

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:
POSTPONED FROM MARCH 15, 2017			POSTPONED FROM AUGUST 15, 2018			NOVEMBER 14, 2018		
103	4257 Leidy Avenue	16’ x 86’	135	158 North Salford Street	15’ 1/8” X IRREG	SHERIFF’S SALE		
			151	15006 Theresa Drive	LOT IRREGULAR	1	2603 South 02nd Street	14’ 2” x 52’
			164	509 West Westmoreland Street	15’ 3” x 100’	2	4132 North 05th Street	15’ 8” x 70’
			167	1514 South Wilton Street	15’ X 55’	3	4828 North 07th Street	15’ 6-1/2” X 70’ 4-1/2”
POSTPONED FROM APRIL 19, 2017						4	3509 North 09th Street	LOT IRREGULAR
147	5016 West Stiles Street	Lot Irregular				5	3628 North 09th Street	15’ X 65’
						6	3404 North 10th Street	20’ x 75’
POSTPONED FROM JUNE 21, 2017						7	3652 North 11th Street	15’ 2” x 80’
78	1825 Ingersoll Street	14’ x 64’				8	4622 North 11th Street	15’ 6” X 85’
						9	5407 North 11th Street	15’ 7” X 99’ 9-3/4
POSTPONED FROM AUGUST 16, 2017						10	1323 South 15th Street	18’ X 99’
55	3050 Clifford Street	15’ x 72’ 7-1/2”				11	4522 North 15th Street	15’ 2” X 58’ 7”
						12	2543 South 17th Street	15’ x 58’
POSTPONED FROM SEPTEMBER 20, 2017						13	3128 South 17th Street	Lot Irregular
56	2237 North Cleveland Street	14’ X 45’ 6”				14	3236-98 North 19th Street	145’ X 97’ 10”
138	114 East Ruscomb Street	18’ X 70’				15	701 South 19th Street	18’ 6” X 65’ 8-3/4”
						16	2306 North 21st Street	15’ 11-1/2” X 69’
POSTPONED FROM OCTOBER 18, 2017						17	1906 North 24th Street	15’ 6” X 65’
143	1201-03 Sansom Street	Lot Irregular				18	2334 North 50th Street	50’ X 195’
						19	161 North 51st Street	15’ x 55’
POSTPONED FROM NOVEMBER 15, 2017						20	809-13 South 53rd Street	49.88’ X 100’
83	3733 North Gratz Street	14’ 10” X 80’				21	1445 North 54th Street	LOT IRREGULAR
141	5832 Rodman Street	15’ X 65’				22	2046 South 57th Street	15’ X 75’ 3”
						23	503 North 64th Street	14’ X 80’ 7-1/2”
POSTPONED FROM DECEMBER 20, 2017						24	2509 South 66th Street	5’ X IRREG
103	4916 Lancaster Avenue	17’ X IRREG				25	2226 South 70th Street	15’ 3” X 67’ 6”
107	5727 Leonard Street	16’ X IRREG				26	565 West Abbottsford Avenue	20’ X 140’
141	6067 Regent Street	16’ x 55’				27	604 Adams Avenue	16’ 3” X IRREG
						28	3183 Agate Street	14’ X 50’ 6”
POSTPONED FROM JANUARY 17, 2018						29	741 South Alden Street	15’ X 62’ 10”
4	3744 North 13th Street	15’ X 100’				30	8248 Algon Avenue	50’ X 130’
23	251 North 60th Street	15’ 9” X 70’ 6”				31	607 West Annsbury Street	17’ 6” X 54’
56	5927 Chester Avenue	15’ 1/4” x 95’				32	2902 Aramingo Avenue	14’ x 68’ 3-3/4”
92	4519 North Hicks Street	15’ 2” X 45’				33	6062 Baltimore Avenue	LOT IRREGULAR
152	2917 North Stillman Street	14’ 1” X 45’ 9”				34	1532 Belfield Avenue	20’ X IRREG
159	111 West Upsal Street	LOT IRREGULAR				35	5735 Belmar Street	14’ 4” X 58’ 6”
						36	5749 Belmar Street	14’ 4” X 58’ 6”
POSTPONED FROM FEBRUARY 21, 2018						37	240 West Birch Street	12’ 6” x 53’ 1”
55	6013 West Columbia Avenue	15’ 11” x 106’ 3”				38	539 Brinton Street	30’ 6” X 95’ 11-7/8”
119	658 East Ontario Street	15’ X 57’ 6”				39	6127 Callowhill Street	15’ 5” X 72’
						40	3637 Camac Street	14’ 2” X 91’ 6”
POSTPONED FROM MARCH 21, 2018						41	4925 Cedar Avenue	25’ X 110’
4	2837 North 09th Street	15’ x 64’ 2-1/4”				42	2625 North Chadwick Street	14’ X 48’
20	619 North 38th Street	13’ 6” x 50’				43	1043 East Chelten Avenue	16’ X IRREG
26	616 North 57th Street	100 feet 6-7/8 inches				44	2014 Chelten Avenue	20’ X 100’ 8-5/8” +/-
42	600 Burnham Road	86’ 5-1/8” X IRREG				45	5606 Chew Avenue	20’ X 150’
115	2505 Orthodox Street	40’ X IRREG				46	5618-22 Chew Avenue	15’ 10” X 92’
158	362 East Upsal Street	16’ X 150’				47	1431 West Clearfield Street	130’ X IRREG
171	1205 West Wingohocking Street	16’ X 110’				48	2239 North Cleveland Street	14’ X 45’ 6”
						49	1702 South Conestoga Street	15’ X 60’
POSTPONED FROM APRIL 18, 2018						50	1814 South Conestoga Street	15’ X 67’
7	4940 North 16th Street	15’ x 87’				51	931 South Conestoga Street	15’ X 52’
8	4915 North 18th Street	16’ 2” X IRREG				52	1511 Conlyn Street	16’ X IRREG
29	1617 67th Avenue	19’ 8” X IRREG				53	610 East Cornwall Street	15’ X 49’ 6”
38	23 North Ashmead Place	LOT IRREGULAR				54	667 North Creighton Street	14’ 3” X 63’ 5-3/8” +/-
63	1715 North Croskey Street	18’ X 47’ 1”				55	1761 North Croskey Street	13’ 9” X 56’
65	801 West Cumberland Street	16’ 2-1/4” X 72’				56	2202 South Croskey Street	14’ 2” X 48’ 6”
130	7232 Oakley Street	Lot Irregular				57	3646 North Darien Street	16’ X 45’
171	1707 Wharton Street	16’ X 75’				58	4309 North Darien Street	14’ 2” X 44’
						59	2113 East Dauphin Street	74’ X 100’ +/-
POSTPONED FROM MAY 16, 2018						60	3958 North Delhi Street	16’ x 45’
6	2323 North 08th Street	15’ X IRREG				61	5105 Diamond Street	16-28/1000’ X IRREG
15	3000 North 23rd Street	16’ X 60’ 8”				62	2707 South Fairhill Street	16’ x 57’ 6”
17	3038 North 23rd Street	15’ x 60’ 8”				63	1681-85 Foulkrod Street	LOT IRREGULAR
18	3149 North 23rd Street	16’ X 58’				64	3947 North Franklin Street	15’ x 63’
48	160 Brown Street	LOT IRREGULAR				65	1730 French Street	14’ 4” X 52’ 6”
98	5951 Irving Street	15’ 9” x 47’				66	7204 Gannet Place	20’ X 90’
125	1930 West Nedro Avenue	14’ 10” x 74’				67	47 East Garfield Street	20’ X 117’ 5/8” +/-
128	6717 Oxford Avenue	LOT IRREGULAR				68	1209 Gilham Street	18’ 1-1/2” X 67’ 6”
131	6937 Paschall Avenue	LOT IRREGULAR				69	3824 West Girard Street	16’ X 105’
150	1216-22 East Sedgley Avenue	80’ X 145’				70	6162 Glenmore Avenue	15’ x 48’
154	2123 West Spencer Street	16’ 4-3/4” X 60’				71	1307 West Godfrey Avenue	41’ 8” X 98’
155	1238 South St Bernard Street	14’ 2” X 50’ 9”				72	2426 West Gordon Street	18’ X IRREG 18’ X IRREG
						73	6631 North Gratz Street	16’ X 92’
POSTPONED FROM JUNE 20, 2018						74	6119 Grays Avenue	16’ X 61’
56	833 East Chelten Avenue	LOT IRREGULAR				75	6002 Greenway Avenue	20’ 1/2” X 80’
113	5020 Master Street	20’ X 91’ 9”				76	510 North Gross Street	14’ X 82’
						77	7113 Guyer Avenue	15’ 11-3/4” x 74’ 6”
POSTPONED FROM JULY 18, 2018						78	1684 Harrison Street	25’ X 106’
1	112 North 02nd Street 111	LOT IRREGULAR				79	1724 Harrison Street	22’ X 110’
3	3116 North 08th Street	14’ 8” x 56’ 1-1/8”				80	1726R-28 Harrison Street	19’ 9-7/8” X 40’ 6-3/8” +/-
9	4934 North 17th Street	15’ 7-1/2” X 66’ 9”				81	5047 Haverford Avenue	LOT IRREGULAR
17	891 North 48th Street	LOT IRREGULAR				82	5627-41 Hegerman Street	LOT IRREGULAR
33	4906 Arch Street	16’ X 82’				83	4315 North Hicks Street	15’ 8” X 43’ 6”
67	5825 Ellsworth Street	15’ X 63’ 6”				84	2552 North Hollywood Street	14’ 2” X 52’ 6”
70	1501 North Felton Street	15’ X 87’				85	5161 Hoopes Street	15’ 6” x 70’
75	3840 North Franklin Street	15’ X 63’				Tax Sale continues on 16		
96	1224 West Lehigh Avenue	19’ 2-1/8” x 120’						
120	504 North Pleasant Place	27’ 9” X 75’ 3”						
123	3715 Pulaski Avenue	20’ 2” X 75’						

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**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,  
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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'

*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

• 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 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](http://www.phillysheriff.com)



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