

SHERIFF'S SALE

9 A.M.
August 21, 2019

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:
POSTPONED FROM DECEMBER 21, 2016		
128	5229 Penridge Street	15' 3" x 70'
POSTPONED FROM FEBRUARY 22, 2017		
137	2944 Richmond Street	19' 4-1/4" X IRREG
POSTPONED FROM JUNE 21, 2017		
58	1816 Fillmore Street	14' 11-1/4" X 60'
POSTPONED FROM SEPTEMBER 20, 2017		
84	592 Geneva Avenue	15' 4" X IRREG
POSTPONED FROM NOVEMBER 15, 2017		
38	5102 Arch Street	16' X 90'
POSTPONED FROM MARCH 21, 2018		
150	1946 North Stanley Street	14' x 48'
POSTPONED FROM MAY 16, 2018		
6	2323 North 08th Street	15' X IRREG
35	2313 South 64th Street	17' X 75'
43	2831 North Bambrey Street	14' X 48'
174	4814 Westminster Avenue	Lot Irregular
177	1624 South Yewdall Street	15' X 60'
POSTPONED FROM JUNE 20, 2018		
1	2032 South 03rd Street	LOT IRREGULAR
83	8232 Forrest Avenue	18' x 105'
104	1937 West Lehigh Avenue	16' X 83'
145	2512 Seybert Street	15' X 64'
157	4755 Tampa Street	15' 1" X IRREG
POSTPONED FROM JULY 18, 2018		
24	2036 South 68th Street	19' X 45'
58	3463 Crystal Street	14' 2" x 42' 6"
POSTPONED FROM AUGUST 15, 2018		
60	2313 West Cumberland Street	15' 1" X 87'
80	4520 Frankford Avenue	LOT IRREGULAR
108	3638-42 North Lawrence Street	60' X 104' 7-1/2"
119	3182 Mercer Street	14' x 68'
167	2647 Webb Street	16' 6" X 40'
POSTPONED FROM SEPTEMBER 19, 2018		
5	1915 North 07th Street	24' x 100'
33	3027 Almond Street	14' X 70'
34	4438 Almond Street	19' 6" X 135'
76	3215 North Front Street	15' x 70'
108	3548 Mantua Avenue	LOT IRREGULAR
120	4120 Ogden Street	LOT IRREGULAR
167	6036 Washington Avenue	21' 8" x 110'
POSTPONED FROM OCTOBER 17, 2018		
1	3053 North 09th Street	14' 4" X 57' 6"
8	5617 North 15th Street	16' 1/2" X IRREG
150	2613 West Thompson Street	15' x 56'
POSTPONED FROM NOVEMBER 14, 2018		
10	1323 South 15th Street	18' X 99'
26	565 West Abbottsford Avenue	20' X 140'
48	2239 North Cleveland Street	14' X 45' 6"
63	1681-85 Foulkrod Street	LOT IRREGULAR
67	47 East Garfield Street	20' X 117' 5/8" +/-
104	1353 East Locoming Street	16' X 74'
POSTPONED FROM DECEMBER 19, 2018		
25	1233 North 30th Street	14' X 57' 3"
60	60-74 Collom Street	100.21' X IRREG
77	2729 Germantown Avenue	15' X 69' 11-1/8" +/-
119	1239 North Myrtlewood Street	14' X 50'
POSTPONED FROM JANUARY 16, 2019		
3	4325 North 05th Street	LOT IRREGULAR
27	2771 South 58th Street	IRREG
48	3001-11 C Street	92' X 57'
74	3921 North Franklin Street	15' X 63'
90	1653 West Hunting Park Avenue	138' 6-1/4" X IRREG
94	4345 Josephine Street	18' X IRREG
133	8211 Rugby Street	24' 11-1/2" X 98' 4"
157	1224 Wagner Avenue	20' X 100'
POSTPONED FROM FEBRUARY 20, 2019		
4	4902 North 04th Street	14' 2" x 104' 9-1/4"
6	2101 South 05th Street	LOT IRREGULAR
7	3755 North 07th Street	15' 6" X 100'
9	4009 North 08th Street	15' x 74' 3/8"
10	3015 North 09th Street	18' x 60' 3"
13	2651 South 12th Street	14' 2" x 58'
19	2809 North 22nd Street	14' 3" X 76'
20	925 North 42nd Street	16' X 85'

WRIT NO:	PREMISES:	FRONT:
25	1322 North 51st Street	LOT IRREGULAR
26	322 South 52nd Street	20' 6" X 82'
33	25 North 60th Street	16' X 85'
52	5340 Catharine Street	21' X 100'
57	8049 Chelwynde Avenue	LOT IRREGULAR
64	735 South Columbus Boulevard	LOT IRREGULAR
68	5729 Crittenden Street	65' 2-1/8" X IRREG
80	4521 Frankford Avenue	32' 6-5/8" X IRREG
83	5306 Gainor Road	26' X 120'
84	3929 Germantown Avenue	14' 11" X 67' 9-1/2"
93	934 North Holly Street	Lot Irregular
96	2654 North Howard Street	12' 4" x 49' 6"
100	6123 Jefferson Street	16' x 93'
104	4619-21 Lancaster Avenue	49' 1-1/8" X 168'
109	13065 Lindsay Street	28' 1/8" X 90'
111	117 Manheim Street	20' X 81'
121	1145 West Oakdale Street	14' 2" X 43'
122	4739 Oakland Street	19' 11-1/4" X 86' 6"
126	5708 West Oxford Street	15' 3" X 93' 3"
143	327 Shedaker Street	14' X 44'
155	1020-24 West Thayer Street	LOT IRREGULAR
POSTPONED FROM MARCH 20, 2019		
14	2961 North 26th Street	16' X 60' 1-3/4"
29	824 North 63rd Street	41' X 150'
55	2368 North Colorado Street	17' 3" x 50'
67	1454 North Edgewood Street	14' 4" X 76' 1-1/4"
84	5244 Hazel Avenue	14' x 64'
92	3566 Joyce Street	14' X IRREG
104	7202 Leonard Street	16' 1" X 90'
131	4305 Potter Street	15' 9-3/4" x 100'
136	2916 North Ringgold Street	14' 1" X 41'
POSTPONED FROM APRIL 17, 2019		
33	262 South 60th Street	1 LOT IRREGULAR
50	6112 North Broad Street	17' 6-1/8" X 80' +/-
61	6009 Chestnut Street	LOT IRREGULAR
76	2422 South Edgewood Street	15' x 90'
91	2327 South Front Street	15' 5" x 58'
140	1226-28 South Patton Street	32' X 51'
147	2559 North Reese Street	14' X 59'
161	4812 Tackawanna Street	19' 5" x 75' 5-1/4"
164	1016 West Tioga Street	20' 6" X 71' 3"
170	4232 Viola Street	16' X 70'
POSTPONED FROM MAY 15, 2019		
3	2940 North 06th Street	LOT IRREGULAR
11	3146 North 12th Street	15' x 85'
12	4004 North 13th Street	LOT IRREGULAR
16	3517 North 17th Street	22' 11" x 118'
20	2213 North 19th Street	15' 5-1/2" X 72'
31	938 North 50th Street	15' x 89'.28"
54	5531 Baltimore Avenue	32' X IRREG
57	5630 Bloyd Street	LOT IRREGULAR
59	1832 North Bucknell Street	14' 2" x 46' 6"
64	6138 Chew Avenue	15' 1-1/2" X 86' 9"
84	2801 West Fletcher Street	30' 9-1/2" X 18' 5-3/4"
97	7113 Guyer Avenue	15' 11-3/4" x 74' 6"
118	5413 Lena Street	15' 6" X 100' 4" +/-
142	2620-28 West Oxford Street	87' 6" X 99' 6"
143	6101-7 West Oxford Street	170' X 150'
153	4422 Richmond Street	15' 2-1/2" X 81' 11-3/8" +/-
154	2931 South Robinson Street	16' X 75' 10"
159	2457 Sepviva Street	14' 3" X 60'
POSTPONED FROM JUNE 19, 2019		
11	3219 North 15th Street	LOT IRREGULAR
23	451 South 60th Street	18' 6" x 53' 1/4"
32	207 West Ashdale Street	LOT IRREGULAR
45	3637 North Camac Street	14' 2" X 91' 6"
50	5209 Chancellor Street	15' 5-1/4" X 66' 10-3/4"
53	4937 Chestnut Street	19' 6" X 111' 6"
64	11910 Farwell Road	LOT IRREGULAR
76	6661-63 Germantown Avenue	31' 9-1/8" X IRREG
84	5105 Griscom Street	16' X 67' 7-1/2"
89	5712 Harmer Street	15' X 58'
92	7216 Hegerman Street	14' 1" X 79'
93	5707 Hoffman Avenue	15' X 80'
96	2451 Kimball Street	15' 3-1/2" X 66' 1"
97	5232 Knox Street	LOT IRREGULAR
107	5349 Lena Street	LOT IRREGULAR
116	512 Mc Kean Street	16' 1" x 69' 8-5/8"
119	4758 Melrose Street	20' x 90'
125	4049 Neilson Street	15' 6" X 60'
132	4248 Parkside Avenue	31' 9-1/2" X 124'
145	6470 Ross Street	14' 10" X 54' 11-1/8"
148	1325 West Seltzer Street	14' 3-7/8" x 50' 6"
154	5969 Springfield Avenue	16' 1" X 82'
POSTPONED FROM JULY 17, 2019		
2	2404 North 06th Street	17' X 80'

WRIT NO:	PREMISES:	FRONT:
6	5326 North 12th Street	24' X 84'
11	2428 North 26th Street	15' X 57'
16	2267-73 North 53rd Street	73.982' X IRREG
17	1342 North 55th Street	15' X 105'
28	1403 West 71st Avenue	25' X 100'
36	2330 North Beechwood Street	14' 5-1/2" x 51'
39	1705 Benson Street	30' 11" X 90'
47	2452 Bryn Mawr Avenue	100' X 340'
56	635 West Clearfield Street	15' x 63' 8"
63	5803 Crittenden Street	15' 2-1/2" X 73' 9-3/8" +/- 103S CONDO Unit 103S
68	8030 Ditman Street	15' x LOT IRREGULAR
76	5103 Funston Street	LOT IRREGULAR
80	4979 West Girard Avenue	30' X 219'
82	417 East Gorgas Lane	20' X 85'
88	245 Hanson Street	14' X 67' +/-
90	1851 Hart Lane	14' 6" X 68'
95	430 Horton Street	15' X 46' 6"
97	2857 Judson Street	2 85' 10-1/8" X IRREG
99	6523R-61 Lebanon Avenue	16' X 90'
104	4923 Market Street	16' x 90'
105	4927 Market Street	17' 6" x 90'
106	4929 Market Street	LOT IRREGULAR
108	4623 North Marvina Street	15' x 80'
116	4924 Ormes Street	15' 1" x 70'
119	3138 Pennock Street	LOT IRREGULAR
121	5616 Pine Street	19' 6" X 80'
122	5920 Pine Street	16' X 80'
133	6018 Ross Street	15' 4" X 79'
145	1123 East Stafford Street	18' 1" x 70'
158	351 East Tusculum Street	13' 2-1/4" X 52' 5"
164	5424 Warrington Avenue	15' 4" x 79' 6"
AUGUST 21, 2019 SHERIFF'S SALE		
1	3435-45 North 05th Street	189' 5-7/8" X IRREG
2	3842 North 07th Street	15' x 70' 6"
3	3126 North 08th Street	14' 8" X 56' 1-1/8"
4	4928 North 12th Street	22' 4" X 86'
5	2228 South 13th Street	16' X 70'
6	5118 North 15th Street	21' X 86'
7	6501 North 16th Street	16' 5" x 87' 6"
8	2716 South 18th Street	15' 4" X 63' 5"
9	4452 North 18th Street	15' x 63'
10	3418 North 19th Street	37' X 110'
11	2344 North 25th Street	16' X 56' 7-1/2"
12	2833 North 28th Street	15' x 94'
13	2202 North 29th Street	18' 7-1/4" X IRREG
14	3108 North 34th Street	17' 5-1/2" X 68' 8" +/-
15	34 North 40th Street	25' 3-5/8" X 114' 11-7/8" +/-
16	860-62 North 40th Street	50' X 120'
17	1119-23 South 47th Street	53' 6" X 50'
18	1331 North 49th Street	14' X IRREG
19	1319 South 54th Street	15' 1" X 80'
20	2051 South 56th Street	15' 3-5/8" X 50' +/-
21	2118 North 59th Street	16' X IRREG
22	1733 Aberdeen Street	16' X 55'
23	2701 West Allegheny Avenue	18' X IRREG
24	101-11 Arch Street	LOT IRREGULAR
25	2323 West Atlantic Street	15' 6" x 101'
26	5200-06 Baltimore Avenue	74' 1" X IRREG
27	2956 North Bambrey Street	14' 1" X 45' 9"
28	5548 Boyer Street	17' 11" x 96' 6"
29	3845 Brandywine Street	13' 9-5/8" X 53' 3"
30	837 Bridge Street	14' 10" X 70'
31	7448 Brockton Road	18' X 92'
32	6102 Callowhill Street	16' X 72'
33	2612 North Chadwick Street	14' X 48'
34	3104 North Chadwick Street	LOT IRREGULAR
35	2430 West Clearfield Street	16' 4" x 55"
36	2134 East Clementine Street	13' 10" X 75' +/-
37	2452 North Colorado Street	14' 6-1/2" x 48'
38	12 South Conestoga Street	16' x 46'
39	2634 North Corlies Street	14' X 50'
40	418 West Courtland Street	15' 10" x 43' 9"
41	3118 Custer Street	14' 2" X 50'
42	2612 North Darien Street	12' X 39' 1-1/8"
43	3117 North Darien Street	14' 6" X 40'
44	17 South Dewey Street	14' 10" x 66'
45	6435 Dorel Street	18.180' X 67.500'
46	3937 Dungan Street	15' X 70'
47	4151 Dungan Street	16' x 80'
48	236 North Felton Street	19' 6" x 100'
49	7500-2 Forrest Avenue	33' 8" X 125'
50	3210 Frankford Avenue	18' X IRREG
51	3877 Frankford Avenue	87.588' X 88.099'
52	3350 North Front Street	15' X 60' 3-3/8"
53	59 West Garfield Street	LOT IRREGULAR

Tax Sale continues on 16

Tax Sale continued from 15

SHERIFF'S SALE

9 A.M.
August 21, 2019

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:
54	3522 Germantown Avenue	LOT IRREGULAR	70	1604 West Mentor Street	16' X 65'	86	2853 Stouton Street	12' x 40'
55	3524 Germantown Avenue	LOT IRREGULAR	71	1528 West Nedro Avenue	15' 10" X 100'	87	2719 North Taylor Street	14' 6" x 45'
56	4414-16 Germantown Avenue	38' 10-1/2" X IRREG	72	2318 North Opal Street	14' 3" X 50'	88	2817 North Taylor Street	14' 4" X 46' 6-1/4"
57	736R West Godfrey Avenue	131' X 650'	73	1032 Pallas Street	14' x 63'	89	6959 Theodore Street	16' X 65' 6"
58	5121 Harlan Street	LOT IRREGULAR	74	3358 Rand Street	14' X 43'	90	21 East Tulpehocken Street	20' X 100' 2" +/-
59	3057 Hartville Street	14' 6" x 45' 6"	75	3917 Reno Street	14' 2" X 60'	91	6029 Upland Street	15' 6" X 60'
60	3616 Haverford Avenue	16' 8" X 100'	76	2966-68 Richmond Street	40' x 71'	92	6164 Upland Street	14' x 61' 7-1/2"
61	1952 West Hilton Street	15' 8" x 37' 6"	77	2602 Ridge Avenue	15' 2" X Irreg.	93	317 East Upsal Street	20' 11" X IRREG
62	121 North Hobart Street	15' x 71' 6"	78	2744 North Ringgold Street	14' 6" X 45'	94	2314 North Van Pelt Street	14' 3-1/2" X 49' 6"
63	727 North Holly Street	15' X 102'	79	4046 East Roosevelt Boulevard	16' 3-1/2" X 100' +/-	95	5922 Warrington Avenue	16' X 82'
64	2309 West Huntingdon Street	15' X 80'	80	1323 West Rush Street	14' 6" X 46' 6"	96	750 East Willard Street	15' X 50'
65	3131 Judson Street	14' 10" X 56'	81	9993 Sandy Road	A IRREG	97	318 East William Street	12' X 43'
66	4200 Lancaster Avenue	19' 4" X IRREG	82	423R Seville Street	LOT IRREGULAR	98	134 North Wilton Street	15' X 62' 6"
67	1121 West Lehigh Avenue	LOT IRREGULAR	83	305 Shawmont Avenue	LOT IRREGULAR	99	127 North Yewdall Street	15' 1" x 55'
68	3343 Malta Street	14' X 43'	84	4983 Sheldon Street	LOT IRREGULAR	100	912 South Yewdall Street	15' x 53'
69	4428 North Marshall Street	16' X 45'	85	4531 Springfield Avenue	28' 1" X IRREG			

Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

- Ten 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

NOTICE OF SCHEDULE OF DISTRIBUTION

- 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.

LAND BANK SALE

- 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.

EXPLANATION

- 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

www.TheLegalIntelligencer.com

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