

# Public Notices

## SHERIFF'S SALE

10 A.M.  
July 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 JUNE 19, 2013**  
**WRIT NO: PREMISES: FRONT:**  
4 1524-52 N. 05th St. Premises A-Y

**THE FOLLOWING WAS POSTPONED FROM OCTOBER 16, 2013**

**WRIT NO: PREMISES: FRONT:**  
5 2051-57 N. 04th St. Premises A, B, & C  
6 2739-47 N. 05th St. Lot Irreg.  
95 2108-50 N. Orianna St. Premises A & B

**THE FOLLOWING WAS POSTPONED FROM DECEMBER 18, 2013**

**WRIT NO: PREMISES: FRONT:**  
63 5625 Larchwood Ave. 15' X 78' 6"

**THE FOLLOWING WAS POSTPONED FROM JANUARY 15, 2014**

**WRIT NO: PREMISES: FRONT:**  
83 4331 K St. 20' 3-1/2" X 68' 9"

**THE FOLLOWING WAS POSTPONED FROM FEBRUARY 19, 2014**

**WRIT NO: PREMISES: FRONT:**  
56 6756 Guyer Ave. 16' 3" X 74'  
58 3311 Hamilton St. 28' 3" X 59' 4"  
95 1137 S. Peach St. 16' X 55'  
124 2119 E. Walnut La. Lot Irreg.

**THE FOLLOWING WAS POSTPONED FROM MARCH 19, 2014**

**WRIT NO: PREMISES: FRONT:**  
8 2436 N. 27th St. Lot Irreg.  
24 727 W. Annsbury St. 15' 5-1/2" X 60'  
72 762 S. Marvine St. 16' X 54'  
84 3955 Ogden St. 14' 6" X 56' 6"  
91 949 E. Price St. 18' X 92'  
104 5440 Spruce St. 15' 11-7/8" X 75'  
121 2101 E. Westmoreland St. Premises A - L  
127 7105-13 Woodland Ave. Lot Irreg.

**THE FOLLOWING WAS POSTPONED FROM APRIL 16, 2014**

**WRIT NO: PREMISES: FRONT:**  
14 2931 N. 23rd St. 15' X 100'  
53 933 Fanshawe St. 52' 2" X 106' 3"  
102 902 N. St. Bernard St. 15' X 55' 11-5/8"

**THE FOLLOWING WAS POSTPONED FROM MAY 21, 2014**

**WRIT NO: PREMISES: FRONT:**  
20 221 S. 52nd St. 16' 4" X 70' 9-1/8"  
26 105 S. 60th St. 16' X 79'  
30 5668 Ardleigh St. 15' X 61' 5-3/4"  
32 1706 S. Bancroft St. 14' X 51'

49 2037-43 Eastburn Ave. Lot Irreg.  
53 1782 Frankford Ave. 20' X Irreg.  
62 2914 Kensington Ave. 18' X Irreg.  
65 6131 Larchwood Ave. 20' X 112' 6"  
72 5351 Morse St. Lot Irreg.  
77 2045 S. Opal St. 14' 3" X 47' 6"  
82 16 W. Queen La. Lot Irreg.  
91 119 E. Tioga St. 16' 4" X 62'  
93 5255 Umbria St. Lot Irreg.  
94 1705 Wakeling St. Lot Irreg.

**THE FOLLOWING WAS POSTPONED FROM JUNE 18, 2014**

**WRIT NO: PREMISES: FRONT:**  
1 868 N. 27th St. 15' X 85'  
8 3128 W. Allegheny Ave. 16' X 80'  
12 810 Burns St. 16' X 44' 2"  
23 2420 N. Colorado St. 14' 6" X 48'  
25 2625 N. Colorado St. 14' 6" X 48'  
27 5616 Crowson St. 16' X 72'  
28 3430 Crystal St. 14' 2" X 42' 6"  
36 219 S. Edgewood St. 15' X 63'  
37 62 N. Edgewood St. 15' X 62' 6"  
39 3910 N. Fairhill St. 16' X 59'  
52 6823 Jackson St. Lot Irreg.  
57 4257 Leidy Ave. 16' X 86'  
58 5101 Leiper St. Lot Irreg.  
60 3948 M St. 15' X 85'  
69 2551 N. Napa St. 14' X 50'  
78 2437 N. Patton St. 14' 1/2" X 50'  
79 1412 S. Paxon St. 14' 4" X 52'  
82 251 N. Ruby St. 15' 4" X 51'  
102 626 E. Wensley St. 14' X 45' 6"  
104 2267 E. William St. 14' X Irreg.  
107 2040 N. Woodstock St. 15' X 58'

**SHERIFF'S SALE**  
**JULY 16, 2014**

**WRIT NO: PREMISES: FRONT:**  
1 STAYED STAYED  
2 1202 N. 05th St. Lot Irregular  
3 2409 S. 06th St. 16' X 60'  
4 2601 S. 07th St. 16' X 55'  
5 POSTPONED POSTPONED  
6 4938 N. 17th St. 21' 1 1/2" X 66' 9"  
7 1422 S. 18th St. 16' X 57'  
8 3810 N. 18th St. 15' X 91'  
9 2825 N. 20th St. 15' X 66'  
10 2520 N. 32nd St. 15' X 56'  
11 701 N. 40th St. 18' X 82'  
12 423 N. 42nd St. 15' 4" X 61'  
13 6 N. 42nd St. 16' X Irreg.  
14 POSTPONED POSTPONED  
15 417 N. 54th St. 17' X 72' 5"

**WRIT NO: PREMISES: FRONT:**  
16 1331 S. 57th St. 16' X 92'  
17 910 S. 57th St. 16' X 78' 6"  
18 1248 N. 60th St. 15' X 134' 8"  
19 2147 W. 65th Ave. 15' 3" X 80'  
20 240 W. Abbottsford Ave. 19' 11-3/8" X 88' 10-1/4"  
21 5853 Addison St. 16' X 63' 6"  
22 1400 S. Allison St. 15' 8" X 60'  
23 6324 Allman St. 16' X 62' 6"  
24 3215 N. American St. 14' 4" X 56' 10"  
25 6034 Angora Terr. 16' X 64' 6"  
26 711 W. Annsbury St. 15' 3" X 60'  
27 1210 W. Atlantic St. 16' X 70'  
28 230 N. Avondale St. 14' X 47'  
29 1756 N. Bailey St. 15' X 51' 9"  
30 2032 N. Bambrey St. 16' X 52'  
31 2037 N. Bambrey St. 15' 7" X 49' 6"  
32 5218 Beaumont St. 16' X 60' 6"  
33 5504 Blakemore St. 14' 4" X IRREG  
34 5522 Boyer St. 14' 9-7/8" X 125'  
35 STAYED STAYED  
36 3853 N. Broad St. 16' X 102'  
37 5644 Cedar Ave. 20' X 80'  
38 1031 E. Cheltenham Ave. Lot Irreg.  
39 STAYED STAYED  
40 2313 E. Clearfield St. 15' X 59'  
41 641 E. Clearfield St. 14' 8" X 55'  
42 658 E. Clementine St. 14' 3" X 50'  
43 2301 N. College Ave. 14' X IRREG  
44 924 S. Conestoga St. 15' X 52'  
45 STAYED STAYED  
46 3600 Conshohocken Ave. 411 Lot Irreg.  
47 418 W. Courtland St. 15' 10" X 43' 9"  
48 STAYED STAYED  
49 723 N. De Kalb St. Lot Irreg.  
50 5420 Delancey St. 15' X 62'  
51 3729 N. Delhi St. 16' X 45'  
52 2009 Dennie St. 13' 9" X 45'  
53 30 N. Dewey St. 15' X 62'  
54 8030 Ditman St. Condo Unit 61K  
55 1732 N. Dover St. 14' 1" X 52'  
56 1525 N. Edgewood St. 15' 8" X 73'  
57 3564 Emerald St. 15' X 67'  
58 4160 Fairdale Rd. Lot Irreg.  
59 4313 Fairmount Ave. 16' X 80'  
60 2437 E. Firth St. 14' 1" X 70'  
61 2568 Frankford Ave. 18' X 79'  
62 STAYED STAYED  
63 5125 Funston St. 15' X IRREG  
64 2544 N. Garnet St. 14' X 50'  
65 4149 W. Girard Ave. 21' 8" X 116'  
66 POSTPONED POSTPONED  
67 6803 Guyer Ave. 16' X 74'  
68 7224 Guyer Ave. Lot Irreg.

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 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 deposited 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 R. Smith, City Solicitor

EFFECTIVE DATE: July 1, 1989

# Public Notices

Continues from 15

## SHERIFF'S SALE

10 A.M.  
July 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:
69	POSTPONED	POSTPONED	89	3118 N. Marston St.	14' 6" X 42' 1"	109	2309 N. Park Ave.	16' X 107'
70	1020 Hamilton St.	108' 1-1/2" X IRREG	90	4521 N. Marvine St.	15' 8" X 81' 1-1/4"	110	5008 Parrish St.	15' X 61' 6"
71	5300 Harbison Ave.	Lot Irregular	91	2023 W. Master St.	Lot Irreg.	111	1342 Passmore St.	18' X 63' 6"
72	3015 N. Hemberger St.	14' 6" X 46' 6"	92	2434 Master St.	16' X 60'	112	2447 N. Patton St.	13' 11-1/2" X 50"
73	2233 S. Hobson St.	14' 4" X 66' 6"	93	5008 Master St.	16' X 88' 9"	113	1432 S. Paxon St.	Lot Irregular
74	3447 Hope St.	16' X 50'	94	2233 Mc Clellan St.	14' 3" X 50'	114	141 N. Peach St.	14' 10" X 59' 6"
75	2334 W. Hunting Park Ave.	16' X Irreg.	95	529 Mc Clellan St.	14' X 48'	115	7205 Pittville Ave.	15' 10" X 85'
76	STAYED	STAYED	96	2119 E. Monmouth St.	14' X Irreg.	116	2001 Poplar St.	16' X 81'
77	6020 Irving St.	16' X 77'	97	4659 Morris St.	15' 7" X IRREG.	117	871 N. Preston St.	22' X 120'
78	3330 Jasper St.	14' 6" X 65'	98	STAYED	STAYED	118	2035 N. Randolph St.	16' X 60'
79	POSTPONED	POSTPONED	99	2550 N. Myrtlewood St.	14' 2" X 51' 6"	119	5330 Reinhard St.	15' X 62' 10"
80	2927 Kensington Ave.	17' 2-1/4" X 66'	100	2438 Nassau St.	14' X 40'	120	6119 Reinhard St.	14' X 65'
81	POSTPONED	POSTPONED	101	1931 Nicholas St.	14' X 57'	121	1430 S. Ringgold St.	14.3' X 54'
82	4163 Lancaster Ave.	17' X 122'	102	2252 S. Norwood St.	14' 2" X 46' 6"	122	2856 N. Ringgold St.	14' 4" X 46' 6"
83	726 Landis St.	16' 4-1/2" X 60' 3-1/4"	103	1122 O Neil St.	20' X 35'	123	328 E. Rittenhouse St.	Lot Irreg.
84	1427 N. Lawrence St.	14' X 48' 6-1/2"	104	4841 Olive St.	16' X 70'	124	1713 Roselyn St.	16' X 86' 11 7/8"
85	POSTPONED	POSTPONED	105	STAYED	STAYED	125	POSTPONED	POSTPONED
86	1623 S. Marston St.	14' 2" X 54' 5/8"	106	4352 N. Orianna St.	14' X 45'	126	STAYED	STAYED
87	1848 N. Marston St.	14' X 41' 6"	107	2331 W. Oxford St.	16' 2" X 67"	127	3072 Ruth St.	14' X 50'
88	2550 N. Marston St.	15' X 70'	108	2605 W. Oxford St.	13' 2" X 76'			

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 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](mailto:lehrlich@alm.com)

**The Legal Intelligencer**