

Public Notices

SHERIFF’S SALE

10 A.M.
August 21, 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

WRIT NO:	PREMISES:	FRONT:
51	3123 N. Patton St.	15’ X 69’

THE FOLLOWING WAS POSTPONED FROM OCTOBER 19, 2011

WRIT NO:	PREMISES:	FRONT:
64	2911 N. Taylor St.	14’ 1’’ X 50’

THE FOLLOWING WAS POSTPONED FROM APRIL 18, 2012

WRIT NO:	PREMISES:	FRONT:
57	123 E. Luzerne St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012

WRIT NO:	PREMISES:	FRONT:
57	2327 N. Fawn St.	14’ X 47’

THE FOLLOWING WAS POSTPONED FROM
AUGUST 15, 2012

WRIT NO:	PREMISES:	FRONT:
84	5409 Larchwood Ave.	16’ X 78’

THE FOLLOWING WAS POSTPONED FROM
SEPTEMBER 19, 2012

WRIT NO:	PREMISES:	FRONT:
14	419 S. 43rd St.	16’ X 104’

THE FOLLOWING WAS POSTPONED FROM
OCTOBER 17, 2012

WRIT NO:	PREMISES:	FRONT:
37	1333 E. Barringer St.	25’ X 110’ 6’’
109	6726 N. Sydenham St.	20’ X 74’ 6’’

THE FOLLOWING WAS POSTPONED FROM
NOVEMBER 21, 2012

WRIT NO:	PREMISES:	FRONT:
12	1021 S. 60th St.	18’ X 100’

THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013

WRIT NO:	PREMISES:	FRONT:
40	5001 N. Broad St.	Lot Irreg.
110	1508-10 Ridge Ave.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM
FEBRUARY 20, 2013

WRIT NO:	PREMISES:	FRONT:
6	6231 N. 16th St.	16’ X 90’
7	2032-40 S. 23rd St.	160’ 6’’ X 58’ 6’’
51	2648 E. Monmouth St.	20’ X 75’
73	2013 Widener Pl.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MARCH 20, 2013

WRIT NO:	PREMISES:	FRONT:
2	1644 N. 06th St.	14’ 8’’ X 85’
10	1226 S. Broad St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 15, 2013

WRIT NO:	PREMISES:	FRONT:
8	3946-54 N. 16th St.	81’ 6’’ X 90’
18	2227-31 N. 52nd St.	Lot Irreg.
37	1947 Church Ln.	15’ X 123’ 8-3/4’’
51	2917 Hellerman St.	16’ 2’’ X Irreg.
55	2232 W. Indiana Ave.	Lot Irreg.
77	5137 Pine St.	16’ X 70’
80	2915 Rawle St.	17’ 6’’ X 107’ 6’’
81	4503 Regent St.	30’ X 75’
95	251 W. Seymour St.	15’ X 95’ 7/8’’
96	2515 S. Sheridan St.	14’ X 48’
99	3023 N. Sydenham St.	15’ X 78’ 2’’
116	1217 S. Wilton St.	20’ X 92’

THE FOLLOWING WAS POSTPONED FROM JUNE 19, 2013

WRIT NO:	PREMISES:	FRONT:
4	1524-52 N. 05th St.	Lot Irreg. Premises A to Y
25	1025 N. 46th St.	15’ X 90’ 6’’
32	1306 N. 56th St.	20’ 6’’ X 90’
40	1409-13 N. 76th St. Unit 503	Condominium
41	1409-13 N. 76th St. Unit 504	Condominium
42	1409-13 N. 76th St. Unit 502	Condominium
43	1409-13 N. 76th St. Unit 501	Condominium
70	1303 W. Clearfield St.	14’ 1’’ X 55’
72	1002 S. Colorado St.	16’ X 49’
75	3408 D St.	14’ 8’’ X 70’
111	3041 Livingston St.	14’ X 59’ 6’’
124	1416 Sparks St.	19’ X 70’
129	5926 Warrington Ave.	16’ X 82’
130	705 E. Willard St.	14’ 11’’ X 50’

THE FOLLOWING WAS POSTPONED FROM JULY 17, 2013

WRIT NO:	PREMISES:	FRONT:
10	1445 N. 54th St.	15’ X Irreg.
19	5411 Akron St.	15’ 1’’ X 80’
37	5847 Crittenden St.	15’ 2’’ X Irreg.
47	6326 Germantown Ave.	38’ 9-1/8’’ X Irreg.
50	6226 Grays Ave.	15’ X 65’
52	6002 Greenway Ave.	20’ ½’’ X 80’
57	5634 Heiskell St	14’ X Irreg.
59	747 E. Hilton St.	14’ 1’’ X 50’

WRIT NO:

68
78

PREMISES:

5979 Kemble Ave..
220 Locust St.
Unit PH2-S
6015 Magnolia St.
2443 Turner St.

FRONT

15’ X 65’
Condominium

Lot Irreg.
14’ 3’’ X 52’

AUGUST 21, 2013 SHERIFF’S SALE

WRIT NO:

1
2
3
4
5
6
7
8
9
10
11
12
13

PREMISES:

STAYED
1001-07 S. 04th St.
1204 N. 05th St.
STAYED
3858 N. 09th St.
767 S. 09th St.
416 S. 15th St.
STAYED
6256 N. 18th St.
STAYED
521 N. 20th St.
6620 N. 21st St.
2918-20 N. 22nd St.

STAYED
3401 S. 26th St.
1938 N. 32nd St.
2325 N. 33rd St.
1416 S. 55th St.
STAYED
338 N. 62nd St.
338 N. 63rd St.
5605 N. American St.
5444 Angora Ter.
108 W. Ashdale St.
2901 B St.
1600 Bainbridge St.
4531Baltimore Ave.
5725 Baltimore Ave..
133 W. Berkley St.
STAYED
STAYED
1918 Bonitz St.
STAYED
1420 W. Bristol St.
3035 N. Broad St.
5923 N. Broad St.
1034 Cantrell St.
2086 Carver St.
STAYED
6378 Castor Ave.
5427 Catharine St.
5750 Cedar Ave.
STAYED
4939 Chestnut St.

FRONT:

STAYED
Lot Irreg.
17’ 1’’ X 77’ 11-3/4’’
STAYED
15’ X 51’
17’ X 60’
18’ X 97’
STAYED
14’ 4-7/8’’ X Irreg.
STAYED
16’ X 69’8’’
14’ 10-7/8’’ X Irreg.
32’ 4’’ X 92’ 6’’
Premises A & B
STAYED
Lot Irreg.
16’ X 72’
16’ X Irreg.
15’ 4’’ X 64’
STAYED
15’ 8’’ X 122’
26’ X 125’
14’ 4’’ X 70’
19’ 9’’ X Irreg.
15’ 11-1/2’’ X Irreg.
97’ 6’’ X Irreg.
14’ X 39’
Lot Irreg.
16’ X Irreg.
100’ X 191’ 2-1/2’’
STAYED
STAYED
14’ 3’’ X 56’ 6’’
STAYED
35’ 7’’ X 83’ 6’’
22’ 9’’ X 100’
20’ X 118’ 5’’
14’ X 56’
14’ 1’’ X 65’
STAYED
Lot Irreg.
20’ 6’’ X 90’
16’ X 81’
STAYED
19’ 6’’ X 111’ 6’’

Tax Sale continues on 18

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 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 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

Tax Sale continued from 17

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:
45	406 W. Chew Ave.	50' X 100'	73	6300 Leonard St.	29' 8" X 100'	103	6701 Rising Sun Ave.	61' 3" X Irreg.
46	6373 Chew Ave	21' 4" X 68' 11"	74	1546 S. Lindenwood St.	15' X 53'	104	229 W. Roosevelt Blvd.	22' 9-3/8" X Irreg.
47	7 N. Chris Columbus Blvd. Unit 112	Condominium	75	STAYED	STAYED	105	2721-51 Ruth St.	Lot Irreg.
			76	2020 Loney St.	25' X 110'	106	7034 Saybrook Ave.	14' 9" X 85'
48	7 N. Chris Columbus Blvd. Unit 203	Condominium	77	720 E. Madison St.	15' X 50'	107	2754 Sears St.	16' X 50'
			78	4330-32 Main St.	24' 11-1/2" X Irreg.	108	2330 W. Sergeant St.	14' 5" X 53' 6"
49	5925 Christian St.	15' 5" X 110'	79	5930 Malvern Ave.	Lot Irreg.	109	STAYED	STAYED
50	STAYED	STAYED	80	2204 Market St.	16' X 57'	110	STAYED	STAYED
51	5728 Commerce St.	15' X 62' 10-7/8"	81	7219 Marsden St.	20' 1" X 90'	111	2137-39 E Somerset St.	36' X 73' 3"
52	133 Dawson St.	Lot Irreg.	82	STAYED	STAYED	112	2139 W. Somerset St.	15' X 70'
53	STAYED	STAYED	83	5454 W. Montgomery Ave.	16' X Irreg.	113	STAYED	STAYED
54	6238 Delancey St.	16' X 62'	84	220 Moore St.	Lot Irreg.	114	5957 Springfield Ave.	15' 8" X 82'
55	3424 Edgemont St.	14' X 80' 9-1/2"	85	222 Moore St.	Lot Irreg.	115	1544 St. Lukes St.	29' 11-3/4"
56	1629 N. Felton St.	15' 6" X 97'	86	STAYED	STAYED			X 49' 4-3/4"
57	2643 S. Felton St.	15' 11-1/2" X 73'	87	1023 Mount Vernon St.	Lot Irreg.	116	634 E. Stafford St.	Lot Irreg.
58	2063 E. Fletcher St.	14' X 60' 6-1/4"	88	7255 Ogontz Ave.	Lot Irreg.	117	STAYED	STAYED
59	7356 Frankford Ave.	16' 7" X 100' 5-1/2"	89	7312 Ogontz Ave.	35' X Irreg.	118	504 W. Thompson St.	16' X Irreg.
60	1231 N. Frazier St.	15' 5" X 83'	90	4913 Olive St.	14' 8-1/8" X Irreg.	119	STAYED	STAYED
61	STAYED	STAYED	91	5105 Overbrook Ave.	78' 9" X 150' 8"	120	6114 Torresdale Ave.	25' X100'
62	5826 Germantown Ave.	Lot Irreg.	92	2066 E. Pacific St.	14' 5" X 50' 6"	121	STAYED	STAYED
63	5830 Germantown Ave.	Lot Irreg.	93	810 E. Passyunk Ave.	27' 9-3/8" X Irreg.	122	STAYED	STAYED
64	5832 Germantown Ave.	Lot Irreg.	94	20 N. Peach St.	15' X 52' 6"	123	1827 W. Venango St.	16' X 115'
65	6719 N. Gratz St.	16' X 92'	95	5844 Pemberton St.	15' X 62' 6"	124	1444 N. Wanamaker St.	15' X 53' 6"
66	5231 Greenway Ave.	15' 10" X 80'	96	1530 Pine St.	19' X 130'	125	923-27 N. Watts St.	Lot Irreg.
67	438 E. High St.	Lot Irreg.	97	5802 Pine St.	16' X 77'	126	1860 E. Westmoreland St.	14' X 60'
68	750 E. Hilton St.	14' 1" X 50'	98	1825 Poplar St.	14' X Irreg.	127	2101 E. Westmoreland St.	Lot Irreg.
69	727 N. Holly St.	15' X 102'	99	2213 Princeton Ave.	16' 3-1/2" X 112' 6"			Premises A to L
70	3453 Hurley St.	14' 4" X 66'	100	3939 Priscilla St.	14' X 52'	128	800 Wharton St.	16' X Irreg.
71	3526 Kyle Rd.	19' 11-7/8" X 90'	101	331 Reed St.	Lot Irreg.	129	STAYED	STAYED
72	5901-09 Lancaster Ave.	Lot Irreg.	102	5740 Rising Sun Ave.	25' 7" X Irreg.	130	STAYED	STAYED

e CITY WILL BID ON THESE PROPERTIES FOR ACQUISITION. FOR FURTHER INFORMATION CALL 686-6552

EFFECTIVE DATE: July 1, 1989







Turn Your Good Press into Great Marketing!

Order your reprints as published in *The Legal Intelligencer*, *Pennsylvania Law Weekly*, and *Delaware Law Weekly* today. **Contact Kyle Heymann at 347-227-3172 or kheyman@alm.com.**



www.almreprints.com

Scan barcode to get a quote.





Hard Copy Reprints



E-Prints



Plaques

www.TheLegalIntelligencer.com | For the full online version of *The Legal Intelligencer*