

**SHERIFF'S SALE**

9 A.M.  
December 20, 2017

**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:                                  |
|---|-------------------------------|--------------------------|--|------------------------------|--------------------------|--------------------------|------------------------------|---|
| <b>POSTPONED FROM NOVEMBER 18, 2015</b> |                               |                          | <b>POSTPONED FROM AUGUST 16, 2017</b>    |                              |                          |                          |                              |   |
| 58                                      | 346 North 61st Street         | 15' x 70' 6"             | 30                                       | 1028 West Arizona Street     | 16' 7" X 60'             | 32                       | 277 South Alden Street       | 16' X 60'                               |
| 75                                      | 2818-20 Belgrade Street       | LOT IRREGULAR            | 38                                       | 247 Berkley Street           | 16' X 74' 3-3/4"         | 35                       | 402 East Allens Lane         | 28' X 93' 1-5/8"                        |
| 136                                     | 313 East Walnut Lane          | 45' x 199' 7/8"          | 39                                       | 6657-59 Blakemore Street     | 80' X IRREG              | 42                       | 3551 Bleigh Avenue           | 16' X 100' 3-1/4"                       |
| <b>POSTPONED FROM AUGUST 17, 2016</b>   |                               |                          | 44                                       | 6235 Callowhill Street       | 15' X 50'                | 44                       | 3837 Brown Street            | 15' 8" X 82'                            |
| 101                                     | 314 West Raymond Street       | 16' 9" x 45'             | 55                                       | 3050 Clifford Street         | 15' x 72' 7-1/2"         | 46                       | 6208 Callowhill Street       | 15' 6" x 72' 4"                         |
| <b>POSTPONED FROM OCTOBER 19, 2016</b>  |                               |                          | 60                                       | 2737 North Croskey Street    | 14' 6" X 45'             | 47                       | 215 West Cambria Street      | 18' X 57'                               |
| 47                                      | 3424 Braddock Street          | 14' x 69' 6-7/8"         | 61                                       | 2642 North Darien Street     | 15' 3" X 38'             | 54                       | 83 Church Lane               | 25' X IRREG                             |
| 81                                      | 2338 West Hunting Park Avenue | Irregular Lot            | 64                                       | 1935 Diamond Street          | 17' x 95' 6"             | 61                       | 2531 West Dakota Street      | 14' X 43'                               |
| 103                                     | 1414 West Mayfield Street     | 16' X 50'                | 109                                      | 3051 Judson Street           | 14' 3" x 45'             | 77                       | 4125 Franklin Street         | 15' X 64'                               |
| <b>POSTPONED FROM NOVEMBER 16, 2016</b> |                               |                          | 114                                      | 4350 M Street                | 29' 1" X 80'             | 80                       | 4675 Germantown Avenue       | 14' X IRREG                             |
| 81                                      | 1520 South Corlies Street     | 16' x 52'                | 131                                      | 2619 West Oxford Street      | 17' 6" X 79'             | 103                      | 2636 West Lehigh Avenue      | 16' x 58'                               |
| <b>POSTPONED FROM DECEMBER 21, 2016</b> |                               |                          | 132                                      | 2621 West Oxford Street      | 17' 6" X 79'             | 109                      | 1825 North Marston Street    | 14' 2" x 42'                            |
| 4                                       | 2124 North 11th Street        | LOT IRREGULAR            | 137                                      | 5629 Pemberton Street        | 15' x 60'                | 120                      | 1255 South Newkirk Street    | 14' X 46'                               |
| 130                                     | 423 Pierce Street             | 15' 11" X 55' 9"         | 152                                      | 5906 Shisler Street          | LOT IRREGULAR            | 123                      | 6814-20 Old York Road        | 103' 2-7/8" X IRREG                     |
| <b>POSTPONED FROM JANUARY 18, 2017</b>  |                               |                          | 167                                      | 1110 Union Street            | 13' 6" x 39' 7-1/2"      | 124                      | 17 Osborne Street            | 17' 2-1/8" X 99' 10-3/8" +/-            |
| 108                                     | 4823 Longshore Avenue         | 18' 8-1/2" X IRREG       | 173                                      | 145 East Walnut Lane         | 22' 6" X 151' 4-3/4" +/- | 125                      | 607 Pallas Street            | 18' 4" x 60'                            |
| <b>POSTPONED FROM FEBRUARY 22, 2017</b> |                               |                          | 175                                      | 5518 Walton Avenue           | 15' X 60'                | 127                      | 441 East Penn Street         | LOT IRREGULAR                           |
| 27                                      | 1839 South Alden Street       | 15' X 53'                | <b>POSTPONED FROM SEPTEMBER 20, 2017</b> |                              |                          | 131                      | 815 Porter Street            | 14' X 57'                               |
| 33                                      | 6354 Ardleigh Street          | 24' 5" X 100' 8-1/4" +/- | 10                                       | 3407 North 17th Street       | 16' X 95' 3-1/2"         | 135                      | 2439 South Reese Street      | 14' X 46'                               |
| 42                                      | 3917-19 Cambridge Street      | 29' 9" X 76'             | 15                                       | 5988 North 20th Street       | 14' 11" X 100'           | 140                      | 163 North Robinson Street    | 14' 2" X 65' 6"                         |
| 52                                      | 1615-19 Cheltenham Avenue     | 46' X 80'                | 16                                       | 3650 North 21st Street       | 15' 6" X 96'             | 141                      | 5832 Rodman Street           | 15' X 65'                               |
| 57                                      | 2033 Conlyn Street            | 16' x 64' 1/2"           | 18                                       | 2918 North 25th Street       | 15' 5" x 60'             | 146                      | 1812-14 Shunk Street         | LOT IRREGULAR                           |
| 96                                      | 6336 North Lambert Street     | 15' X 76'                | 23                                       | 1329 North 49th Street       | LOT IRREGULAR            | 148                      | 318 West Spencer Street      | 16' 1" X 69'                            |
| 123                                     | 3107 North Patton Street      | 15' x 69'                | 25                                       | 1440 North 56th Street       | 15' X 60'                | 150                      | 5007 Stenton Avenue          | 78' X IRREG                             |
| 131                                     | 2151 Randolph Street          | 14' X 43'                | 32                                       | 1510 West Allegheny Avenue   | 120' X IRREG             | 151                      | 2714 Stevens Street          | 16' 1" X 70'                            |
| 135                                     | 4503 Regent Street            | 30' X 75'                | 33                                       | 543 West Allegheny Avenue    | 14' x 61'                | 152                      | 4989 West Stiles Street      | 14' x 54'                               |
| 137                                     | 2944 Richmond Street          | 19' 4-1/4" X IRREG       | 49                                       | 722 West Cambria Street      | 14' 6" X 67' 6"          | 158                      | 2809 Tulip Street            | 14' X 58' 8"                            |
| 140                                     | 3219 Rorer Street             | 15' x 50'                | 52                                       | 6031 Charles Street          | 15' x 98' 3-3/8"         | 162                      | 1214 West Venango Street     | 14' x 42' 11-5/8"                       |
| 164                                     | 1910 West Venango Street      | 16' X 114' 4"            | 62                                       | 587 Conarroe Street          | 17' 9-1/2" X 89' 8-3/8"  | 163                      | 6147 Vine Street             | 15' 5" X 81' 8"                         |
| <b>POSTPONED FROM MARCH 15, 2017</b>    |                               |                          | 70                                       | 5214 Diamond Street          | 16' 8" X 105'            | 165                      | 514 East Walnut Lane         | 15' X 76'                               |
| 6                                       | 1323 North 16th Street        | LOT IRREGULAR            | 74                                       | 12019 Farwell Road           | 19' 11-3/4" x 95'        | 174                      | 126 North Yewdall Street     | 15' X 56' 6"                            |
| 35                                      | 1907 North 63rd Street        | 40' X 150'               | 80                                       | 3321 Fidler Street           | 28' 2" x 109' 8-3/8"     | <b>DECEMBER 20, 2017</b> |                              |   |
| 62                                      | 2418 North Colorado Street    | 14' 6" X 48'             | 81                                       | 5705 Florence Avenue         | 16' 4" X 100'            | <b>SHERIFF'S SALE</b>    |                              |   |
| 65                                      | 3145 Custer Street            | 14' 2" X 50'             | 84                                       | 592 Geneva Avenue            | 15' 4" X IRREG           | 1                        | 231-35 North 2nd Street #134 | CONDO UNIT 134 (and/or Condo Pkg Space) |
| 148                                     | 515 West Susquehanna Avenue   | 17' X 67'                | 90                                       | 5381 Hazelhurst Street       | 16' 2" X 70'             | 2                        | 2402 North 03rd Street       | 15' x 58'                               |
| <b>POSTPONED FROM APRIL 19, 2017</b>    |                               |                          | 91                                       | 5551 Heiskell Street         | 14' 1-1/4" X IRREG       | 3                        | 2433 South 04th Street       | 15' x 58'                               |
| 7                                       | 3441 North 15th Street        | 24' X 100'               | 110                                      | 2228 Manton Street           | 15' x 55'                | 4                        | 3036 North 06th Street       | 15' X 97'                               |
| 45                                      | 8803 Brocklehurst Street      | LOT IRREGULAR            | 113                                      | 3530 Mascher Street          | LOT IRREGULAR            | 5                        | 3931 North 06th Street       | 13' 8" x 74' 10/14"                     |
| 60                                      | 2128 North Darien Street      | 13' 6" X 42'             | 118                                      | 3923 Melon Street            | 13' 9" X 60'             | 6                        | 4131 North 08th Street       | 15' X 72' 3/8"                          |
| 126                                     | 4129 Pennsgrove Street        | 15' 9-1/2" X 80' 4"      | 128                                      | 1822R-34 Point Breeze Avenue | LOT IRREGULAR            | 7                        | 3926 North 09th Street       | 16' X 51'                               |
| 129                                     | 2312 Pierce Street            | 16' x 58'                | 138                                      | 114 East Ruscomb Street      | 18' X 70'                | 8                        | 3025 North 10th Street       | 14' 6" X 68'                            |
| 145                                     | 342 Stevens Street            | 17' 5-1/2" X 90'         | 142                                      | 932 West Somerset Street     | 14' 4-7/8" X 96' 11-1/4" | 9                        | 3915 North 10th Street       | 16' X 51'                               |
| 147                                     | 5016 West Stiles Street       | Lot Irregular            | 149                                      | 2957 North Taney Street      | 15' X 48'                | 10                       | 3218 North 13th Street       | 15' X 100'                              |
| 167                                     | 2236 Watkins Street           | 14' X 47'                | 166                                      | 2224 Wilder Street           | 14' X 50'                | 11                       | 4039 North 13th Street       | 15' 7" X 41'                            |
| <b>POSTPONED FROM MAY 17, 2017</b>      |                               |                          | 172                                      | 7282-86 Woodland Avenue      | 63' X IRREG              | 12                       | 1302 North 15th Street       | 13' 9" X 48'                            |
| 13                                      | 2532 North 19th Street        | 15' 6" x 67' 10"         | <b>POSTPONED FROM OCTOBER 18, 2017</b>   |                              |                          | 13                       | 4454 North 17th Street       | 13' 11-1/2" X 58'                       |
| 14                                      | 6933 North 19th Street        | 24' 6" x 102'            | 2  | 2054 North 07th Street       | 21' x 78' 6"             | 14                       | 4426 North 18th Street       | 15' X 63'                               |
| 86                                      | 6526-34 Germantown Avenue     | LOT IRREGULAR            | 13                                       | 622 South 15th Street        | 18' 6" x 42' 11-1/4"     | 15                       | 772 South 18th Street        | 16' x 54'                               |
| 89                                      | 225 West Glenwood Avenue      | 69' 8-1/2" X IRREG       | 17                                       | 5755 North 17th Street       | 16' X 102'               | 16                       | 2327 North 19th Street       | 16' X 68'                               |
| 90                                      | 1718 West Godfrey Avenue      | 16' x 99'                | 18                                       | 4446 North 18th Street       | 15' X 63'                | 17                       | 2349 North 20th Street       | LOT IRREGULAR                           |
| 108                                     | 5960 North Leithgow Street    | 16' X 62'                | 29                                       | 1040 North 46th Street       | 15.25" X 78"             | 18                       | 5922 North 21st Street       | LOT IRREGULAR                           |
| 145                                     | 350 West Queen Lane           | 29' X 74'                | 32                                       | 639 North 54th Street        | 15' 1" x 78' 6"          | 19                       | 2623 North 23rd Street       | 14' 8" x 64'                            |
| 162                                     | 2211 North Sydenham Street    | LOT IRREGULAR            | 33                                       | 1333 North 56th Street       | 15' X 106'               | 20                       | 2949 North 23rd Street       | 15' x 100'                              |
| 169                                     | 5609-11 Tulip Street          | 45' 2" X 93' 2-5/8" +/-  | 38                                       | 2972 Aramingo Avenue         | 17' X 71' 8-3/4"         | 21                       | 1916 North 24th Street       | 15' 6" x 65'                            |
| <b>POSTPONED FROM JUNE 21, 2017</b>     |                               |                          | 41                                       | 1214 West Atlantic Street    | 16' X 70'                | 22                       | 2319 North 26th Street       | LOT IRREGULAR                           |
| 16                                      | 248 South 52nd Street         | 15' 5" X 80'             | 53                                       | 6444 Chelwynde Street        | 16' X 70'                | 23                       | 1611 North 27th Street       | 18' X 87' 6"                            |
| 21                                      | 531 North 62nd Street         | LOT IRREGULAR            | 55                                       | 1412 South Clarion Street    | 13' X 48'                | 24                       | 1233 South 28th Street       | 16' x 61'                               |
| 36                                      | 3203 Cecil B Moore Avenue     | 18' x 100'               | 57                                       | 1656 South Conestoga Street  | 15' X 55' 6"             | 25                       | 2643 North 28th Street       | 18' X 62' 2-1/4"                        |
| 49                                      | 600 Devereaux Avenue          | 75' 6" X 49' 11"         | 62                                       | 2531 West Dakota Street      | 14' X 43'                | 26                       | 2425 North 31st Street       | 15' 5" x 65' 4"                         |
| 58                                      | 1816 Fillmore Street          | 14' 11-1/4" X 60'        | 65                                       | 6433 Dorel Street            | 18.09' x 67.50'          | 27                       | 436 North 38th Street        | 16' X 50'                               |
| 61                                      | 1637 South Frazier Street     | 14' 10" X 63' 6"         | 67                                       | 324 North Edgewood Street    | 19' X 105'               | 28                       | 881 North 51st Street        | 14' 2" X 62' 3-7/8" +/-                 |
| 78                                      | 1825 Ingersoll Street         | 14' x 64'                | 69                                       | 5415 North Fairhill Street   | 20' X 100' 7-1/2"        | 29                       | 1212 South 56th Street       | 15' 1" X 78' 6"                         |
| 92                                      | 1513 North Marston Street     | 17' 7-1/2" X IRREG       | 76                                       | 3014 Germantown Avenue       | 15' 10-3/4" X IRREG      | 30                       | 216 South 56th Street        | 15' x 82' 6"                            |
| 97                                      | 2233 McClellan Street         | 14' 3" X 50'             | 79                                       | 5331 Greenway Avenue         | 16' X 80'                | 31                       | 275 South 56th Street        | 20' 2" X 70'                            |
| 115                                     | 1724 West Oxford Street       | 17' 2" X 86'             | 87                                       | 4541 North Hicks Street      | 15' 2" X 45'             | 32                       | 1933 South 57th Street       | 16' X 80'                               |
| 116                                     | 5420-28 Paschall Avenue       | 130' X 195'              | 89                                       | 3916 Howland Street          | 14' 3" X 65"             | 33                       | 1001 South 60th Street       | 18' x 100'                              |
| 117                                     | 2113 North Percy Street       | 14' x 44'                | 91                                       | 3129 Jasper Street           | 15' 7-1/2" x 56' 4"      | 34                       | 1240 North 60th Street       | 15' X 134' 8"                           |
| 151                                     | 2224 West Tioga Street        | 30' x 225'               | 93                                       | 2841 Judson Street           | 15' x 46' 6"             | 35                       | 2003 South 60th Street       | 15' 11-1/2" x 50' 8"                    |
| 173                                     | 2249 Yelland Street           | 15' X 40' 6"             | 98                                       | 6111-13 Larchwood Avenue     | 40' X 112' 6"            | 36                       | 16 South 62nd Street         | 23' 3" X IRREG                          |
| <b>POSTPONED FROM JULY 19, 2017</b>     |                               |                          | 106                                      | 6138 Montague Street         | 16' 2" X 90'             | 37                       | 1926 73rd Avenue             | 16' 2" X 70'                            |
| 25                                      | 2013 North 20th Street        | 16' x 75'                | 109                                      | 2035 West Nedro Avenue       | 15' 8" X 65' +/-         | 38                       | 1409-13 North 76th Street    | UNIT #503, A/K/A 5-C                    |
| 88                                      | 2542 Germantown Avenue        | Lot Irregular            | 114                                      | 4113 Orchard Street          | LOT IRREGULAR            | 39                       | 2712 A Street                | 17' 3" X 80' 4" +/-                     |
| 106                                     | 3345 Kip Street               | 14' 1-1/2" x 60'         | 117                                      | 2141 Orthodox Street         | LOT IRREGULAR            | 40                       | 3040 A Street                | 15' X 48' 6"                            |
| 107                                     | 5223 Knox Street              | 15' X 85'                | 119                                      | 3851 North Park Avenue       | 15' 8" X 103' 10-3/4"    | 41                       | 3146 West Arizona Street     | 14' X 45'                               |
| 135                                     | 930 Pierce Street             | 14' X 50'                | 120                                      | 4238 North Park Avenue       | 18' 6-1/2" X 100'        | 42                       | 529 East Ashmead Street      | 15' X 55'                               |
| 157                                     | 241 West Spencer Street       | 15' 5" X 70'             | 132                                      | 127 North Redfield Street    | 14' 10-3/8" X 73' 6"     | 43                       | 4818 Aspen Street            | 16' 1/8" X IRREG                        |
| 162                                     | 1225 North Taney Street       | 13' 3" X 50'             | 144                                      | 2111 Seybert Street          | 16' x 60'                | 44                       | 2815 North Bambrey Street    | 14' X 48'                               |
| 169                                     | 5911 North Water Street       | 16' 4" X 85'             | 162                                      | 5110 Umbria Street           | LOT IRREGULAR            | 45                       | 2427 North Bancroft Street   | 14' X 47'                               |
| <b>POSTPONED FROM NOVEMBER 15, 2017</b> |                               |                          | 165                                      | 5136 Walnut Street           | 15' x 90'                | 46                       | 5716 North Beechwood Street  | 14' 3" x 62'                            |
| 1                                       | 828 North 04th Street         | 20' 3/8" X 84' 2"        | 170                                      | 5136 Wayne Avenue            | 50' X 198' 10-3/4" +/-   | 47                       | 1711 Belfield Avenue         | 16' X 107' 6"                           |
| 3                                       | 1510 South 06th Street        | 18' X 110'               | <b>POSTPONED FROM NOVEMBER 15, 2017</b>  |                              |                          | 48                       | 6126 Belfield Avenue         | 14' 11-1/4" x 90'                       |
| 6                                       | 4604 North 11th Street        | 15' 6" x 85'             | 1  | 828 North 04th Street        | 20' 3/8" X 84' 2"        | 49                       | 2081 East Boston Street      | 15' x 60' 3"                            |
| 7                                       | 4051 North 12th Street        | 15' X 87'                | 3  | 1510 South 06th Street       | 18' X 110'               | 50                       | 3225 Boudinot Street         | 14' X 50'                               |
| 8                                       | 5610 North 12th Street        | 20' x 84' 5/8"           | 6  | 4604 North 11th Street       | 15' 6" x 85'             | 51                       | 516 Brinton Street           | LOT IRREGULAR                           |
| 20                                      | 632 South 55th Street         | 18' X 80.50'             | 7  | 4051 North 12th Street       | 15' X 87'                | 52                       | 7312 Brookhaven Road         | 15.93' x 92.50'                         |
| 23                                      | 140 North 60th Street         | 15' 1" x 70'             | 8  | 5610 North 12th Street       | 20' x 84' 5/8"           | 53                       | 5846 Brush Road              | 16' 2" x 80'                            |
|   |                               |                          | 20                                       | 632 South 55th Street        | 18' X 80.50'             | 54                       | 2331 North Camac Street      | 14' X 48'                               |
|   |                               |                          | 23                                       | 140 North 60th Street        | 15' 1" x 70'             | 55                       | 3803 Cambridge Street        | 16' x 78'                               |
|   |                               |                          |  |                              |                          | 56                       | 3045 North Carlisle Street   | 15' X 57'                               |

*Tax Sale continues on 18*

Tax Sale continued from 17

# SHERIFF'S SALE

9 A.M.  
December 20, 2017

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:                  |
|----------|--------------------------------|----------------------|----------|-----------------------------|----------------------|----------|-------------------------------|-------------------------|
| 57       | 6136-38 Cedar Avenue           | 40' X 92' 6"         | 97       | 2049 West Indiana Avenue    | 14' 6" X 58'         | 137      | 308-1/2 West Queen Lane       | LOT IRREG.              |
| 58       | 1209-11 East Cheltenham Avenue | 31' 5-3/4" X IRREG   | 98       | 549 East Indiana Avenue     | 13' 9" X 60'         | 138      | 3120 Reach Street             | 14' 2" x 50'            |
| 59       | 6324 Chelwynde Avenue          | 44' X 140'           | 99       | 2417 Ingersoll Street       | 13' 10" x 43' 2-7/8" | 139      | 6344 Reedland Street          | 15' x 65'               |
| 60       | 5343 Chestnut Street           | 16' X 68'            | 100      | 6460 Keystone Street        | 28' 6" x 100'        | 140      | 2441 North Reese Street       | 14' X 56'               |
| 61       | 6207 Chestnut Street           | LOT IRREGULAR        | 101      | 6076 Kingsessing Avenue     | 16' X 75'            | 141      | 6067 Regent Street            | 16' x 55'               |
| 62       | 2108 Church Lane               | 18' 1/8" X IRREG     | 102      | 6100 Kingsessing Avenue     | 15' X IRREG          | 142      | 6006 Reinhard Street          | 16' x 60'               |
| 63       | 4313 Claridge Street           | 20' 2-1/4" X 67' 6"  | 103      | 4916 Lancaster Avenue       | 17' X IRREG          | 143      | 5229 Ridge Street             | LOT IRREGULAR           |
| 64       | 2251 East Clearfield Street    | 15' 7" X 65'         | 104      | 2008 Latona Street          | 14' x 62'            | 144      | 2740 North Ringgold Street    | 14' 6" x 45'            |
| 65       | 715 West Clearfield Street     | 14' 5" X 63' 8"      | 105      | 2734 North Lawrence Street  | 15' x 44'            | 145      | 730 Rising Sun Avenue         | 22' 3-5/8" X 85'        |
| 66       | 1135-37 Cobbs Creek Parkway    | LOT IRREGULAR        | 106      | 2422 West Lehigh Street     | 15' 7-1/2" X 100'    | 146      | 130 East Rittenhouse Street   | 15' 4" X 95' 5-1/2" +/- |
| 67       | 3079 Collins Street            | 13' 8" X 69' 1-1/2"  | 107      | 5727 Leonard Street         | 16' X IRREG          | 147      | 432 East Rockland Street      | 16' X 111' 3"           |
| 68       | 58 North Conestoga Street      | 16' x 60'            | 108      | 6342 Leonard Street         | 16' 4-1/2" X 100'    | 148      | 20 South Ruby Street          | 16' X 63' 9"            |
| 69       | 2449 West Cumberland Street    | 15' 5" X 103' 5-1/4" | 109      | 322 Leverington Avenue      | LOT IRREGULAR        | 149      | 2270 Ruffner Street           | 15' X 40' 6-1/8"        |
| 70       | 2112 North Darien Street       | 13' 6" x 42'         | 110      | 5501 Linmore Avenue         | 15' x 50'            | 150      | 2809 Salmon Street            | 20' X 100'              |
| 71       | 3154 North Darien Street       | 14' x 40'            | 111      | 5320 Locust Street          | 15' 11" X 90'        | 151      | 6913 Saybrook Avenue          | LOT IRREGULAR           |
| 72       | 164 Dearborn Street            | 15' X 42' 6"         | 112      | 123 East Luzerne Street     | LOT IRREGULAR        | 152      | 928 Scattergood Street        | 18' 4" X 70'            |
| 73       | 1937 Diamond Street            | 17' 5" x 90' 6"      | 113      | 1407 East Lycoming Street   | 15' 5" X 74'         | 153      | 1529 Sellers Street           | 15' x 86.65'            |
| 74       | 2835 Diamond Street            | 17' X 72'            | 114      | 2004 East Madison Street    | 19.91' X 99.60'      | 154      | 419 Shurs Lane                | 18' 1/2" X IRREG        |
| 75       | 3434 Dillman Street            | 14' X 50'            | 115      | 713 East Madison Street     | 15' x 50'            | 155      | 1981 West Spencer Street      | 15' X 88'               |
| 76       | 606 Dudley Street              | 14' x 44'            | 116      | 1703 Manton Street          | 15' x 57'            | 156      | 1841 North Taylor Street      | 14' X 46' 9-1/2"        |
| 77       | 2431 South Edgewood Street     | 15' X IRREG          | 117      | 3536 Mantua Avenue          | LOT IRREGULAR        | 157      | 1862 North Taylor Street      | 14' x 53'               |
| 78       | 7160 Edmund Street             | 14' 9" X 90'         | 118      | 1134 Marlyn Road            | LOT IRREGULAR        | 158      | 2950 North Taylor Street      | 14' 1" X 50'            |
| 79       | 243 East Elkhart Street        | 14' X 43' 6"         | 119      | 3064 Mascher Street         | 16' 4" X 90'         | 159      | 1624 West Toronto Street      | 14' x 57'               |
| 80       | 3909 North Fairhill Street     | 14' 4" X 67'         | 120      | 1433 West Mayfield Street   | 15' X 51' 4"         | 160      | 3620 Tulip Street             | 20' X 77' 6"            |
| 81       | 2327 North Fawn Street         | 14' x 47'            | 121      | 1755 Mayland Street         | 16' X 77'            | 161      | 4425 North Uber Street        | 16' X 100' 11-7/8"      |
| 82       | 1204 Fillmore Street           | 23' x 84' 6"         | 122      | 5809 Mc Mahon Avenue        | irregular            | 162      | 2252 North Van Pelt Street    | 16' X 70'               |
| 83       | 1629 Fillmore Street           | 14' X 61' 11-7/8"    | 123      | 431 East Mentor Street      | 15' X 75'            | 163      | 1137 Wet Venango Street       | 15' X 90'               |
| 84       | 5626 Florence Avenue           | 19' 2" X 67' 3"      | 124      | 812 West Moyamensing Avenue | 32' 6-1/8" X IRREG   | 164      | 507 West Venango Street       | LOT IRREGULAR           |
| 85       | 2912 Frankford Street          | LOT IRREGULAR        | 125      | 2426 North Napa Street      | 14' 3" X 50'         | 165      | 5828 Vine Street              | 16' X 72'               |
| 86       | 3121 North Franklin Street     | 14' 9" x 60'         | 126      | 1434 South Newkirk Street   | 14' 2" x 48'         | 166      | 6134 Vine Street              | 16' X 73'               |
| 87       | 4430 North Franklin Street     | 15' X 64'            | 127      | 6623 North Opal Street      | 18' 2" x 75'         | 167      | 7269 East Walnut Lane         | LOT IRREGULAR           |
| 88       | 61 West Garfield Street        | LOT IRREGULAR        | 128      | 2927 North Orianna Street   | 14' x 43' 6"         | 168      | 5919 Washington Avenue        | 20' 4" X 111'           |
| 89       | 236 Garrett Street             | 15' X 60'            | 129      | 3423 North Orianna Street   | 14' 6" X 55'         | 169      | 3031 North Water Street       | 14' X 45' 6"            |
| 90       | 3935-61 Germantown Avenue      | irregular            | 130      | 2738 Palethorp Street       | 12' X 46' 5-1/4"     | 170      | 3046 North Water Street       | 14' X 45' 6"            |
| 91       | 1611 West Girard Avenue        | 20' X 100'           | 131      | 3265 North Park Avenue      | 15' X 100'           | 171      | 5916 Webster Street           | 15' 3" X 107'           |
| 92       | 4155 West Girard Avenue        | 16' 4" X 116'        | 132      | 5008 Parrish Street         | 15' X 61' 6"         | 172      | 2017 West Westmoreland Street | 15' x 105'              |
| 93       | 4635 Greene Street             | 18' 11-1/4" X 100'   | 133      | 4448 Paul Street            | LOT IRREGULAR        | 173      | 5562 Wheeler Street           | LOT IRREGULAR           |
| 94       | 3335 North Hancock Street      | 14' X 45' 6"         | 134      | 1827 Point Breeze Avenue    | 15' x 98'            | 174      | 5555 Whitby Avenue            | 17' 8" x 81' 6"         |
| 95       | 913 East Horrtter Street       | 26' 6-1/2" x 100'    | 135      | 466 Potterton Height        | 15' 3" X 63' 1-3/4"  | 175      | 523 Winton Street             | 14' x 48'               |
| 96       | 3934 Howland Street            | 14' 3" X 65'         | 136      | 874 East Price Street       | 16' 5" X 74'         | 176      | 5751 North Woodstock Street   | 16' x 62' 6"            |

### 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](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

#### 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 exceptions are filed thereto within ten (10) days thereafter.

#### 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](http://www.phillysheriff.com)

Renew Your Subscription to The Legal Intelligencer Today! 877-256-2472