

# Public Notices

## SHERIFF'S SALE

10 A.M.  
January 15, 2014

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 APRIL 18, 2012  
WRIT NO: PREMISES: FRONT:  
26 1314-16 N. Broad St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012  
WRIT NO: PREMISES: FRONT:  
57 2327 N. Fawn St. 14' X 47'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 21, 2012  
WRIT NO: PREMISES: FRONT:  
12 1021 S. 60th St. 18' X 100'

THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013  
WRIT NO: PREMISES: FRONT:  
61 8705 Germantown Ave. 100' X 61'

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 20, 2013  
WRIT NO: PREMISES: FRONT:  
6 6231 N. 16th St. 16' X 90'

THE FOLLOWING WAS POSTPONED FROM MARCH 20, 2013  
WRIT NO: PREMISES: FRONT:  
2 1644 N. 06th St. 14' 8" X 85'

THE FOLLOWING WAS POSTPONED FROM MAY, 15 2013  
WRIT NO: PREMISES: FRONT:  
55 2232 W. Indiana Ave. Lot Irreg.  
99 3023 N. Sydenham St. 15' X 78' 2"

THE FOLLOWING WAS POSTPONED FROM JUNE 19, 2013  
WRIT NO: PREMISES: FRONT:  
4 1524-52 N. 05th St. Premises A - Y  
14 3017-53 N. 12th St. Lot Irreg.  
23 807 N. 41st St. 24' X Irreg.

THE FOLLOWING WAS POSTPONED FROM AUGUST 21, 2013  
WRIT NO: PREMISES: FRONT:  
25 2901 'B' St. 97' 6" X Irreg.  
87 1023 Mount Vernon St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 18, 2013  
WRIT NO: PREMISES: FRONT:  
9 1115 N. 38th St. Lot Irreg.  
32 5610 Catharine St. 15' 5-1/2" X 80'  
45 5525 N. Fairhill St. 20' X 121' 7-1/2"  
112 6623 Ross St. 15' X 73'

THE FOLLOWING WAS POSTPONED FROM OCTOBER 16, 2013

WRIT NO: PREMISES: FRONT:  
5 2051-57 N. 04th St. Premises A - C  
20 1212 S. 56th St. 15' 1" X 78' 6"  
30 5643 Arch St. 15' 2" X 50'  
32 1035 Arrott St. Lot Irreg.  
52 1023-39 W. Erie Ave. Lot Irreg.  
55 6140 Frankford Ave. Lot Irreg.  
68 5731 Hazel Ave. 15' X 65'  
76 259 Kalos St. 15' 7-1/4" X 60' 6-1/8"  
94 7241 Ogontz Ave. 16' X 118'115'  
115 2627 Seybert St. 15' X 51'  
130 3200 Wharton St. 15' 8" X 60'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 20, 2013

WRIT NO: PREMISES: FRONT:  
5 606 N. 11th St. 15' X Irreg.  
12 4465 N. 19th St. 15' X 63'  
18 941 N. 40th St. 17' 2" X 95'  
22 1416 N. 54th St. 16' X 66' 11"  
23 1524 S. 58th St. Lot Irreg.  
27 1507 66th Ave. 15' 8" X 80'  
43 5848 Catharine St. 15' 6" X 80'  
45 5816 Cedar Ave. 15' 7" X 77' 2"  
48 6332 Cherokee St. 20' X 100'  
59 5505 Crowson St. 15' X 50'  
60 904 Darien Way Lot Irreg.  
71 5283 Germantown Ave. Lot Irreg.  
74 1008 Green St. 18' X 83'  
75 2712 N. Hemberger St. 14' 6" X 45'  
83 7823 Michener Ave. 16' X 82' 6"  
91 1932 N. Mutter St. 14' X 44'  
99 6309 N. Park Ave. 115' X 117' 10"  
120 5216 N. Sydenham St. 15' X 80' 4"  
122 4982 1/2 W. Thompson St. 20' 1-5/8" X 75'  
127 2802-04 Winton St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM DECEMBER 18, 2013

WRIT NO: PREMISES: FRONT:  
3 5811 N. 12th St. 16' X 90'  
15 10232 Ambridge Pl. Lot Irreg.  
18 424 W. Berks St. 29' 7-7/8" X Irreg.  
32 3737 'D' St. Lot Irreg.  
33 5407 Delancey St. 15' X 62'  
34 551 Disston St. Lot Irreg.  
35 1319 Divinity St. 16' X 90'  
36 2418 Durfor St. 14' 3" X 53' 6"  
38 1016 Ellsworth St. 16' X 83' 1/2"  
44 2810 Frankford Ave. Lot Irreg.  
53 1717 Harrison St. 19' 6" X 82'

WRIT NO: PREMISES: FRONT:  
61 1402 Knorr St. 16' 1" X 112' 6"  
62 6323 N. Lambert St. 15' X 77'  
66 6022 Locust St. 16' X 87'  
68 413 Lyceum Ave. Lot Irreg.  
71 5400 Market St. 19' X 69' 3"  
75 2125 Morris St. 15' 9" X 65' 3"  
90 3122 Richmond St. 17' 1" X 77' 1"  
103 1844 W. Sedgley Ave. Lot Irreg.  
119 6017 Washington St. 21' 7" X 112' 6"  
128 6986 E. Wister St. 16' 3" X 90'

JANUARY 15, 2014  
SHERIFF'S SALE

WRIT NO: PREMISES: FRONT:  
1 2653 S. 02nd St. 14' 2" X 52'  
2 4902 N. 04th St. 14' 2" X 104' 9-1/4"  
3 1555 N. 05th St. Lot Irreg.  
4 5915 N. 06th St. Lot Irreg.  
5 954 N. 08th St. 19' 8-1/4" X 88' 2-1/4"  
6 STAYED STAYED  
7 4329 N. 16th St. 13'9" X 120'  
8 6219 N. 16th St. 16' X 90'  
9 4507 N. 17th St. 15'7" X 84'5"  
10 6625 N. 18th St. 15'10" X 90'4"  
11 STAYED STAYED  
12 1625 S. 24th St. 16' X 63'6"  
13 2442 N. 27th St. 17'2-1/2" X 68'2-5/8"  
14 2441 N. 30th St. 15'6" X 65'  
15 STAYED STAYED  
16 1300 S. 48th St. Lot Irreg.  
17 1424 S. 49th St. 21'3" X 88'  
18 1250 N. 52nd St. 15'9" X 93'  
19 STAYED STAYED  
20 216 S. 52nd St. 15' X 60'  
21 636 S. 54th St. 16' 4-7/8" X 80'  
22 620 S. 55th St. 15'2" X 80'6"  
23 1440 N. 56th St. 15' X 60'  
24 1840 S. 56th St. 16' X 79'9"  
25 44 N. 56th St. 16' X 81'  
26 1827 S. 58th St. 19' 4 1/2" X 75'  
27 1548 N. 61st St. 15' X 98'  
28 164 N. 61st St. 16'2" X 72'6"  
29 STAYED STAYED  
30 12 S. 62nd St. Lot Irreg.  
31 625 N. 63rd St. 15'11" X 107'  
32 415 N. 64th St. 25' X 125'  
33 824 N. 64th St. 35'6" X 90'  
34 STAYED STAYED  
35 924 N. 65th St. 22'2" X 102'6"  
36 2302-04 76th Ave. Lot Irreg.

*Tax Sale continues on 16*

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 case, 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.

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

# Public Notices

Tax Sale continued from 15

## SHERIFF'S SALE

10 A.M.  
January 15, 2014

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:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
37	2430 76th Ave.	16'4" X 120'	68	617 E. Durham St.	29' 10" X 137' 8 1/2"	99	STAYED	STAYED
38	6225 Addison St.	16' X 63'6"	69	4657 Emery St.	20'X 58' 10"	100	6311 Ogontz Ave.	22' 8" X 96'
39	400 W. Allegheny Ave.	Lot Irreg.	70	1210 W. Erie Ave.	Lot Irreg.	101	STAYED	STAYED
40	5332 Angora Terrace	19'9" X 109'5-3/4" +/-	71	33 Farson St.	16' X 96'	102	6307 Park Line Drive	54' 10-1/2" X Irreg.
41	32 W. Apsley St.	21' X Irreg.	72	4552 Fernhill Rd.	15' 10" X 74'	103	921 S. Paxton St.	15' X Irreg.
42	3133 Arbor St.	13'11" X 42'10"	73	7000 Forrest Ave.	Lot Irreg.	104	2316 Pierce St.	15' X 48'
43	5233 Arlington St.	16' X 105'	74	4324-26 Frankford Ave.	Lot Irreg.	105	5749 Pine St.	16' x 75'
44	5451 W. Berks St.	15'10" X 105'	75	5035 N.Franklin St.	15' 11-1/2" X 62' 6"	106	1837 Poplar St.	Lot Irreg.
45	3039 N. Bonsall St.	14'3" X 45'	76	1870 E. Glenwood Ave.	Lot Irreg.	107	3118 Reach St.	14' 2" X 50'
46	8607 Brierdale Road	70' X Irreg.	77	250 W. Grange Ave.	24'X 100'	108	1400 N. Redfield St.	15' 10 3/4" X 83'
47	6438 Buist Ave.	16' X 70'	78	255 E. Haines St.	Lot Irreg.	109	5735 Rodman St.	15' X 65'
48	1729 W. Butler St.	15'2" X 80'	79	5102 Haverford Ave.	Lot Irreg.	110	425 W. Ruscomb St.	15' 11" X 107'
49	2715 C Street	13'10" X Irreg.	80	5038 Homestead St.	15' X 85'	111	435 N. Salford St.	20' X 65'
50	4155 Cambridge St.	16'6" X 78'	81	4810 N. Hutchinson St	15' X 81' 6 1/2"	112	898 Sanger St.	Lot Irreg.
51	310 Cecil B. Moore Ave.	14'4" X 62'7"	82	2417 W. Indiana Ave.	14' X 52' 4"	113	STAYED	STAYED
52	6937 Cedar Park Ave.	15' X 100'	83	POSTPONED	POSTPONED	114	1912 W. Somerset St.	15' X 71'
53	1505 Cheltenham Avenue	17'4" X 119'6"	84	STAYED	STAYED	115	2028 W. Spencer St.	20' X 59'
54	2144 W. Cheltenham Ave.	16'1" X 102'	85	2231 Kimball St.	14' X 50'	116	6101 W. Thompson St.	Lot Irreg.
55	6402 Chelwynde Ave.	16' X 70'	86	3351 N. Lee St.	14' 9" X 61' 6"	117	7429 Torresdale Ave.	15' X 74' 9"
56	5241 Chester Avenue	16' X 97'	87	4117 Leidy Ave.	16' X 90'	118	11 W. Tulpehocken St.	18' 9" X Irreg.
57	5339 Chestnut St.	16' X 68'	88	838 Leland St.	15' X 57'	119	6826 Vandike St.	17' 6" X 75'
58	5815 Chew Ave.	Lot Irreg.	89	7312 Longspur Place	Lot Irreg.	120	STAYED	STAYED
59	6650 Chew Ave.	16' X 65'6"	90	152 Manheim St.	18' 9" X 110'	121	5727-41 Walnut St.	Lot Irreg.
60	1801 W. Courtland St.	Lot Irreg.	91	5430 Market St.	22' X 69' 3"	122	2218 E. Washington Lane	15' X 110'
61	3514 Cresson St.	16' 3-1/4" X Irreg.	92	3323 N. Marston St.	16' 4" X 55' 6"	123	6134 Washington Ave.	21' X 110'
62	5533 Crowson St.	15' X 50'	93	5615 Master St.	16' X 57' 6"	124	721 Washington Ave.	15' 4" X Irreg.
63	1920 Dalkeith St.	14' 1" X 45'	94	2330 Mc Clellan St.	14' 9" X 51'	125	1519 W. Wingohocking St.	15' 5" X 57' 2"
64	3954 N. Darien St.	15' 11" X 45'	95	1813 Montrose St.	14' X 54'	126	5633 Woodcrest Ave.	16' X 105'
65	6010 Delancey St.	16' X 65'	96	522 E. Mount Airy Ave.	29' 5" X 120'	127	6715 Yocum St.	29' 9 1/2" X 102' 6"
66	1463 Devereaux Ave.	Lot Irreg.	97	1615 E. Mount Pleasant Ave.	27' 11" X 85'	128	2103 W. York St.	14' 3" X 53'
67	2509 N. Dover St.	14' X 50'	98	4671 Mulberry St.	20' X 100'			

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