

# SHERIFF'S SALE

9 A.M.  
September 18, 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:
<b>POSTPONED FROM MARCH 16, 2016</b>		
136	313 East Walnut Lane	45' x 199' 7/8"
<b>POSTPONED FROM AUGUST 16, 2017</b>		
55	3050 Clifford Street	15' x 72' 7-1/2"
<b>POSTPONED FROM NOVEMBER 15, 2017</b>		
3	1510 South 06th Street	18' X 110'
38	5102 Arch Street	16' X 90'
<b>POSTPONED FROM JANUARY 17, 2018</b>		
42	5605 Baynton Street	17' 8" X 109' 7-1/8"
153	516 East Thelma Street	15' X 70'
<b>POSTPONED FROM MARCH 21, 2018</b>		
150	1946 North Stanley Street	14' x 48'
<b>POSTPONED FROM APRIL 18, 2018</b>		
15	938 North 30th Street	14' X 57'
<b>POSTPONED FROM JUNE 20, 2018</b>		
40	3029 Arbor Street	18' 8-5/8" X 35'
<b>POSTPONED FROM JULY 18, 2018</b>		
37	5214 West Berks Street	16' X 100'
91	3066 Judson Street	14' 6" X 45'
<b>POSTPONED FROM AUGUST 15, 2018</b>		
137	5238 Pennsgrove Street	15' X 68' 3-3/4"
<b>POSTPONED FROM SEPTEMBER 19, 2018</b>		
2	2554 North 05th Street	14' X 80'
50	5646 Cherry Street	14' 2" X 50'
65	4326 Elizabeth Street	16' 3" X IRREG
68	1117 East Eyre Street	13' 5" x 70'
77	4951 Germantown Avenue	18' X 103'
84	1715 Harrison Street	28' 7-1/4" X 120'
103	1529 Lindley Avenue	21' 6" X 114'
128	3826 Poplar Street	15' x 80'
163	5125 Walnut Street	15' X 110' 1"
164	251 North Wanamaker Street	14' X 61'
<b>POSTPONED FROM OCTOBER 17, 2018</b>		
61	6203 South Cobbs Creek PKWY	22' 5/8" X IRREG
63	2526 Coral Street	14' 10" X 60'
115	6102 North Norwood Street	14' 1/8" X 85'
137	122 West Sedgwick Street	LOT IRREGULAR
158	5538 Walnut Street	20' X 100'
<b>POSTPONED FROM NOVEMBER 14, 2018</b>		
11	4522 North 15th Street	15' 2" X 58' 7"
14	3236-98 North 19th Street	145' X 97' 10"
24	2509 South 66th Street	5' X IRREG
41	4925 Cedar Avenue	25' X 110'
48	2239 North Cleveland Street	14' X 45' 6"
104	1353 East Lycoming Street	16' X 74'
157	5022 West Thompson Street	15' 2-1/8" x 92' 9-7/8"
171	5142 Wyalusing Avenue	18' x 74'
<b>POSTPONED FROM DECEMBER 19, 2018</b>		
37	2815 North Bambrey Street	14' X 48'
40	2511 North Bouvier Street	14' X 49'
121	6035 North Norwood Street	14' 2-3/4" X 90'
144	2149-73 East Rush Street	175' 9-7/8" +/- X IRREG
<b>POSTPONED FROM JANUARY 16, 2019</b>		
31	2315 79th Avenue	50' 10-7/8" X IRREG
42	2727 North Bonsall Street	14' 6" X 45'
48	3001-11 C Street	92' X 57'
57	6934 Chelwynde Avenue	16' 6" X 65' 6"
72	2104 North Franklin Street	14' 2" x 70'
90	1653 West Hunting Park Avenue	138' 6-1/4" X IRREG
157	1224 Wagner Avenue	20' X 100'
<b>POSTPONED FROM FEBRUARY 20, 2019</b>		
22	2747 North 47th Street	16' X 83'
23	2751 North 47th Street	16' X 83'
28	1304 North 54th Street	20' 6" X 81' 3" +/-
30	1119 South 55th Street	18' 10-7/8" X 80' 6"
31	16 South 55th Street	15' x 54' 11"
54	7949 Cedarbrook Avenue	18' x 90'
57	8049 Chelwynde Avenue	LOT IRREGULAR
103	5717 North Lambert Street	16' X 62' 6"
104	4619-21 Lancaster Avenue	49' 1-1/8" X 168'
122	4739 Oakland Street	19' 11-1/4" X 86' 6"
139	738 West Russell Street	14' 3" X 50'
163	1843 West Venango Street	18' 8" X 115'
164	1113 Wagner Avenue	15' 6" X 74'
168	8245 Williams Avenue	17' 10" X 90'

WRIT NO:	PREMISES:	FRONT:
<b>POSTPONED FROM MARCH 20, 2019</b>		
12	7175 North 18th Street	15' 11" X IRREG
13	2152 North 21st Street	15' X 96'
17	1241 North 30th Street	14' X 57' 3"
18	1249 North 30th Street	14' X 57' 3"
19	2207 North 33rd Street	20' 6" X 100' 8"
24	246 South 57th Street	16' X 81'
30	1907 73rd Avenue	16' 2-1/2" X 70'
34	2616 Amber Street	20' X IRREG
39	3029 Baltz Street	15' X 45'
43	5236-44 Belfield Avenue	220' 1/4" X IRREG
53	101 Collom Street	43' X 80'
57	5800 Crittenden Street	19' x 80'
65	2649 North Douglas Street	14' 3" X 40'
66	1261 South Dover Street	15' X 47' 6"
67	1454 North Edgewood Street	14' 4" X 76' 1-1/4"
69	1677-79 Foulkrod Street	LOT IRREGULAR
73	1848-52 Germantown Avenue	LOT IRREGULAR
99	5016 Lancaster Avenue	25' X 135' 3/8" +/-
104	7202 Leonard Street	16' 1" X 90'
116	2916 Nicholas Street	15' X 54'
126	4214 Parkside Avenue	26' 8" x 118' 2"
127	2601 Pennsylvania Avenue 645	Condo Unit 645
128	5115 Pine Street	23' X 79'
129	415 Pleasant Street	18' 2" X 106' 4-1/8"
133	3709 Pulaski Avenue	20' 1" X 75'
134	222R-34 Rector Street	146' X 30'
138	1315 West Rockland Street	75' X 112' 6"
155	2664 East Thompson Street	17' 7" X 68'
156	5800 Torresdale Avenue	20' X 100'
160	546 East Washington Lane	23' 8" X 130'
168	224 West Wishart Street	14' 3" X IRREG
170	5422 Wyndale Avenue	25' x 125'
171	5736 Wyndale Avenue	Lot Irregular
174	6127 Yocum Street	14' 9" X 77'
<b>POSTPONED FROM APRIL 17, 2019</b>		
27	46 North 51st Street	16' X 112'
40	3242 West Allegheny Avenue	LOT IRREGULAR
42	5100 Arch Street	16' x 90'
53	6227 Callowhill Street	20' X 84'
57	2932 Cecil B Moore Avenue	16' x 70'
69	8809R-15 Danbury Street	LOT IRREGULAR
84	7709 Fayette Street	16' X 72' 6"
94	2853-61 Germantown Avenue	100' X 193' 5-1/8"
109	1632 South Jessup Street	15' 4-1/2" X IRREG
122	6827 Lindbergh Boulevard	17,920' X 96'
123	1723 West Lippincott Street	14' X 47'
174	340 Wigard Avenue	LOT IRREGULAR
<b>POSTPONED FROM MAY 15, 2019</b>		
21	7167 North 19th Street	15' 8-1/2" X 90'
24	2924 North 24th Street	15' 5" X 60'
26	2428-30 North 27th Street	LOT IRREGULAR
52	3139 Arbor Street	13' 10" X 42' 10"
54	5531 Baltimore Avenue	32' X IRREG
57	5630 Bloyd Street	LOT IRREGULAR
58	3024 North Broad Street	20' 10" X 80' 8"
59	1832 North Bucknell Street	14' 2" x 46' 6"
64	6138 Chew Avenue	15' 1-1/2" X 86' 9"
66	1346 Colwyn Street	16' X 77'
73	2142 North Darien Street	13' 6" x 42'
77	128 Elfreths Alley	15' X 53.4
87	1231 North Frazier Street	15' 5" X 83'
91	5915-41 Germantown Avenue	267' 1-1/4" X IRREG
98	60-86 East Haines Street	217.50' X IRREG
99	61-71 East Haines Street	97' 4" X IRREG
101	1300 South Harmony Street	16' X 50'
116	6027 Kingsessing Avenue	15' X 73'
137	6738 Ogontz Avenue	LOT IRREGULAR
142	2620-28 West Oxford Street	87' 6" X 99' 6"
185	5415 Windsor Street	18' 7" X 65' 6"
<b>POSTPONED FROM JUNE 19, 2019</b>		
11	3219 North 15th Street	LOT IRREGULAR
12	4214 North 15th Street	30' X 56'
22	1614 North 55th Street	16' x 98' 3/4"
52	6306 Chester Avenue	16' X 73'
87	56-58 East Haines Street	63' 3" X IRREG
91	4709 Hazel Avenue	21' X 105'
96	2451 Kimball Street	15' 3-1/2" X 66' 1"
107	5349 Lena Street	LOT IRREGULAR
<b>POSTPONED FROM JULY 17, 2019</b>		
1	118R North 03rd Street	LOT IRREGULAR
3	4212 North 07th Street	14' 11-1/2" X 67'
7	1445 South 13th Street	15' X 66' 10"
10	1914 22nd Street	19' X 125'
30	5225 Addison Street	15' X 66'
36	2330 North Beechwood Street	14' 5-1/2" x 51'
39	1705 Benson Street	30' 11" X 90'
41	1215 South Bonsall Street	14' X 56'

WRIT NO:	PREMISES:	FRONT:
47	2452 Bryn Mawr Avenue	100' X 340'
52	5610 Catharine Street	15' 5-1/2" x 80'
60	2212 Coral Street	11' 11-3/4" X 72'
83	1343 West Grange Avenue	LOT IRREGULAR
87	5832 Hadfield Street	15' X 102'
88	245 Hanson Street	20' X 85'
90	1851 Hart Lane	14' X 67' +/-
96	4135R I Street	IRREG
101	2016 North Leithgow Street	15' x 34'
102	8049 Mansfield Avenue	24' 6 1/2" x 104' 8 1/2"
107	2702 South Marshall Street	16' X 57' 6"
110	1615 Mohican Street	15' 11" X 85'
111	2109-11 West Nedro Avenue	30" X Irreg
150	4771 Tacony Street	20' X 100'
157	2813 Tulip Street	14' X 58' 8"
160	1208 West Venango Street	14' X 42' 11 5/8"
168	8041 Woolston Avenue	51' 8" x 98' 4"
<b>POSTPONED FROM AUGUST 21, 2019</b>		
14	3108 North 34th Street	17' 5-1/2" X 68' 8" +/-
24	101-11 Arch Street BD	LOT IRREGULAR
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'
49	7500-2 Forrest Avenue	33' 8" X 125'
66	4200 Lancaster Avenue	19' 4" X IRREG
71	1528 West Nedro Avenue	15' 10' X 100'
76	2966-68 Richmond Street	40' x 71'
77	2602 Ridge Avenue	15' 2" X Irreg.
81	9993 Sandy Road A	IRREG
82	423R Seville Street	LOT IRREGULAR
83	305 Shawmont Avenue 2B2	LOT IRREGULAR
86	2853 Stouton Street	12' x 40'
88	2817 North Taylor Street	14' 4" X 46' 6-1/4"
90	21 East Tulpehocken Street	20' X 100' 2" +/-
99	127 North Yewdall Street	15' 1" x 55'
100	912 South Yewdall Street	15' x 53'
<b>SEPTEMBER 18, 2019</b>		
<b>SHERIFF'S SALE</b>		
1	2510 North 02nd Street	17' X 70'
2	2230 South 03rd Street	LOT IRREGULAR
3	4415 North 04th Street	15' 2" X 47' 3"
4	1302 North 05th Street	18' X IRREG
5	3226 North 05th Street	15' 9" x 60'
6	3931 North 06th Street	13' 8" x 74' 10-1/4"
7	3027 North 10th Street	14' 6" X 69' 6"
8	2358 North 18th Street	
9	3612 North 18th Street	15' X 93' 8"
10	3765 North 18th Street	16' X 91' 10"
11	2941 North 22nd Street	16' 3-1/2" X 92' 6" +/-
12	2943 North 22nd Street	16' 1-1/2" X 92' 6" +/-
13	1557 North 29th Street	15' 5-1/2" x 66'
14	1559 North 29th Street	15' 11-1/2" X 66'
15	2645 North 31st Street	15' 2" x 66'
16	2531 North 32nd Street	15' 3" X 62'
17	706 North 36th Street	20' X 80'
18	740 North 43rd Street	15' X 90'
19	631 North 54th Street	15' x 67'
20	1123 South 56th Street	18' x 79'
21	1822 South 58th Street	18' X 79'
22	2701 South 58th Street	LOT IRREGULAR
23	1602 North 59th Street	15' X 96' 10-1/4"
24	2046 South 61st Street	16' 2-3/4" X IRREG
25	2006 South 68th Street	LOT IRREGULAR
26	258 East Allegheny Avenue	16' 3" X 96'
27	2831 Amber Street	16' x 59'
28	5132 Arch Street	16' X 82' 6"
29	3060 Belgrade Street	11' 1" X 56' 8"
30	1136 North Bodine Street	16' X 41' 5"
31	719 North Brooklyn Street	15' 6" X 73' 2-1/4" +/-
32	1905 Brunner Street	13' 6" x 55'
33	2001 West Cambria Street	18' X 63'
34	2014 West Cambria Street	18' X 74'
35	1919 Chelton Avenue	15' X 71' 9-3/8" +/-
36	7501-3 Chelwynde Avenue	LOT IRREGULAR
37	3652 Chesterfield Road	LOT IRREGULAR
38	2762 Clayton Street	LOT IRREGULAR
39	454 Collom Street	15' 10-1/4" x 101' 3-3/8"
40	1815 East Cornwall Street	14' X 69' 11-1/2"
41	3020 D Street	LOT IRREGULAR
42	227 Durand Street	20' X 80'
43	264 Durard Road	18' x 85'
44	1524 North Edgewood Street	14' 1" X 73' 1-1/4"
45	5627 Elliott Street	15' x 62'
46	1401 North Felton Street	15' 5-3/8" x 54'
47	2937 North Franklin Street	14'.50" x 66'
48	1016-18 South Front Street	26' X IRREG
49	2092 Granite Street	20' X 75'

Tax Sale continued from 16

**SHERIFF'S SALE**9 A.M.  
September 18, 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:
50	6319 North Gratz Street	15' X 72'	66	5419 Market Street	15' 2" X 65' 6"	82	2946 North Stillman Street	14' 1" X 45' 9"
51	4635 Greene Street	LOT IRREGULAR	67	4847 Merion Avenue	14' X 70'	83	5323 Thomas Avenue	16' 11-1/2" X IRREG
52	1421 South Hanson Street	16' x 51' 3-5/8"	68	1701 Montrose Street	13' x 47'	84	1849 East Tioga Street	14' 3-1/2" X 87'
53	2036 Haworth Street	12' 2" x 73'	69	2019 Oakford Street	14' X 48'	85	6516 Torresdale Avenue	16' 1-1/2" X 90'
54	5153 Hoopes Street	15' 6" x 70'	70	4114 Old York Road	16' X IRREG	86	5953 Trinity Street	15' 3" x 91' 6"
55	2102 West Hunting Park Avenue	16' X 80'	71	6225 Pine Street	15' 3" X 75'	87	1552 East Tulpehocken Street	17' 11" X 77' 10-3/8" +/-
56	5254 Jefferson Street	16' X 81'	72	6072 Reinhard Street	16' x 60'	88	7115 Upland Street	20' X 130'
57	2642 North Jessup Street	16' x 56'	73	2819 Reynolds Street	18' 1-1/2" X 73' + -	89	615 West Venango Street	15' 4-1/2" X 78'
58	1925 John Street	LOT IRREGULAR	74	523 North Robinson Street	LOT IRREGULAR	90	1324-26 East Washington Lane	130' X 100'
59	2015 Kinsey Street	LOT IRREGULAR	75	162 West Rockland Street	LOT IRREGULAR	91	1700 Webster Street	14' X 40'
60	6128 North Lambert Street	12' 6" X 80'	76	5654 Rodman Street	15' x 62'	92	259 West Westmoreland Street	15' X 56' 6"
61	5245 Lebanon Avenue	18.25' X 120'	77	537 West Roosevelt Boulevard	16' X 83'	93	3147 Weymouth Street	14' 3" x 48'
62	7915 Lister Street	27' 3" X 108'	78	1508 West Ruscomb Street	15' X 90'	94	5405 Whitby Avenue	19' X 90'
63	419 Livezey Street	LOT IRREGULAR	79	951 East Russell Street	14' 3" X 58' 6"	95	629 East Woodlawn Street	15' 9" X 171' 8" +/-
64	1318-24 West Luzerne Street	120' X 120'	80	6523 Saybrook Avenue	18' x 52' 6"	96	1517 West York Street	15' 5-7/8" X 68' 2"
65	5621 Malcolm Street	15' X 62'	81	2846 Snyder Avenue	15' 10" x 70'			

**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](http://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](http://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  
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