

Public Notices

SHERIFF'S SALE

10 A.M.
April 16, 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 MAY 15, 2012

WRIT NO: PREMISES: FRONT:
57 2327 N. Fawn St. 14' X 47'

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 MAY, 15 2013

WRIT NO: PREMISES: FRONT:
12 3553 N. 21st St. 15' 6" X 106'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 18, 2013

WRIT NO: PREMISES: FRONT:
114 1828 Ruan St. 14' X Irreg.

THE FOLLOWING WAS POSTPONED FROM OCTOBER 16, 2013

WRIT NO: PREMISES: FRONT:
5 2051-57 N. 04th St. Premises A, B, & C
95 2108-50 N. Orianna St. 252' X 48' 6"

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 20, 2013

WRIT NO: PREMISES: FRONT:
11 2143 N. 18th St. 17' X 73' 2"
60 904 Darien Way Lot Irreg.
75 2712 N. Hemberger St. 14' 6" X 45'
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.
10 1410-12 S. 48th St. Lot Irreg.
12 853 Adams Ave. Lot Irreg.
44 2810 Frankford Ave. Lot Irreg.
93 5648 Rodman St. 16' X 65'

THE FOLLOWING WAS POSTPONED FROM JANUARY 15, 2014

WRIT NO: PREMISES: FRONT:
49 2715 C St. 13' 10" X Irreg.
59 6650 Chew Ave. 16' X 65' 6"
64 3954 N. Darien St. 15' 11" X 45'
70 1210 W. Erie Ave. Lot Irreg.
104 2316 Pierce St. 15' X 48'

FEBRUARY 19, 2014

WRIT NO: PREMISES: FRONT:
5 2022-24 S. 13th St. 40' X 80'
11 232 S. 45th St. 16' 5" X 120'
13 1214 S. 57th St. 15' X 74'
21 2956 N. Bambrey St. 14' 1" X 45' 9"
24 5525 Boyer St. Lot Irreg.
28 3409 Capri Ct. Lot Irreg.
29 3723 N. Carlisle St. 15' X 80'
42 1158 S. Dorrance St. Lot Irreg.
43 1916 W. Erie Ave. 16' X 123'
47 24 N. Felton St. 15' X 62'
54 5901 Greene St. 34' 10" X Irreg.
55 7119 Greenway Ave. Lot Irreg.
58 3311 Hamilton St. 28' 3" X 59' 4"
61 3443 Hope St. 12' 10" X 50'
70 1340 Kerbaugh St. 15' X 67'
74 4017 Markland St. 15' X 65'
78 149 Meehan Ave. 15' 8-1/2" X 80' 9-1/2"
79 19 N. Millick St. 15' X 62' 6"
84 6628 Musgrave St. 15' 2" X 96'
87 2101-05 E. Norris St. Lot Irreg.
90 2747 N. Opal St. 15' X 52' 6"
93 2620-28 W. Oxford St. 87' 6" X Irreg.
95 1137 S. Peach St. 16' X 55'
96 5110-12 Pentridge St. 20' X 120'
100 3093 Potter St. 14' X 45'
104 2019-23 Rhawn St. Lot Irreg.
113 2601 W. Sterner St. 16' X 45'
114 2865 N. Stillman St. 14' 5" X 45'
115 3726 N. Sydenham St. 15' 8" X 80'
116 724 E. Thayer St. 14' 4" X 58' 6"
118 6521 N. Uber St. 17' 8" X 67' 6"
121 6071 Upland St. 16' X 60'
123 503 Vernon Rd. 18' 4" X 90'
128 8514 Williams Ave. 16' 2" X 125' 3"
130 1914 W. Wilt St. 13' 6" X 39'
135 5508 Wyalusing Ave. 15' 11" X Irreg.
137 6163 Yocum St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MARCH 19, 2014

WRIT NO: PREMISES: FRONT:
2 4808 N. 10th St. 18' 6" X 85'
6 1431 N. 25th St. 16' X 54' 4-3/4"
7 1757 N. 26th St. 15' X 68'
8 2436 N. 27th St. Lot Irreg.
13 830 S. 49th St. 25' X 100'
22 308 W. Albanus St. 14' X 81' 9"
23 1423 N. Alden St. 15' X 71' 3"
25 2608 W. Arizona St. 14' X 44'
29 822 Burns St. 16' X 45'
31 3643 N. Camac St. 14' 2" X 91' 6"
38 3945 N. Delhi St. 16' 1-1/2" X 45'
39 5117 Diamond St. Lot Irreg.
48 7839 Forrest Ave. 16' 4" X 122' 10-11/16"

WRIT NO: PREMISES:

FRONT:
50 2729 N. Garnet St. 15' X 46'
62 6206 Jefferson St. 16' X 102'
63 3058 Judson St. 14' 3" X 45'
82 43 Narragansett St. 14' X 59' 9"
84 3955 Ogden St. 14' 6" X 56' 6"
86 3821 Olive St. 14' X 70'
88 2808 N. Park Ave. Premises A & B
97 1721 N. Ruby St. Lot Irreg.
103 5842 Springfield Ave. 19' 6" X 98'
104 5440 Spruce St. 15' 11-7/8" X 75'
106 4231 W. Stiles St. 20' X Irreg.
107 2952 N. Stillman St. 14' 1" X 45' 9"
110 600 E. Thayer St. 16' X 45' 6"
127 7105-13 Woodland Ave. Lot Irreg.

APRIL 16, 2014

SHERIFF'S SALE

WRIT NO: PREMISES: FRONT:
1 836 S. 03rd St. Lot Irreg.
2 3522 N. 05th St. 20' X 113' 8-5/8"
3 5311 N. 05th St. 15' 8" X 91' 6-1/2"
4 4309 N. 08th St. 17' X 70' 3/8"
5 3810 N. 10th St. 16' X 54'
6 3124 N. 15th St. 16' 1" X 136'
7 POSTPONED POSTPONED
8 2710 N. 16th St. 15' X 93'
9 3520 N. 17th St. 15' X 67' 10"
10 3909 N. 17th St. 15' X 88' 11"
11 6631 N. 18th St. 15' 10" X 90' 4"
12 7438 N. 20th St. 14' 11-1/2" X 116'
13 3312 N. 21st St. 15' 5" X 85'
14 2931 N. 23rd St. 15' X 100'
15 1334 N. 27th St. 13' 6-5/8" X Irreg.
16 1526 S. 28th St. 14' 2" X 58'
17 1323 S. 54th St. 15' 1" X 80'
18 1423 S. 54th St. 16' X 106'
19 618 S. 55th St. 15' 2" X 80' 6"
20 712 S. 56th St. 15' 8-1/2" X 74' 10"
21 18 N. 57th St. 16' X 85' 6"
22 1211 S. 61st St. 16' X 80'
23 1313 N. 61st St. 16' X 72' 2-1/2"
24 338 N. 61st St. 15' X 70' 6"
25 2830 W. Albert St. 14' 2" X 52'
26 845-47 Almond St. 34' 2-1/8" X Irreg.
27 STAYED STAYED
28 4137 Brown St. 15' X 73'
29 2636 Buckius St. 17' 5" X Irreg.
30 2033 W. Cambria St. 20' 4" X 69' 2"
31 827 Cantrell St. 14' 9-1/2" X 53' 6"
32 5814 Carpenter St. 15' X 62'
33 344 Carson St. 15' 2-1/2" X Irreg.
34 1521 W. Cayuga St. 14' 5" X 125'
35 2619 N. Chadwick St. 14' X 48'
36 6012 Christian St. 21' 8" X 110'
37 2130 W. Clearfield St. 17' X 53' 6"

Tax Sale continues on 16

© 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 15

SHERIFF'S SALE

10 A.M.
April 16, 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:
38	2516 N. Cleveland St.	14' 6" X 49'	65	4652 Horrocks St.	15' 5-3/4" X 97' 6"	92	2217 Ridge Ave.	17' X Irreg.
39	2535 N. Corlies St.	14' 1-3/4" X 50'	66	4201 Lancaster Ave.	22' 3/8" X Irreg.	93	3443 Ridge Ave.	Lot Irreg.
40	1850 E. Cornwall St.	14' X 70'	67	2006 Lardner St.	16' 3" X Irreg.	94	4939 Royal St.	30' X 140'
41	POSTPONED	POSTPONED	68	POSTPONED	POSTPONED	95	STAYED	STAYED
42	3416 Crystal St.	14' 2" X 42' 6"	69	POSTPONED	POSTPONED	96	STAYED	STAYED
43	2144 S. Daggett St.	14' X 50'	70	2031 N. Leithgow St.	16' 2" X Irreg.	97	7038 Saybrook Ave.	14' 9" X 85'
44	1726 Dallas St.	19' X Irreg.	71	12-16 Letitia St. Unit 305	Condominium	98	2305 W. Sergeant St.	25' 3-3/8" X 55'
45	5755 Delancey St.	16' 6" X 61' 6"	72	12-16 Letitia St. Unit 205	Condominium	99	2622 W. Silver St.	14' X 50'
46	3951 N. Delhi St.	15' 11" X 45'	73	25 N. Lindenwood St.	15' X 74' 3"	100	2116 S. Simpson St.	15' X 76'
47	2527 N. Douglas St.	14' X 50'	74	928 Lindley Ave.	16' X 95'	101	6056 Spruce St.	18' X 75'
48	12316 Dunks Ferry Rd.	Lot Irreg.	75	825 E. Madison St.	14' 3" X 50'	102	902 N. St. Bernard St.	15' X 55' 11-5/8"
49	3512 Ella St.	15' X 68' 6"	76	841 E. Madison St.	14' 3" X 50'	103	2424 N. Sydenham St.	18' X 69' 10"
50	6130 Ellsworth St.	25' X 110'	77	5720 Mascher St.	25' X Irreg.	104	POSTPONED	POSTPONED
51	3965 Elser St.	20' X 100'	78	2134 Medary Ave.	14' 1-1/2" X 90'	105	1405 S. Taylor St.	14' 3" X 54'
52	2740 N. Fairhill St.	16' 5-1/4" X 61' 6"	79	3215 Memphis St.	14' 2" X 68'	106	5034 Wade St.	15' X 67'
53	POSTPONED	POSTPONED	80	STAYED	STAYED	107	518 N. Wanamaker St.	15' X 56'
54	POSTPONED	POSTPONED	81	1230 N. Myrtlewood St.	14' X 56' 9"	108	6000 N. Water St.	27' 3" X 106' 6"
55	STAYED	STAYED	82	2455 Nicholas St.	15' 1/2" X 55'	109	167 W. Weaver St.	15' X 63' 8-5/8"
56	5117 Funston St.	15' X Irreg.	83	1533 W. Oakdale St.	14' X 46'	110	6325 Wheeler St.	14' 4" X 65'
57	4145 Glendale St.	15' X 72'	84	STAYED	STAYED	111	143 N. Wilton St.	15' X 61' 6"
58	STAYED	STAYED	85	4072 Parkside Ave.	16' X Irreg.	112	POSTPONED	POSTPONED
59	6530 Guyer Ave.	16' 4" X 65'	86	1763 N. Peach St.	16' 3" X 77'	113	5325 Wingohocking Ter.	Lot Irreg.
60	6107 Harley Ave.	15' X 75' 6"	87	POSTPONED	POSTPONED	114	2834 W. Wishart St.	14' X 58'
61	POSTPONED	POSTPONED	88	140 W. Price St.	30' X 99' 6"	115	5325 Wyalusing Ave.	15' 9" X 84'
62	2033 Haworth St.	20' X 76'	89	6102 Reach St.	16' 3" X 77' 6"	116	POSTPONED	POSTPONED
63	4732 Hawthorne St.	15' 1/2" X 110'	90	1726 N. Redfield St.	15' 3" X 84' 10-1/4"			
64	5519 Hazel Ave.	15' X 111'	91	3612 Richmond St.	15' X 100'			

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EFFECTIVE DATE: July 1, 1989

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