

SHERIFF'S SALE9 A.M.
October 19, 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:
POSTPONED FROM OCTOBER 15, 2014			16	127 S 60th Street	16' x 77'	123	129 N Robinson Street	14' 2" x 65' 6"
57	547 W Clearfield Street	LOT IRREGULAR	18	2010 S 68th Street	15' 5" x 85'	124	2920 Rosehill Street	13' 6" x 42'
POSTPONED FROM FEBRUARY 18, 2015			23	2450 N Bouvier Street	14' 1" x 50'	132	2456 N Stanley Street	14' X 52'
31	401-11 E Allegheny Avenue	112' 6" X 500'	24	3727 N Bouvier Street	15' 2" X 84'	135	7126 Theodore Street	16' X 77' 10"
POSTPONED FROM JULY 15, 2015			25	802 Brooklyn Street	LOT IRREGULAR	137	6062 Upland Street	14' 6" X 58'
42	1227 W 65th Avenue	42' 1-1/4" x 90'	26	5220 Burton Street	14' x 60'	138	6067 Upland Street	15.50' X 60'
POSTPONED FROM AUGUST 19, 2015			32	5821 Cedarhurst Street	15.83' x 80'	139	6079 Upland Street	16' X 60'
257	721 Washington Avenue	LOT IRREGULAR	33	3124 N Chadwick Street	14' x 48' 6"	140	6109 Upland Street	16' X 62'
POSTPONED FROM NOVEMBER 18, 2015			37	1453 S Colorado Street	14' X 50'	150	1618 W York Street	14' X 88'
58	346 N 61st Street	15' x 70' 6"	43	3118 N Darien Street	14' 6" X 40'	OCTOBER 19, 2016		
100	346 E Cheltenham Avenue	Lot Irreg	46	5524 Delancey Street	15' 8" X 62'	SHERIFF'S SALE		
260	5125 Wakefield Street	LOT IRREGULAR	62	5632 W Girard Avenue	15' X 86'	WRIT NO:	PREMISES:	FRONT:
POSTPONED FROM DECEMBER 16, 2015			79	2903 W Lehigh Avenue	16' x 75'	1	1619 N 3rd Street	16' x 70'
41	1314-16 N Broad Street	74' x 200'	80	6507 Linmore Avenue	20' x 39'	2	2360 N 6th Street	16' x 68'
43	6135 Callowhill Street	16' x 75'	89	510 Midvale Avenue	LOT IRREGULAR	3	3134 N 8th Street	14' 8" X 56' 1-1/8"
POSTPONED FROM JANUARY 20, 2016			99	6405 Pearl Street	15' x 72'	4	4618 N 9th Street	16' x 92' 6-1/2"
95	440 N Front Street	LOT IRREGULAR	101	314 W Raymond Street	16' 9" x 45'	5	3066 N 10th Street	15' 6" X 67'
POSTPONED FROM FEBRUARY 17, 2016			103	6052 Regent Street	16' X 58' 6"	6	3404 N 10th Street	20' X 75'
23	2119 S 57th Street	15' X 76'	112	1918 W Spencer Street	15' X 88'	7	2209 N 11th Street	16' X 54'
31	2301-13 W Allegheny Avenue	100' X IRREG	138	4611 Whitaker Avenue	Lot Irreg	8	4622 N 11th Street	15' 6" x 85'
62	3754 N Delhi Street	16' X 45'	139	739 E Willard Street	14' 11" X 50'	9	2607 N 12th Street	14' x 56'
119	308 W Queen Lane	LOT IRREGULAR	145	7044 Woodland Avenue	25' x 100'	10	6751 N 13th Street	Condominium, 2D
POSTPONED FROM MARCH 16, 2016			146	6545 N Woodstock Street	14' 10" X 80'	11	2600-38 N 15th Street	LOT IRREGULAR
46	2358 N Front Street	13' X 63'	POSTPONED FROM SEPTEMBER 21, 2016			12	3045 N 16th Street	15' 9" X 100'
90	6047 N Norwood Street	14' 2-1/2" X 90'	2	2849 N 4th Street	12' 2-1/4" x 57' 6"	13	2562 N 17th Street	16' X 67'
POSTPONED FROM APRIL 20, 2016			3	3721 N 5th Street	15' X 66' 3"	14	4530 N 17th Street	16' x 62'
37	5827 Addison Street	16' x 63' 6"	5	3138 N 9th Street	14' 9" X 69'	15	2263 N 18th Street	15' X 65' 10"
39	7973-75 Algon Avenue	50' x 119'	12	4214 N 15th Street	30' x 56'	16	3718-20 N 19th Street	53' 10" X 104' 8"
44	5951 Belmar Street	17' 8" X 64'	19	1628 N 26th Street	16' 2-1/2" X 84' 6"	17	2324 N 21st Street	16' x 69'
56	5428 Chestnut Street	16' X 125'	23	1436 N 28th Street	16' X 64'	18	2000 N 22nd Street	27' 9" X 111' 10"
92	1529 S Lambert Street	14' x 44'	24	2816 N 28th Street	21' x 60'	19	2002 N 22nd Street	27' 9" X 90' 10-5/8"
116	3006 Page Street	14' 11-1/2" x 65'	25	1340 S 30th Street	15' X 55'	20	1737 N 23rd Street	15' 7-1/2" x 54' 8"
147	1944 E Westmoreland Street	12' x 59' 10"	29	1436 S 52nd Street	16' x 77'	21	2815 N 23rd Street	15' 4" x 92'
POSTPONED FROM MAY 25, 2016			30	34 S 53rd Street	16' X 104' 10-1/4"	22	1920 N 24th Street	15' 6" X 65'
42	5610 Catharine Street	15' 5-1/2" X 80'	32	1543 N 58th Street	15' x 77'	23	1926 N 24th Street	15' 6" X 65'
57	5710 Delancey Street	15' X 62'	34	441 N 60th Street	16' X 76'	24	1608 N 27th Street	18' X 101' 9"
94	1853 Meribrook Road	LOT IRREGULAR	36	5517 Addison Street	15' X 65'	25	POSTPONED	POSTPONED
POSTPONED FROM JUNE 22, 2016			38	3120 W Arizona Street	14' X 45'	26	1311 N 29th Street	16' X 64'
32	320 S 52nd Street	16' X 82'	39	3122 W Arizona Street	14' X 45'	27	2615 N 29th Street	16' x 71' 1"
48	3951-53 N Broad Street	28' 9-7/8" X IRREG	40	2019 N Bambrey Street	15' 7" x 49' 6"	28	647 S 52nd Street	16' 3" X 90'
54	118 N Conestoga Street	15' x 56' 6"	41	2021 N Bambrey Street	15' 7" X 49' 6"	29	1238 N 55th Street	15' X 105'
121	5143 Reno Street	14' X 45'	46	1848 Brunner Street	14' 11" x 76'	30	640 N 56th Street	16' x 90'
POSTPONED FROM JULY 20, 2016			57	2634 N Corlies Street	14' X 50'	31	1621 N 61st Street	15' x 90'
7	6501 N 16th Street	16' 5" x 87' 6"	58	267 W Cornwall Street	14' X 45'	32	607 N 63rd Street	16' X 107'
8	4515 N 17th Street	15' 7" x 84' 5"	59	683 N Creighton Street	14' 8" X IRREG	33	2820 A Street	13' x 49' 6"
97	940 Locust Avenue	25' X 200'	65	2043 Dickinson Street	15' X 63'	34	1317 Adams Street	LOT IRREGULAR
124	1332 W Pike Street	16' X 88'	70	652 N Frazier Street	15' 4" X 77' 3-1/4"	35	1825 W Albanus Street	15' 3" X 70'
147	2329 Wharton Street	18' x 70' 4"	73	1964 Goodnow Street	29' 5-1/2" X IRREG	36	1423 N Alden Street	15' x 71' 3"
POSTPONED FROM AUGUST 17, 2016			74	2409 N Gratz Street	14' 1" x 50'	37	5810 Angora Terrace	LOT IRREGULAR
15	2011 S 58th Street	16' X 75' 3"	76	5635 Hadfield Street	16' X 63' 6"	38	5645 Appletree Street	14' 2" X 47'
			78	3218 Hartville Street	14' x 41' 6"	39	3210 W Arizona Street	14' 6-1/2" x 44' 6"
			79	2730 Helen Street	12' X 37' 3"	40	2828 B Street	14' X 60'
			84	6012 Kingsessing Avenue	16' x 75'	41	2033 N Bambrey Street	15' 7" X 49' 6"
			90	3041 N Lawrence Street	14' x 49' 3-1/2"	42	2035 N Bambrey Street	15' 7" X 49' 6"
			95	2038 Margaret Street	14' 2" X 80'	43	2041 N Bambrey Street	16' X 49' 6"
			98	2758 Martha Street	13' 9" X 54'	44	6651 Blakemore Street	LOT IRREGULAR
			100	2523 S Millick Street	16' X 47'	45	2440 N Bouvier Street	14' 1" x 50'
			103	2133 Moore Street	15' X Irreg	46	2460 N Bouvier Street	14' 1" x 50'
			106	1438 S Newkirk Street	14' 2" x 48'	47	3424 Braddock Street	14' x 69' 6-7/8"
			107	2304 Nicholas Street	15' 4" x 51'	48	1832 N Bucknell Street	14' 2" X 46' 6"
			115	2123 N Percy Street	14' x 44'	49	6121 Callowhill Street	15' 5" X 72'
			116	1341 W Pike Street	LOT IRREGULAR			
			121	6020 Regent Street	16' X 57'			

Tax Sale continues on 22

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 than 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 may 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 21

SHERIFF'S SALE

9 A.M.
October 19, 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:
50	1201 W Cambria Street	22' 6" x 80'	89	6313 N Lambert Street	15' X 77'	128	2125 N Percy Street	14' X 44'
51	2230 Christian Street	16' 8-1/4" X 76'	90	4245 Lancaster Avenue	18' X 100'	129	771 N Preston Street	17' 10-1/2" x 97'
52	68 E Clapier Street	15' 1/4" x 79'	91	6606 Lansdowne Avenue	15' x 94' 10-7/8"	130	4941 Princeton Avenue	65' 2-1/2" X IRREG
53	6157 W Columbia Avenue	LOT IRREGULAR	92	3322 Lansing Street	16' 2" X 79' 3-1/8"	131	6517 Race Street	47' 3" X 74' 10"
54	3349 Coral Street	9' 4" X 25' 1/2"	93	2504 N Lee Street	12' X 60'	132	2029 N Randolph Street	16' X 60'
55	2246 Cross Street	14' X 48'	94	1228 W Lehigh Avenue	16' X 120'	133	6004 Reinhard Street	16' x 60'
56	1013 W Cumberland Street	16' X 64'	95	1235 W Lehigh Avenue	16' x 112' 4"	134	3936 Reno Street	14' 6" x 60'
57	169 W Cumberland Street	17' x 57'	96	2046-50 E Lehigh Avenue	LOT IRREGULAR	135	5169 Reno Street	14' X 45'
58	1940 Dalkeith Street	14' 1/2" X 45'	97	4172 Leidy Avenue	19' X IRREG	136	1232 Rising Sun Avenue	15' 7" X 71' 9.25"
59	1923 N Darien Street	13' 6" X 41' 1-1/8"	98	972 Locust Avenue	14' 1/4" X 44' 8-1/4"	137	5203 Rising Sun Avenue	LOT IRREGULAR
60	1933 N Darien Street	13' 6" X 41' 1-1/8"	99	4941 Longshore Avenue	LOT IRREGULAR	138	4832 Rorer Street	15' X 77' 6"
61	3141 N Darien Street	14' x 40'	100	1829 N Marshall Street	12' X 85' 7"	139	1747 Roselyn Street	16' X 86' 11-7/8"
62	3028 W Dauphin Street	LOT IRREGULAR	101	STAY	STAY	140	8613 Rugby Street	16' 2" x 90'
63	3860 N Delhi Street	16' x 45'	102	4757 N Marshall Street	15' X 84' 1-7/8" +/-	141	734 W Russell Street	14' 3" X 50'
64	1567 Devereaux Avenue	18' 1-1/2" X 75'	103	1414 W Mayfield Street	16' X 50'	142	5403 Rutland Street	15' 4-1/2" X 95'
65	2540 Diamond Street	16' X IRREG	104	5636 Mc Mahon Avenue	15.50' x 80'	143	STAY	STAY
66	1809 S Dover Street	19' 10-1/2" X 49' 6-3/4"	105	428 Mechanic Street	33' 4" X IRREG	144	1352 Sellers Street	26' X 100'
67	5920 Ella Street	16' 3" x 85'	106	430 Mechanic Street	LOT IRREGULAR	145	1714 Seybert Street	14' X 41'
68	1814 N Etting Street	14' 1" x 42'	107	119 N Millick Street	15' 2" X 62' 6"	146	2121 Sigel Street	14.25' x 47.50'
69	3238 N Fairhill Street	14' 3" x 45' 10-1/4"	108	1615 Mohican Street	15' 11" X 85'	147	4516 N Smedley Street	15' 7" X 84' 5"
70	951 N Fallon Street	15' X 55' 11-5/8"	109	2329 Moore Street	15' X 58'	148	6608 N Smedley Street	15' 10" X 80'
71	5007 Germantown Avenue	LOT IRREGULAR	110	2962 Mutter Street	13' 9" x 43' 6"	149	1217 W Somerset Street	15' x 98'
72	STAY	STAY	111	2426 N Newkirk Street	14' x 52.50'	150	6041 Trinity Street	16' X LOT IRREGULAR
73	2000 Haines Street	19' 5/8" X IRREG	112	2460 N Newkirk Street	14' x 52' 6"	151	2546 Turner Street	15' 1-3/4" X 56' 6"
74	711-15 N Hancock Street	38' 3" X IRREG	113	2464 N Newkirk Street	13' x 52' 6"	152	6029 Upland Street	15' 6" X 60'
75	3234 Hartville Street	14' X 45' 6"	114	2554 N Newkirk Street	14' x 50'	153	1218 W Venango Street	14' x 42' 11-5/8"
76	2764 Helen Street	LOT IRREGULAR	115	5952 N Norwood Street	14' 7/8" X 85'	154	6133 Vine Street	15' 6" X 67'
77	1224 Herbert Street	22' 5" X 90' +/-	116	2227 W Oakdale Street	15' X 77'	155	61 E Walnut Lane	20' 9-1/4" X IRREG
78	1439 N Hobart Street	15' X 53' 6"	117	2941 W Oakdale Street	14' X 46'	156	251 N Wanamaker Street	14' x 61'
79	1432 N Hollywood Street	14.39' x 55'	118	4537 Old York Road	Lot Irregular	157	1716 Waterloo Street	18' X 40'
80	2552 N Hollywood Street	14' 2" X 52' 6"	119	1718 W Ontario Street	Lot Irreg.	158	1841 E Wensley Street	14' x 72.54'
81	2338 W Hunting Park Avenue	LOT IRREGULAR	120	2318 N Opal Street	14' 3" X 50'	159	848 E Willard Street	14.25" X 50'
82	189 W Huntingdon Street	15' x 68'	121	2041 N Orkney Street	13' x 40' 7-1/2"	160	5901 Windsor Street	19' 2" X 64'
83	408 W Huntingdon Street	15' X 61' 6"	122	2409 N Orkney Street	13' 4" X 36' 6"	161	919 E Woodlawn Street	15' 1-5/8" x 90'
84	265 W Indiana Avenue	LOT IRREGULAR	123	STAY	STAY	162	2008 N Woodstock Street	15' X 58'
85	543 E Indiana Avenue	13' 9" X 60'	124	STAY	STAY	163	2224 N Woodstock Street	15' x 60'
86	6012 Irving Street	16' X 77'	125	3457 Palmetto Street	16' X 60'	164	818 W Wyoming Avenue	15' 6" x 90'
87	6149 Jefferson Street	16' X 93'	126	3100 N Patton Street	20' 6" X IRREG	165	907 W Wyoming Street	16' x 92'
88	2859 Judson Street	15' x 46.50'	127	1252 S Peach Street	15' X 50'	166	6648 Yocum Street	14' 3" x 67' 6"

• 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 than 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 may 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

The Legal Intelligencer

Pennsylvania Products Liability — 2nd Edition

By Bradley D. Remick - Marshall Dennehey Warner Coleman & Goggin

Pennsylvania Products Liability provides an authoritative and comprehensive review of Pennsylvania product liability law, an area of law that has undergone dramatic changes in recent years. This book addresses history and holding of *Tincher v. Omega Flex, Inc.* and provides thorough analysis of the essential concepts and the new standard set out by the Pennsylvania Supreme Court.



For more information or to place an order, visit:
www.lawcatalog.com/papl | Call 800-756-8993

www.lawcatalog.com/papl

