

Public Notices

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:

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 21, 2011			THE FOLLOWING WAS POSTPONED FROM APRIL 18, 2012			THE FOLLOWING WAS POSTPONED FROM NOVEMBER 21, 2012			THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013			THE FOLLOWING WAS POSTPONED FROM FEBRUARY 20, 2013			THE FOLLOWING WAS POSTPONED FROM MARCH 20, 2013			THE FOLLOWING WAS POSTPONED FROM MAY 15, 2013			THE FOLLOWING WAS POSTPONED FROM JUNE 19, 2013		
WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
24	2412 W. Clearfield St.	20' 6" X 55'	23	6114 Belfield Ave.	Lot Irreg.	65	1033 Hoven Rd.	Lot Irreg.	13	2900 N. 18th St.	Lot Irreg.	45	5878 Malvern Ave.	18' 3" X 81'	24	543 Mayland St.	16' X 86'	7	1628 S. 16th St.	16' X 62'	7	241 S. 06th St. Unit 702B	Condominium
39	3066 N. Judson St.	14' 6" X 45'	74	3145 Custer St.	14' 2" X 50'	73	1151 Layton Rd.	Lot Irreg.	60	234 E. Queen Ln.	22' 1-3/4" X 81'	60	234 E. Queen Ln.	22' 1-3/4" X 81'	8	3946-54 N. 16th St.	81' 6" X 90'	8	4061 N. 06th St.	15' X 70'	8	4061 N. 06th St.	15' X 70'
50	3109 N. Patton St.	15' X 69'	75	3408 D St.	14' 8" X 70'	110	1310 S. Lindenwood St.	16' X 60'	71	5306-16 Westminster Ave.	Lot Irreg. Premises A to E	111	3041 Livingston St.	14' X 59' 6"	30	6024 Baltimore Ave.	19' 11-1/2" X 94' 4-7/8"	30	3017-53 N. 12th St.	Lot Irreg.	14	3017-53 N. 12th St.	Lot Irreg.
			94	7104 Frankford Ave.	Lot Irreg.	111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	32	1121-23 E. Berks St.	30' X 62'	23	807 N. 41st St.	24' X Irreg.	23	807 N. 41st St.	24' X Irreg.
			106	5411 Kingsessing Ave.	15' X 65'	111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	34	4615 C St.	15' X 74' 6"	24	1025 N. 46th St.	15' X 90' 6"	34	4615 C St.	15' X 74' 6"
			107	6115 Larchwood Ave.	20' X 112' 6"	111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	37	1947 Church Ln.	15' X 123' 8-3/4"	25			37	1947 Church Ln.	15' X 123' 8-3/4"
			108	6554-56 Lebanon Ave.	Lot Irreg.	111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	40	5829 Delancey St.	15' 6" X 60'				40	5829 Delancey St.	15' 6" X 60'
			110	1310 S. Lindenwood St.	16' X 60'	111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	49	5851 Hazel Ave.	16' X 62'				49	5851 Hazel Ave.	16' X 62'
			124	1416 Sparks St.	19' X 70'	111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	68	5001 Merion Ave.	Lot Irreg.				68	5001 Merion Ave.	Lot Irreg.
			129	5926 Warrington Ave.	16' X 82'	111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	75	6030 Osage Ave.	15' X 109' 6"				75	6030 Osage Ave.	15' X 109' 6"
			130	705 E. Willard St.	14' 11" X 50'	111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	81	4503 Regent St.	30' X 75'				81	4503 Regent St.	30' X 75'
						111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	85	1232 Rising Sun Ave.	15' 7" X 71' 9-1/4"				85	1232 Rising Sun Ave.	15' 7" X 71' 9-1/4"
						111	3041 Livingston St.	14' X 59' 6"				111	3041 Livingston St.	14' X 59' 6"	113	4814 Westminster Ave.	15' X 60' 8"				113	4814 Westminster Ave.	15' X 60' 8"
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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:

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. Unit 7A10	Condominium	110	2618 W. Silver St.	14' X 50'	125	STAYED	STAYED
97	4953 Pennway St.	16' X 89'	111	2620 W. Silver St.	14' X 50'	126	552 N. Wanamaker St.	15' X 56'
98	3754 Pulaski Ave.	Lot Irreg.	112	STAYED	STAYED	127	2006 Welsh Rd, A.	35' 10-7/8" X 92' 6"
99	STAYED	STAYED	113	1516 Snyder Ave.	16' X 63'	128	4153 Westminster Ave.	15' X 80'
100	4239 Richmond St.	Lot Irreg.	114	4063 Spring Garden St.	Lot Irreg.	129	STAYED	STAYED
101	1526 Ridge Ave.	18' X Irreg.	115	5813 Springfield Ave.	16' X 79' 6"	130	4421 E. Wingohocking St.	Lot Irreg.
102	5422 Ridgewood St.	15' 7" X 68'	116	8119 Stenton Ave.	Lot Irreg.	131	35 Wyneva St.	19' 10-5/8" X 89' 7"
			117	3127 N. Stillman St.	14' X 45' 9"			

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

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Lana Ehrlich at 215-557-2392 or lehrlich@alm.com

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