

Public Notices

SHERIFF'S SALE

10 A.M.
March 20, 2013

The City of Philadelphia
FIRST DISTRICT PLAZA
3801 MARKET STREET

Sale. . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012

WRIT NO:	PREMISES:	FRONT:
98	411 Master St.	16' X 68'
99	312 Monroe St.	21' X 89'

WRIT NO:	PREMISES:	FRONT:
70	1920 Kater St.	16' X 45'
71	5040 Kingsessing Ave.	19' 4" X 109'
73	1151 Layton Rd.	Lot Irreg.

51	2648 E. Monmouth St.	20' X 75'
54	2845-61 Ormes St.	Lot Irreg.
57	1542 E. Pastorius St.	17' 11" X 88'
68	2207 W. Tioga St.	27' X 158'
70	5125 Walnut St.	15' X 110' 1"

THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012

WRIT NO:	PREMISES:	FRONT:
130	79 Montana St.	16' 3" X 75'

THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013

WRIT NO:	PREMISES:	FRONT:
13	2900 N. 18th St.	Lot Irreg.
14	3331 N. 18th St.	15' 2" X 98'
40	5001 N. Broad St.	Lot Irreg.
43	5238 Catharine St.	19' 9" X 106'
71	4301-05 Horrocks St.	Lot Irreg.
80	7316 Limekiln Pike.	Lot Irreg.
82	6229 Magnolia St.	16' X 93'
87	1632 Meadow St.	25' X 100'
88	2514 S. Millick St.	16' X 47'
91	6336 Musgrave St.	Lot Irreg.
99	4455 Paul St.	Lot Irreg.
102	2051 Pickwick St.	14' 2" X 54' 7-3/8"
109	3337 Red Lion Rd.	Lot Irreg.
114	7015 E. Roosevelt Blvd.	75' X 232' 10-1/2"
116	3126 Ruth St.	14' 1-7/8" X 47'
117	3252 Ryan St.	Lot Irreg.
118	360 N. Simpson St.	16' X 70'
119	2152-58 E. Somerset St.	60' X Irreg.
121	1300 South St.	21' 8" X 59' 4"
127	5327 Vine St.	16' X 108' 9-3/4"
128	505 E. Walnut Ln.	25' X 100'
136	6216 Woodland Ave.	16' X 72'

MARCH 20, 2013 SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	3958 N. 05 th St.	Lot Irreg.
2	1644 N. 06 th St.	14' 8" X 85'
3	1501 S. 12 th St.	Lot Irreg.
4	3001 N. 20 th St.	Lot Irreg.
5	1308 N. 57 th St.	15' X 77' 7"
6	243 S. 58 th St.	16' 3" X 80'
7	2099 N. 63 rd St.	Lot Irreg.
8	4556 Almond St.	34' 3" X Irreg.
9	3404 Ashfield Ln.	19' 11-1/2" X 118'
10	1226 S. Broad St.	Lot Irreg.
11	STAYED	STAYED
12	4813 Chester Ave.	45' X 135'
13	4512 N. Colorado St.	15' X 51' 10"
14	2414 N. Corlies St.	14' X 45' 2"
15	5650 Elliott St.	15' X 63' 6"
16	STAYED	STAYED
17	STAYED	STAYED
18	7358 Frankford Ave.	16' 7" X 100' 5-1/2"
19	STAYED	STAYED
20	5505 Greenway Ave.	15' X 70'
21	6502 Guyer Ave.	16' 4" X 65'
22	6001 Haverford Ave.	Lot Irreg.
23	STAYED	STAYED
24	543 Mayland St.	16' X 86'
25	2845 N. Orianna St.	27' 10" X 45'
26	5109-17 Pentridge St.	Lot Irreg.
27	5415 Pentridge St.	15' 4" X 61' 6"
28	STAYED	STAYED
29	5347 Reinhard St.	15' 5" X 62' 8"
30	5815 Sansom St.	15' 6" X 91' 8"
31	1620 Sparks St.	Lot Irreg.
32	2861 Stouton St.	12' X 40'
33	4525 N. Uber St.	16' X 84' 5"
34	8036 Walker St.	25' X 200'
35	5144 Webster St.	15' X 67'

THE FOLLOWING WAS POSTPONED FROM JULY 18, 2012

WRIT NO:	PREMISES:	FRONT:
55	504-08 Hermit St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM AUGUST 15, 2012

WRIT NO:	PREMISES:	FRONT:
7	6526 N. 16th St.	15' 10" X 82' 8"

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 19, 2012

WRIT NO:	PREMISES:	FRONT:
65	6231 Ellsworth St.	21' 6" X 110'
110	2931 N. Philip St.	14' 3" X 53' 2"

THE FOLLOWING WAS POSTPONED FROM OCTOBER 17, 2012

WRIT NO:	PREMISES:	FRONT:
3	1327-31 N. 05th St.	67' 6" X 208' 10"
19	1500-36 N. 31st St.	Lot Irreg.
37	1333 E. Barringer St.	25' X 110' 6"
44	6139 Carpenter St.	21' X 110'
46	5932 Catharine St.	19' X 110'

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 20, 2013

WRIT NO:	PREMISES:	FRONT:
6	6231 N. 16 th St.	16' X 90'
9	248 S. 52 nd St.	15' 5" X 80'
11	216 S. 56 th St.	15' X 82' 6"
14	113-15 Arch St.	Lot Irreg.
17	16 S. Bank St.	19' X 72' 3"
20	842 N. Broad St.	8' X 160'
31	5529 W. Girard Ave.	22' 3" X 86'
40	3123-45 E. Jefferson St.	Lot Irreg.
43	849 E. Madison St.	14' 3" X 50'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 21, 2012

WRIT NO:	PREMISES:	FRONT:
15	1612 N. 62nd St.	15' 6" X 100'
22	2631 S. Alder St.	14' X 50'
53	1505 Frankford Ave.	Lot Irreg.
59	6752 Greenway Ave.	14' X 101' 3"

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 cash, 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 cash, certified check, attorney's check or money order with the Sheriff.

The balance of the purchase money must be deposited in cash, 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 cash, 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

EFFECTIVE DATE: July 1, 1989