

Public Notices

SHERIFF'S SALE

10 A.M.
February 19, 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 JUNE 20, 2012
WRIT NO: PREMISES: FRONT:
130 79 Montana St. 16' 3" X 75'

THE FOLLOWING WAS POSTPONED FROM
FEBRUARY 20, 2013

WRIT NO: PREMISES: FRONT:
6 6231 N. 16th St. 16' X 90'
71 5306-16 Westminster Ave. Lot Irreg. Premises A-E

THE FOLLOWING WAS POSTPONED FROM MAY, 15 2013

WRIT NO: PREMISES: FRONT:
12 3553 N. 21st St. 15' 6" X 106'
32 1121-23 E. Berks St. 30' X 62'
99 3023 N. Sydenham St. 15' X 78' 2"

THE FOLLOWING WAS POSTPONED FROM JUNE 19, 2013

WRIT NO: PREMISES: FRONT:
14 3017-53 N. 12th St. Lot Irreg.
23 807 N. 41st St. 24' X Irreg.
98 2241 N. Gratz St. 14' X 45' 3"
121 449 W. Penn St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JULY 17, 2013

WRIT NO: PREMISES: FRONT:
65 1015 S. Ithan St. 16' X 58' 6"
74 2432-36 W. Lehigh Ave. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM
AUGUST 21, 2013

WRIT NO: PREMISES: FRONT:
9 6256 N. 18th St. 14' 4-7/8" 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.
112 6623 Ross St. 15' X 73'
114 1828 Ruan St. 14' X Irreg.

THE FOLLOWING WAS POSTPONED FROM
OCTOBER 16, 2013

WRIT NO: PREMISES: FRONT:
1 1231 N. 02nd St. 18' X 86'
2 1233 N. 02nd St. 18' X 86'
6 2739-47 N. 05th St. Lot Irreg.
38 800-32 N. Carlisle St. Lot Irreg.
39 2522 Carpenter St. 16' X 60'
71 89 E. Hortter St. 15' X Irreg.
77 5967 Kemble Ave. 15' X 65'
94 7241 Ogontz Ave. 16' X 118'

95 2108-50 N. Orianna St. 252' X 48' 6"
115 2627 Seybert St. 15' X 51'

THE FOLLOWING WAS POSTPONED FROM
NOVEMBER 20, 2013

WRIT NO: PREMISES: FRONT:
3 1532 S. 05th St. 19' 6" X 85' 6"
5 606 N. 11th St. 15' X Irreg.
11 2143 N. 18th St. 17' X 73' 2"
58 2719 N. Croskey St. 14' 6" X 45'
65 1433 Diamond St. 23' X 116'
91 1932 N. Mutter St. 14' X 44'
129 5429 Woodcrest Ave. 30' X Irreg.

THE FOLLOWING WAS POSTPONED FROM
DECEMBER 18, 2013

WRIT NO: PREMISES: FRONT:
1 2032 S. 03rd St. 16' X Irreg.
7 1250 N. 29th St. 16' X 64'
10 1410-12 S. 48th St. Lot Irreg.
12 853 Adams Ave. Lot Irreg.
14 2046 Albright St. Lot Irreg.
15 10232 Ambridge Pl. Lot Irreg.
25 5407 Chester Ave. 19' X 95'
33 5407 Delancey St. 15' X 62'
44 2810 Frankford Ave. Lot Irreg.
47 7534 Gilbert St. 17' 11" X 77' 1"
59 3128 Kensington Ave. 16' 1" X 115'
62 6323 N. Lambert St. 15' X 77'
66 6022 Locust St. 16' X 87'
67 4823 Longshore Ave. Lot Irreg.
71 5400 Market St. 19' X 69' 3"
86 5550 Pemberton St. 15' X 60'
93 5648 Rodman St. 16' X 65'
112 1748 Tulip St. 16' X 54'
121 179 W. Weaver St. Lot Irreg.
128 6986 E. Wister St. 16' 3" X 90'

THE FOLLOWING WAS POSTPONED FROM
JANUARY 15, 2014

WRIT NO: PREMISES: FRONT:
24 1840 S. 56th St. 16' X 79' 9"
25 44 N. 56th St. 16' X 81'
36 2302-04 76th Ave. Lot Irreg.
39 400 W. Allegheny Ave. Lot Irreg.
41 32 W. Apsley St. 21' X Irreg.
47 6438 Buist Ave. 16' X 70'
49 2715 'C' St. 13' 10" X Irreg.
54 2144 W. Cheltenham Ave. 16' 1" X 102'
55 6402 Chelwynde Ave. 16' X 70'
57 5339 Chestnut St. 16' X 68'
59 6650 Chew Ave. 16' X 65' 6"

WRIT NO: PREMISES: FRONT:
60 1801 W. Courtland St. Lot Irreg.
64 3954 N. Darien St. 15' 11" X 45'
65 6010 Delancey St. 16' X 65'
67 2509 N. Dover St. 14' X 50'
69 4657 Emery St. 20' X 58' 10"
70 1210 W. Erie Ave. Lot Irreg.
71 33 Farson St. 16' X 96'
74 4324-26 Frankford Ave. Lot Irreg.
78 255 E. Haines St. Lot Irreg.
80 5038 Homestead St. 15' X 85'
82 2417 W. Indiana Ave. 14' X 52' 4"
85 2231 Kimball St. 14' X 50'
89 7312 Longspur Pl. Lot Irreg.
104 2316 Pierce St. 15' X 48'
110 425 W. Ruscomb St. 15' 11" X 107'

FEBRUARY 19, 2014

SHERIFF'S SALE

WRIT NO: PREMISES: FRONT:
1 1203-15 N. 03rd St., Unit 103 Condominium
2 STAYED STAYED
3 3150 N. 08th St. 14' 8" X 56' 1"
4 5733 N. 12th St. 16' 4" X 90'
5 2022-24 S. 13th St. 40' X 80'
6 STAYED STAYED
7 7303 N. 18th St. 15' 10" X 70'
8 2803 N. 22nd St. 14' 3" X 76'
9 1945 N. 25th St. 16' X 57'
10 1822 S. 29th St. 16' 1" X 64'
11 232 S. 45th St. 16' 5" X 120'
12 1723 N. 53rd St. 16' X IRREG
13 1214 S. 57th St. 15' X 74'
14 2119 S. 57th St. 15' X 76'
15 216 N. 60th St. 15' X 76' 6"
16 1541-59 N. 61st St. Lot Irreg.
17 3003 S. 74th St. 19' 11" X 90'
18 2340 77th Ave. 16' X 120'
19 141 Apsley St. 19' X 100'
20 3832 Aspen St. 14' X 90'
21 2956 N. Bambrey St. 14' 1" X 45' 9"
22 5837 Belmar Terr. 15' 6" X 62' 9"
23 POSTPONED POSTPONED
24 5525 Boyer St. Lot Irreg.
25 1363 Bridge St. 21' 9-1/2" X Irreg.
26 3024 N. Broad St. Frt. 20' 10" X 80' 8"
27 STAYED STAYED
28 3409 Capri Court Lot IRREG.
29 3723 N. Carlisle St. 15' X 80'
30 STAYED STAYED
31 5548-50 Cedar Ave. 41' 10" X 80'
32 5525 Chancellor St. 16' X 67'

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.

February 19, 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:
33	5606 Chew Ave.	20' X 150'	68	3011 Janney St.	14' X 55'	103	6227 Race St.	15' X 50'
34	5737 Christian St.	15' X 73' 6"	69	1029 Johnston St.	22' 2 3/8" X 66'	104	2019-23 Rhawn St.	Lot Irreg.
35	2033 Conlyn St.	16' X 64' 1/2"	70	1340 Kerbaugh St.	15' X 67'	105	1515 S. Ringgold St.	14' 3" X 50'
36	4707 Conshohocken Ave.	28' X 130'	71	4203-5 Lancaster Ave.	40' X Irreg.	106	5722 Rising Sun Ave.	25' 7-1/8" X Irreg.
37	214-16 W. Coulter St.	40' X IRREG	72	5134 Larchwood Ave.	STAYED	107	224-30 W. Rittenhouse Sq., Unit 2816	Lot Irreg.
38	2726 Cranston Rd.	Lot Irreg.	73	2034 Longshore Ave.	Lot Irreg.	108	559 Rosalie St.	15' X 68'
39	2338 W. Cumberland St.	15' 4" X 109'	74	4017 Markland St.	15' X 65'	109	1747 Roselyn St.	16' X 86' 11 7/8"
40	5508 Devon St.	14' X Irreg.	75	2923 N. Marston St.	15' X 60'	110	1215 W. Russell St.	16' X 69'
41	6610 Dorel St.	16' 4" X 70'	76	3109 N. Marston St.	14' 6" X 42'	111	2511 W. Sergeant St.	14' 5" X 50' 3"
42	1158 S. Dorrance St.	Lot Irreg.	77	5025 Master St.	15' 6" X IRREG	112	1742 St. Paul St.	15' X 72'
43	1916 W. Erie Ave.	16' X 123'	78	149 Meehan Ave.	15' 8 1/2" X 80' 9 1/2"	113	2601 W. Sterner St.	16' X 45'
44	5536 N. Fairhill St.	35' 8" X 81'	79	19 N. Millick St.	15' X 62' 6"	114	2865 N. Stillman St.	14' 5" X 45'
45	STAYED	STAYED	80	51 N. Millick St.	15' X 62' 6"	115	POSTPONED	POSTPONED
46	223 Farson St.	15' X 100'	81	4573 Mitchell St.	14' 2- 1/4" X 62' 5"	116	724 E. Thayer St.	14' 4" X 58' 6"
47	24 N. Felton St.	15' X 62'	82	1228 E. Mt. Airy Ave.	Lot Irreg.	117	1008 E. Tioga St.	15' X 72'
48	3348-58 Frankford Ave.	Lot Irreg.	83	4913 Mulberry St.	Lot Irreg.	118	6521 N. Uber St.	17' 8" X 67' 6"
49	4529 Germantown Ave.	115' X IRREG	84	6628 Musgrave St.	Frnt. 15'2" X 96'	119	4749 Upland St.	15' X 62'
50	STAYED	STAYED	85	1409 S. Napa St.	16' X 52' 8"	120	6063 Upland St.	15' 6" x 60'
51	2823 W. Girard Ave.	18' X 104'	86	1547 N. Newkirk St.	15' 3-1/2" X 50' 3"	121	6071 Upland St.	16' X 60'
52	332-34 W. Girard Ave.	Lot Irreg.	87	POSTPONED	POSTPONED	122	313 E. Vernon Rd.	25' 9-1/4" X 100'
53	6222 N. Gratz St.	16' X 75'	88	7037 Ogontz Ave.	Lot Irreg.	123	503 Vernon Rd.	18' 4" X 90'
54	5901 Greene St.	34' 10" X Irreg.	89	STAYED	STAYED	124	2119 E. Walnut Lane	Lot Irreg.
55	7119 Greenway Ave.	Lot Irreg.	90	2747 N. Opal St.	15' X 52' 6"	125	5651 Warrington Ave.	16' X 71' 6"
56	6756 Guyer Ave.	16'3" X 74'	91	1712 Orthodox St.	21' 4-7/8" X IRREG.	126	145 W. Weaver St.	15' X 63' 8-3/4"
57	5649 Hadfield St.	15' X 63'6"	92	2019 W. Oxford St	15' 6" X 70'	127	8272 Williams Ave.	Lot Irreg.
58	3311 Hamilton St.	28'3" X 59'4	93	2620-28 W. Oxford St.	87'6" X Irreg.	128	8514 Williams Ave.	16' 2" X 125' 3"
59	17 Harvey St.	23' 4" X 59' 3/8"	94	130 N. Paxon St.	16' X 101'	129	5647 Willows Ave.	15' 2" X 81' 6"
60	5628 Hazel Ave.	15' X 63' 6"	95	1137 S. Peach St.	16' X 55'	130	1914 W. Wilt St.	13' 6" X 39'
61	3443 Hope St.	12' 10" X 50'	96	5110-12 Pentridge St.	20' X 120'	131	1915 W. Wilt St.	13' 6" X 36' 4"
62	1597 E. Hunting Park Ave.	14' 10" X 82' 6"	97	2305 S. Percy St.	14' X 48'	132	5943 Windsor St.	17' 8" X 64'
63	3408 Hurley St.	14' 8" X 66'	98	909 Plainfield St.	Lot Irreg.	133	6143 Woodland Ave.	Lot Irreg.
64	6931 Ibis Place	25' 11" X 90'	99	502 N. Pleasant Place	18' 11" X 75' 3"	134	1655 Worrell St.	15' X 83'
65	1617 S. Ithan St.	14'10" X 63' 6"	100	3093 Potter St.	14' X 45'	135	5508 Wyalusing Ave.	15' 11" X Irreg.
66	1602 Ivy Hill Rd.	16' 2 1/2" X Irreg.	101	3927 Priscilla Street	14' X 52'	136	1329 Yerkes St.	26' 4" X 93' 6"
67	127 Jamestown Ave.	14'1-3/8" X 65'	102	3756 Pulaski Ave.	Lot Irreg.	137	6163 Yocum St.	Lot Irreg.

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.

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



When your firm has news that is important enough to announce, consider placing an announcement in The Legal Intelligencer!

To place a Professional Announcement, contact Lana Ehrlich at 215-557-2392 or lehrlich@alm.com

The Legal Intelligencer