FRONT:

SHERIFF'S SALE

November 14, 2018

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.

	PREMISES:	FRONT:
	D FROM MARCH 15, 2017	
103	4257 Leidy Avenue	16' x 86'
DOCTRONE		
147	D FROM APRIL 19, 2017 5016 West Stiles Street	Lot Irragular
147	5016 west Sules Sueet	Lot Irregular
DOSTDONE	DEDOM HINE 21 2017	
78	D FROM JUNE 21, 2017 1825 Ingersoll Street	14' x 64'
10	1823 Ingerson Street	14 X 04
DOSTDONE	D FROM AUGUST 16, 2017	
55	3050 Clifford Street	15' x 72' 7-1/2"
55	5050 Child Steet	15 X /2 /-1/2
POSTPONE	D FROM SEPTEMBER 20, 2017	
56	2237 North Cleveland Street	14' X 45' 6"
138	114 East Ruscomb Street	14 X 45 0 18' X 70'
150	114 East Ruscomb Street	10 24 / 0
POSTPONE	D FROM OCTOBER 18, 2017	
143	1201-03 Sansom Street	Lot Irregular
		e
POSTPONE	D FROM NOVEMBER 15, 2017	
83	3733 North Gratz Street	14' 10" X 80'
141	5832 Rodman Street	15' X 65'
POSTPONE	D FROM DECEMBER 20, 2017	
103	4916 Lancaster Avenue	17' X IRREG
107	5727 Leonard Street	16' X IRREG
141	6067 Regent Street	16' x 55'
DOGT		
	D FROM JANUARY 17, 2018	
4	3744 North 13th Street	15' X 100'
23	251 North 60th Street	15' 9" X 70' 6"
56	5927 Chester Avenue 4519 North Hicks Street	15' 1/4" x 95' 15' 2" X 45'
92	2917 North Stillman Street	15 2 X 45 14' 1" X 45' 9"
152 159	111 West Upsal Street	LOT IRREGULAR
139	III west Opsal Street	LOT IKKEGULAK
POSTPONE	D FROM FEBRUARY 21, 2018	
55	6013 West Columbia Avenue	15' 11" x 106' 3"
119	658 East Ontario Street	15' X 57' 6"
,		10 1107 0
POSTPONE	D FROM MARCH 21, 2018	
4	2837 North 09th Street	15' x 64' 2-1/4"
20	619 North 38th Street	13' 6'' x 50'
26	616 North 57th Street	100 feet 6-7/8 inches
42	600 Burnham Road	86' 5-1/8" X IRREG
115	2505 Orthodox Street	40' X IRREG
158	362 East Upsal Street	16' X 150'
171	1205 West Wingohocking Street	16' X 110'
	D FROM APRIL 18, 2018	151 051
7	4940 North 16th Street	15' x 87'
8	4915 North 18th Street 1617 67th Avenue	16' 2" X IRREG 19' 8" X IRREG
29 38	23 North Ashmead Place	LOT IRREGULAR
63	1715 North Croskey Street	18' X 47' 1"
65	801 West Cumberland Street	16' 2-1/4" X 72'
130	7232 Oakley Street	Lot Irregular
171	1707 Wharton Street	16' X 75'
POSTPONE	D FROM MAY 16, 2018	
6	2323 North 08th Street	15' X IRREG
15	3000 North 23rd Street	16' X 60' 8''
17	3038 North 23rd Street	15' x 60' 8"
18	3149 North 23rd Street	16' X 58'
48	160 Brown Street	LOT IRREGULAR
98 125	5951 Irving Street	15' 9" x 47'
125 128	1930 West Nedro Avenue 6717 Oxford Avenue	14' 10" x 74' LOT IRREGULAR
128	6937 Paschall Avenue	LOT IRREGULAR
151	1216-22 East Sedgley Avenue	80' X 145'
154	2123 West Spencer Street	16° 4-3/4" X 60°
155	1238 South St Bernard Street	14' 2" X 50' 9"
POSTPONE	D FROM JUNE 20, 2018	
56	833 East Chelten Avenue	LOT IRREGULAR
113	5020 Master Street	20' X 91' 9"
POSTPONE	D FROM JULY 18, 2018	
1	112 North 02nd Street 111	LOT IRREGULAR
3	3116 North 08th Street	14' 8'' x 56' 1-1/8''
9	4934 North 17th Street	15' 7-1/2" X 66' 9"
17	891 North 48th Street	LOT IRREGULAR
33	4906 Arch Street	16' X 82'
67 70	5825 Ellsworth Street	15' X 63' 6"
70 75	1501 North Felton Street 3840 North Franklin Street	15' X 87' 15' X 63'
73 96	1224 West Lehigh Avenue	13 X 65 19' 2-1/8" x 120'
120	504 North Pleasant Place	27' 9" X 75' 3"
123	3715 Pulaski Avenue	20° 2°° X 75°

WRIT NO:	PREMISES:	FRONT:
135	158 North Salford Street	15' 1/8" X IRREG
151	15006 Theresa Drive	LOT IRREGULAR
164	509 West Westmoreland Street	15' 3" x 100'
167	1514 South Wilton Street	15' X 55'
DOSTRONEI	FROM AUCUST 15 2019	
15	D FROM AUGUST 15, 2018 726 North 48th Street	16' 4'' X 58'
15	922 North 48th Street	20' X 73' 11-1/2"
18	2276 North 51st Street	20 X /5 11-1/2 51' 7-1/5" x 140'
44	3231 North Carlisle Street	15' 3-1/2" X 80' +/-
46	5815 Cedarhurst Street	15' 10" x 80'
48	4952 Charles Street	LOT IRREGULAR
54	2229 North Cleveland Street	14' 6" X 45' 6"
55	2329 North Cleveland Street	14' 2" x 47'
57	313 Cobbs Creek Parkway	15' 6" x 86'
68	2704-24 Diamond Street	170' +/- X IRREG
72	246 East Durham Street	20' 10" x 96' 9-3/8"
80	4520 Frankford Avenue	LOT IRREGULAR
91	6217 Hazel Avenue	15' 1" x 60'
118	1708 Mayland Street	16' x 85'
141	2683 Roberts Avenue	14' X 61'
161	5557 Walton Avenue	15' X 60'
170 174	7374 Wheeler Street 509 West York Street	16' X 66' 13' 10-4/5'' X 70'
	D FROM SEPTEMBER 19, 2018	15' (" V 04' 4 1/2"
4 10	3516 North 06th Street 6533 North 18th Street	15' 6" X 94' 4-1/2" 15' 9" X 88' 4"
10	2228-30 North 28th Street	LOT IRREGULAR
14	2228-30 North 28th Street	18' 5-1/2" x 110'
19	602 North 32nd Street	17' 6" x 91' 6"
29	311 North 60th Street	LOT IRREGULAR
31	211 South Alden Street	15' X 60'
34	4438 Almond Street	19' 6" X 135'
48	6019 Catharine Street	18' X 115' 7-3/4"
54	2141 Church Lane	14' 2-1/4" X IRREG
59	5505 Crowson Street	15' X 50'
63 02	3412 Dillman Street	LOT IRREGULAR
93 99	5786 Jefferson Street 2830 West Lehigh Avenue	LOT IRREGULAR 16' x 67'
100	4314 Leiper Street	25' x 100'
104	2116 East Lippincott Street	15' X 75'
109	2091 Margaret Street	LOT IRREGULAR
113	5547 Master Street	15' x 57' 6"
116	6608 Musgrave Street	14' x 103' 1"
122	7316 Ogontz Avenue	LOT IRREGULAR
126	1617 Pennington Road	15.91' X 92.344'
136	3805 Reno Street	13' 11-1/2" X 69' 8"
137	4422 Richmond Street	15'2-1/2" X 81' 11-3/8" +/-
152 155	6632 North Smedley Street	15' 10" x 80'
162	936 West Susquehanna Avenue 5337 Wakefield Street	15' x 66' 22' x 96' 1-5/8"
172	106 West Wishart Street	14' X 49' 3"
DOGTDONIEI	EDOM OCTODED 17 4010	
1	D FROM OCTOBER 17, 2018 3053 North 09th Street	14' 4'' X 57' 6''
11	4321 North 17th Street	14 4 X 57 0 14' 11-3/8'' X 70'
26	927 North 28th Street	14' X 62'
38	1529 North 60th Street	15° 2-1/4" X 67'
39	441 North 60th Street	16' x 76'
43	607 North 63rd Street	16' X 107'
50	3053 North Bambrey Street	14' 2" X 45' 9"
53	5672 Blakemore Street	15' X 75'
70	1718 Dickinson Street	17' x 63'
71	2915 E Street	18' 8-3/4" X IRREG
72	2708 Emery Street	18' X 75'
82	1109 Herbert Street	LOT IRREGULAR
84 95	741 East Hilton Street 4902 Knox Street	14' 1" X 50' 18' 5-1/8" X 100'
95 96	4902 Knox Street 6442 Lansdowne Avenue	18' 5-1/8'' X 100' 16' 4'' X 77' 8''
96 98	2307 West Lehigh Avenue	16 4 X // 8 15' 3'' X 76'
101	1121 West Loudon Street	13 3 X 70 14' 11'' X 65'
103	197 West Luray Street	14' X 57'
112	919 Murdoch Road	28' 4" X 104' 5-5/8"
113	1921 North Napa Street	14' X 48'
115	6102 North Norwood Street	14' 1/8" X 85'
116	2231-43 East Ontario Street	Lot Irreg. Premises A to D.
120	6039 Osage Avenue	20' x 112' 6"
125	2141 North Percy Street	14' x 44'
128	902 East Price Street	16' 3" X 74'
132	3022 North Ringgold Street	14' X 56' 3-1/2"
138 153	251 West Seymour Street 2542 Turner Street	15' X LOT IRREGULAR 14' X 56' 6"
153	7153 North Uber Street	14° X 56° 6° 15° 3-1/2" X 110° 10"
162	5649 Warrington Avenue	15 5-1/2 X 110 10 16' X 71' 6"
170	453 East Wister Street	14' 7" X 97'
171	6728 North Woodstock Street	16' X 68'
173	1117 West Wyoming Avenue	16' x 95'
174	550 West Wyoming Avenue	15' 3" X 110'
175	1946 East York Street	16' x 64'

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14' 2" x 52' 15' 8'' x 70' 15' 6-1/2" X 70' 4-1/2" LOT IRREGULAR 15' X 65' 20' x 75' 15' 2" x 80' 15' 6" X 85' 15' 7" X 79' 9-3/4 18' X 99' 15' 2" X 58' 7" 15' x 58' Lot Irregular 145' X 97' 10" 18' 6" X 65' 8-3/4" 15' 11-1/2" X 69' 15' 6" X 65' 50' X 195' 15' x 55' 49.88' X 100' LOT IRREGULAR 15' X 75' 3" 14' X 80' 7-1/2' 5' X IRREG 15' 3" X 67' 6" 20' X 140' 16' 3" X IRREG 14' X 50' 6" 15' X 62' 10" 50' X 130' 17' 6" X 54' 14' x 68' 3-3/4" LOT IRREGULAR 20' X IRREG 14' 4" X 58' 6" 14' 4" X 58' 6" 12' 6" x 53' 1" 30° 6" X 95' 11-7/8" 15' 5" X 72' 14' 2" X 91' 6" 25' X 110 14' X 48' 16' X IRREG 20' X 100' 8-5/8" +/-20' X 150' 15' 10" X 92' 130' X IRREG 14' X 45' 6" 15' X 60' 15' X 67' 15' X 52' 16' X IRREG 15' X 49' 6" 14' 3" X 63' 5-3/8" +/-13' 9" X 56' 14' 2" X 48' 6" 16' X 45' 14' 2" X 44' 74' X 100' +/-16' x 45' 16-28/1000' X IRREG 16' x 57' 6" LOT IRREGULAR 15' x 63' 14' 4" X 52' 6" 20' X 90' 20' X 117' 5/8" +/-18' 1-1/2" X 67' 6" 16' X 105' 15' x 48' 41' 8" X 98' 18' X IRREG 18' X IRREG 16' X 92' 16' X 61' 20' 1/2" X 80' 14' X 82' 15' 11-3/4" x 74' 6" 25' X 106' 22' X 110' 19'9-7/8" X 40'6-3/8" +/ LOT IRREGULAR LOT IRREGULAR 15' 8" X 43' 6" 14' 2" X 52' 6" 15' 6" x 70' Tax Sale continues on 16

Tax Sale continued from 15

SHERIFF'S SALE 9 A.M.

November 14, 2018

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:
86	2250 West Huntingdon Street	16' X 93'	116	1918 South Norwood Street	14' 2" X 51'	146	5732 Spruce Street	16' X 77'
87	2337 West Huntingdon Street	15' x 80'	117	7620-24 Ogontz Avenue	38' 7-1/2" X 120'	147	2536 North Stanley Street	14' 2" X 50'
88	3436 Hurley Street	14' 4'' x 66'	118	7713 Ogontz Avenue	20' 2-1/2" x 97' 6"	148	254 West Stella Street	12° 6" x 56'
89	1937 South Iseminger Street	13' 11" x 48' 6"	119	4426 Old York Road	19' 8-7/8" X IRREG	149	2933 West Susquehanna Avenue	15' 9-1/3" x 55' 4-1/2"
90	1025 South Ithan Street	16' X 58' 6"	120	1516 West Ontario Street	15' 8 1/2" x 80' 9"	150	507 West Susquehanna Avenue	17' x 67'
91	7128 Jackson Street	16' 2" X 90'	121	1853 East Ontario Street	14' 7" x 58' 6"	151	2212 North Sydenham Street	14' X 42'
92	13411 Kelvin Avenue	Lot Irregular	122	2815 Opal Street	15' X 45'	152	3710 North Sydenham Street	15' 7" X 80'
93	5941 Lansdowne Avenue	15' X 95'	123	2828 North Orianna Street	14' x 42'	153	3841 North Sydenham Street	16' X 69' 10"
94	4655 Large Street	LOT IRREGULAR	124	2037 North Orkney Street	13' x 47' 6"	154	4663 Tampa Street	LOT IRREGULAR
95	6313 Lawndale Street	16' 1-1/2" X IRREG	125	1731 Orthodox Street	19' 6" X 80'	155	2944 North Taylor Street	14' 1" X 50'
96	2418 South Lawrence Street	15' X 50'	126	5844 North Park Avenue	50' X 78'	156	4940 West Thompson Street	15' x 75'
97	2701 West Lehigh Avenue	16' 4'' x 74'	127	4028 Parrish Street	18' X 85'	157	5022 West Thompson Street	15' 2-1/8" x 92' 9-7/8"
98	4177 Leidy Avenue	16' X 90'	128	130 North Paxon Street	16' x 101'	158	2226 West Tioga Street	30' X 225'
99	6203 Limekiln Pike	15' x 90'	129	141 North Peach Street	14' 10" X 59' 6"	159	636 West Tioga Street	14' x 74' 6-1/2"
100	7113 Lindbergh Boulevard	29.448' X IRREG	130	221 North Peach Street	15' x 52'	160	8342 Torresdale Avenue	28' X 110' (unconfirmed)
101	1333 Lindley Avenue	4' 4-3/8" X IRREG	131	32 North Peach Street	15' x 52' 6"	161	322 Tree Street	14' X 48'
102	2645 Lloyd Street	16'.50" x 70'	132	3921 North Percy Street	15' 11-1/2" x 45'	162	6062 Upland Street	14' 6" x 58'
103	1321 West Loudon Street	16' X 87'	133	1311 West Pike Street	LOT IRREGULAR	163	6079 Upland Street	16' x 60'
104	1353 East Lycoming Street	16' X 74'	134	5320 Pine Street	20' X 85'	164	6657 Vandike Street	16' X 82' 6"
105	1901 East Madison Street	LOT IRREGULAR	135	5644 Pine Street	19' 6" X 80'	165	5142 Viola Street	14' 6" X 80'
106	2037 East Madison Street	25' x 99' 7-3/4"	136	6217 Race Street	21' X 100'	166	5023 North Warnock Street	20' X 78' 3/8"
107	1685-87 Margaret Street	38' 2" X IRREG	137	6511 Regent Street	14' 2" x 58' 6"	167	1841 East Wensley Street	14' x 72' 6-1/2"
108	1695 Margaret Street	16' X 68'.87"	138	6056 Reinhard Street	15' 6" x 60'	168	2224 Wilder Street	14' X 50'
109	2210 Margaret Street	24' 11" x 100'	139	4972 Rising Sun Avenue	LOT IRREGULAR	169	1909-11 East Willard Street	LOT IRREGULAR
110	915 Marlyn Road	20' x 80'	140	164 West Rockland Street	LOT IRREGULAR	170	1757-65 Windrim Avenue	160' X IRREG
111	501 Mc Clellan Street	LOT IRREGULAR	141	3448 Rosehill Street	14' x 41'	171	5142 Wyalusing Avenue	18' x 74'
112	316 Mechanic Street	20' X 100'	142	251 North Ruby Street	15' 4" x 51'	172	129 Yewdall Street	15' 1" X 55'
113	4867 Merion Avenue	14' X 70'	143	4043 Sansom Street	16' 8" X 90' 5"	173	1714 South Yewdall Street	15' X 59'
114	8046 Montague Street	20' 2" X 100'	144	1149 Snyder Avenue	15' x 62'	174	7131 Yocum Street	20' x 80'
115	517-19 West Norris Street	LOT IRREGULAR	145	5448 Spring Street	15' 4" x 45'	175	523 West York Street	17' 4-1/2" X 96'

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

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

exceptions are filed thereto within ten (10) days thereafter

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