SHERIFF'S SALE

9 A.M. October 16, 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:
	D FROM SEPTEMBER 20, 2017 2237 North Cleveland Street	14' X 45' 6"	POSTPONEI	PROM MARCH 20, 2019 2152 North 21st Street	15' X 96'	132 154	4248 Parkside Avenue 5969 Springfield Avenue	31' 9-1/2" X 124' 16' 1" X 82'
36	223 / North Cleveland Street	14 X 45 6	15	1858 North 27th Street	15' 6" x 65'	134	3969 Springheid Avenue	10 1 A 82
POSTPONED	D FROM NOVEMBER 15, 2017		19	2207 North 33rd Street	20' 6" X 100' 8"	POSTPONEI	D FROM JULY 17, 2019	
22	1824 South 58th Street	16' X 79'	26	1312 North 60th Street	16' X 72'	14	1217 North 52nd Street	16' x LOT IRREGULA
			28	33 North 63rd Street	20' 6" X 83'	19	139 North 57th Street	15' 2" X 67'
	D FROM DECEMBER 20, 2017	LOTERNECI II I	31 43	2077 Albright Street 5236-44 Belfield Avenue	14' 5" x 68' 4-1/2" 220' 1/4" X IRREG	38 46	1012-16 Belmont Avenue 3628 Brown Street	50' X 75' 16' X 70' 10"
118	1134 Marlyn Road	LOT IRREGULAR	51	2433 North Cleveland Street	14' 1" X 50'	49	4664 Canton Street	LOT IRREGULAR
POSTPONED	FROM JANUARY 17, 2018		55	2368 North Colorado Street	17' 3" x 50'	59	1627 South Conestoga Street	15' x 60'
	5605 Baynton Street	17' 8" X 109' 7-1/8"	82	5221 Haverford Avenue	20' 8" X IRREG	70	5536 North Fairhill Street	35' 8" x 81'
126	2546 Page Street	16' x 50'	83 90	5022 Hazel Avenue 516 West Indiana Avenue	20' X 110' 15' X 61' 4-1/2"	76 87	5103 Funston Street 5832 Hadfield Street	15' x LOT IRREGULA 15' X 102'
no composition			91	105 East Johnson Street	111' 1-3/8" X 170'	90	1851 Hart Lane	14' X 67' +/-
	2065 East Lippincott Street	14' 10" x 61' 6"	99	5016 Lancaster Avenue	25' X 135' 3/8" +/-	104	4923 Market Street	16' X 90'
	4337 North Orianna Street	14' 4" X 47' 3"	100	6503 Lawnton Avenue	60' 1-7/8" X IRREG	105	4927 Market Street	16' x 90'
			104 108	7202 Leonard Street 2128 Magee Avenue	16' 1" X 90' 18' 3-1/2" X IRREG	106 147	4929 Market Street 938 West Susquehanna Avenue	17' 6" x 90' 15' x 66'
	O FROM MARCH 21, 2018		117	2206 West Norris Street	14' X 66'	160	1208 West Venango Street	14' X 42'11 5/8"
10	2646 North 17th Street	15' X 67'	126	4214 Parkside Avenue	26' 8" x 118' 2"	164	5424 Warrington Avenue	15' 4" x 79' 6"
POSTPONET	FROM APRIL 18, 2018		140	244 Rubicam Street	14' X 65'	169	5508 Wyalusing Avenue	15' 11 x
	2116 Gillingham Street	31.878' X IRREG	170	5422 Wyndale Avenue	25'x 125'			LOT IRREGULAR
	4802 Westminster Avenue	15' X 60' 8-1/8"	171	5736 Wyndale Avenue	Lot Irregular	POSTPONEL	D FROM AUGUST 21, 2019	
			POSTPONEI	FROM APRIL 17, 2019		1	3435-45 North 05th Street	189' 5-7/8" X IRREG
	D FROM MAY 16, 2018	15) V IDDEC	1	1532 South 02nd Street	16' X 72' 3/4" +/-	17	1119-23 South 47th Street	53' 6" X 50'
	2323 North 08th Street	15' X IRREG 14' 4" X 60'	8	2953 North 07th Street	14' 5" x 88' 5/8"	32 45	6102 Callowhill Street 6435 Dorel Street	16' X 72'
101	2973 Janney Street	17 7 A UU	10	4827 North 09th Street	16' X 93' 6"	45 51	3877 Frankford Avenue	18.180' X 67.500' 87.588' X 88.099'
POSTPONED	O FROM JUNE 20, 2018		17 23	2915 South 19th Street 909-17 North 26th Street	16' X IRREG	53	59 West Garfield Street	LOT IRREGULAR
1	2032 South 03rd Street	LOT IRREGULAR		a/k/a 908-916 Bambrey St	88' 3/4" X IRREG	81	9993 Sandy Road A	IRREG
	2512 Seybert Street	15' X 64'	25	2226-30 North 29th Street	Lot Irregular	88	2817 North Taylor Street	14' 4" X 46' 6-1/4"
157	4755 Tampa Street	15' 1" X IRREG	56	2236 Catharine Street	16' x 60'	90	21 East Tulpehocken Street 1557 North 29th Street	20' X 100' 2" +/- 15' 5-1/2" x 66'
POSTPONET	FROM AUGUST 15, 2018		62 65	5607 Chew Avenue 1454 North Conestoga Street	16' 8" X 100' 14' 5" X 63' 6"	14	1559 North 29th Street	15' 11-1/2" X 66'
	2513 North 17th Street	15' 5-1/2" x 67'	68	211 Daly Street	14 3 X 63 6 14' X 53'			
73	240 East Elkhart Street	14' x 43' 6"	76	2422 South Edgewood Street	15' x 90'		D FROM SEPTEMBER 18, 2019	
	1301 Gilham Street	16' x 67'.50"	82	1336 South Fairhill Street	16' x 40'	24	2046 South 61st Street	16' 2-3/4" X IRREG
	2746-48 Kensington Avenue 5238 Pennsgrove Street	LOT IRREGULAR 15' X 68' 3-3/4"	102	3213 Hamilton Street	16' 4" X 97'	32 37	1905 Brunner Street 3652 Chesterfield Road	13' 6" x 55' LOT IRREGULAR
	1712 North Ruby Street	LOT IRREGULAR	106 109	1915 Haworth Street 1632 South Jessup Street	15' 1" x 87' 15' 4-1/2" X IRREG	40	1815 East Cornwall Street	14' X 69' 11-1/2"
			111	3404 Kensington Avenue	LOT IRREGULAR	41	3020 D Street	LOT IRREGULAR
	FROM SEPTEMBER 19, 2018		112	3409 Kensington Avenue	16' X 68' 10-1/2" +/-	44	1524 North Edgewood Street	14' 1" X 73' 1-1/4"
	2045-49 North 02nd Street	LOT IRREGULAR	114	3801-05 Lancaster Avenue		50 57	6319 North Gratz Street 2642 North Jessup Street	15' X 72' 16' x 56'
	206 North 61st Street 5646 Cherry Street	15' x 87' 6" 14' 2" X 50'	120 124	818 West Lehigh Avenue	16' 2" x 72' 6"	60	6128 North Lambert Street	10 X 30 12' 6" X 80'
106	147 West Luray Street	LOT IRREGULAR	124	173 West Logan Street 3517 Malta Street	14' X 89' 10" 16' X 48'	63	419 Livezey Street	LOT IRREGULAR
126	1617 Pennington Road	15.91' X 92.344'	130	2439 Memphis Street	14' X 57'	66	5419 Market Street	15' 2" X 65' 6"
	_		131	1241 North Myrtlewood Street	14' X 50'	70 72	4114 Old York Road 6072 Reinhard Street	16' X IRREG 16' x 60'
	FROM OCTOBER 17, 2018	15177.001	139	1200-14 South Patton Street	112' X IRREG	82	2946 North Stillman Street	16 X 60 14' 1" X 45' 9"
	4927 North 16th Street 1529 North 60th Street	15' X 90' + extra parcel 15' 2-1/4" X 67'	150 153	1725 South Ruby Street 732 North Shedwick Street	16' x 60' 14' 1" x 60'	85	6516 Torresdale Avenue	16' 1-1/2" X 90'
38 92	1832 Judson Street	15° 2-1/4° X 6/° 14° 2° X 50°	153	191 West Stella Street	14 1 X 60 14' X 55'	86	5953 Trinity Street	15' 3" x 91' 6"
93	1855 Judson Street	14' 2" X 50'	162	4982 West Thompson Street	20' 1-5/8" x 75'	93	3147 Weymouth Street	14' 3" x 48'
98	2307 West Lehigh Avenue	15' 3" X 76'	164	1016 West Tioga Street	20' 6" X 71' 3"	OCTOBER 1	6 2019	
105	1824 North Marston Street	14' 1" X 41' 6"	167	713 East Upsal Street	32'.61" X 129'.50"	SHERIFF' SA	·	
	113 Meehan Avenue425 East Somerset Street	LOT IRREGULAR 14' x 52' 6"	177 179	7276 Woodland Avenue 1331 West York Street	20' x 123' 5-5/8" 14' 11-1/2" x 64'	1	4355 North 07th Street	18' 10-1/2" X 92' 2-5/16
1 T.J	123 Eust Somerset Succe	1 r A J 2 U	1//	1551 WOST TOLK SHEET	17 11-1/2 A U4	2	3650 North 10th Street	86' 10-3/4" X IRREG
POSTPONED	FROM NOVEMBER 14, 2018		POSTPONEI	FROM MAY 15, 2019		3	3652 North 11th Street	15' 2" x 80'
78	1684 Harrison Street	25' X 106'	5	4943 North 08th Street	15' X 70' 4-1/2"	4 5	2952 North 12th Street 4542 North 12th Street	16' x 84' 6" 18' 5" x 84'
	1353 East Lycoming Street	16' X 74'	7	2724 South 11th Street	15' 11-5/8" X 61'	6	5703 North 13th Street	20° X 75° 5/8°
	1149 Snyder Avenue 5022 West Thompson Street	15' x 62' 15' 2-1/8" x 92' 9-7/8"	30 36	619 North 41st Street 1254 North 56th Street	25' X 90' 16' X 83'	7	6215 North 13th Street	72' 9" X 84'
	Total monipson succe	10 A JA J-110	46	3939 Alfred Street	16 X 83 14' X 54'	8	6217 North 13th Street	72' 9" X 84'
POSTPONED	FROM DECEMBER 19, 2018		52	3139 Arbor Street	13' 10" X 42' 10"	9 10	4563 North 15th Street 2505 North 20th Street	16' 4" X 78' 8" 14' x 52'
88	1217 Greylock Street	14' 2" X 50' 9"	60	3115 North Carlisle Street	13' 5-1/2" X 48' 6"	11	1913 North 23rd Street	14 X 32 17' 9" X 75'
	2149-73 East Rush Street	175' 9-7/8" +/- X IRREG	83	3321 Fitler Street	28' 2" x 109' 8-3/8"	12	934 North 26th Street	14' X 96'
172 174	16-22 East Wister Street 6022 East Wister Street	73' 1-7/8" X IRREG 16' X 71'	84 86	2801 West Fletcher Street 4275R Frankford Avenue	30' 9-1/2" X 18' 5-3/4" LOT IRREGULAR	13	135-37 South 52nd Street	LOT IRREGULAR
1/4	0022 East Wister Street	1U A /1	97	7113 Guyer Avenue	15' 11-3/4" x 74' 6"	14	616 North 55th Street	15' 9" X 70'
POSTPONED	FROM JANUARY 16, 2019		102	2402-4 West Harold Street	36' x 60'	15 16	1003 South 60th Street 245 South 60th Street	20' X 100' 16' x 100'
25	623-39 North 39th Street	160' X IRREG	115	4970 Kershaw Street	20' X 70'	17	349 North 62nd Street	15' 8" X 70'
30	12 South 62nd Street	23' 1-3/8" X IRREG	116	6027 Kingsessing Avenue	15' X 73'	18	2343 79th Avenue	LOT IRREGULAR
	6934 Chelwynde Avenue 1632 South Ithan Street	16' 6" X 65' 6"	137 185	6738 Ogontz Avenue 5415 Windsor Street	LOT IRREGULAR 18' 7" X 65' 6"	19	1427 Adams Avenue	LOT IRREGULAR
	2303 West Lehigh Avenue	14' 10" X 63' 6" 15' 3" X 76'	103	o rio willusor otteet	10 / 100 0	20 21	5249 Addison Street 2830 West Albert Street	15' X 66' 14' 2" x 52'
	5237 Race Street	20' x 90'	POSTPONEI	FROM JUNE 19, 2019		21 22	2300-04 North American Street	68' x 114' 3-3/8"
	6142 Upland Street	14' x 62'	2	4822 North 05th Street	15' X 96' 3"	23	141 Apsley Street	19' X 100'
DOGET 5			4	2402 North 06th Street	17' X 80'	24	3133 Arbor Street	13' 11" x 42' 10"
	O FROM FEBRUARY 20, 2019 2800 North 22nd Street	14' 3" V 76'	21 36	420 South 45th Street 5749 Belmar Street	23' X 110' 14' 4" X 58' 6"	25 26	5141 Baltimore Avenue 5653 Beaumont Street	22' 3" X IRREG
	2809 North 22nd Street 8049 Chelwynde Avenue	14' 3" X 76' LOT IRREGULAR	46	1019 West Cambria Street	14' 4" X 58' 6" 15' 1-1/2" X 65'	26 27	5653 Beaumont Street 6117 Bingham Street	16' X 61' 3" 18' X 112' 6"
	5729 Crittenden Street	65° 2-1/8" X IRREG	52	6306 Chester Avenue	16' X 73'	28	1926 East Birch Street	LOT IRREGULAR
	2336 West Hunting Park Avenue	16' X IRREG	62	1626 North Edgewood Street	15' 3" X 73' 1-1/4"	29	3851 Brandywine Street	16' 7-3/4" X 53' 3"
	6123 Jefferson Street	16' x 93'	84	5105 Griscom Street	16' X 67' 7-1/2"	30	2361 North Camac Street	14' X 48'
100		24' x 88'	93	5707 Hoffman Avenue	15' X 80' 25' x 100'	31 32	4514 North Carlisle Street 2070 Carver Street	19' 6" x 82' 14' 1" X 65'
100 102	163 Kalos Street	14'2" V 42'	0.5		/ 3 × 11111	1.14	ZUTU VALVEL BIJECT	i → i ∧ ∪)
100 102 121	1145 West Oakdale Street	14' 2" X 43' 14' X 44'	95	6612 Keystone Street 1241 West Lehigh Avenue				
100 102 121 143		14' 2" X 43' 14' X 44' 16' X 80' 4"	95 103 106	1241 West Lehigh Avenue 820 West Lehigh Avenue	16' X 112' 4" 16' 2" X 72' 6"	33	1624 West Champlost Avenue	16' x 96'.89" Sale continues on 18

Tax Sale continued from 17

SHERIFF'S SALE

October 16, 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:
34	3442 Dillman Street	14' X Irreg	54	6839 Lindbergh Boulevard	17.930° X 116° +/-	74	2451 West Sergeant Street	14' 4" x 67'
35	2157 North Fairhill Street	14' X 47' 9-1/4"	55	2645 Lloyd Street	16'.50" x 70'	75	2052 East Stella Street	14' 6" X 50"
36	2932 West Flora Street	14' x 53'	56	734 West Lycoming Street	15' 11" x 64' 6"	76	2145 East Stella Street	14' x LOT IRREGULAR
37	2913 Frankford Avenue	LOT IRREGULAR	57	4580 Mitchell Street	14' X 64' 1"	77	4236 North Sydenham Street	15' 4" x 54' 8"
38	3602-8 Frankford Avenue	LOT IRREGULAR	58	2954 Mutter Street	13' 10" x 43' 6"	78	4256 North Sydenham Street	16' X 54' 8"
39	52 North Frazier Street	15' X 64'	59	2303 North Myrtlewood Street	13' 11" x 50'	79	3458 Tampa Street	14' 2" x 42' 6"
40	3516 Germantown Avenue	18' 9-1/4" X IRREG	60	2428 North Myrtlewood Street	15' 6" x 52' 6"	80	199 West Tioga Street	14' X 40'
41	3619 North Gratz Street	16' X 80'	61	3219 North Newkirk Street	14' 2" X 58' 6"	81	5822 Trinity Street	16' X 82'
42	4434 North Gratz Street	14' X 50'	62	4929 Ogden Street	14' x 67' 3"	82	6423 Upland Street	14' X 50'
43	1318 Hale Street	18' 4" X 62' 6"	63	4426 Old York Road	19' 8-7/8" X IRREG	83	2904 Westmont Street	13' 9" X 49'
44	1826 Hart Lane	LOT IRREGULAR	64	2014 North Orianna Street	14' X 39' 6"	84	548 West Westmoreland Street	15' X 41'
45	3234 Hartville Street	14' x 45' 6"	65	1311 West Pike Street	LOT IRREGULAR	85	3434 Weymouth Street	187' X 57'
46	6442 Haverford Avenue	15' 8" x 87'	66	5536 Pine Street	16' 3" X 81' 6"	86	4608 Weymouth Street	16' 3" X 80' 5-1/8" +/-
47	1904 West Hilton Street	14' x 66'	67	2744 Pratt Street	16' 9-3/4" X 89' 7" +/-	87	2074 Wilmont Street	LOT IRREGULAR
48	2534 North Hollywood Street	14' 2" x 52' 6"	68	3754 Pulaski Avenue	LOT IRREGULAR	88	1545 South Wilton Street	15' X 53'
49	3437 Hope Street	12' 9-1/2" x 50'	69	2431 Reed Street 2	Unit 2	89	360 Winton Street	14' X 46' 4"
50	2611 South Howard Street	LOT IRREGULAR	70	2405 Ridge Avenue	17' X IRREG	90	5517 Wyalusing Avenue	LOT IRREGULAR
51	2905 Judson Street	16' X 46'	71	5300 Robbins Street	333' 1/4" X IRREG	91	1722 South Yewdall Street	15' X 59'
52	4655 Large Street	LOT IRREGULAR	72	315 North Robinson Street	15' X 66' 6"	92	2724 West York Street	15' 5/8" x 65'
53	4172 Leidy Avenue	19' X IRREG	73	725 West Russell Street	14' 3" X 50'	1		

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
- 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 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 Sheriff on his 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 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

The deposit by any binded review for fails to comply with me above conditions of sale shall be foreleted 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

• An inducers are advised to relimin at the sale unit and refer the table property is sold. The Sherlin reserves the right to reserve t 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

• 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.

- 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.

 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 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

JEWELL WILLIAMS

City and County of Philadelphia www.phillysheriff.com

www.TheLegalIntelligencer.com



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