

SHERIFF’S SALE
10 A.M.
August 19, 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 AUGUST 21, 2013

WRIT NO:	PREMISES:	FRONT:
88	7255 Ogontz Ave.	Lot Irregular

THE FOLLOWING WAS POSTPONED FROM JANUARY 15, 2014

WRIT NO:	PREMISES:	FRONT:
60	1801 W. Courtland St.	Lot Irregular

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 19, 2014

WRIT NO:	PREMISES:	FRONT:
16	1541-59 N. 61 st St.	Lot Irregular

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 17, 2014

WRIT NO:	PREMISES:	FRONT:
57	6123 Jefferson St.	16’ X 93’

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 18, 2015

WRIT NO:	PREMISES:	FRONT:
23	1003 South 51 st St.	16.32’ X 38.50’
24	1105 S. 52 nd St.	15’ 9” X 87’
75	5044 Gainor Rd.	19.685’ X Irregular
169	5253 Walnut St.	15’ X 77’ 2”
176	4361 Wayne Ave.	13’ 3-1/2” X 70’
179	2627 W. Westmoreland St.	16’ X 62’

THE FOLLOWING WAS POSTPONED FROM MARCH 18, 2015

WRIT NO:	PREMISES:	FRONT:
112	2302-4 E. Gordon St.	Premises A & B
129	2732 Helen St.	11’ 11” X 37’ 3”
180	2080 E. Orleans St.	14’ X 52’
194	127 S. Redfield St.	16’ X 65’
225	5509 Spring St.	16’ X 46’

THE FOLLOWING WAS POSTPONED FROM APRIL 15, 2015

WRIT NO:	PREMISES:	FRONT:
17	2241 N. 26 th St.	15’ X 48’ 2-1/2”
20	2817 N. 27 th St.	15’ X 61’
24	2627 N. 31 st St.	15’ 2” X 60’
51	6129 Carpenter St.	21’ X 110’
107	5916 Langdon St.	18’ 1” X Irregular
118	2929 N. Marston St.	15’ X 60’
137	6945 Ogontz Ave.	16’ 2” X 100’
173	241 W. Spencer St.	15’ 5” X 70’
180	3000 N. Stillman St.	16’ X 45’ 9”
183	3710 N. Sydenham St.	15.58’ X 80’
193	2224 W. Tioga St.	30’ X 225’
210	1324-26 Washington Ln.	130’ X 100’

THE FOLLOWING WAS POSTPONED FROM MAY 13, 2015

WRIT NO:	PREMISES:	FRONT:
45	969 N. 66 th St.	15’ X Irregular
53	3124 Arbor St.	14’ X 44.32’
84	5118 Chester Ave.	16’ X 98’
89	5715 Christian St.	16’ X 73’ 6”
104	320 N. Felton St.	15’ 4” X 97’
151	5717 N. Lambert St.	16’ X 62’ 6”
158	172 Manheim St.	21’ 6” X 95’
160	5012 Market St.	21’ X 114’ 6”
167	3337 Mutter St.	14’ X 44’ 6”
216	1743 N. Stillman St.	13’ 4” X 50’ 1”
217	1617 W. Susquehanna Ave.	17’ X 60’

WRIT NO:	PREMISES:	FRONT:
218	1621 W. Susquehanna Ave.	16’ 5” X 60’
225	4545 E. Thompson St.	Premises A & B
232	5706 Virginia Rd.	16’ X 102’
233	251 N. Wanamaker St.	14’ X 61’
241	3209 Winter St.	20’ X 67’ 6”

THE FOLLOWING WAS POSTPONED FROM JUNE 17, 2015

WRIT NO:	PREMISES:	FRONT:
6	5014 N. 07 th St.	15’ X 71.87’
8	3143 N. 09 th St.	15’ X 56’ 1-1/8”
10	3132 S. 13 th St.	17.85’ X 83.95’
12	6334 N. 13 th St.	71’ X 119’
19	6735 N. 17 th St.	16’ X Irregular
38	643 N. 34 th St.	14’ 1-1/2” X 60’
44	945 N. 48 th St.	16’ X 117’
45	2227-31 N. 52 nd St.	70’ X Irregular
48	1222 N. 53 rd St.	15’ X 85’
50	237 N. 54 th St.	18’ 6” X 72’
51	629 N. 54 th St.	15’ X 67’
57	1409-13 N. 76 th St.	Condominium
61	1231 N. Alden St.	15’ X 64’ 6-7/8”
70	2431 Arlington St.	15’ X 53’
71	1819 W. Ashdale St.	15’ X 60’
74	223 N. Avondale St.	14’ X 50’
77	2029 N. Bambrey St.	15’ 7” X 49’ 6”
93	1708 W. Bristol St.	15’ X 65’
103	623 N. Camac St.	17’ X 89.87’
106	1606 Cardeza St.	52’ 10” X 95’
117	18 E. Clapier St.	20’ X 79’
129	223-25 Dawson St.	32’ 7-3/4” X Irregular
136	2750 N. Dover St.	15’ X 50’ 9”
137	2102 Eastburn Ave.	Lot Irregular
139	2515 Emerald St.	14’ X 65’ 6”
140	3250 Emerald St.	13’ 10-1/2” X 57’ 3-1/2”
169	846 Graykyn Ln.	55’ X Irregular
175	2409 N. Hollywood St.	15’ 6” X 52’ 6”
183	5226 Kershaw St.	15’ X 86’
212	2940 Master St.	14.66’ X 60’
219	1202 E. Mount Airy Ave.	Lot Irregular
220	4666 Mulberry St.	20’ X Irregular
222	1242 N. Myrtlewood St.	14’ X 56’ 9”
235	5442 Osage Ave.	15’ 6” X 63’
236	7539 Overbrook Ave.	18’ X 110.511’
253	4742 Rising Sun Ave.	15’ 10” X 67’ 4-1/4”
256	1808 Roselyn St.	Lot Irregular
263	127 N. Sickels St.	15’ X 55’
282	6060 Upland St.	14’ 6” X 58’
287	334 Vernon Rd.	16’ X 100’

THE FOLLOWING WAS POSTPONED FROM JULY 15, 2015

WRIT NO:	PREMISES:	FRONT:
3	5905 N. 05 th St.	16’ X 65’ 6-1/2”
13	2507 N. 17 th St.	16’ X 67’
18	1940 S. 19 th St.	16’ X 60’
29	935 N. 43 rd St.	16’ X 80’
34	1717 S. 53 rd St.	15’ 6” X 60’ 10”
35	1329 N. 57 th St.	16’ X 75’ 3”
37	524 S. 59 th St.	16’ X 80’
38	1001 S. 60 th St.	18’ X 100’
41	36 S. 61 st St.	15.16’ X 80’
42	1227 W. 65 th Ave.	42’ 1-1/4” X 90’
46	1428-30 W. Allegheny Ave.	Premises A & B
50	7805 Argus Rd.	29’ 6” X 55’
63	3545 N. Camac St.	15’ 9” X 80’

WRIT NO:	PREMISES:	FRONT:
70	5246 Cedar Ave.	16’ X 106’
79	6035 Chestnut St.	20’ X 99’ 6”
111	7709 Fayette St.	16’ X 72’ 6”
119	4807 N. Franklin St.	14’ 11” X 61’
127	3134 W. Gordon St.	14’ X Irregular
134	1724 Harrison St.	22’ X 110’
146	2203 Jackson St.	14’ X 50’
148	5546 Jane St.	14’ 2” X 56’
150	2406 Jefferson St.	15’ X 51’
155	4213-15 Lancaster Ave.	34’ 4-1/4” X Irregular
172	665 E. Lippincott St.	14’ 3” X 50’
178	839 E. Madison St.	14’ 3” X 50’
190	5477 W. Montgomery Ave.	16’ X 76.50’
191	5638 Morton St.	Lot Irregular
193	812 W. Moyamensing Ave.	32’ 6-1/8” X Irregular
195	3218 N. Newkirk St.	14’ 5” X 60’
201	2845-61 Ormes St.	Lot Irregular
202	2015 Orthodox St.	20’ X 95’
212	4733 N. Penn St.	Lot Irregular
235	6809 Rutland St.	19’ 3-1/2” X 78’ 4”
239	2137-39 E. Somerset St.	Lot Irregular
245	5437 Spruce St.	16’ X 80’
249	2861 Stouton St.	Lot Irregular
253	2825 S. Sydenham St.	14’ 3” X 50’
267	512 E. Tulpehocken St.	16’ X 82’ 4”
269	7237 Valley Blvd.	27’ 7” X Irregular
271	6657 Vandike St.	16’ X 82.50’
280	453 E. Washington La.	Lot Irregular
293	453 E. Wister St.	14’ 7” X 97’
299	5101 Wynnefield Ave.	Lot Irregular

AUGUST 19, 2015
SHERIFF’S SALE

WRIT NO:	PREMISES:	FRONT:
1	5915 N. 03 rd St.	15’ X 80’
2	STAYED	STAYED
3	2054 N. 07 TH St.	21’ X 78’ 6”
4	3715 N. 10 th St.	16’ X 51’
5	3810 N. 10 th St.	16’ X 54’
6	3843 N. 10 th St.	16’ X 51’
7	3320 N. 11 th St.	15’ X 75’
8	STAYED	STAYED
9	3060 N. 15 th St.	Lot Irregular
10	1624 S. 15 th St.	16’ X 68’
11	POSTPONED	POSTPONED
12	3016 S. 16 th St.	15’ 6” X 59’ 9”
13	3117 N. 16 th St.	25’ X 147’ 10”
14	STAYED	STAYED
15	6501 N. 16 th St.	16’ 5” X 87’ 6”
16	834 N. 16 th St.	16’ X 50’ 3/4”
17	2511 N. 17 th St.	15’ 11-1/2” X 67’
18	STAYED	STAYED
19	6821 N. 17 th St.	18’ X Irregular
20	708-16 N. 17 th St.	LOT IRREGULAR
21	3413 N. 18 th St.	16’ X 117’
22	2717 N. 19 th St.	16’ X 62’
23	3404 N. 19 th St.	33’ X 150’
24	4465 N.19 th St.	15’ X 63’
25	5717 N. 20 th St.	17’ 11” X 110’
26	609 N. 20 th St.	Lot Irregular
27	3010 N. 21 st St.	32’ 6” X 68’
28	3619 N. 21 st St.	15’ 7” X Irregular
29	2851 N. 24 th St.	18’ 5” X 57’ 6”
30	3107 N. 25 th St.	15’ X 82’

Tax Sale continues on 17

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 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

10 A.M.

August 19, 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:
31	1757 N. 26 th St.	15’ X 68’	96	STAYED	STAYED	161	4105 Leidy Ave.	Lot Irregular
32	1811 N. 27 th St.	15’ 8” X 68’ 6”	97	1722 Cobbs Creek Parkway	18,260’ X Irregular	162	1117 Leopard St.	20’ X Irregular
33	2147 N. 28 th St.	14’ X 72’	98	2241 N. Colorado St.	14’ 2” X 48’	163	5348 Lesher St.	14’ X 58’ 6”
34	2855 N. 28 th St.	15’ X 94’	99	2629 N. Colorado St.	Lot Irregular	164	STAYED	STAYED
35	2611 N. 29 th St.	15’ 4-1/2” X 71’	100	5151 W. Columbia Ave.	14’ 6” X 80’	165	6725 Limekiln Pike	16’ 3” X 67’ 6”
36	2143 N. 30 th St.	15’ X 57’	101	1736 W. Courtland St.	14’ X 59’	166	6967 Limekiln Pike	15’ X Irregular
37	2423 N. 32 nd St.	15’ 6” X 62’	102	673 N. Creighton St.	14’ 3” X Irregular	167	1816 Lindley Ave.	15’ X 65’
38	643 N. 36 th St.	17’ X 60’	103	3455 Crystal St.	14’ 2” X 42’ 6”	168	2059 E. Lippincott	14’ 11” X 61’ 6”
39	619 N. 38 th St.	13’ 6” X 50’	104	2219 W. Cumberland St.	15’ 3” X 87’	169	641 E. Lippincott St.	14’ 3” X 50’
40	405 N. 3 rd St.	15’ 9” X 65’	105	3954 N. Darien St.	15’ 11” X 45’	170	661 E. Lippincott St.	14’ 3” X 50’
41	767 N. 40 th St.	30’ X 105’	106	5524 Delancey St.	15’ 8” X 62’	171	5209 Litchfield St.	16’ X 60’ 6”
42	1026 N. 46 th St.	15’ 3” X 78’	107	5548 Delancey St.	15’ X 65’	172	2644 Lloyd St.	16’ 6” X 71’ 6”
43	1416 N. 4 th St.	Lot Irregular	108	1948 Dennie St.	15’ X 108’	173	613 Locust Ave.	18’ 8’ X 80’
44	22373-75 N. 51 st St.	206.65’ X 75’	109	2109 Diamond St.	17’ X 93’	174	POSTPONED	POSTPONED
45	1114 S. 52 nd St.	15’ 10” X 97’	110	1412 N. Dover St.	14’ X 50’	175	835 E. Madison St.	14’ 3” X 50’
46	1250 N. 52 nd St.	15.75’ X 93’	111	1509 S. Dover St.	15’ X 49’	176	910 Magee Ave.	28’ ½ “ X 105’ 6”
47	246 S. 52 nd St.	15’ 5” X 80’	112	2736 N. Dover St.	15’ X 50’ 9”	177	5616 Malcolm St.	15’ X 63’ 6”
48	1111 S. 53 rd St.	15’ 2” X 82’	113	2144 Eastburn Ave.	15’ X 90’	178	3845 Manayunk Ave.	19’ 8” X 78’ 11”
49	215 S. 53 rd St.	15’ 5” X 82’	114	164 N. Edgewood St.	16’ 2” X 62’ 6”	179	139 Manton St.	15’ X 60’ 1”
50	626 N. 53 rd St.	15’ X 67’	115	1222 W. Erie Ave.	Lot Irregular	180	1134 Marlyn Road	Lot Irregular
51	1144 S. 54 th St.	15’ 10” X 83’	116	1243 W. Erie Ave.	18’ X 120’	181	2414 N. Marshall St.	17’ 7” X 74’ 4-1/2”
52	1706 N. 55 th St.	28’ 6” X 105’	117	1715 Federal St.	14’ X 64’	182	3115 N. Marston St.	14’ 6” X 42’
53	616 N. 55 th St.	15’ 9” X 70’	118	2707-11 Federal St.	45’ X 76’	183	5605 McMahon Ave.	Lot Irregular
54	2614 S. 60 th St.	Lot Irregular	119	1435 N. Felton St.	15’ X 54’	184	5412 Media St.	18’ 2-1/8” X Irregular
55	14 S. 62 nd St.	Lot Irregular	120	3027 Fountain St.	14’ 6” X 60’	185	2539 W. Montgomery Ave.	15’ X Irregular
56	430-34 N. 62 nd St.	50’ X 100’	121	4802 N. Franklin St.	15’ X 61’	186	5212 Morris St.	24’ X 120’
57	1605 68 th Ave.	20’ X 97’ 7-1/8”	122	1328 N. Frazier St.	20’ 6” X 81’ 3-1/4”	187	883 Moss St.	Lot Irregular
58	2320 N. 7 th St.	Lot Irregular	123	4814 Friendship St.	14’ X 80’	188	3326 Mount Vernon St.	13’ X 50’
59	1736 N. Aberdeen St.	16’ X Irregular	124	3059 Germantown Ave.	15’ X 71’	189	2606 Muhlfeld St.	16’ X 73’ 10”
60	POSTPONED	POSTPONED	125	3067 Germantown Ave.	27’ 6” X Irregular	190	2402 N. Napa St.	14’ 3” X 50’
61	315 W. Albanus St.	14’ X 78’ 9”	126	4671 Germantown Ave.	14’ X Irregular	191	POSTPONED	POSTPONED
62	211 S. Alden St.	15’ X 60’	127	1209 Gilham St.	18’ 1-1/2” X 67’ 6”	192	2409 Nicholas St.	14’ 3” X 55’
63	2603 W. Allegheny Ave.	16’ X 80’	128	700 W. Girard Ave.	20’ X 94.06’	193	2421 Nicholas St.	14’ 3” X 45’
64	3317 W. Allegheny Ave.	16’ X 97’ 6”	129	1848 W. Godfrey Ave.	19’ 3” X 82’ 6”	194	1533 W. Oakdale St.	14’ X 46’
65	POSTPONED	POSTPONED	130	3315 N. Gratz St.	15’ 2” X 67’ 10”	195	2324 W. Oakdale St.	14’ X 58’
66	STAYED	STAYED	131	POSTPONED	POSTPONED	196	2326 W. Oakdale St.	14’ 1/2” X 58’
67	1639 N. Allison St.	15’ X 101’	132	3440 H St.	14’ 8” X 68’	197	4007 Old York Road	15’ X Irregular
68	24 Apsley St.	42’ X Irregular	133	2018 W. Hagert St.	14’ X 57’	198	2615-17 W. Oxford St.	35’ X 79’
69	STAYED	STAYED	134	2048-50 Haines St.	30’ X 139’ 6”	199	2623 W. Oxford St.	17’ 6” X 79’
70	8415 Bayard St.	Lot Irregular	135	2609 W. Harold St.	15’ 5/8” X Irregular	200	5347 W. Oxford St.	16’ X 62’
71	8638 Bayard St.	15’ 11” X 89’ 8”	136	5750 Haverford Ave.	23’ 6” X Irregular	201	6717 Oxford St.	44’ X 57.50’
72	POSTPONED	POSTPONED	137	5838 Hazel Ave.	16’ X 63’ 6”	202	STAYED	STAYED
73	5735 Belmar St.	14’ 4” X 58’ 6”	138	6221 Hazel Ave.	15’ 1” X 60’	203	3120 N. Patton St.	15’ X 76’
74	82 Bethlehem Pike	Lot Irregular	139	216 Horton St.	15’ 11” X 44’ 6”	204	474 E. Penn St.	15’ X Irregular
75	1836 Beverly Road	54’ 1-3/4” X IRREG	140	325 Horton St.	15’ X 70’	205	485 E. Penn St.	17’ 11” X Irregular
76	3041 N. Bonsall St.	14’ 3” X 45’	141	1424 W Hunting Park Ave.	19’ 6” X 97’ 1/4”	206	2141 N. Percy St.	14’ X 44’
77	2813 1/2 Boudinot St.	12’ 6” X 112’ 6”	142	2024-26 W. Hunting Park Ave.	Lot Irregular	207	STAYED	STAYED
78	539 Brinton St.	30’ 6” X 95’ 11-7/8”	143	2213 W. Huntingdon St.	14’ 4” X 86’	208	1313 W. Pike St.	15’ X 85’
79	STAYED	STAYED	144	926 W. Huntingdon St.	14’ 8-1/8” X 67’	209	1332 W. Pike St.	16’ X 88’
80	STAYED	STAYED	145	4627 Hurley St.	16’ X 75’ 1/8”	210	1359 Pratt St.	17’ 9-1/2” X 62’
81	STAYED	STAYED	146	5345 Irving St.	16’ X 80’	211	969 E. Price St.	20’ X 92’
82	STAYED	STAYED	147	1612 S. Ithan St.	14’ 10” X 63’ 6”	212	STAYED	STAYED
83	3637 N. Camac St.	14’ 2” X 91’ 6”	148	214 S. Ithan St.	15’ X 60’	213	6223 Reedland St.	15’ 4-1/2” X 70’
84	3643 N. Camac St.	14’ 2” X 91’ 6”	149	2201 Jackson St.	16’ X 50’	214	2820 N. Reese St.	13’ 9-1/2” X 69’
85	5526 Cambridge St.	15’ X 78’	150	2930 Jasper St.	Lot Irregular	215	4503 Regent St.	30’ X 75’
86	5926 Carpenter St.	18’ 4” X 106’	151	1213 E. Johnson St.	32’ 9” X 99’ 6”	216	STAYED	STAYED
87	7035 Cedar Park Ave.	16’ X 100’	152	3122 Judson St.	15’ X 56’	217	3721-51 Ridge Ave.	80’ X 345’
88	3102 N. Chadwick St.	15’ 1-1/2” X 48’ 6”	153	STAYED	STAYED	218	1800 S. Ringgold St.	16’ X 50’
89	5124 Chancellor St.	15’ X 62’ 4-3/4”	154	4976 Kershaw St.	Lot Irregular	219	STAY	STAY
90	3025 Chatham St.	21’ 8” X 82’ 6”	155	STAYED	STAYED	220	1820 W. Rockland St.	15’ 3” X 70’
91	503 E. Cheltenham Ave.	20’ X Irregular	156	128 Laurel St.	18’ X Irregular	221	6018 Ross St.	15’ 6” X 79’
92	339 E. Cheltenham Ave.	Lot Irregular	157	5455 Lebanon Ave.	16’ X 100’	222	1221 W. Russell St.	16’ X 69’
93	5545 Chester Ave.	15’ 4” X 60’ 2”	158	1237 W. Lehigh Ave.	16’ X 112’ 4”	223	859 E. Russell St.	14’ 2-3/8” X 60’
94	6510 Chester Ave.	15’ 6” X 66’	159	1512 W. Lehigh Ave.	Lot Irregular	224	POSTPONED	POSTPONED
95	5846 Chestnut St.	16’ X 120’	160	2400 W. Lehigh Ave.	16’ 2” X 100’			

Tax Sale continues on 18

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 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.

REGULATIONS: 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

Tax Sale continued from 17

SHERIFF’S SALE

10 A.M.

August 19, 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:
225	421 W. Sedgley Avenue	Lot Irregular	244	170 W. Thelma St.	14’ X 57’	263	1526 S. Wilton St.	15’ X 55’
226	218 W. Seymour St.	15’ 3” X 94’	245	1863 E. Tioga St.	16’ X 87’	264	5857 Windsor St.	15’ 6” X 64’
227	2514 Sharswood St.	14’ X 42’ 9”	246	1214 W. Venango St.	14’ X 42’ 11-5/8”	265	4438 E. Wingohocking St.	20’ X Irregular
228	STAYED	STAYED	247	6322 Vine St.	37’ 6” X 140’	266	2918 W. Wishart St.	15’ X 60’
229	2123 W. Somerset St.	14’ X 70’	248	3829 Violet Drive	Lot Irregular	267	7120 Wissahickon Ave.	90’ X 120’
230	5910 Spring St.	15’ X 64’	249	1424 S. Vodges St.	15’ 4” X 61’ 6”	268	1505 Womrath St.	20’ X 96’ 2”
231	STAYED	STAYED	250	5304 Wakefield St.	15’ X 75’	269	3022 N. Woodstock St.	14’ X 50’
232	618 E. Stafford St.	16’ X Irregular	251	1215 Wakeling St.	24’ 6” X 106’	270	5735 N. Woodstock St.	16’ X 62’ 6”
233	2460 N. Stanley St.	14’ X 52’	252	5622 Walnut St.	15’ X 77’ 9-1/2”	271	6710 Woolston Ave.	16’ X 70’
234	1635 Staub St.	14’ X Irregular	253	POSTPONED	POSTPONED	272	STAYED	STAYED
235	2033 E. Stella St.	16’ X 112’	254	6141 Walton Ave.	12’ 3-1/2” X 112’ 6”	273	5315 Wyalusing Ave.	16’ X 65’
236	2705 W. Stiles St.	18.50’ X 47.75’	255	4921 N. Warnock St.	20’ 4-7/16” X 73’ 3/8”	274	5420 Wyndale Ave.	25’ X 125’
237	3059 N. Stillman St.	14’ 1” X 45’ 9”	256	127 E. Washington Lane	28’ X 110’	275	1849 Wynnewood Road	28’ 4” X 150’
238	3001 R Stokley St.	Lot Irregular	257	721 Washington Ave.	Lot Irregular	276	611 Wynnewood Road	25’ X 97’ 8-3/4”
239	3312 N. Sydenham St.	14’ 10” X 58’ 10”	258	5022 Wayne Ave.	15’ 6-3/4” X 60’	277	910 Wynnewood Road	33’ X Irregular
240	STAYED	STAYED	259	1629 W. Westmoreland St.	15’ 11-1/2” X 65’	278	514 S. Yewdall St.	16’ X 63’ 6”
241	STAYED	STAYED	260	5701 Wheeler St.	Lot Irregular	279	2716 W. York St.	Lot Irregular
242	2846 N. Taney St.	14’ 1” X 45’	261	6156 Wheeler St.	16’ X 58’ 6”	280	3001 W. York St.	15’ 6” X Irregular
243	1841 N. Taylor St.	14’ X 46’ 9-1/2”	262	3204 W. Willard St.	15’ X 61’			

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

TAX SALE

CONDITIONS OF SHERIFF SALE

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EFFECTIVE DATE: July 1, 1989

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Bad Faith in
Pennsylvania

15th Edition

RICHARD L. MCMONIGLE, JR.
Post & Schell, P.C.

Forewords by
Edward N. Cahn and Joseph E. Roda

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IN PENNSYLVANIA

15th Edition

By Richard L. McMonigle, Jr. — a principal with Post & Schell, P.C.,
and seasoned veteran of bad faith litigation

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