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**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:**

**Tax Sale** continues on **17**

EFFECTIVE DATE: July 1, 1989

# Public Notices

*Tax Sale continued from* **16**

# SHERIFF'S SALE

**10 A.M.**  
**May 21, 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:
13	3426 N. 22nd St.	16' X 102'	43	6018 Chester Ave.	15' 6" X 67'	73	5664 Morton St.	14' X 88'
14	1312 N. 23rd St.	14' X 63' 6"	44	6806 Cobbs Creek Pkwy.	20' X Irreg.	74	204 Mountain St.	Lot Irreg.
15	2739 N. 24th St.	14' 6" X 60' 7-1/2"	45	614 S. Conestoga St.	15' X 77'	75	5432 Norfolk St.	15' X 63'
16	920 S. 25th St.	16' X Irreg.	46	3650 W. Crown Ave.	20' 1/2" X Irreg.	76	7202 Ogontz Ave.	19' 4" X Irreg.
17	STAYED	STAYED	47	5710 Delancey St.	15' X 62'	77	2045 S. Opal St.	14' 3" X 47' 6"
18	2713 N. 29th St.	15' X 62'	48	518 Dickinson St.	16' X 73'	78	2346 N. Opal St.	14' X 50'
19	3115 N. 32nd St.	15' 3" X 76'	49	2037-43 Eastburn Ave.	Lot Irreg.	79	5039 Pine St.	20' X 100'
20	221 S. 52nd St.	16' 4" X 70' 9-1/8"	50	5842 Elmwood Ave.	Lot Irreg.	80	1431 Poplar St.	17' X 86' 6"
21	106 S. 53rd St.	15' 3" X 68' 6"	51	3118 Fairfield St.	Lot Irreg.	81	728 E. Price St.	19' X 100' 1-1/2"
22	532 N. 53rd St.	15' 3" X 123'	52	3222 Fanshawe St.	15' 7" X 105'	82	16 W. Queen Lane	Lot Irreg.
23	107 S.54th St.	15' 3" X 68' 6"	53	1782 Frankford Ave.	20' X Irreg.	83	2113 N. Redfield St.	16' X 96'
24	1333 N. 56th St.	15' X 106'	54	4802 N. Franklin St.	15' X 61'	84	7563 Ridge Ave.	Lot Irreg.
25	STAYED	STAYED	55	4667 G St.	15' X 75'	85	5631 Ridgewood St.	16' X 65'
26	105 S. 60th St.	16' X 79'	56	1765 Georges Lane	16' X 75'	86	218 E. Rockland St.	17' 7-1/4" X 112' 6"
27	1118 S. 60th St.	15' 10-1/2" X 101' 6"	57	7130 Greenway Ave.	24' 6" X 99'	87	226 E. Roosevelt Blvd.	16' X Irreg.
28	2015 N. 63rd St.	20' X Irreg.	58	2237 Haworth St.	Lot Irreg.	88	4810 Sansom St.	16' 4" X 100'
29	1217 W. Allegheny Ave.	19' 4" X 96'	59	STAYED	STAYED	89	5428 Sharswood St.	14' X 50'
30	5668 Ardleigh St.	15' X 61' 5-3/4"	60	91 Herman St.	Lot Irreg.	90	STAYED	STAYED
31	3039-51 B St.	Lot Irreg.	61	225 N. Hobart St.	14' X 71'	91	119 E. Tioga St.	16' 4" X 62'
32	1706 Bancroft St.	14' X 51'	62	2914 Kensington Ave.	18' X Irreg.	92	5968 Trinity St.	15' 3" X 90'
33	229 W. Berkley St.	16' X 74' 3-3/4"	63	7016 Keystone St.	50' X 148' 7"	93	5255 Umbria St.	Lot Irreg.
34	POSTPONED	POSTPONED	64	STAYED	STAYED	94	1705 Wakeling St.	Lot Irreg.
35	3056 Braddock St.	14' X 48'	65	6131 Larchwood Ave.	20' X 112' 6"	95	1934 W. Westmoreland St.	15' 8" X 81'
36	1844 Brunner St.	15' X 76'	66	4254 Lawnside Road	Lot Irreg.	96	5554 Whitby Ave.	17' 8" X 81' 6"
37	7835 Buist Ave.	20' X 90'	67	5319 Lebanon Ave.	18' 3" X 120'	97	423 N. Wiltson St.	15' X 64'
38	5120 N. Camac St.	25' X 84'	68	7231 Leonard St.	16' 1" X 90'	98	5904 Windsor St.	17' 8" X 64'
39	2228 E. Cambria St.	14' X 47' 6"	69	4612 Magee Ave.	14' 10-1/2" X 100'	99	2153 S. Woodstock St.	16' X 55'
40	520 W. Cambria St.	16' X 51'	70	5520 Malcolm St.	15' X 63' 6"	100	4319 Wyalusing Ave.	15' 8" X 75'
41	5835 Carpenter St.	15' X 63' 6"	71	1837 Mc Kean St.	15' X 67' 3"			
42	5645 Catharine St.	15' X 71'	72	5351 Morse 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 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 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.

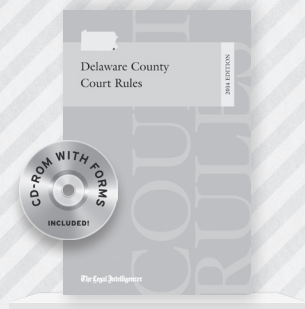
The Sheriff requires from each successful purchaser before settlement, certification from the Department of Revenue of the city of Philadelphia, that the successful purchaser is not more than one year delinquent in paying real estate taxes on any properties owned by said purchaser with the City of Philadelphia 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 B. Smith, City Solicitor

EFFECTIVE DATE: July 1, 1989



# The Legal Intelligencer

# 2014 DELAWARE COUNTY COURT RULES

The Legal Intelligencer's county court rule books include a table of contents, an index for each section, and editor's notes specifying when rules have been adopted, amended or rescinded and the effective date of the change.

**TO ORDER: Call 800-756-8993 | Visit [www.lawcatalog.com/del14](http://www.lawcatalog.com/del14)**