X 41' 6"	108	POSTPONED	POSTPONED	132	418 N Wanamaker Street	15' 7" x 66' 6"
85	2841 N Marvine Street	14' x 75'	109	31 N Salford Street	15' 4" x 81' 1-1/4"	133	2620 N Warnock Street	14' X 58' 3-1/2"
86	POSTPONED	POSTPONED	110	2542 W Seltzer Street	14' X 42' 6"	134	STAY	STAY
87	STAY	STAY	111	2652 W Silver Street	15' X 50'	135	628 E Wensley Street	14' X 45' 6"
88	STAY	STAY	112	1918 W Spencer Street	15' X 88'	136	5145 Westminster Avenue	15' 8" X 74' 5"
89	POSTPONED	POSTPONED	113	5910 Spring Street	15' X 64'	137	223 W Westmoreland Street	15' X 62' 6"
90	2105 E Monmouth Street	14' 4" x LOT IRREG	114	5809 Spruce Street	16' x 80'	138	4611 Whitaker Street	Lot Irreg
91	3406 Mount Vernon Street	19' X 65'	115	618 E Stafford Street	16' X Irreg.	139	739 E Willard Street	14' 11" X 50'
92	1507 N Myrtlewood Street	15' 3" x 52'	116	626 E Stafford Street	Lot irregular	140	304 E William Street	11'11" x 43'
93	2303 N Myrtlewood Street	13' 11" X 50'	117	1545 S Stanley Street	16' 6" x 52'	141	5717 Willows Avenue	15' X 81' 6"
94	2450 N Newkirk Street	14' x 52' 6"	118	2102 W Stella Street	Lot Irregular	142	1126 S Wilton Street	19' 5" X 97' 6"
95	2032 N Orianna Street	14' X 42' 6"	119	3012 W Susquehanna Avenue	14' 9" x 57'	143	4445 E Wingohocking Street	128' 3-1/4" X IRREG
96	2415 N Orkney Street	13' 4" X 36' 6 "	120	515 W Susquehanna Avenue	17' X 67'	144	6334 E Wister Street	18' X IRREG
97	2631 W Oxford Street	17' 6" x Irreg	121	2414 N Sydenham Street	18' X 69' 10"	145	7044 Woodland Avenue	25' x 100'
98	6511 Paschall Avenue	18' X 52.50'	122	STAY	STAY	146	6545 N Woodstock Street	14' 10" X 80'
99	6405 Pearl Street	15' x 72'	123	2944 N Taylor Street	14'1" x 50'	147	6710 Woolston Avenue	16' X 70'
100	4628R Pulaski Avenue	9' 9-5/8" X 18' 1/4"	124	1629 W Thompson Street	16' 1" x 61' 5-3/8"	148	5420 Wyndale Avenue	25' x 125'
101	314 W Raymond Street	16' 9" x 45'	125	5008 W Thompson Street	15' X Irreg.	149	921 S Yewdall Street	15' X 60'
102	3055 N Reese Street	13' X 64'	126	1120 W Tioga Street	15' 2" X 83'	150	5315 Yocum Street	15' x 93'
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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

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

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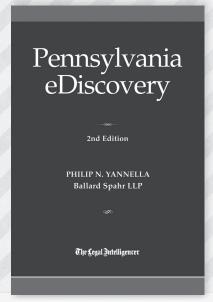
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Philadelphia or that the purchaser is under agreement with the City of Philadelphia for repayment of any taxes due the City. The Sheriff reserves the right to waive the requirements of said certification when the said certification has been reasonably 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.

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The Legal Intelligencer



# Pennsylvania eDiscovery

2nd Edition

By Philip N. Yannella, Ballard Spahr LLP