

Public Notices

SHERIFF'S SALE

10 A.M.
February 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 MARCH 16, 2011

WRIT NO: PREMISES: FRONT:
50 5328-34 Woodland Ave. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JULY 20, 2011

WRIT NO: PREMISES: FRONT:
28 1237 W. Lehigh Ave. 16' X 112' 4"

THE FOLLOWING WAS POSTPONED FROM AUGUST 17, 2011

WRIT NO: PREMISES: FRONT:
31 3218 N. Spangler St. 16' X 80'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 21, 2011

WRIT NO: PREMISES: FRONT:
1 2401 N. 05th St. 19' 11" X 52' 8-1/2"

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 15, 2012

WRIT NO: PREMISES: FRONT:
38 5041-43 Hoopes St. 50' X 69'

THE FOLLOWING WAS POSTPONED FROM APRIL 18, 2012

WRIT NO: PREMISES: FRONT:
23 6114 Belfield Ave. Lot Irreg.
26 1314-16 N. Broad St. 74' X 200'
57 123 E. Luzerne St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012

WRIT NO: PREMISES: FRONT:
47 12613 Chilton Rd. Lot Irreg.
57 2327 N. Fawn St. 14' X 47'
145 2335 Wheatsheaf La. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012

WRIT NO: PREMISES: FRONT:
93 5301 Germantown Ave. 56' 8" X Irreg.
146 1429 S. Paxon St. 14' 4" X 55'

THE FOLLOWING WAS POSTPONED FROM JULY 18, 2012

WRIT NO: PREMISES: FRONT:
52 4303 Haverford Ave. Lot Irreg.
55 504-08 Hermit St. Lot Irreg.
131 7153 N. Uber St. 15' 3-1/2" X 110' 10"
145 5420 Wyndale St. 25' X 125'

THE FOLLOWING WAS POSTPONED FROM AUGUST 15, 2012

WRIT NO: PREMISES: FRONT:
17 1651 S. 54th St. 17' 4" X 78'
22 217 N. Alden St. 14' 6" X 63'
58 2439 Fairmount Ave. 15' X 102'
135 5116-18 Wakefield St. 50' X 105'
148 132 Wyneva St. 19' X 90'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 19, 2012

WRIT NO: PREMISES: FRONT:
14 419 S. 43rd St. 16' X 104'
52 4939 Chestnut St. 19' 6" X 111' 6"
83 2925 Hurley St. 12' X 40'
89 3310 W. Lehigh Ave. Lot Irreg.
125 8025-27 Stenton Ave. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM OCTOBER 17, 2012

WRIT NO: PREMISES: FRONT:
3 1327-31 N. 05th St. 67' 6" X 208' 10"
17 2921 N. 27th St. 16' X 55'
19 1500-36 N. 31st St. Lot Irreg. Premises A & B
29 2141 66th Ave. 15' X 85'
46 5932 Catharine St. 19' X 110'
52 313 Cobbs Creek Pkwy. 15' 6" X 86'
60 5939 Drexel Rd. Lot Irreg.
68 5319 Greene St. 24' 1" X 55' 7-7/8"
72 1213 S. Juniper St. 17' X 80'
73 1217 S. Juniper St. 18' X 80'
76 5036 Larchwood Ave. 19' 6" X 110'
86 4936 Osage Ave. 20' X 110'
115 4525A-37 Walnut St. Lot Irreg.
117 3509 N. Warnock St. 45' 6" X 56'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 21, 2012

WRIT NO: PREMISES: FRONT:
7 48 N. 51st St. 16' X 112'
12 1021 S. 60th St. 18' X 100'
53 1505 Frankford Ave. Lot Irreg.
65 1033 Hoven Rd. Lot Irreg.
66 2019 W. Indiana Ave. 14' 4" X 55'
69 1215 S. Juniper St. Lot Irreg.
90 1540 South St. 16' X 68' 6"
96 3227-43 Stokley St. 200' 11-1/4" X Irreg.
104 5038-40 Westminster Ave. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013

WRIT NO: PREMISES: FRONT:
3 2715 N. 06th St. 15' 3/4" X Irreg.
13 2900 N. 18TH St. Lot Irreg.
14 3331 N. 18th St. 15' 2" X 98'
16 1502-08 N. 25th St. Lot Irreg.
19 653 N. 35th St. 26' 8" X 95'
40 5001 N. Broad St. Lot Irreg.
42 904-06 Callowhill St. 33' X 70'
43 5238 Catharine St. 19' 9" X 106'
44 947 E. Cheltenham Ave. Lot Irreg.
45 1115 W. Colona St. 13' 4" X 60'
47 5519 Crownson St. 15' X 50'
48 2640 N. Darien St. 13' X 38'
59 3221-29 Germantown Ave. Lot Irreg.
64 5155-59 W. Girard Ave. Lot Irreg.
71 4301-05 Horrocks St. Lot Irreg.
80 7316 Limekiln Pike Lot Irreg.
93 2144 E. Norris St. 18' 6" X Irreg.
117 3252 Ryan St. Lot Irreg.
119 2152-58 E. Somerset St. 60' X Irreg.
121 1300 South St. 21' 8" X 59' 4"
124 6604 Tulip St. 17' X 90'
127 5327 Vine St. 16' X 108' 9-3/4"

February 20, 2013 SHERIFF'S SALE

WRIT NO: PREMISES: FRONT:
1 STAYED STAYED
2 2010 S. 06th St. 15' X 69'
3 2643 N. 08th St. 15' X 72'
4 5110 N. 11th St. 25' X 86' 6"
5 4626 N. 13th St. 15' 2" X Irreg.
6 6231 N. 16th St. 16' X 90'
7 2032-40 S. 23rd St. 160' 6" X 58' 6"
8 2949 N. 23rd St. 15' X 100'
9 248 S. 52nd St. 15' 5" X 80'
10 2030 N. 56th St. 16' X 92' 6"
11 216 S. 56th St. 15' X 82' 6"
12 48 N. 56th St. 16' X 81'
13 3002 S. 70th St. 19' 11" X 90'
14 113-15 Arch St. Lot Irreg.
15 STAYED STAYED
16 5655 Arlington St. 16' X 107'
17 16 S. Bank St. 19' X 72' 3"
18 STAYED STAYED
19 5326 W. Berks St. 15' 7" X 100'
20 842 N. Broad St. 38' X 160'
21 340-60 E. Cambria St. 156' 8" X 78'
22 2530 S. Edgewood St. 15' 1" X 100'
23 8500 Fayette St. 26' 4" X 90'
24 5410 Florence Ave. 18' X 68'

Tax Sale continues on 17

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 16

SHERIFF'S SALE
10 A.M.
February 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:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
25	5548 Florence Ave.	18' X 67' 3"	43	849 E. Madison St.	14' 3" X 50'	61	1383 E. Rittenhouse St.	15' X 71'
26	6878 Forrest Ave.	15' X 75'	44	851 E. Madison St.	14' 3" X 50'	62	215 N. Robinson St.	14' 3" X 111' 3"
27	3628 Frankford Ave.	19' 9-1/2" X 150'	45	5878 Malvern Ave.	18' 3" X 81'	63	STAYED	STAYED
28	4807 N. Franklin St.	14' 11" X 61'	46	4527 N. Marvine St.	15' 8" X 81' 1-1/4"	64	7201 Sprague St.	40' 8" X 98' 11-1/2"
29	STAYED	STAYED	47	5911 N. Mascher St.	Lot Irreg.	65	4800 Spruce St.	20' 4-1/2" X 107' 6"
30	6237 Gardenia St.	16' X 85'	48	STAYED	STAYED	66	1106 E. Stafford St.	17' 9" X 66' 7-3/4"
31	5529 W. Girard Ave.	22' 3" X 86'	49	111 E. Meehan Ave.	Lot Irreg.	67	5008 W. Thompson St.	15' X 106' 8"
32	STAYED	STAYED	50	8638 Michener Ave.	15' 11-1/2" X 95'	68	2207 W. Tioga St.	27' X 158'
33	3346 Hartel Ave.	Lot Irreg.	51	2648 E. Monmouth St.	20' X 75'	69	21 W. Upsal St.	30' 4" X 175' 9"
34	5324 Haverford Ave.	16' X 112' 7-1/4"	52	2133 Moore St.	15' X 65'	70	POSTPONED	POSTPONED
35	6023 Hegerman St.	21' X 90'	53	22 E. Mount Airy Ave, Apt 24	16' X 94' 4"	71	5306-16 Westminster Ave.	Lot Irreg. Prem A to E
36	2930 Holme Ave.	Lot Irreg.	54	2845-61 Ormes St.	Lot Irreg.	72	1629 W. Westmoreland St.	15' 11-1/2" X 65'
37	5136 Irving St.	20' 3" X 85'	55	2505 Orthodox St.	Lot Irreg.	73	2013 Widener Pl.	Lot Irreg.
38	STAYED	STAYED	56	1505 E. Pastorius St.	17' 9" X 88'	74	911 Wolf St.	Lot Irreg.
39	2449 Jefferson St.	16' X 60'	57	1542 E. Pastorius St.	17' 11" X 88'	75	5336-42 Woodland Ave.	Lot Irreg.
40	3123-45 E. Jefferson St.	Lot Irreg.	58	5853 Pemberton St.	15' X 62' 6"	76	3026 N. Woodstock St.	14' X 50'
41	231 E. Johnson St.	31' 3" X 170'	59	5417 Pentridge St.	15' 4" X 61' 6"	77	5200 Wynnefield Ave.	Lot Irreg.
42	4147 Lancaster Ave.	16' 3-1/4" X 78'	60	234 E. Queen Ln.	22' 1-3/4" X 81'			

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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.

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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

The Legal Intelligencer

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