

Public Notices

SHERIFF'S SALE

10 A.M.
August 20, 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 OCTOBER 16, 2013

WRIT NO:	PREMISES:	FRONT:
30	5643 Arch St.	15' 2" X 50'

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:
60	1801 W. Courtland St.	Lot Irreg.
83	4331 K St.	20' 3-1/2" X 68' 9"

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 19, 2014

WRIT NO:	PREMISES:	FRONT:
16	1541-59 N. 61st St.	Lot Irreg.
95	1137 S. Peach St.	16' X 55'

THE FOLLOWING WAS POSTPONED FROM MARCH 19, 2014

WRIT NO:	PREMISES:	FRONT:
2	4808 N. 10th St.	18' 6" X 85'
24	727 W. Annsbury St.	15' 5-1/2" X 60'
72	762 S. Marvine St.	16' X 54'
81	1601 Mount Vernon St.	20' X 100'
92	5806 Race St.	15' X 70'

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"

THE FOLLOWING WAS POSTPONED FROM MAY 21, 2014

WRIT NO:	PREMISES:	FRONT:
20	221 S. 52nd St.	16' 4" X 70' 9-1/8"

THE FOLLOWING WAS POSTPONED FROM JUNE 18, 2014

WRIT NO:	PREMISES:	FRONT:
12	810 Burns St.	16' X 44' 2"
30	1928-30 E. Dauphin St.	40' X Irreg.
53	1765 W. Juniata St.	16' X 80'
66	7071 Milnor St.	Lot Irreg.
76	3006 Page St.	14' 11-1/2" X 65'
81	1846 Roselyn St.	16' X 86' 10"
83	2247 Ruffner St.	20 X Irreg.

WRIT NO:	PREMISES:	FRONT:
86	5514 Saybrook Ave.	15' X 59'
92	5440 Summer St.	15' X 34' 6"
99	5511 Vine St.	20' X 110'

THE FOLLOWING WAS POSTPONED FROM JULY 16, 2014

WRIT NO:	PREMISES:	FRONT:
11	701 N. 40TH St.	18' X 82'
13	6 N. 42nd St.	16' X Irreg.
25	6034 Angora Ter.	16' X 64' 6"
27	1210 W. Atlantic St.	16' X 70'
30	2032 N. Bambrey St.	16' X 52'
46	3600 Conshohocken Ave.	Lot Irreg.
51	3729 N. Delhi St.	16' X 45'
59	4313 Fairmount Ave.	16' X 80'
68	7224 Guyer Ave.	Lot Irreg.
81	3810-26 Kensington Ave.	125' 6-3/8" X Irreg.
85	5570 Ludlow St.	14' X 80'
89	3118 N. Marston St.	14' 6" X 42' 1"
93	5008 Master St.	16' X 88' 9"
96	2119 E. Monmouth St.	14' X Irreg.
109	2309 N. Park Ave.	16' X 107'
112	2447 N. Patton St.	13' 11-1/2" X 50'

AUGUST 20, 2014 SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	STAYED	STAYED
2	2859 N. 04th St.	13' 7" X 55' 6"
3	4947 N. 09th St.	15' 9" X 95'
4	3761 N. 10th St.	16' X 51'
5	3652 N. 11th St.	15' 2" X 80'
6	2558 N. 12th St.	15' X 70'
7	824 N. 12th St.	16' X IRREG
8	3858 N. 13th St.	15' X 96' 1 1/4"
9	2019 N. 15th St.	16' 6" X 90' 8"
10	4715 N. 15th St.	15' 4" X IRREG
11	3429 N. 16th St.	31' 11" X IRREG
12	STAYED	STAYED
13	2234 N. 18th St.	16' X 71' 10"
14	325 S. 18th St.	18' 1" X 88'
15	1321 N. 23rd St.	14' 3" X 59'
16	2417 N. 24th St.	16' X 55' 3"
17	1319 N. 25th St.	16' 3-3/8" X 57'
18	2954 N. 25th St.	15' 6" X 60'
19	1612 N. 27th St.	16' 3-1/2" X 56' 6"
20	1030 S. 51st St.	16' X 90'
21	1244 N. 52nd St.	15' 9" X 93'
22	269 S. 52nd St.	Lot Irregular
23	716 S. 56th St.	15' 8 1/2" X 74' 10"
24	1437 N. 60th St.	15' X 90'
25	STAYED	STAYED

WRIT NO:	PREMISES:	FRONT:
26	STAYED	STAYED
27	220 Apsley St.	16' X 87'
28	5614 Arch St.	16' X 81'
29	3116 W. Arizona St.	14' X 45'
30	4926 Aspen St.	15' 1/8" X Irreg.
31	2036 N. Bambrey St.	16' X 52'
32	5645 Beaumont St.	16' X 61' 3"
33	6400 Belfield Ave.	76' 7" X IRREG
34	1809 S. Camac St.	14' X 50'
35	2612 N. Chadwick St.	14' X 48'
36	POSTPONED	POSTPONED
37	1947 Christian St.	18' X 69' 7-1/2"
38	2927 W. Clementine St.	17' X 37' 6"
39	6006 Concord St.	20' 5" X 50' 1"
40	STAYED	STAYED
41	840 E. Cornwall St.	14' X 58' 6"
42	5003 Cottage St.	15' 2" X 82'
43	115 E. Courtland St.	15' 2 1/2" X 112' 6"
44	1804 W. Courtland St.	14' X 63'
45	549 N. Creighton St.	15' 2" X 66'
46	1752 N. Croskey St.	15' X 47'
47	934 W. Dakota St.	14' 6" X 60'
48	5524 Delancey St.	15' 8" X 62'
49	3945 Dell St.	15' X 56' 11-1/4"
50	2903 S. Dewey St.	15' X 75' 10"
51	3926 N. Fairhill St.	13' 5" X 62'
52	732 W. Fisher Ave.	15' X 90'
53	4420 Germantown Ave.	21' X IRREG
54	2242 Gerritt St.	14' X 50'
55	5727 Haddington Lane	15' X 91'
56	1380 E. Haines St.	15' X 74'
57	2756 Helen St.	11' 11 1/2" X 37' 3"
58	148 Levering St.	Lot Irreg.
59	711 Marchman Rd.	59' 8" X 150'
60	2127 Oakford St.	15' X 61'
61	2029 W. Oxford St.	15' 4" X 70'
62	5210 E. Roosevelt Blvd.	15' X 100'
63	6235 Sansom St.	16' X 100'
64	2527 W. Seltzer St.	14' X 42'
65	5516 Spring St.	16' X 46'
66	1102 E. Stafford St.	17' 9" X 66' +/-
67	1351 S. Stanley St.	14' X 51'
68	2504 N. Stanley St.	14' 2" X 50'
69	3000 N. Stillman St.	16' X 45' 9"
70	2932 W. Susquehanna Ave.	14' 9" X 66'
71	2316 Tasker St.	15' X 62'
72	2867 N. Taylor St.	16' X 46' 6-1/4"
73	5728 Thomas Ave.	42' 6" X 125'
74	2715 W. Thompson St.	14' X IRREG
75	7636 Thouron Avenue	18' 2" X 80'
76	1536 W. Tioga St.	16' X 80'
77	5412 Trinity St.	15' 8" X 87'

Continues on 26

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 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

Continues from 25

SHERIFF'S SALE

10 A.M.
August 20, 2014

The City of Philadelphia
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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:
78	6627 Tulip St.	15' X 97'	87	1944-46 E. Westmoreland St.	12' X 59' 10"	96	3890 Woodhaven Road	125' 1/4" X 175'
79	5530 Upland St.	14' 6" X 62'	88	718 E. Westmoreland St.	15' X 55'	97	606 E. Woodlawn St.	Lot Irreg.
80	312 E. Upsal St.	16' X 150' Premises A&B	89	1516 S. Wilton St.	15' X 55'	98	127 N. Yewdall St.	15' 1" X 55'
81	925 Wagner Ave.	Lot Irreg.	90	422 N. Wilton St.	14' 9" X 64'	99	914 S. Yewdall St.	15' X 53'
82	16 E. Walnut Lane	Lot Irreg.	91	1721 W. Wingohocking St.	14' X 59'	100	6143 Yocum St.	14' 9" X 77'
83	STAYED	STAYED	92	611 Winton St.	14' X 48'	101	1333 W. York St.	14' 11-1/2" X 64'
84	1925 Waterloo St.	13' X 40' 9"	93	117 E. Wishart St.	14' 2" X 46'	102	1929-45 E. York St.	Lot Irreg.
85	5125 Wayne Ave.	26' X 176' 1 1/2"	94	121 E. Wishart St.	14' 1" X 46'	103	2640 W. York St.	14' X 50'
86	5009 Westminister Ave.	16' X 65' 11-1/2"	95	1015 Wolf St.	15' X 68'			

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EFFECTIVE DATE: July 1, 1989

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