

Public Notices

SHERIFF'S SALE

10 A.M.
January 16, 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:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 21, 2011			60	223-25 Dawson St.	33' 8-1/4" X 78' 1-1/2"	11	3524 N. 17th St.	14' 11" X 60'
			63	301 W. Earlham Ter.	25' 7-1/8" X 85' 9-3/4"	12	6453 N. 17th St.	15' 5-1/2" X 90'
			93	2167 Magee Ave.	18' 4-1/2" X 100'	13	2900 N. 18th St.	Lot Irreg.
WRIT NO:	PREMISES:	FRONT:	100	1806 Morris St.	15' X 62' 3"	14	3331 N. 18th St.	15' 2" X 98'
51	3123 N. Patton St.	15' X 69'	110	2931 N. Philip St.	14' 3" X 53' 2"	15	7183 N. 18th St.	16' X 16' 2-1/4"
THE FOLLOWING WAS POSTPONED FROM OCTOBER 19, 2011			118	1846 W. Sedgley St.	Lot Irreg.	16	1502-08 N. 25th St.	Lot Irreg.
			125	8025-27 Stenton Ave.	Lot Irreg.	17	608 N. 32nd St.	17' 6" X 91' 6"
			THE FOLLOWING WAS POSTPONED FROM OCTOBER 17, 2012			18	STAYED	STAYED
WRIT NO:	PREMISES:	FRONT:				19	653 N. 35th St.	26' 8" X 95'
64	2911 N. Taylor St.	14' 1" X 50'				20	524 N. 38th St.	16' X 55'
THE FOLLOWING WAS POSTPONED FROM FEBRUARY 15, 2012			WRIT NO:	PREMISES:	FRONT:	21	503 S. 41st St.	24' X 135' 1"
			3	1327-31 N. 05th St.	67' 6" X 208' 10"	22	246 S. 52nd St.	15' 5" X 80'
			11	5835 N. 16th St.	Lot Irreg.	23	1129 S. 53rd St.	15' 4" X 82'
			13	3101-19 N. 21st St.	160' X 225'	24	1706 N. 55th St.	28' 6" X 105'
WRIT NO:	PREMISES:	FRONT:	17	2921 N. 27th St.	16' X 55'	25	1410 N. 58th St.	15' X 70'
50	31 W. Manheim St.	23' X 105'	19	1500-36 N. 31st St.	Lot Irreg.	26	609 S. 60th St.	15' 8" X 85'
THE FOLLOWING WAS POSTPONED FROM MARCH 21, 2012						27	2010 S. 69th St.	15' 11" X 77' 1/2"
			36	1 S. Bank St.	Premises A & B	28	2603 W. Allegheny Ave.	16' X 80'
			37	1333 E. Barringer St.	Lot Irreg.	29	2201-09 Arch St. Unit #122	Condominium
WRIT NO:	PREMISES:	FRONT:	39	265 W. Bristol St.	120' X 95'	30	6214 Belfield Ave.	Lot Irreg.
71	549 E. Luray St.	Lot Irreg.	44	6139 Carpenter St.	21' X 110'	31	2214 W. Berks St.	14' X 71' 4-3/8"
			46	5932 Catharine St.	19' X 110'	32	63 Bonnie Gellman Ct, Unit D63	Condominium
THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012			75	4245 Lancaster Ave.	18' X 100'	33	1937 Brandywine St.	16' X 40'
			101	2044 S. Salford St.	15' X 85'	34	2072 Bridge St.	14' 2" X 77'
WRIT NO:	PREMISES:	FRONT:	103	36 E. Slocum St.	15' 8" X 98'	35	2221-25 N. Broad St.	70' 6-3/4" X 151'
24	1138 S. 56th St.	15' 1" X 78' 6"	125	5351 Wissahickon Ave.	Lot Irreg.	36	3000 N. Broad St.	Lot Irreg.
98	411 Master St.	16' X 68'	THE FOLLOWING WAS POSTPONED FROM NOVEMBER 21, 2012			37	3002 N. Broad St.	16' X 80' 8"
99	312 Monroe St.	21' X 89'				38	4544 N. Broad St.	Lot Irreg.
121	166 W. Rockland St.	Lot Irreg.	WRIT NO:	PREMISES:	FRONT:	39	4726-30 N. Broad St.	60' X 177' 10"
THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012			1	5709 N. 05th St.	Lot Irreg.	40	5001 N. Broad St.	Lot Irreg.
			15	1612 N. 62nd St.	15' 6" X 100'	41	2329 S. Bucknell St.	14' 2" X 48' 6"
WRIT NO:	PREMISES:	FRONT:	18	1130 N. 64th St.	16' X 100'	42	904-06 Callowhill St.	33' X 70'
8	4321 N. 16th St.	13' 9" X 120'	25	530 E. Allens Ln.	Lot Irreg.	43	5238 Catharine St.	19' 9" X 106'
93	5301 Germantown Ave.	56' 8" X Irreg.	59	6752 Greenway Ave.	14' X 101' 3"	44	947 E. Cheltenham Ave.	Lot Irreg.
130	79 Montana St.	16' 3" X 75'	70	1920 Kater St.	16' X 45'	45	1115 W. Colona St.	13' 4" X 60'
THE FOLLOWING WAS POSTPONED FROM JULY 18, 2012			71	5040 Kingsessing Ave.	19' 4" X 109'	46	2629 N. Colorado St.	Lot Irreg.
			72	6624 Lansdowne Ave.	15' X 75' 6-5/8"	47	5519 Crowson St.	15' X 50'
WRIT NO:	PREMISES:	FRONT:	73	1151 Layton Rd.	Lot Irreg.	48	2640 N. Darien St.	13' X 38'
55	504-08 Hermit St.	Lot Irreg.	77	6368 Mc Callum St.	30' X 150'	49	2032 Dennie St.	14' X 104'
			92	714 South St.	19' X 62' 6"	50	2363 Duncan St.	30' X 79' 3"
			96	3227-43 Stokley St.	200' 11-1/4" X Irreg.	51	453 Durfor St.	15' X 50'
THE FOLLOWING WAS POSTPONED FROM AUGUST 15, 2012			JANUARY 16, 2012 SHERIFF'S SALE			52	1742 S. Edgewood St.	Lot Irreg.
			WRIT NO:	PREMISES:	FRONT:	53	922 N. Fallon St.	15' X 54' 11"
WRIT NO:	PREMISES:	FRONT:	1	1301-11 S. 02nd St.	Lot Irreg.	54	3330 Fox St	Lot Irreg.
7	6526 N. 16th St.	15' 10" X 82' 8"	2	518 S. 03rd St.	Lot Irreg.	55	328 N. Frazier St.	20' 6" X 81' 3"
28	5630 Baltimore Ave.	16' X 100'	3	2715 N. 06th St.	15' 3/4" X Irreg.	56	5373 Gainor Rd.	56' 7" X 175'
35	3211 N. Carlisle St.	16' 4-1/2" X 80'	4	4124 N. 06th St.	14' 9" X 93' 6"	57	POSTPONED	POSTPONED
135	5116-18 Wakefield St.	50' X 105'	5	6502 N. 09th St.	Lot Irreg.	58	2233-35 Germantown Ave.	39' 1" X 168' 10"
144	5979 Woodbine Ave.	60' X 192' 6"	6	723 N. 10th St.	Lot Irreg.	59	3221-29 Germantown Ave.	Lot Irreg.
THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 19, 2012			7	5759 N. 12th St.	21' X 90'	60	3624 Germantown Ave.	10' 10-5/8" X Irreg.
			8	848 N. 16th St.	16' X 36'	61	8705 Germantown Ave.	100' X 61'
WRIT NO:	PREMISES:	FRONT:	9	2412 N. 17th St.	15' 6-1/2" X 67' 10"	62	250 W. Girard Ave.	37' X 106' 4"
56	628 S. Conestoga St.	15' X 80'	10	3514 N. 17th St.	15' 3/4" X 65'	63	458 E. Girard Ave.	24' X 100'
						64	5155-59 W. Girard Ave.	Lot Irreg.
						65	415 W. Godfrey Ave.	14' 11" X Irreg.
						66	6649 Haddington Ln.	16' X 60'
						67	2318 W. Hagert St.	15' 3" X 100'
						68	1132 E. Haines St.	27' 6" X 140'

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 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

Public Notices

Tax Sale continued from 15

SHERIFF'S SALE

10 A.M.
January 16, 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:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
69	5235 Hazel Ave.	14' 6" X 62'	91	6336 Musgrave St.	Lot Irreg.	114	7015 E. Roosevelt Blvd.	75' X 232' 10-1/2"
70	2424 W. Hilton St.	15' X 60'	92	6472 Musgrave St.	14' 6" X 60'	115	1931 Rowan St.	15' 6" X 90'
71	4301-5 Horrocks St.	Lot Irreg.	93	2144 E. Norris St.	18' 6" X Irreg.	116	3126 Ruth St.	14' 1-7/8" X 47'
72	221 W. Hortter St.	60' X 220'	94	5312 Ogden St.	44' 2" X 50'	117	3252 Ryan St.	Lot Irreg.
73	2623 S. Hutchinson St.	14' X 49'	95	4537 Old York Rd.	Lot Irreg.	118	360 N. Simpson St.	16' X 70'
74	5935 N. Hutchinson St, Unit #B	Lot Irreg.	96	2348 N. Opal St.	14' X 50'	119	2152-58 E. Somerset St.	60' X Irreg.
75	STAYED	STAYED	97	1627 Packer Ave.	15' X 79'	120	118 South St.	Lot Irreg.
76	512 E. Johnson St.	30' 6" X 96' 8-3/4"	98	5608 N. Palethorp St.	14' 2" X 46' 5-3/8"	121	1300 South St.	21' 8" X 59' 4"
77	4345 Josephine St.	18' X Irreg.	99	4455 Paul St.	Lot Irreg.	122	1629 Staub St.	14' X Irreg.
78	3415 Kip St.	13' 10" X 70'	100	5003 N. Penn St.	55' X 124' 4-1/2"	123	6521 Theodore St.	16' X 65'
79	6723 Lansdowne Ave.	26' X 123' 1-1/4"	101	102-10 E. Phil Ellena St.	Lot Irreg. Prem A & B	124	6604 Tulip St.	17' X 90'
80	7316 Limekiln Pike.	Lot Irreg.	102	2051 Pickwick St.	14' 2" X 54' 7-3/8"	125	310 W. Upsal St.	Lot Irreg.
81	STAYED	STAYED	103	1332 W Pike St.	16' X 88'	126	422 E. Vernon Rd.	70' X 100'
82	6229 Magnolia St.	16' X 93'	104	6010 Pine St.	16' X 109' 6"	127	5327 Vine St.	16' X 108' 9-3/4"
83	5518 Market St.	15' 6-3/4" X 120' 6"	105	STAYED	STAYED	128	505 E. Walnut Ln.	25' X 100'
84	1753 Mayland St.	16' X 77'	106	969 E. Price St.	Lot Irreg.	129	STAYED	STAYED
85	2536 McKean St.	67' 6" X 162'	107	STAYED	STAYED	130	107 W. Washington Ln.	22' X 93'
86	6126 McMahan St.	17' 4-3/4" X 58'	108	3200 Red Lion Rd, #A	Lot Irreg.	131	526 E. Washington Ln.	23' 8" X 130'
87	1632 Meadow St.	25' X 100'	109	3337 Red Lion Rd.	Lot Irreg.	132	546 E. Washington Ln.	23' 8" X 130'
88	2514 S. Millick St.	16' X 47'	110	1508-10 Ridge Ave.	Lot Irreg.	133	6223 Washington Ave.	21' X 102' 6"
89	1730 Montrose St.	Lot Irreg.	111	POSTPONED	POSTPONED	134	5775 Wister St.	16' X 83' 4-3/4"
90	1030 E. Mount Pleasant Ave.	53' 6" X 99' 6"	112	224-30 W. Rittenhouse Sq.	Condominium	135	6420 E. Wister St.	Lot Irreg.
			113	Unit #205		136	6216 Woodland Ave.	16' X 72'
				510 W. Rittenhouse St.	Lot Irreg.	137	5501 Yocum St.	Lot Irreg.

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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.

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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

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



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Lana Ehrlich at 215-557-2392 or lehrlich@alm.com

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