

Public Notices

SHERIFF'S SALE

10 A.M.
February 18, 2015

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 AUGUST 21, 2013

WRIT NO:	PREMISES:	FRONT:
25	2901 B St.	97' 6" X Irreg.

THE FOLLOWING WAS POSTPONED FROM APRIL 16, 2014

WRIT NO:	PREMISES:	FRONT:
48	12316 Dunks Ferry Rd.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JUNE 18, 2014

WRIT NO:	PREMISES:	FRONT:
58	5101 Leiper St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JULY 16, 2014

WRIT NO:	PREMISES:	FRONT:
95	529 Mc Clellan St.	14' X 48'
110	5008 Parrish St.	15' X 61' 6"

THE FOLLOWING WAS POSTPONED FROM AUGUST 20, 2014

WRIT NO:	PREMISES:	FRONT:
102	1929-45 E. York St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 17, 2014

WRIT NO:	PREMISES:	FRONT:
106	2076 E. Victoria St.	14' 5" X 50' 3-1/4"

THE FOLLOWING WAS POSTPONED FROM OCTOBER 15, 2014

WRIT NO:	PREMISES:	FRONT:
26	805 N. 42nd St.	15' 3/16" X 83' 1-1/2"
46	4203 Brown St.	40' 3/4" X 48' 7-3/8"
71	2549 N. Dover St.	14' X 50'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 19, 2014

WRIT NO:	PREMISES:	FRONT:
53	4941 Longshore Ave.	64' X 135'
96	6416 N. Park Ave.	29' X 102'
108	4943-47 Princeton Ave.	55' X 95'

THE FOLLOWING WAS POSTPONED FROM DECEMBER 17, 2014

WRIT NO:	PREMISES:	FRONT:
5	4454 N. 17th St.	13' 11-1/2" X 58'
18	819 S. Allison St.	15' X 68' 6"
21	3043 N. Bonsall St.	14' 3" X 45'
29	3139 N. Darien St.	14' X 40'
62	3033 Redner St.	15' 4" X 56' 9"
76	221 N. Robinson St.	14' 3" X 111' 3"
106	1753 N. Stillman St.	14.25' X 52'

THE FOLLOWING WAS POSTPONED FROM JANUARY 21, 2015

WRIT NO:	PREMISES:	FRONT:
5	4846 N. 07th St.	15' 6-1/2" X 74' 1/2"

WRIT NO:	PREMISES:	FRONT:
12	2348 N. 18th St.	15' 6" X 70'
13	2404 N. 19th St.	15' 6" X 67' 10"
16	1837 S. 22nd St.	16' X Irreg.
17	1952 N. 24th St.	Lot Irreg.
35	1752 N. Bailey St.	15' X Irreg.
37	3141 N. Bambrey St.	14' X 45' 9"
40	2637 N. Bouvier St.	14' 6" X 49'
52	2634 N. Corlies St.	14' X 50'
55	2630 N. Darien St.	13' 5" X 39' 1-1/8"
60	1228 W. Erie Ave.	15' 7-1/4" X 100'
68	1827 Hart La.	Lot Irreg.
69	3218 Hartville St.	14' X 41' 6"
83	2628 W. Lehigh Ave	16' X 58'
84	1347 S. Lindenwood St.	16' X Irreg.
85	1715 W. Lippincott St.	14' X 47'
90	1840 N. Marston St.	14' X 41' 6"
91	4517 N. Marvine St.	15' 8" X 81' 1-1/4"
96	1746 N. Newkirk St.	14' 1" X 49'
98	2856 N. Park Ave.	Lot Irreg.
103	3055 N. Reese St.	13' X 64'
108	2504 W. Seltzer St.	14' 6-3/4" X 42' 6"
111	2113 Stenton Ave.	Lot Irreg.
126	6044 Upland St.	14' 6" X 58'
127	6076 Upland St.	14' 6" X 58'
129	2264 N. Van Pelt St.	16' X 70'

FEBRUARY 18, 2015

SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	1932-34 N. 02nd St.	36' X 121' 9"
2	3132 N. 07th St.	14' 10" X 69'
3	3618 N. 07th St.	16' X 117'
4	2554 N. 12th St.	16' X 67'
5	2613 N. 12th St.	14' X 56'
6	2526 N. 15th St.	Lot Irreg.
7	3736 N. 15th St.	16' X 97'
8	2354 N. 18th St.	15' 6" X 68'
9	4559 N. 18th St.	16' X 60'
10	1942 N. 19th St.	15' 7" X 100'
11	2323 N. 19th St.	16' X 68'
12	4565 N. 19th St.	15' 8" X 84' 5"
13	2521 N. 20th St.	IRREG
14	5762 N. 20th St.	46' 1/2" X 80'
15	2239 N. 26th St.	15.97 X 48.20'
16	1763 N. 27th St.	45' X 62' 6"
17	2417 N. 27th St.	18' X 56' 10"
18	2145 N. 28th St.	
19	2764 N. 28th St.	15' X 62'
20	2128 N. 30th St.	15' X 65' 6"
21	2130 N. 31st St.	15' X 57'
22	2351 N. 32nd St.	14' X 57'
23	1003 S. 51st St.	16.32' X 38.50'
24	1105 S. 52nd St.	15' 9" X 87'
25	164 N. 54th St.	16' X 57'

WRIT NO:	PREMISES:	FRONT:
26	2025 S. 65th St.	15' X 65' 6"
27	1325 W. Albanus St.	179.15' X 96.68'
28	1851 E. Albert St.	13' X 57' 6"
29	2715 W. Albert St.	14' X 47'
30	2838 W. Albert St.	Lot Irreg.
31	401-11 E. Allegheny Ave.	21' X 123.54'
32	815 S. Allison St.	15' X 68' 6"
33	5619 Appletree St.	14' 2" X 47'
34	5635 Appletree St.	14' 2" X 47'
35	26 Apsley St.	21' X 123.54'
36	3813 Archer St.	13.50' X 42'
37	3204 W. Arizona St.	14' 6" X 44' 6"
38	6123 N. Beechwood St.	21' X 90'
39	5749 Belmar St.	14' 4" X 58' 6"
40	3874 Blaine St.	16.82' X 61.57'
41	5668 Blakemore St.	15' X 75'
42	1413 S. Bouvier St.	14' X 48'
43	3706 N. Broad St.	18' X 102' 8"
44	4528 N. Broad St.	21' X 100'
45	1820 N. Bucknell St.	14' 2" X 46' 6"
46	739 Carpenter St.	25' X 90'
47	STAYED	STAYED
48	STAYED	STAYED
49	6808 Chew Ave.	15' X 80'
50	102-22 Church St., 309	Condo Unit 309
51	656 E. Clementine St.	14' 3" X 50'
52	2057 Cobbs Creek Parkway	14' X 73'
53	715 Cobbs Creek Parkway	20' X 100'
54	2436 N. Colorado St.	Lot Irreg.
55	3759 N. Delhi St.	16' X 45'
56	154 N. Dewey St.	15' 1" X 65' 6"
57	23 N. Dewey St.	15' X 60'
58	2035 Diamond St.	17' X 97' 6"
59	1534 Dorrance St.	14' X 50'
60	1720 N. Dover St.	14' 1" X 52'
61	2170 N. Dover St.	14' X 48'
62	734 Dudley St.	14' X 42'
63	STAYED	STAYED
64	932 Edgley St.	14' X 42' 6"
65	2613 Ellsworth St.	14' X 60'
66	5312-18 Elwyn St.	65.15' X 80.79'
67	2607 Emily St.	16' 4" X 82' 6"
68	1225 W. Erie Ave.	15' 9" X 120'
69	3140 Euclid Ave.	14.16' X 71'
70	2408 N. Fairhill St.	16' 8" X 50' 8"
71	2732 N. Fairhill St.	13' X 52'
72	3910 Fairmount Ave.	16' X 91'
73	3234 Fox St.	Lot Irreg.
74	2558 Frankford Ave.	Lot Irreg.
75	5044 Gainor Road	19.685' X IRREG
76	7832 Gilbert St.	16' 4" X Irreg.
77	STAYED	STAYED
78	1434 W. Grange St.	16' 1" X 92' 6"
79	3301 Gransback St.	14' 6" X 46' 6"

Tax Sale continues on 18

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 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 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 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 17

SHERIFF'S SALE

10 A.M.
February 18, 2015

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:
80	1228 W. Harold St.	14' X 42'	123	1910 Orthodox St.	15' X 100'	166	6131 Vine St.	15' 5" X 67'
81	1250 W. Harold St.	14' X 42'	124	STAYED	STAYED	167	226 N. Vogdes St.	Lot Irregular
82	7424-26 Haverford Ave.	Lot Irreg.	125	32 N. Peach St.	15' X 52.50'	168	3822 Wallace St.	15' X 77'
83	1422 N. Hollywood St.	14' 4" X IRREG	126	3937 Pechin St.	15' 10" X 96' 3"	169	5253 Walnut St.	15' X 77' 2"
84	2540 N. Hollywood St.	14' 2" X 52' 6"	127	STAYED	STAYED	170	1438 N. Wanamaker St.	15' X 53' 6"
85	2541 N. Hollywood St.	14' 2" X 52' 6"	128	3901 N. Percy St.	16' 1" X 45'	171	3019 N. Warnock St.	14' X 52' 9 5/8"
86	2556 N. Hollywood St.	14' 2" X 52' 6"	129	1311 W. Pike St.	15' X 72.89'	172	3552 N. Warnock St.	14' 3" X 56'
87	3437 Hope St.	12' 9-1/2" X 50'	130	3709 Pulaski Ave.	20' 1" X 75'	173	5504 Warrington Ave.	16' 4 1/8" X 70'
88	1000 W. Huntingdon St.	17' 8" X 69' 6"	131	3410 N. Reese St.	13' X 40'	174	5936 Washington Ave.	20' 4" X 108' 6"
89	2560 N. Hutchinson St.	13' X 52'	132	4931 Reno St.	14' 5" X 62'	175	3056 N. Water St.	14' 6" X 45' 6"
90	6945 Ibis Place	Lot Irreg.	133	STAYED	STAYED	176	4361 Wayne Ave.	13' 3-1/2" X 70'
91	1511 W. Indiana Ave.	15' X 66'	134	2005 E. Rittenhouse St.	15' X 52' 11"	177	6637 Wayne Ave.	Lot Irreg.
92	636 W. Indiana Ave.	14' X 55'	135	1202 W. Rockland St.	23' 10" X 100'	178	4139 Westminister Ave.	18' X 95'
93	2212 Ingersoll St.	16' X 60'	136	407 E. Rockland St.	15' 11" X 82' 6"	179	2627 W. Westmoreland	16' X 62'
94	1338 Jackson St.	15' 3" X 72'	137	STAYED	STAYED	180	6548 Wheeler St.	16' X 68'
95	3549 Jasper St.	15' X 57'	138	250 E. Roosevelt Boulevard	20' X Irreg.	181	5035 Whitaker Ave.	16' X 90'
96	2563 E. Lehigh Ave.	20' X 90'	139	5215-31 Schuyler St.	Lot Irreg.	182	5819 Willows Ave.	16' X 115'
97	6553 Limekiln Pike	16' X 96'	140	1236 W. Sergeant St.	14' X 47' 6"	183	1130 E. Wilt St.	Frnt. 12' 6" X 43' 3"
98	13 N. Lindenwood St.	15' X 74' 3"	141	302 Shedaker St.	16' 9 1/4" X 90'	184	448 N. Wilton St.	14' 9" X 64'
99	1846 E. Lippincott St.	14' X 57'	142	5906 Shisler St.	15.96' X 90.50'	185	123 E. Wishart St.	14' 1" X 46'
100	5310 Malcolm St.	16' X 65'	143	STAYED	STAYED	186	2020 E. Wishart St.	Frnt. 14' 7" X Lot Irregular
101	STAYED	STAYED	144	2648 W. Silver St.	14' X 50'	187	228 E. Wishart St.	14' 9" X 49'
102	2450 N. Marston St.	14' X 50'	145	2838 Snyder Ave.	15.83' X 70'	188	5801 E. Wister St.	18' X 83' 4-3/4"
103	5606 Mc Mahon Ave.	20' X 100'	146	1214 W. Somerset St.	16' X 70'	189	5803 E. Wister St.	16' X 83.32'
104	6655 Mc Callum St., 404	Irregular	147	1101 Southampton Rd.	Lot Irreg.	190	5963 E. Wister St.	14' X 62'
105	11724 Millbrook Road	18' 1-1/2" X 125'	148	STAYED	STAYED	191	6017-19 E. Wister St.	42' X 180'
106	305 Milne St.	16' X IRREG	149	223 E. Springer St.	15' 5" X 50'	192	6251 E. Wister St.	14' 1-3/8" X 100'
107	98 Montana St.	16.25' X 63.88'	150	2536 N. Stanley St.	14.16' X 50'	193	STAYED	STAYED
108	2310 Mountain St.	15' X 46'	151	2068 E. Stella St.	14.50' X 50'	194	913 E. Woodlawn St.	15' 3" X 90'
109	2651 N. Myrtlewood	14' 1 1/2" X 52'	152	6039 Summerdale Ave.	16.10' X 72.43'	195	2253 N. Woodstock St.	14' 11" X 60'
110	2518 N. Napa St.	14' X 50'	153	1919 W. Susquehanna Ave.	Lot Irregular	196	2362 N. Woodstock St.	15' X 58' 15" X 58'
111	2949 W. Norris St.	15' X 52'	154	2033 W. Susquehanna Ave.	15.25' X 62'	197	2364 N. Woodstock St.	17' 6" X 58'
112	3007 W. Norris St.	15' 9 3/4" X 73'	155	2928 N. Taylor St.	14' 1" X 50'	198	4563 Worth St.	15' 10-1/8" X 100'
113	1524 W. Oakdale St.	14' X 53'	156	5713 Thomas Ave.	37.04' X 125'	199	5612 Wyalusing Ave.	Lot Irreg.
114	1543 W. Oakdale St.	14' X 46'	157	5137 W. Thompson St.	16' X 100'	200	5424 Wynnefield Ave.	58' X IRREG
115	4739 Oakland St.	19' 11 1/4" X 86' 6"	158	6107 W. Thompson St.	15' 3-1/16" X IRREG	201	2225 Yelland St.	615' X 40' 6"
116	7174A-78 Ogontz Ave.	Lot Irregular	159	2129 Titan St.	14' X 46' 3"	202	6619 Yocum St.	14.91' X 59'
117	2318 N. Opal St.	14' 3" X 50'	160	4076 Torresdale Ave.	Lot Irreg.	203	1347 W. York St.	14.91' X 64'
118	2326 N. Opal St.	14' 3" X 50'	161	6039 Trinity St.	Lot Irreg.	204	1640 W. York St.	Frnt. 13' 11" X 60'
119	2461 N. Opal St.	14' 1" X 50'	162	2827 Tulip St.	14' X 58' 8"	205	2636 W. York St.	14' X 50'
120	2734 N. Orkney St.	12' X 36'	163	8915 Turton St.	26.32' X 110'	206	2644 W. York St.	14' X 50'
121	1034 W. Orleans St.	14.03' X 45'	164	2328 N. Van Pelt	14' 4-1/2" X 49' 6"			
122	5016 Ormes St.	Frnt. 15' 11" X 60'	165	5932 Vine St.	15' X 70'			

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

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 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.

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

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