

# Public Notices

## SHERIFF'S SALE

10 A.M.  
October 16, 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 19, 2012  
WRIT NO: PREMISES: FRONT:  
14 419 S. 43rd St. 16' X 104'

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:  
61 8705 Germantown Ave. 100' X 61'

THE FOLLOWING WAS POSTPONED FROM  
FEBRUARY 20, 2013  
WRIT NO: PREMISES: FRONT:  
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'

THE FOLLOWING WAS POSTPONED FROM MAY 15, 2013  
WRIT NO: PREMISES: FRONT:  
32 1121-23 E. Berks St. 30' X 62'  
37 1947 Church Ln. 15' X 123' 8-3/4"  
51 2917 HELLERMAN ST. 16' 2" X Irreg.  
77 5137 Pine St. 16' X 70'  
96 2515 S. Sheridan St. 14' X 48'

THE FOLLOWING WAS POSTPONED FROM JUNE 19, 2013  
WRIT NO: PREMISES: FRONT:  
4 1524-52 N. 05th St. Lot Irreg. Premises A to Y  
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  
43 1409-13 N. 76th St. Unit 501 Condominium  
104 6638 Hollis St. 18' 2" X 82' 6"  
105 3133 Kensington Ave. 17' X Irreg.

THE FOLLOWING WAS POSTPONED FROM JULY 17, 2013  
WRIT NO: PREMISES: FRONT:  
13 1720 N. 59th St. 15' X 95'  
19 5411 Akron St. 15' 1" X 80'  
29 2700-34 N. Broad St. Lot Irreg.  
Premises A & B  
39 4319 N. Darien St. 14' 6" X 42'  
40 1205 Delaire Landing Rd. Unit 1205 Condominium  
65 1015 S. Ithan St. 16' X 58' 6"  
74 2432-36 W. Lehigh Ave. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM AUGUST 21, 2013  
WRIT NO: PREMISES: FRONT:  
2 1001-07 S. 04th St. Lot Irreg.  
27 4531 Baltimore Ave. Lot Irreg.

41 5427 Catharine St. 20' 6" X 90'  
42 5750 Cedar Ave. 16' X 81' 6"  
57 2643 S. Felton St. 15' 11-1/2" X 73'  
60 1231 N. Frazier St. 15' 5" X 83'  
68 750 E. Hilton St. 14' 1" X 50'  
72 5901-09 Lancaster Ave. Lot Irreg.  
78 4330-32 Main St. 24' 11-1/2" X Irreg.  
87 1023 Mount Vernon St. Lot Irreg.  
91 5105 Overbrook Ave. 78' 9" X 150' 8"  
93 810 E. Passyunk Ave. 27' 9-3/8" X Irreg.  
103 6701 Rising Sun Ave. 61' 3" X Irreg.  
127 2101 E. Westmoreland St. Lot Irreg. Premises A to L

THE FOLLOWING WAS POSTPONED FROM  
SEPTEMBER 18, 2013

WRIT NO: PREMISES: FRONT:  
1 3757 N. 18th St. 15' 2" X 91' 10"  
3 715 N. 19th St. Lot Irreg.  
9 1115 N. 38th St. Lot Irreg.  
15 14 S. 62nd St. 22' 9" X Irreg.  
23 5724 Belmar St. 14' 4" X 60'  
29 1848 Brunner St. 14' 11" X 76'  
39 1627 S. Conestoga St. 15' X 60'  
42 6417 Eastwood St. 16' 3-1/2" X 77' 6"  
50 5831 Fernwood St. 15' 10" X 80'  
53 8301-03 Frankford Ave. 60' X 250'  
55 4613 Germantown Ave. 19' X Irreg.  
56 6527 Gesner St. 18' X 52' 6"  
64 71 Herman St. Lot Irreg.  
68 2329 W. Huntingdon St. 15' X 80'  
73 3547-49 Kensington Ave. Lot Irreg.  
83 6500 Linmore Ave 20' X 39'  
87 8719 Macon St. Lot Irreg.  
91 2509 Master St. 16' 4" X 52' 2-1/2"  
100 6415 Paschall Ave. 20' X 98'  
111 166 W. Rockland St. 25' 5-1/2" X Irreg.  
120 5046 Tacoma St. 13' 11" X 43' 6"  
129 1210 W. Venango St. 14' X Irreg.  
134 1851 E. Wensley St. 14' X 72' 6-1/2"

OCTOBER 16, 2013  
SHERIFF'S SALE

WRIT NO: PREMISES: FRONT:  
1 1231 N. 02nd St. 18' X 86'  
2 1233 N. 02nd St. 18' X 86'  
3 STAYED STAYED  
4 118 N. 03rd St. Unit 3 Condominium  
5 2051-57 N. 04th St. Lot Irreg.  
Premises A, B & C  
6 2739-47 N. 05th St. Lot Irreg.  
7 975 N. 06th St. 18' X 74' 6"  
8 5610 N. 12th St. 20' X 84' 5/8"  
9 2113 S. 13th St. 20' X 77'  
10 STAYED STAYED  
11 824 N. 16th St. Lot Irreg.

WRIT NO: PREMISES: FRONT:  
12 1510 S. 19th St. 16' X 66'  
13 1004 S. 20th St. 16' X 62'  
14 STAYED STAYED  
15 769 S. 20th St. 16' X 62'  
16 1813 N. 27th St. 15' 8" X 68' 6"  
17 417 N. 50th St. 15' X 72'  
18 1504 S. 52nd St. 18' 6" X 70'  
19 403 N. 54th St. 16' 4" X 72' 5"  
20 1212 S. 56th St. 15' 1" X 78' 6"  
21 702 S. 59th St. 15' X 78'  
22 2617 S. 61st St. 16' X 68' 6"  
23 1827 68th Ave. 19' X 101' 4"  
24 2308 79th Ave. 15' 8" X 120'  
25 1940 S. Alden St. 15' X 53'  
26 923 S. Alden St. 15' X 58' 6"  
27 3242 W. Allegheny Ave. 14' 11" X 83'  
28 STAYED STAYED  
29 1904 Alter St. 15' X 50'  
30 5643 Arch St. 15' 2" X 50'  
31 6145 Arch St. 16' X 60'  
32 1035 Arrott St. Lot Irreg.  
33 407 Belgrade St. 30' X 20'  
34 3041 N. Broad St. 22' 9" X 100'  
35 12729 Cabell Rd. 44' 2-1/2" X Irreg.  
36 2829 S. Camac St. 14' 5" X 58' 6"  
37 3122 N. Carlisle St. Lot Irreg.  
38 800-32 N. Carlisle St. Lot Irreg.  
39 2522 Carpenter St. 16' X 60'  
40 2728 E. Castor Ave. 135' X 125'  
41 915 Catherine St. 13' X 47'  
42 2008 Chelton Ave. Lot Irreg.  
43 STAYED STAYED  
44 3320 Collins St. Lot Irreg.  
45 STAYED STAYED  
46 6426 Dicks Ave. 16' X 70'  
47 1616 Elaine St. 29' 8" X 85' 4"  
48 2605 Ellsworth St. 14' X 60'  
49 STAYED STAYED  
50 909 Ellsworth St. 16' X Irreg.  
51 2407 Emerald St. 14' 7" X 54'  
52 1023-39 W. Erie Ave. Lot Irreg.  
53 STAYED STAYED  
54 2804 Frankford Ave. 18' X Irreg.  
55 POSTPONED POSTPONED  
56 1603 S. Frazier St. 14' 10" X 63' 6"  
57 9999 Gantry Rd. Lot Irreg.  
58 7156 Georgian Rd. 15' 8" X 101' 3"  
59 6661-63 Germantown Ave. Lot Irreg.  
60 STAYED STAYED  
61 6427 Glenmore Ave. 14' 1" X 48'  
62 1345 W. Grange Ave. Lot Irreg.  
63 2413 N. Gratz St. 14' 1" X 50'  
64 2431 N. Gratz St. 14' 1" X 50'  
65 6624 Guyer Ave. 16' 4" X 65'  
66 1640-48 N. Hancock St. Lot Irreg.  
67 2609 W. Harold St. 15' 5/8" X Irreg.

Tax Sale continues on 16

• 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 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 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

# Public Notices

Tax Sale continued from 15

## SHERIFF'S SALE

10 A.M.  
October 16, 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:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
68	5731 Hazel Ave.	15' X 65'	90	POSTPONED	POSTPONED	112	3033-47 Ruth St.	Lot Irreg.
69	STAYED	STAYED	91	2402 N. Napa St.	14' 3" X 50'	113	1911 S. Salford St.	15' X 63' 6"
70	325 Horton St.	15' X 70'	92	2019 Oakford St.	14' X 48'	114	1348 Sellers St.	22' X 100'
71	89 E. Hortter St.	15' X Irreg.	93	6610 Ogontz Ave.	20' X 84' 10-5/8"	115	2627 Seybert St.	15' X 51'
72	4953 N. Hutchinson St.	15' 9" X 82' 3-1/2"	94	7241 Ogontz Ave.	16' X 118'	116	2227 Sigel St.	14' 3" X 47' 6"
73	4129 I St.	17' 11" X 65'	95	2108-50 N. Orianna Ave.	252' X 48' 6"	117	718 Sigel St.	14' X 44'
74	1133 E. Johnson St.	31' 10-1/2" X 100' 6"	96	6039 Osage Ave.	20' X 112' 6"	118	1023-27 W. Susquehanna Ave.	80' 10" X Irreg.
75	1007 Johnson St.	15' 11-5/8" X 60'	97	6111 Osage Ave.	20' X Irreg.	119	4848 N. Sydenham St.	16' X 85' 11"
76	259 Kalos St.	15' 7-1/4" X 60' 6-1/8"	98	1423 N. Peach St.	19' X Irreg.	120	1712 Tracey St. Unit A	Condominium
77	5967 Kemble Ave.	15' X 65'	99	123 E. Phil Ellena St.	40' X 99' 9"	121	STAYED	STAYED
78	3106 Kensington Ave.	15' 11" X Irreg.	100	5616 Pine St.	19' 6" X 80'	122	1122 E. Upsal St.	16' X 81' 9"
79	5300 Lansdowne Ave.	Lot Irreg.	101	1977 Plymouth St.	16' 3-1/2" X 70'	123	6657 Vandike St.	16' X 82' 6"
80	1334 S. Lindenwood St.	16' X 60'	102	1434 Poplar St.	18' X 110'	124	5437 Wakefield St.	14' X 71' 6"
81	901 Lindley Ave.	20' X 97' 6"	103	6223 Reedland St.	15' 4-1/2" X 70'	125	5749 Walnut St.	16' X 85'
82	615 W. Luray St.	16' X 62'	104	4161 N. Reese St.	14' 4" X 59'	126	5125 Walton Ave.	15' X 97'
83	734 W. Lycoming St.	15' 11" X 64' 6"	105	1524 Ridge Ave.	18' X Irreg.	127	3059 Weikel St.	12' X 63'
84	STAYED	STAYED	106	2001-11 Ridge Ave.	Lot Irreg.	128	2015 Welsh Rd. Unit E80	Condominium
85	4119 N. Marshall St.	14' 10" X 84' 4-1/2"	107	4518 Rising Sun Ave.	Lot Irreg.	129	736 E. Westmoreland St.	15' 1/2" X 55'
86	3215 N. Marston St.	14' 3" X 62' 6"	108	743 E. Rittenhouse St.	15' 5" X 120'	130	3200 Wharton St.	15' 8" X 60'
87	1229 Mc Kinley St.	34' 1/2" X 68'	109	2931 S. Robinson St.	16' X 75' 10"	131	STAYED	STAYED
88	STAYED	STAYED	110	STAYED	STAYED	132	6707 Woodland Ave.	15' 10" X 71' 6"
89	STAYED	STAYED	111	2233 Ruffner St.	15' X Irreg.			

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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.

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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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To place a Professional Announcement, contact  
Lana Ehrlich at 215-557-2392 or [lehrlich@alm.com](mailto:lehrlich@alm.com)

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