

SHERIFF'S SALE10 A.M.
DECEMBER 16, 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 followed:****THE FOLLOWING WAS POSTPONED FROM JULY 16, 2014**

WRIT NO:	PREMISES:	FRONT:
110	5008 Parrish St.	15' X 61' 6"

THE FOLLOWING WAS POSTPONED FROM OCTOBER 15, 2014

WRIT NO:	PREMISES:	FRONT:
57	547 W. Clearfield St.	Lot Irregular
108	2417 W. Thompson St.	15' 6" X 90'

THE FOLLOWING WAS POSTPONED FROM JANUARY 21, 2015

WRIT NO:	PREMISES:	FRONT:
26	161 N. 60th St.	16' X 77'

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 18, 2015

WRIT NO:	PREMISES:	FRONT:
31	401-11 E. Allegheny Ave.	112' 6" X 500'
169	5253 Walnut St.	15' X 77' 2"

THE FOLLOWING WAS POSTPONED FROM MARCH 18, 2015

WRIT NO:	PREMISES:	FRONT:
171	2408 Nassau St.	16' X 44' 4"
172	2434 Nassau St.	14' X 40'
210	1201-03 Sansom St.	Premises A & B
215	2436 Sharswood St.	16' 8" X 45' 6"
239	2320 W. Venango	15' 6" X 125'

THE FOLLOWING WAS POSTPONED FROM APRIL 15, 2015

WRIT NO:	PREMISES:	FRONT:
23	1333 S. 31st St.	14' X 51'
93	419 W. Godfrey Ave.	14' 11" X Irregular
180	3000 N. Stillman St.	16' X 45' 9"

THE FOLLOWING WAS POSTPONED FROM MAY 13, 2015

WRIT NO:	PREMISES:	FRONT:
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"
194	3501-49 Richmond St.	Premises A - E & G
215	2809 W. Stiles St.	15' X 49'
217	1617 W. Susquehanna Ave.	17' X 60'
218	1621 W. Susquehanna Ave.	16' 5" X 60'
220	3009 N. Sydenham St.	15' X 78' 2"
244	315 Zeralda St.	38' 1-3/8" X Irregular

THE FOLLOWING WAS POSTPONED FROM JUNE 17, 2015

WRIT NO:	PREMISES:	FRONT:
48	1222 N. 53rd St.	15' X 85'
71	1819 W. Ashdale St.	15' X 60'
93	1708 W. Bristol St.	15' X 65'
94	2221-25 Broad St.	Irregular
129	223-25 Dawson St.	32' 7-3/4" X Irregular
140	3250 Emerald St.	13' 10-1/2" X 57' 3-1/2"
254	2429 Ritner St.	14' 6" X 61' 6"
285	6647 Vandike St.	16' X 82' 6"
290	2112 W. Westmoreland St.	16' X 49' 6"

THE FOLLOWING WAS POSTPONED FROM JULY 15, 2015

WRIT NO:	PREMISES:	FRONT:
42	1227 W. 65th Ave.	42' 1-1/4" X 90'
94	1609-21 W. Dauphin St.	112.43' X 103.17'
111	7709 Fayette St.	16' X 72' 6"
124	9337 Glenloch St.	100' X 50'
130	1821 W. Grange St.	21' 2" X Irregular
165	1151 Layton Rd.	Lot Irregular

WRIT NO:	PREMISES:	FRONT:
167	827 Leland St.	15' X 57'
175	6129 Locust St.	15' 6" X 84'
181	2448 Master St.	16' 4-3/4" X 60'
193	812 W. Moyamensing Ave.	32' 6-1/8" X Irregular
220	6216 Pine St.	15.4' X 78'
271	6657 Vandike St.	16' X 82.50'

THE FOLLOWING WAS POSTPONED FROM AUGUST 19, 2015

WRIT NO:	PREMISES:	FRONT:
19	6821 N. 17th St.	18' X Irregular
38	643 N. 36th St.	17' X 60'
57	1605 68th Ave.	20' X 97' 7-1/8"
120	3027 Fountain St.	14' 6" x 60'
145	4627 Hurley St.	16' X 75 1/8"
192	2409 Nicholas St.	14' 3" X 55'
193	2421 Nicholas St.	14' 3" X 45'
238	3001R Stokley St.	Lot Irregular
248	3829 Violet Dr.	Lot Irregular
249	1424 S. Vodges St.	15' 4" X 61' 6"

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 16, 2015

WRIT NO:	PREMISES:	FRONT:
4	6814 N. 7th St.	15' 6" X 92' 6-7/8"
16	1407 S. 18th St.	16' X 68'
25	2614 N. 28th St.	15' 10-1/2" X 53' 2"
34	639 N. 54th St.	15' 1" X 78' 6"
40	820 N. 65th St.	19' 11" X 102' 6"
50	2817 W. Allegheny Ave.	15' X 80'
88	619 E. Clementine St.	14' 3" X 50'
118	2643 S. Felton St.	15' 11-1/2" X 73'
119	8619 Ferndale St.	34' 6-1/2" X 150'
161	5136 Irving St.	20' 3" X 85'
163	1347 W. Jerome St.	15' 11" X 80'
192	1324 Narragansett St.	15' X 71'
196	2431 Nicholas St.	14.25' X 55'
198	5958 N. Norwood St.	14' 7/8" X 85'
224	162 W. Rockland St.	25' 7" X 34' 4"
225	164 W. Rockland St.	26' X 34' 4"
226	166 W. Rockland St.	Lot Irregular
240	940 Slocum St.	24' 9-1/2" X 103'
260	2443 Turner St.	14.3' X 52'
269	4631 Wayne Ave.	Lot Irregular

THE FOLLOWING WAS POSTPONED FROM OCTOBER 21, 2015

WRIT NO:	PREMISES:	FRONT:
4	4126 N. 8th St.	15' X 52' 6"
5	5145 N. 8th St.	15' X 67' 2-1/4"
24	2820 N. 20th St.	15' X 80'
26	3312 N. 21st St.	15' 5" X 85'
38	894 N. 40th St.	Lot Irregular
46	113 N. 58th St.	15' X 80'
53	2538 S. 66th St.	16' X 107'
64	1606 N. Bailey St.	15' X 72'
84	530 E. Cambria St.	14' 6" X Irregular
135	3339 N. Gratz St.	15' 2" X 76' 10"
143	2338 W. Hunting Park Ave.	Lot Irregular
191	2409 Nassau St.	14' X 44'
193	2424 Nicholas St.	14' 3" X 62'
204	3331 Palethorp St.	14' 6" X 50'
213	4907 N. Penn St.	20' X 114' 7"
242	6366-72 Stenton Ave.	Lot Irregular
246	2808 N. Taylor St.	14' 4" X 45' 4-3/4"
250	4519 N. Uber St.	16' 1/8" X 84' 5"

WRIT NO:	PREMISES:	FRONT:
253	2258 N. Van Pelt St.	16' X 70'
255	5610 Walnut St.	19' 3" X 77' 9-1/2"
256	5211 Walton Ave.	15' 4" X 105'
259	4808 N. Warnock St.	15' 5" X Irregular
263	4944 Westminster Ave.	15' X 80'
265	510 E. Westmoreland St.	16' X 55'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 18, 2015

WRIT NO:	PREMISES:	FRONT:
9	3056 N. 9th St.	14' 6" X 69'
11	5023 N. 12th St.	23' 6" X 84' 2-1/2"
14	3820 N. 13th St.	Lot Irregular
20	1414 S. 17th St.	16' X 62'
25	3418 N. 19th St.	37' X 110'
28	2509 N. 20th St.	14' X 50'
30	6058 N. 21st St.	16' X 86'
40	2128 N. 30th St.	15' X 65' 6"
42	1104 N. 40th St.	17' X 100'
45	608 N. 43rd St.	25' X 100'
51	1103 S. 53rd St.	15' 2" X 78'
52	1221 S. 53rd St.	19' 5" X 100'
53	132 N. 54th St.	15' 1" X 57'
56	1220 N. 60th St.	14' X 50'
57	519 S. 60th St.	20' X 41'
70	1224 W. Atlantic St.	21.37' X 54'
72	1528 Bailey St.	18' X 87' 6"
74	6119 N. Beechwood St.	21' X 90'
78	1948 Bonitz St.	14' 3" X 56' 6"
79	2942 N. Bonsall St.	14' X 45'
81	2317 N. Bouvier St.	14' 1" X 50'
83	5548 Boyer St.	17' 11" X 91' 6"
85	742 Brighton St.	28' 4-1/2" X 110'
86	4748 N. Broad St.	20' X 88' 11"
91	1218 W. Butler St.	16' X 110'
92	1705 W. Butler St.	Lot Irregular
93	1428-32 Callowhill St.	51' X 100'
94	6315 Callowhill St.	16' X 78'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 18, 2015

WRIT NO:	PREMISES:	FRONT:
97	5500 Cedar Ave.	21' 6" X 80'
99	2554 N. Chadwick St.	14' 6" X 48'
100	346 E. Chelton Ave.	Lot Irregular
114	625-27 W. Courtland St.	Lot Irregular
122	5540 Devon St.	Lot Irregular
125	2539 Dover St.	14' X 50'
127	3406 E St.	14' 2" X 52' 6"
128	1543 N. Edgewood St.	14' 2" X 70'
137	1611-13 Foulkrod St.	42.18' X 113'
139	2810 Frankford Ave.	Lot Irregular
150	4601 Germantown Ave.	Lot Irregular
152	1207 Gilham Ave.	18' 1/2" X 67' 6"
154	6105 Glenmore Ave.	15' X 50'
156	2531 W. Gordon St.	15' 6" X 50' 6"
157	2906 Gransback St.	17' X 41' 6"
161	2015 W. Hagert St.	14' X 60'
167	1109 Herbert St.	Lot Irregular
168	4317 N. Hicks St.	15' 8" X 43' 6"
176	2903 Judson St.	16' X 46'
182	5654-56 Lancaster Ave.	Lot Irregular
190	17 Manheim St.	20' X 62' 8"

Tax Sale continues on 19

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 deposited 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 18

SHERIFF'S SALE10 A.M.
DECEMBER 16, 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 followed:**

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
192	514 Manheim St.	32' X 130'	28	238 N. Alden St.	14' x 77'	90	836 E. Hilton St.	14' 3" X 50'
200	1005 W. Medary Ave.	Lot Irregular	29	STAY	STAY	91	46 N. Hirst St.	14' 3" X 64'
206	1718 N. Newkirk St.	14' 1" X 49'	30	2349 E. Allegheny Ave.	15' 4" X 69'	92	1638 E. Hunting Park Ave.	16' X 83'
212	4329 Orchard St.	Lot Irregular	31	5814 Alter St.	16' X 63' 6"	93	2525 W. Hunting Park Ave.	Lot Irregular
213	1005 W. Orleans St.	13' 7" X 45'	32	606 Arbutus St.	80' X 120'	94	1829-41 E. Huntingdon St.	Lot Irregular
214	5759 Osage Ave.	14' 3" X 65'	33	1210 W. Atlantic St.	16' X 70'	95	2630-32 W. Huntingdon St.	36' X 100'
216	7053 Paschall Ave.	15' 4" X Lot Irregular	34	1333 Barringer St.	25' X 110' 6"	96	1920 W. Indiana Ave.	Lot Irregular
217	1539 E. Pastorius St.	17' 10" X 88'	35	6330 Baynton St.	32' X 166' 1/4"	97	459 E. Indiana Ave.	15' 11" X 81'
219	19 N. Paxon St.	16' X 112'	36	STAY	STAY	98	5835 Jackson St.	16' 2-1/2" X 47'
222	738 E. Price St.	19' X 100' 1-1/2"	37	9490 Blue Grass Road	LOT IRREGULAR	99	2822-24 Jasper St.	LOT IRREGULAR
231	1815 W. Sedgley Ave.	661' X 144'	38	2437 N. Bouvier St.	14' 1" X 50'	100	1220-30 Kenilworth St.	Lot Irregular
232	2323-25 W. Sedgley Ave.	37' 6" X 51' 2"	39	447 W. Brighthurst St.	23' X 100'	101	STAY	STAY
234	1614 Sellers St.	Lot Irregular	40	300 W. Bristol St.	Lot Irregular	102	6658 Keystone St.	LOT IRREGULAR
237	3814 N. Smedley St.	15' 6" X 80'	41	1314-16 N. Broad St.	74' X 200'	103	2927 Kip St.	24' X 70'
238	2715 E. Somerset St.	18' 3" X 47'	42	1414-38 Brown St.	Lot Irregular	104	3516 Kip St.	16' 2" X 68' 6"
241	4552 Stiles St.	20' X 100'	43	6135 Callowhill St.	16' X 75'	105	11026 Knights Road	Lot Irregular
242	2952 N. Stillman St.	14' 1" X 45' 9"	44	5922 Carpenter St.	18' 4" X 106'	106	9280 Krewstown Road	Lot Irregular
246	3322 N. Sydenham St.	15' X 58' 10"	45	1701-15 W. Cayuga St.	LOT IRREGULAR	107	STAY	STAY
248	1531 Tasker St.	16' X 56' 5/100"	46	5038 Cedar Ave.	19' 6" X 110'	108	3310 W. Lehigh Ave.	LOT IRREGULAR
260	5125 Wakefield St.	Lot Irregular	47	6009 Cedarhurst St.	16' X 75'	109	1643 Lewis St.	Lot Irreg
261	49 E. Walnut Ln.	Lot Irregular	48	2935 Chalmers Ave.	89' X 55'	110	6721 Limekiln Pike	16' 3" X 67' 6"
262	5136 Walnut St.	15' X 90'	49	4930 Chancellor St.	19' X 64'	111	6102 Lindbergh Boulevard	16' X 68' 6"
269	739 E. Willard St.	14' 11" X 50'	50	2011 Chelton Ave.	15' 4" X 87'	112	1315 S. Lindenwood St.	16' X 62' 6"
270	1321 S. Wilton St.	16' X 56'	51	5639 Chester Ave.	15' 10-1/2" X 82'	113	1400 Lindley Ave.	30' 4" X IRREG
271	1616 W. Wingohocking St.	15' X 58' 10"	52	5927 Chester Ave.	15' 1/4" X 95'	114	13470 Lindsay St.	75' X 140'
272	5369-7 Wingohocking Height	Irregular	53	1901 W. Clearfield St.	Lot Irregular	115	1925 E. Lippincott St.	14' X IRREG
273	450 Winona St.	16' X 100'	54	2204 E. Clearfield St.	13' X 49'	116	2072 E. Lippincott St.	13' 10" X 48'
274	2836 W. Wishart St.	14' X 38'	55	2031 Cobbs Creek Parkway	Lot Irregular	117	1950 E. Logan St.	LOT IRREGULAR
276	7044 Woodland Ave.	25' X 100'	56	140 W. Colona St.	18' X 36'	118	710-20 N. Marshall St.	LOT IRREGULAR
			57	POSTPONED	POSTPONED	119	STAY	STAY
			58	2533 N. Corlies St.	14' 2-1/2" X 50'	120	1851 N. Marston St.	14' X 42'
			59	534 W. Cornwall St.	14' X 48'	121	1825 N. Marston St.	14' 1" X 42'
			60	POSTPONED	POSTPONED	122	2518 N. Marston St.	15' X 70'
			61	POSTPONED	POSTPONED	123	3323 N. Marston St.	16' 4" X 55' 6"
			62	2620 Deacon St.	14' X 50'	124	3317 Mascher St.	14' X 50'
			63	POSTPONED	POSTPONED	125	5528 Matthews St.	16' x 50'
			64	400 Durfor St.	16' X 52'	126	1437 W. Mayfield St.	15' X 51.32'
			65	STAY	STAY	127	513 Mc Kean St.	16' X 66'
			66	5651 Elliott St.	15' X 62'	128	467 Mechanic St.	14' 4" X 45' 6"
			67	8163 Erdrick St.	LOT IRREGULAR	129	1958 Medary Ave.	15' X 97'
			68	1315 W. Erie Ave.	15.50' X 120'	130	2853 Memphis St.	14' 5" X 64' 3-3/4"
			69	STAY	STAY	131	119 N. Millick St.	15' 2" X 62' 6"
			70	POSTPONED	POSTPONED	132	1615 Mohican St.	15' 11" X 85'
			71	3832 Folsom St.	14' X 80'	133	1631 Mount Vernon St.	18' X 118' 2"
			72	3923 Folsom St.	Lot Irreg	134	4840 Mulberry St.	22' 1-3/4" X 80'
			73	POSTPONED	POSTPONED	135	1714 N. Newkirk St.	14' 1" X 49'
			74	4800 N. Franklin St.	15' X 61'	136	1821 N. Newkirk St.	15' X 59'
			75	2038-40 N. Front St.	40' X 109'	137	STAY	STAY
			76	2205 Fuller St.	24' 10" X 104'	138	5952 N. Norwood St.	14' 7/8" X 85'
			77	1832-46 Germantown Ave.	Premises A-E	139	2422 W. Oakdale St.	14' 2" X 55'
			78	2813 Germantown Ave.	18' X 105'	140	2348 N. Opal St.	Lot Irregular
			79	STAY	STAY	141	2020 N. Orianna St.	14' X 42' 6"
			80	6107 Glenmore Ave.	15' X 50'	142	1738 Orthodox St.	14' X 61' 6"
			81	3333 N. Gratz St.	Lot Irregular	143	6219 Osage Ave.	Lot Irregular
			82	6249 N. Gratz St.	16' X 75'	144	5210 Overbrook Ave.	100' X 100'
			83	5423 Grays Ave.	LOT IRREGULAR	145	2037 W. Oxford St.	15' 4" X IRREG
			84	4151 Greene St.	17' 11-1/2" X 80'	146	1921 W. Pacific St.	15' X IRREG
			85	4427 Greene St.	15' 5/8" X 55' 6"	147	1937 Page St.	15' X 60'
			86	551 N. Gross St.	14' X 82'	148	2921 N. Park Ave.	15' X 66'
			87	2402 E. Harold St.	14' X 38' 10"	149	STAY	STAY
			88	153 E. Herman St.	40' X 95'	150	5420-28 Paschall Ave.	Lot Irregular
			89	1209 W. Hilton St.	15' X 104' 3-1/8"	151	6440-44 Paschall Ave.	LOT IRREGULAR

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EFFECTIVE DATE: July 1, 1989

Tax Sale continued from 19

SHERIFF'S SALE10 A.M.
DECEMBER 16, 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 followed:**

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
152	2532 N. Patton St.	14' 2" X 50'	186	3100-18 W. School House Lane	Lot Irregular	218	STAY	STAY
153	4324-26 Paul St.	41' 6" X 197'	187	168 E. Sharpnack St.	19' 1" X LOT IRREGU-LAR	219	6615 Upland St.	15' 4" X 84'
154	1429 S. Paxon St.	14' 4" X 55'				220	7140-42 Upland St.	40' X 133'
155	3506 Pennhurst St.	14' 11" X 50'	188	214 Shedaker St.	LOT IRREGULAR	221	1224 E. Venango St.	Lot Irregular
156	4606 Pennhurst St.	18' X 75'	189	424 N. Sickels St.	15' X 65' 8"	222	2825 E. Venango St.	14' 6" X 73' 8-3/8"
157	4624 N. Penn St.	22' 3/4" X Irreg	190	2123 S. Simpson St.	15' X 76'	223	1224 Wagner Ave.	20' X 100'
158	5813 Pine St.	16' X 77'	191	3334 N. Smedley St.	15' X 57' 4"	224	6220 Walker St.	16' X 90'
159	6026-28 Pine St.	LOT IRREGULAR	192	4516 N. Smedley St.	15' 7" X 84' 5"	225	5125 Walnut St.	15' X 110' 1"
160	7209 Pittville Ave.	15' 11" X 85'	193	160 W. Somerset St.	Lot Irregular	226	5936 Walnut St.	20' X 127'
161	1822-34 Point Breeze Ave.	82' 6-3/8" X IRREG	194	POSTPONED	POSTPONED	227	82 E. Walnut Landing	Lot Irregular
162	1632 Poplar St.	Lot Irregular	195	2200-50 E. Somerset St.	Lot Irregular	228	215 E. Walnut Park Drive	LOT IRREGULAR
163	3839 Poplar St.	15' X 100	196	441 E. Somerset St.	15' X 96'	229	6020 Walton Avenue	15' 3" X 108' 6"
164	942 W. Porter St.	LOT IRREGULAR	197	1968 W. Spencer St.	15' X 88'	230	POSTPONED	POSTPONED
165	3224 Powelton Ave.	17' 6" X 100'	198	2005 W. Spencer St.	19' x 60'	231	5015-25 Warrington Ave.	Lot Irregular
166	STAY	STAY	199	STAY	STAY	232	5211 Wayne Avenue	Lot Irreg
167	1960 Pratt St.	17' 11-5/8" X 85'	200	1314-32 Spring Garden St.	Lot Irregular	233	STAY	STAY
168	1319 E. Price St.	15' 4" X 74'	201	4017 Spring Garden St.	18' X LOT IRREGU-LAR	234	2049 E. Westmoreland St.	Lot Irreg
169	308-1/2 W. Queen Lane	LOT IRREG.				235	STAY	STAY
170	6217 Race St.	21' X 100'	202	902 N. St. Bernard Street	15' X 55' 11-5/8"	236	7374 Wheeler St.	16' X 66'
171	6069 Regent St.	16' X 55'	203	222 E. Stella St.	14' X 43' 6"	237	2625 W. Willard St.	LOT IRREGULAR
172	6038 Reinhard St.	15' 6" X 60'	204	4856-60 Stenton Ave.	Lot Irregular	238	304 E. William St.	11' 11" X 43'
173	5029 Reno St.	14' 1" X 51' 6"	205	10813 Stevens Road	Lot Irreg	239	5717 Willows Avenue	15' X 81' 6"
174	2860 N. Ringgold St.	14' 4" X 46' 6"	206	5738 Stewart St.	16' X 81' 6"	240	5821 Willows Avenue	16' X 115'
175	409 E. Rittenhouse St.	LOT IRREGULAR	207	4554 Stiles St.	20' X 100'	241	STAY	STAY
176	700 W. Roosevelt Boulevard	LOT IRREGULAR	208	6202 W. Stiles St.	18' X 87'	242	1219 Windrim Avenue	31' 3" X 100'
177	3143 Rorer St.	15' X 53'	209	2931 N. Stillman St.	14' 1" X 45' 9"	243	4302 Woodhaven Road	Lot Irregular
178	POSTPONED	POSTPONED	210	2712 -36 Stokley St.	Lot Irregular	244	6531 Woodland Avenue	16' X 89'
179	3084 1/2 Ruth St.	14' X 50'	211	4606 E. Thompson St.	14-2/7' X 67'	245	6710 Woodland Avenue	16' X 104'
180	323 N. Salford St.	15' x 57'	212	STAY	STAY	246	7105-13 Woodland Avenue	LOT IRREGULAR
181	3800-10 Salmon St.	LOT IRREGULAR	213	900-8 W. Tioga St.	LOT IRREGULAR	247	3018 N. Woodstock St.	14' X 50'
182	4042 Sansom St.	16' 7" X 60' 2"	214	4076 Torresdale Ave.	LOT IRREGULAR	248	921 S. Yewdall St.	15' X 60'
183	6114 Sansom St.	15' 5" X 102'	215	4301-37 Torresdale Ave.	Lot Irregular	249	6113 Yocum St.	LOT IRREG
184	7262 Saybrook Ave.	16' 2-5/8" X 101' 6"	216	6948-50 Torresdale Ave.	86' X 132.09'	250	2427-35 W. York St.	Lot Irregular
185	880 Scattergood St.	14' 10" X 69' 11-7/8"	217	2340 Turner St.	14' x 57'			

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

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