Public Notices

SHERIFF'S SALE

July 17, 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 FOLL	THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 21, 27			837 S. 51st St.	20' 6-1/2" X 60'	34	7126 Chew Ave.	22' 3" X 112'
2011			31	1302 N. 56th St.	20' 6" X 90'	35	3475 Collins St. Unit 108	Condominium
WRIT NO:	PREMISES:	FRONT:	38	1337 71st Ave.	25' X 100'	36	1236-44 E. Columbia Ave.	72' X 100'
24	2412 W. Clearfield St.	20' 6" X 55'	50	5641 Beaumont Ave.	16' X 61' 3"	37	5847 Crittenden St.	15' 2" X Irreg.
39	3066 N. Judson St.	14' 6" X 45'	54	2104 S. Broad St.	16' X 80'	38	420 N. Daggett St.	15' X 100'
50	3109 N. Patton St.	15' X 69'	60	5916 Catharine St.	19' X 110'	39	4319 N. Darien St.	14' 6" X 42'
			68	228 E. Clapier St.	14' X 75' 6-1/2"	40	POSTPONED	POSTPONED
THE FOLL	OWING WAS POSTPONE	D FROM APRIL 18, 2012	70	1303 W. Clearfield St.	14' 1" X 55'	41	6029 Delancey St.	16' X 62'
	PREMISES:	FRONT:	72	1002 S. Colorado St.	16' X 49'	42	329 E. Eleanor St.	15' 10-1/2" X 103'
23	6114 Belfield Ave.	Lot Irreg.	74	3145 Custer St.	14' 2" X 50'	43	1827 Farrington Rd.	24' X 95' 8"
		8	75	3408 D St.	14' 8" X 70'	44	4731 Frankford Ave.	16' 11-1/2" X 83' 3-1/2"
THE FOLLOWING WAS POSTPONED FROM NOVEMBER 21,			94	7104 Frankford Ave.	Lot Irreg.	45	4627 N. Front St.	20' X 103'
2012			106	5411 Kingsessing Ave.	15' X 65'	46	3429 G St.	14' 10" X 70' 5"
	PREMISES:	FRONT:	107	6115 Larchwood Ave.	20' X 112' 6"	47	6326 Germantown Ave.	38' 9-1/8" X Irreg.
65	1033 Hoven Rd.	Lot Irreg.	108	6554-56 Lebanon Ave.	Lot Irreg.	48	6401 Glenmore Ave.	16' X 48'
73	1151 Layton Rd.	Lot Irreg.	110	1310 S. Lindenwood St.	16' X 60'	49	3333 N. Gratz St.	15' 2" X 76' 10"
			111	3041 Livingston St.	14' X 59' 6"	50	6226 Grays Ave.	15' X 65'
THE FOLL	OWING WAS POSTPONED	FROM JANUARY 16, 2013	124	1416 Sparks St.	19' X 70'	51	207 Greendale Rd.	Lot Irreg.
	PREMISES:	FRONT:	129	5926 Warrington Ave.	16' X 82'	52	6002 Greenway Ave.	20' ½" X 80'
13	2900 N. 18th St.	Lot Irreg.	130	705 E. Willard St.	14' 11" X 50'	53	STAYED	STAYED
61	8705 Germantown Ave.	100' X 61'				54	810 N. Hancock St. Unit 3	Condominium
	0700 00 111111111111111111111111111111111	100 11 01	JULY 17, 20	13 SHERIFF'S SALE		55	5925 Haverford Ave.	Lot Irreg.
THE FOLL	OWING WAS POSTPONE	D FROM FEBRUARY 20.		PREMISES:	FRONT:	56	6004 Haverford Ave.	Lot Irreg.
2013	.0 ((1.10 ((1.10 1 0.11 0.11	2 1 110 W 1 1 12 2 11 11 1 2 0 ,	1	2112 S. 07th St.	15' 9" X 50'	57	5634 Heiskell St	14' X Irreg.
	PREMISES:	FRONT:	2	1803 S. 15th St.	16' X 63'	58	2722 N. Hemberger St.	14' 6" X 45'
45	5878 Malvern Ave.	18' 3" X 81'	3	3431 N. 16th St.	18' 1" X Irreg.	59	747 E. Hilton St	14' 1" X 50'
60	234 E. Queen Ln.	22' 1-3/4" X 81'	4	3837 N. 16th St.	15' 6" X 97' 6"	60	4930 N. Hutchinson St.	15' 10" X 77' 6-1/2"
71		Lot Irreg. Premises A to E	5	3619 N. 21st St.	15' 7" X 220' 4-1/2"	61	4025 I St.	18' X 70'
/ 1	3300 TO Westimister Tive.	Est freg. Fremises Free E	6	2961 N. 26th St.	16' X 60' 1-3/4"	62	1915 Independence St.	15' X Irreg.
THE FOLL	OWING WAS POSTPONE	D FROM MARCH 20, 2013	7	1308 N. 29th St.	16' X 68'	63	2436 S. Iseminger St.	14' X 50'
	PREMISES:	FRONT:	8	2455 N. 30th St.	15' 6" X 65'	64	2626 Island Ave.	Lot Irreg.
24	543 Mayland St.	16' X 86'	9	819 N. 41st St.	17' X Irreg.	65	1015 S. Ithan St.	16' X 58' 6"
	5 15 May land 5t.	10 11 00	10	1445 N. 54th St.	15' X Irreg.	66	2905 N. Judson St.	16' X 46'
THE FOLLOWING WAS POSTPONED FROM MAY 15, 2013			11	1617 N. 55th St.	22' X 100'	67	247 N. Juniper St.	15' 6" X 112' 6"
	PREMISES:	FRONT:	12	2214 N. 58th St.	16' X 80' 10"	68	5979 Kemble Ave	15' X 65'
7	1628 S. 16th St.	16' X 62'	13	1720 N. 59th St.	15' X 95'	69	2111 Kennedy St.	14' 8" X 76' 6"
8	3946-54 N. 16th St.	81' 6" X 90'	14	413 N. 59th St.	15' X 69' 8-3/8"	70	5732 Kingsessing Ave.	16' X 75' 8"
30	6024 Baltimore Ave.	19' 11-1/2" X 94' 4-7/8"	15	1504 N. 62nd St.	15' 5" X 121' ½"	71	5128 Larchwood Ave.	20' X 120'
32	1121-23 E. Berks St.	30' X 62'	16	POSTPONED	POSTPONED	72	6636 N. Lawrence St.	Lot Irreg.
34	4615 C St.	15' X 74' 6"	17	2154 74th Ave	15' 5" X Irreg	73	STAYED	STAYED
37	1947 Church Ln.	15' X 123' 8-3/4"	18	139 W. Abbottsford Ave.	Lot Irreg.	74 74	2432-36 W. Lehigh Ave.	Lot Irreg.
40	5829 Delancey St.	15' 6" X 60'	19	5411 Akron St.	15' 1" X 80'	75	4240 Leiper St.	Lot Irreg.
49	5851 Hazel Ave.	16' X 62'	20	7218 Algard St.	16' X 90'	76	649 E. Lippincott St	14' 3" X 50'
68	5001 Merion Ave.	Lot Irreg.	21	1023 W. Allens Ln.	Lot Irreg.	77	200 Locust St. Unit 22A-N	
75	6030 Osage Ave.	15' X 109' 6"	22	402 E. Allens Ln.	28' X Irreg.	78	220 Locust St. Unit PH2-S	
81	4503 Regent St.	30' X 75'	23	STAYED	STAYED	79	122 W. Loudon St.	Lot Irreg.
85	1232 Rising Sun Ave.	15' 7" X 71' 9-1/4"	24	4000 Ashland St.	Lot Irreg.	80	STAYED	STAYED
113	4814 Westminster Ave.	15' X 60' 8"	25	6103 N. Beechwood St.	21' X 90'	81	1609 E. Lycoming St.	15' X 75'
115		11 00 0	26	5841 Belmar St.	15' 6" X 62' 9"	82	6015 Magnolia St.	Lot Irreg
THE FOLL	OWING WAS POSTPONE	D FROM HINE 19, 2013	27	6625 N. Bouvier St.	15' 10" X 80'	83	336 Manheim St	27' 3" X 125'
	PREMISES:	FRONT:	28	5664 Boyer St.	15' X 88' 5-3/4"	84	STAYED	STAYED
7	241 S. 06th St. Unit 702B	Condominium	29	2700-34 N. Broad St.	Lot Irreg. Prem. A & B	85	1931 Mifflin St.	16' X 67'
8	4061 N. 06th St.	15' X 70'	30	3901-09 Cambridge St.	90' 8" X 70"	86	STAYED	STAYED
14	3017-53 N. 12th St.	Lot Irreg.	31	1912 W. Carey St.	16' X 52' 4"	87	1848 Mohican St.	15' 11" X 80'
23	807 N. 41st St.	24' X Irreg.	32	3102 N. Chadwick St.	15' 1-1/2" X 48' 6"	88	282 E. Montana St.	Lot Irreg.
25	1025 N. 46th St.	15' X 90' 6"	33	5376 Chew Ave.	20' X Irreg.	50	202 D. Montana Dr.	e
1		1170 0		in the state of th	g.			Tax Sale 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 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 then 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 many 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 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 extended 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 was 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 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

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 15

SHERIFF'S SALE

10 A.M. July 17, 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:

- 1									
	89	3552 Nottingham Ln.	17' 10-1/8" X Irreg.	103	2903 N. Ringgold St.	14' 1" X 40' 9-1/2"	118	3244 N. Sydenham St.	15' 8" X 89'
	90	STAYED	STAYED	104	2916 N. Ringgold St.	14' 1" X 41'	119	4846 N. Sydenham St.	16' X 85' 11"
	91	STAYED	STAYED	105	714 E. Rittenhouse St.	Lot Irreg.	120	2808 N. Taylor St.	14' 4" X 45' 4-3/4"
	92	STAYED	STAYED	106	1324 W. Rockland St.	20' X Irreg.	121	2909 N. Taylor St.	14' 1" X 50'.
	93	413 E. Penn St.	Lot Irreg.	107	6639 Rutland St.	16' X 78' 4"	122	STAYED	STAYED
	94	3124 N. Pennock St.	14' 6" X 42'	108	3502 -08 Scotts Ln.	Lot Irreg.	123	857 E. Thayer St.	37' 7-1/2" X 30'
	95	3839 Pennsgrove St.	15' 9" X 64' 6"	109	3510-30 Scotts Ln.	Lot Irreg.	124	2443 Turner St.	14' 3" X 52'
	96	2401 Pennsylvania Ave.		110	2618 W. Silver St.	14' X 50'	125	STAYED	STAYED
		Unit 7A10	Condominium	111	2620 W. Silver St.	14' X 50'	126	552 N. Wanamaker St.	15' X 56'
	97	4953 Pennway St.	16' X 89'	112	STAYED	STAYED	127	2006 Welsh Rd, A.	35' 10-7/8" X 92' 6"
	98	3754 Pulaski Ave.	Lot Irreg.	113	1516 Snyder Ave.	16' X 63'	128	4153 Westminster Ave.	15' X 80'
	99	STAYED	STAYED	114	4063 Spring Garden St.	Lot Irreg.	129	STAYED	STAYED
	100	4239 Richmond St.	Lot Irreg.	115	5813 Springfield Ave.	16' X 79' 6"	130	4421 E. Wingohocking St.	Lot Irreg.
	101	1526 Ridge Ave.	18' X Irreg.	116	8119 Stenton Ave.	Lot Irreg.	131	35 Wyneva St.	19' 10-5/8" X 89' 7"
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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

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