SHERIFF'S SALE

10 A.M.
October 21, 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 DECEMBER 17, 2014

WRIT NO:	PREMISES:	FRONT:
46	1325 Mc Kinley St.	Lot Irregular

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 18, 2015

WRIT NO:	PREMISES:	FRONT:
75	5044 Gainor Rd.	19.685' X Irregular
95	3549 Jasper St.	15' X 57'
169	5253 Walnut St.	15' X 77' 2"

THE FOLLOWING WAS POSTPONED FROM MARCH 18, 2015

WRIT NO:	PREMISES:	FRONT:
215	2436 Sharswood St.	16' 8" X 45' 6"

THE FOLLOWING WAS POSTPONED FROM APRIL 15, 2015

WRIT NO:	PREMISES:	FRONT:
7	2211 S. 15th St.	16' X 60'
23	1333 S. 31st St.	14' X 51'
137	6945 Ogontz Ave.	16' 2" X 100'
180	3000 N. Stillman St.	16' X 45' 9"

THE FOLLOWING WAS POSTPONED FROM MAY 13, 2015

WRIT NO:	PREMISES:	FRONT:
64	2956 N. Bonsall St.	14' X 45'
76	6120-24 Cedar Ave.	45' 4-3/4" X 112' 6"
89	5715 Christian St.	16' X 73' 6"
94	3754 N. Delhi St.	16' X 45'
138	2200 Ingersoll St.	20' X 58' 3-1/2"
160	5012 Market St.	21' X 114' 6"
225	4545 E. Thompson St.	Premises A & B

THE FOLLOWING WAS POSTPONED FROM JUNE 17, 2015

WRIT NO:	PREMISES:	FRONT:
12	6334 N. 13th St.	71' X 119'
16	4665 N. 16th St.	15' X 83' 11"
44	945 N. 48th St.	16' X 117'
45	2227-31 N. 52nd St.	70' X Irregular
48	1222 N. 53rd St.	15' X 85'
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'
77	2029 N. Bambrey St.	15' 7" X 49' 6"
93	1708 W. Bristol St.	15' X 65'
98	1202 W. Butler St.	16' X 110'
103	623 N. Camac St.	17' X 89.87'
111	6146 Catharine St.	16' X 110'
125	1656 S. Conestoga St.	15' X 55' 6"
136	2750 N. Dover St.	15' X 50' 9"
139	2515 Emerald St.	14' X 65' 6"
140	3250 Emerald St.	13' 10-1/2" X 57' 3-1/2"
166	4200 W. Girard Ave.	16' X 109'
183	5226 Kershaw St.	15' X 86'
211	2809-13 W. Master St.	Lot Irregular
222	1242 N. Myrtlewood St.	14' X 56' 9"
245	3933 Powelton Ave.	17' 6" X Irregular
246	3935 Powelton Ave.	17' 6" X 82'
254	2429 Ritner St.	14' 6" X 61' 6"
282	6060 Upland St.	14' 6" X 58'

THE FOLLOWING WAS POSTPONED FROM JULY 15, 2015

WRIT NO:	PREMISES:	FRONT:
10	1624 S. 15th St.	16' X 68'
19	3236-98 N. 19th St.	148' X 95.84'
28	1259 N. 30th St.	14' X 57' 3"
29	935 N. 43rd St.	16' X 80'
35	1329 N. 57th St.	16' X 75' 3"
42	1227 W. 65th Ave.	42' 1-1/4" X 90'
44	1823 S. Alden St.	15' X 53'
64	5334 N. Camac St.	21' X 84'
97	1704 Dounton St.	18' X 80'
175	6129 Locust St.	15' 6" X 84'
192	1333 Mount Pleasant Ave.	16' X 85'
193	812 W. Moyamensing Ave.	32' 6-1/8" X Irregular
213	517 E. Penn St.	15' X Irregular
229	5203 Rising Sun Ave.	Lot Irregular
233	2236 Ruffner St.	15' X 40' 6"
235	6809 Rutland St.	19' 3-1/2" X 78' 4"
239	2137-39 E. Somerset St.	Lot Irregular
271	6657 Vandike St.	16' X 82.50'
282	6984 Weatham St.	16.88' X Irregular
299	5101 Wynnefield Ave.	Lot Irregular

THE FOLLOWING WAS POSTPONED FROM AUGUST 19, 2015

WRIT NO:	PREMISES:	FRONT:
19	6821 N. 17th St.	18' X Irregular
25	5717 N. 20th St.	17' 11" X 110'
45	1114 S. 52nd St.	15' 10" X 97'
49	215 S. 53rd St.	15' 5" X 82'
62	211 S. Alden St.	15' X 60'
64	3317 W. Allegheny Ave.	16' X 97' 6"
75	1836 Beverly Rd.	54' 1-3/4" X Irregular
90	3025 Chatham St.	21' 8" X 82' 6"
94	6510 Chester Ave.	15' 6" X 66'
106	5524 Delancey St.	15' 8" X 62'
111	1509 S. Dover St.	15' X 49'
114	164 N. Edgewood St.	16' 2" X 62' 6"
120	3027 Fontain St.	14' 6" X 60'
122	1328 N. Frazier St.	20'
129	1848 W. Godfrey Ave.	19' 3" X 82' 6"
134	2048-50 Haines St.	30' X 139' 6"
151	1213 E. Johnson St.	32' 9" X 99' 6"
179	139 Manton St.	15' X 60' 1"
191	3216 N. Newkirk St.	14' 4" X 60'
192	2409 Nicholas St.	14' 3" X 55'
193	2421 Nicholas St.	14' 3" X 45'
194	1533 W. Oakdale St.	14' X 46'
204	474 E. Penn St.	15' X Irregular
205	485 E. Penn St.	17' 11" X Irregular
235	2033 E. Stella St.	16' X 112'
249	1424 S. Vodges St.	15' 4" X 61' 6"
257	721 Washington Ave.	Lot Irregular
263	1526 S. Wilton St.	15' X 55'
266	2918 W. Wishart St.	15' X 60'
271	6710 Woolston Ave.	16' X 70'
274	5420 Wyndale Ave.	25' X 125'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 16,2015

WRIT NO:	PREMISES:	FRONT:
4	6814 N. 07th St.	15' 6" X 92' 6-7/8"
6	2412 S. 11th St.	15' X 63'
7	4604 N. 11th St.	15' 6" X 85'
15	3326 N. 17th St.	20' X 105'
18	3640 N. 19th St.	16' 2" X Irregular
35	1342 N. 55th St.	15' X 105'
42	1911 67th Ave.	15' X 94' 10-1/2"
43	2235 S. 68th St.	15.50 X 75'
44	2100 S. 72nd St.	16' X 100'
47	5937 Addison St.	14' 3" X 63' 6"
55	2823 N. Bailey St.	16' X 47'
59	5566 Blakemore St.	Lot Irregular
67	4722 C St.	15' 2" X 75' 8"
68	2717 W. Cambria St.	15' X Irregular
69	3911-15 Cambridge St.	59' 6" X 70'
70	3921-29 Cambridge St.	95' 1" X 70'
74	1800 Catharine St.	20' X 54'
76	5722 Cedar Ave.	16' X 80'
82	5216-18 Chester Ave.	40' X 101' 8"
88	619 E. Clementine St.	14' 3" X 50'
93	2454 N. Colorado St.	14' 5-1/2" X 48'
101	2520 S. Dewey St.	16' X 70'
110	1240 W. Erie Ave.	15' 11-3/8" X 103'
111	1309 W. Erie Ave.	15' 6" X 120'
126	1315 N. Frazier St.	20' 6" X 80'
131	3053 Germantown Ave.	15' X 71'
133	3904 W. Girard Ave.	25' X 113'
136	3315 N. Gratz St.	15' 2" X 67' 10"
142	734 E. Haines St.	18' X 116'
144	2455 W. Harold St.	16' 3" X 55'
150	5642 Heiskell St.	Lot Irregular
153	747 E. Hilton St.	14' 1" X 50'
154	750 E. Hilton St.	14' 1" X 50'
161	5136 Irving St.	20' 3" X 85'
166	5122 Larchwood Ave.	20' X 120'
167	5220 Larchwood St.	15' 6" X 86'
172	2626 W. Lehigh Ave.	16' X 58'
173	2703 W. Lehigh Ave.	15' 2" X 74'
178	5609 Market St.	16' X 96'
180	1848 N. Marston St.	14' X 41' 6"
181	3107 N. Marston St.	14' 6" X 42'
186	5549 Media St.	16' X 87'
187	3948 Melon St.	15' 6" X 79' 6"
188	2648 S. Mildred St.	16' X 43'
191	2520 N. Myrtlewood St.	14' 2" X 51' 6"
192	1324 Narragansett St.	15' X 71'
195	1541 N. Newkirk St.	15' 2" X 50' 3"
198	5958 N. Norwood St.	14' 7-8" X 85'
201	2747 N. Opal St.	15' X 52' 6"
208	6734 Paschall Ave.	16' X 50'
211	1651 Pratt St.	Lot Irregular
213	3116 Reach St.	14' 2" X 50'
214	3120 Reach St.	14' 2" X 50'
215	4136 Reno St.	15' X Irregular
217	5164 Ridge Ave.	Lot Irregular
223	1031 W. Rockland St.	21' X 79'
237	331 Shedaker St.	14' X 44'
238	362 E. Sheldon St.	15' 10" X 72' 6"
243	5655 Sprague St.	Lot Irregular
245	1262 E. Stafford St.	15' X Irregular
252	4747 Tampa St.	15' 1" X Irregular
254	2944 N. Taylor St.	14' 1" X 50'
256	5008 W. Thompson St.	15' X Irregular
269	4631 Wayne Ave.	Lot Irregular
270	5521 Wayne Ave.	Lot Irregular
274	1932 W. Westmoreland St.	15' 8" X 81'
276	1016 Wharton St.	25' 5" X 23' 8"
279	139 N. Wilton St.	15' X 61' 6"

***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.
October 21, 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:

OCTOBER 21, 2015
SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	STAYED	STAYED
2	2433 S. 04th St.	15' X Irregular
3	5062 N. 07th St.	15' X 71' 10-1/2"
4	4126 N. 08th St.	15' X 52' 6"
5	5145 N. 08th St.	15' X 67' 2-1/4"
6	3022 N. 09th St.	15' 1" X 69'
7	5047 N. 09th St.	Lot Irregular
8	3729 N. 10th St.	16' X 51'
9	5615 N. 10th St.	16' X 90'
10	2511 N. 12th St.	15' X 68'
11	2601 N. 12th St.	15' X 56'
12	4716 N. 12th St.	20' X 82.50'
13	5759 N. 12th St.	21' X 90'
14	805 S. 13th St.	100' X 63'
15	3638 N. 15th St.	16' X 77'
16	5837 N. 16th St.	Lot Irregular
17	1612 S. 17th St.	15' X 57'
18	4563 N. 17th St.	16' X 84' 5"
19	STAYED	STAYED
20	2263 N. 18th St.	15' X 65' 10"
21	2404 N. 18th St.	15' 6" X 67' 10"
22	2406 N. 18th St.	15' 6" X 67' 10"
23	4458 N. 19th St.	14' 10-3/4" X 96'
24	2820 N. 20th St.	15' X 80'
25	1300 S. 21st St.	17' X 74'
26	3312 N. 21st St.	15' 5" X 85'
27	7315 N. 21st St.	16' X 118'
28	STAYED	STAYED
29	3128 N. 22nd St.	15' X 72'
30	2849 N. 24th St.	18' 5" X 57' 6"
31	2715 N. 25th St.	14' 6" X 60' 10-3/4"
32	3010 N. 25th St.	15' 2" X 60'
33	3027 N. 26th St.	15' 1" X 60' 1-3/4"
34	1324 N. 27th St.	15' 1-7/16" X Irregular
35	2003 N. 29th St.	Lot Irregular
36	1938 N. 32nd St.	16' X 72'
37	706 N. 36th St.	20' X 80'
38	894 N. 40th St.	Lot Irregular
39	860 N. 44th St.	16' X 85'
40	1325 S. 52nd St.	20' X 102'
41	1422 N. 53rd St.	Lot Irregular
42	1660 N. 55th St.	26' X 105'
43	1681 N. 56th St.	15' X 109' 2-3/4"
44	POSTPONED	POSTPONED
45	634 N. 57th St.	15' X 100' 6-7/8"
46	113 N. 58th St.	15' X 80'
47	1417 N. 59th St.	15' X 71' 8-7/8"
48	1545 N. 60th St.	25' 6" X 89' 11-1/18"
49	2110 S. 60th St.	20' 10" X 85'
50	609 S. 60th St.	15' 8" X 85'
51	832 N. 63rd St.	41' X 150'
52	2011 S. 66th St.	14' X 62'
53	2538 S. 66th St.	16' X 107'
54	223 W. Abbottsford Ave.	19' 8" X 114' 8"
55	1550 Adams Ave.	Lot Irregular
56	3118 Agate St.	14' X 40'
57	STAYED	STAYED
58	864 S. Alden St.	15' X 60'
59	406 E. Allegheny Ave.	14' 8" X 64'
60	416 E. Allegheny Ave.	15' 1" X 72'
61	5534 Angora Ter.	16' X 70'
62	6135 Arch St.	16' 4" X 60'
63	19 S. Ashmead Pl.	Lot Irregular
64	1606 N. Bailey St.	15' X 72'
65	1616 S. Bailey St.	14' 2" X 46' 6"
66	5509 Baltimore Ave.	Lot Irregular
67	2831 N. Bambrey St.	14' X 48'
68	6415 N. Beechwood St.	15' X 73'
69	1823 Belfield Ave.	16' X 60'
70	2109 E. Birch St.	15' X 50'
71	1537 Blavis St.	Lot Irregular
72	3424 Braddock St.	14' X 69' 6-7/8"
73	POSTPONED	POSTPONED
74	825 Brighton St.	23' 4" X 110'
75	1121 Brill St.	16' X 125'
76	541 E. Bringhurst St.	Lot Irregular
77	3917 N. Broad St.	Lot Irregular
78	4118 N. Broad St.	15' 6" X 100'
79	6812 N. Broad St.	26' X 100'
80	7312 Brookhaven Rd.	15.94' X 92.5'
81	160 Brown St.	Lot Irregular
82	6069 Callowhill St.	22' X 100'
83	2228 N. Camac St.	Lot Irregular
84	530 E. Cambria St.	14' 6" X Irregular
85	STAYED	STAYED
86	431 W. Champlost Ave.	15' 8" X 69'
87	3109 Chatham St.	14' 10" X 76' 6"
88	2071 Chelten Ave.	22' 6" X 95'
89	5812 Chestnut St.	16' X 120'
90	7 N. Chris Columbus Blvd.	Condominium #217
91	1431 Church St.	13.50' X 67'
92	518 E. Clearfield St.	16' X 51'
93	3079 Collins St.	13' 8" X 69' 1-1/2"
94	61 N. Conestoga St.	16' X 54'
95	628 S. Conestoga St.	15' X 80'
96	629 E. Cornwall St.	15' X 49' 6"
97	5813 Crittenden St.	15' 4" X Irregular
98	2104 S. Daggett St.	Lot Irregular
99	1939 N. Darien St.	13' 6" X 41' 1/8"
100	2146 N. Darien St.	13' 6" X Irregular
101	2829 N. Darien St.	13' 6" X 40'
102	3856 N. Delhi St.	16' X 45'
103	122 W. Duval St.	19' X 84'
104	STAYED	STAYED
105	2140 Eastburn Ave.	15' X 90' 1/4"
106	1001 Edgemore Rd.	Lot Irregular
107	1529-31 N. Edgewood St.	Lot Irregular
108	STAYED	STAYED
109	STAYED	STAYED
110	1216 W. Erie Ave.	16' X 75' 6"
111	1232 W. Erie Ave.	15' 6-1/4" X 100'
112	1935 W. Erie Ave.	16' X 120'
113	2213 W. Estaugh St.	15' 6" X 96'
114	1369 Farrington Rd.	Lot Irregular
115	1434 N. Felton St.	15' X 54'
116	2409 W. Firth St.	14' 3" X 53' 6"
117	2916 Frankford Ave.	16' X Irregular
118	5601 Frankford Ave.	23' X Irregular
119	2603 S. Franklin St.	15' X 43' 6"
120	3135 N. Franklin St.	14' 8" X 60'
121	3137 N. Franklin St.	14' 8" X 60'
122	3947 N. Franklin St.	15' X 63'
123	4052 N. Franklin St.	15' X Irregular
124	3235 N. Front St.	15' X 77'
125	STAYED	STAYED
126	2454 S. Garnet St.	15' 8" X 47'
127	3526 Germantown Ave.	16' X Irregular
128	STAYED	STAYED
129	3906 W. Girard Ave.	25' X 113'
130	1801 Glenifer St.	29' 5" X 69'
131	2006 W. Godfrey Ave.	16' X 80'
132	2139 Gould St.	14' X 50'
133	1345 W. Grange Ave.	19' 11-15/16" X Irregular
134	2431 N. Gratz St.	14' 1" X 50'
135	3339 N. Gratz St.	15' 2" X 76' 10"
136	2028 W. Hagert St.	14' X 57'
137	2341 Harlan St.	14' X 39'
138	3204 Hartville St.	14' X 41' 6"
139	5834 Haverford Ave.	16' X 87' 8-1/4"
140	STAYED	STAYED
141	4325 N. Hicks St.	15' 8" X 43' 6"
142	1433 N. Hirst St.	15' X 54'
143	2338 W. Hunting Park Ave.	Lot Irregular
144	918 W. Huntingdon St.	15' X 70'
145	2939 Hurley St.	12' X 40'
146	3206 Hurley St.	15' 6" X 47' 6"
147	616 E. Indiana Ave.	Lot Irregular
148	1913 S. Ithan St.	15' X 62' 3"
149	STAYED	STAYED
150	2733 Jefferson St.	17' X 84' 6"
151	1429 W. Jerome St.	15' X Irregular
152	2533 N. Jessup St.	14' X 48'
153	5973 Kemble Ave.	15' X 65'
154	5124 Knox St.	19' X 85' 6"
155	4203-5 Lancaster Ave.	Lot Irregular
156	5018-20 Lancaster Ave.	Lot Irregular
157	5624 Lansdowne Ave.	15' 4" X 87'
158	6211 Larchwood Ave.	16' 2" X 78'
159	2734 N. Lawrence St.	15' X 44'
160	2903 W. Lehigh Ave.	16' X 75'
161	807 W. Lehigh Ave.	16' 4-3/4" X 73' 5-5/8"
162	STAYED	STAYED
163	2031 N. Leithgow St.	16' X 37'
164	6504 Limekiln Pike	15' 11" X 85'
165	1644 S. Lindenwood St.	15' 6" X 60' 10"
166	622 Lindley Ave.	Lot Irregula
167	217 E. Lippincott St.	14' 6" X 49'
168	1608 E. Lycoming St.	15' X 83' 7-5/8"
169	6721 Lynford St.	18' 4" X 85' 6"
170	813 E. Madison St.	14' 3" X 50'
171	827 E. Madison St.	14' 3" X 50'
172	5914 Magnolia St.	Lot Irregular
173	5527 Malcolm St.	15' X 62'
174	31 Manheim St.	35' 4-1/4" X Lot Irregular
175	336 Manheim St.	27.25' X 125'
176	4140 Markland St.	16' 6" X 60'
177	STAYED	STAYED
178	2833 N. Marvine St.	14' X 75'
179	2855 N. Marvine St.	15' X 75'

***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

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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.

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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 **17**

SHERIFF'S SALE

10 A.M.
October 21, 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:
180	4716 N. Marvine St.	15' X 75'
181	5008 Master St.	16' X 88' 9"
182	1414 W. Mayfield St.	16' X 50'
183	STAYED	STAYED
184	423 Mechanic St.	Lot Irregular
185	STAYED	STAYED
186	101 W. Montgomery Ave.	11' 4" X 47'
187	2316 Morris St.	15' 6" X 62'
188	5551 Morris St.	16' X 77'
189	1923 Mountain St.	14' X 70'
190	1913 N. Napa St.	14' X 48'
191	2409 Nassau St.	14' X 44'
192	2416 N. Natrona St.	14' 2" X Irregular
193	2424 Nicholas St.	14' 3" X 62'
194	STAYED	STAYED
195	3953 Ogden St.	14' 6" X 56' 6"
196	1708 W. Ontario St.	16' 9" X 97' 4"
197	STAYED	STAYED
198	4217 Orchard St.	Lot Irregular
199	1917 N. Orianna St.	Lot Irregular
200	2082 E. Orleans St.	14' X Irregular
201	4920 Osage Ave.	20' X 110'
202	2932 W. Oxford St.	16' X 81' 6"
203	1752 W. Pacific St.	12' X 40'
204	3331 Palethorp St.	14' 6" X 50'
205	STAYED	STAYED
206	777 Pallas St.	14' X 76' 6"
207	3313 N. Park Ave.	15' X 104'
208	STAYED	STAYED
209	4326 Parrish St.	15' X 87'
210	1344 E. Passyunk Ave.	16' X Irregular
211	2447 N. Patton St.	13' 11-1/4" X 50'
212	2521 N. Patton St.	14' 2" X 50'
213	4907 N. Penn St.	20' X 114' 7"
214	4133 Pennsgrove St.	16' X 80' 4"
215	5614 Pentridge St.	16' X 65'
216	2108 Pierce St.	15' X 47' 3"
217	STAYED	STAYED
218	865 N. Preston St.	20' X 120'
219	6517 Race St.	47' 3" X 74' 10"
220	3350 Rand St.	14' X 43'
221	7006 Reedland St.	16' 4" X 68'
222	3848 N. Reese St.	15' X 61' 3-1/8"
223	2414 Ridge Ave.	18' X 80'
224	STAYED	STAYED
225	POSTPONED	POSTPONED
226	POSTPONED	POSTPONED
227	5308 Rising Sun Ave.	Lot Irregular
228	1411 W. Ritner St.	15' X 60'
229	310 N. Robinson St.	15' X 68.50'
230	5832 Rodman St.	15' X 65'
231	STAYED	STAYED
232	191 Rosemar St.	15' X 70'
233	1961 Rowan St.	15' 6" X 90'
234	5211 Rubicam St.	Lot Irregular
235	3032 Ruth St.	14' X 50'
236	920 W. Seltzer St.	Lot Irregular
237	2456 Sepviva St.	13' X 60'
238	1223 W. Sergeant St.	14' X Irregular
239	4514 Shelmire Ave.	16' 2" X 66' 5-3/16"
240	1346 W. Silver St.	14' X 51'
241	1219 W. Somerset St.	15' X 98'
242	POSTPONED	POSTPONED
243	2339 Tasker St.	15' X 63'
244	1519 S. Taylor St.	14.25' X 51'
245	1526 S. Taylor St.	14' 3" X 47' 9-5/8"
246	2808 N. Taylor St.	14' 4" X 45' 4-3/4"
247	5142 W. Thompson St.	19' 11" X 94' 7-7/8"
248	5966 Trinity St.	15' 3" X 90'
249	2134 E. Tucker St.	11' 9" X 40' 10-3/4"
250	4519 N. Uber St.	16' 1/8" X 84' 5"
251	5345 Upland St.	15' 2" X 62' 10"
252	1816 N. Van Pelt St.	16' 6" X 75'
253	2258 N. Van Pelt St.	16' X 70'
254	5844 Vine St.	16' X 9'
255	5610 Walnut St.	19' 5" X 77' 9-1/2"
256	5211 Walton Ave.	15' 4" X 105'
257	STAYED	STAYED
258	2620 N. Warnock St.	14' X 58' 3-1/2"
259	4808 N. Warnock St.	15' 5" X Irregular
260	5648 N. Warnock St.	16' 4" X 78' 3/8"
261	5901 Warrington Ave.	Lot Irregular
262	151 W. Weaver St.	15' X 63' 8-3/4"
263	4944 Westminister Ave.	15' X 80'
264	STAYED	STAYED
265	510 E. Westmoreland St.	16' X 55'
266	4611 Whitaker Ave.	Lot Irregular
267	5124-28 Whitby Ave.	Premises A – C
268	1826 Wilder St.	14' X 48'
269	1930 E. Willard St.	Lot Irregular
270	712 E. Willard St.	15' X 50'
271	855 E. Willard St.	14' 3" X 50'
272	STAYED	STAYED
273	4445 E. Wingohocking St.	128' 3-1/4" X Irregular
274	STAYED	STAYED
275	STAYED	STAYED
276	POSTPONED	POSTPONED
277	880 Wynnewood Rd.	25' X 127' 8-3/4"
278	STAYED	STAYED
279	1628 W. York St.	14' 6-1/2" X 71' 3"
280	2640 W. York St.	14' X 50'

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.

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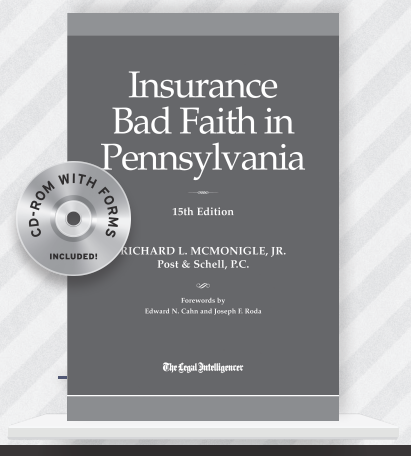
The Legal Intelligencer



INSURANCE BAD FAITH 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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