

Public Notices

SHERIFF'S SALE

10 A.M.
November 20, 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 OCTOBER 19, 2011

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

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 JANUARY 16, 2013

WRIT NO: PREMISES: FRONT:
35 2221-25 N. Broad St. 70' 6-3/4" X 151'

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 20, 2013

WRIT NO: PREMISES: FRONT:
6 6231 N. 16th St. 16' X 90'
16 5655 Arlington St. 16' X 107'

THE FOLLOWING WAS POSTPONED FROM MAY 15, 2013

WRIT NO: PREMISES: FRONT:
8 3946-54 N. 16th St. 81' 6" X 90'
49 5851 Hazel Ave. 16' X 62'
55 2232 W. Indiana Ave. Lot Irreg.
77 5137 Pine St. 16' X 70'
80 2915 Rawle St. 17' 6" X 107' 6"
99 3023 N. Sydenham St. 15' X 78' 2"

THE FOLLOWING WAS POSTPONED FROM JUNE 19, 2013

WRIT NO: PREMISES: FRONT:
14 3017-53 N. 12th St. Lot Irreg.
23 807 N. 41st St. 24' X Irreg.
86 1709 N. Edgewood St. 15' 4-1/2" X 81' 1-1/2"
98 2241 N. Gratz St. 14' X 45' 3"
105 3133 Kensington Ave. 17' X Irreg.

THE FOLLOWING WAS POSTPONED FROM JULY 17, 2013

WRIT NO: PREMISES: FRONT:
1 2112 S. 07th St. 15' 9" X 50'
5 3619 N. 21st St. 15' 7" X 220' 4-1/2"
66 2905 N. Judson St. 16' X 46'

THE FOLLOWING WAS POSTPONED FROM AUGUST 21, 2013

WRIT NO: PREMISES: FRONT:
9 6256 N. 18th St. 14' 4-7/8" X Irreg.
22 5605 N. American St. 14' 4" X 70'
93 810 E. Passyunk Ave. 27' 9-3/8" X Irreg.
100 3939 Priscilla St. 14' X 52'
124 1444 N. Wanamaker St. 15' X 53' 6"
125 923-27 N. Watts St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 18, 2013

WRIT NO: PREMISES: FRONT:
9 1115 N. 38th St. Lot Irreg.
22 322 Belgrade St. 13' 10" X 51'
26 7728 Bradford St. 14' 4" X 60'
40 5020 Convent Ln. Unit 299 Condominium
45 5525 N. Fairhill St. 20' X 121' 7-1/2"
54 3215 N. Front St. Lot Irreg.
55 4613 Germantown Ave. 19' X Irreg.
64 71 Herman St. Lot Irreg.
90 3254 N. Marston St. 14' 4" X 77'
96 1516 W. Ontario St. Lot Irreg.
112 6623 Ross St. 15' X 73'
114 1828 Ruan St. 14' X Irreg.
123 741 E. Thayer St. 15' X 55'
124 170 W. Thelma St. 14' X 57'

THE FOLLOWING WAS POSTPONED FROM OCTOBER 16, 2013

WRIT NO: PREMISES: FRONT:
1 1231 N. 02nd St. 18' X 86'
2 1233 N. 02nd St. 18' X 86'
18 1504 S. 52nd St. 18' 6" X 70'
27_ 3242 W. Allegheny Ave. 14' 11" X 83'
30 5643 Arch St. 15' 2" X 50'
35 12729 Cabell Rd. 44' 2-1/2" X Irreg.
39 2522 Carpenter St. 16' X 60'
42 2008 Cheltenham Ave. Lot Irreg.
54 2804 Frankford Ave. 18' X Irreg.
68 5731 Hazel Ave. 15' X 65'
70 325 Horton St. 15' X 70'
72 4953 N. Hutchinson St. 15' 9" X 82' 3-1/2"
75 1007 Johnston St. 15' 11-5/8" X 60'
96 6039 Osage Ave. 20' X 112' 6"
100 5616 Pine St. 19' 6" X 80'
105 1524 Ridge Ave. 18' X Irreg.
106 2001-11 Ridge Ave. Lot Irreg.
109 2931 S. Robinson St. 16' X 75' 10"
114 1348 Sellers St. 22' X 100'
118 1023-27 W. Susquehanna Ave. 80' 10" X Irreg.
123 6657 Vandike St. 16' X 82' 6"
129 736 E. Westmoreland St. 15' 1/2" X 55'
130 3200 Wharton St. 15' 8" X 60'

NOVEMBER 20, 2013

SHERIFF'S SALE

WRIT NO: PREMISES: FRONT:
1 725 N. 02nd St. 18' X Irreg.
2 4352 N. 03rd St. 14' 4" X 52' 3"
3 1532 S. 05th St. 19' 6" X 85' 6"

WRIT NO: PREMISES: FRONT:
4 3227-53 N. 11th St. Lot Irreg.
5 606 N. 11th St. 15' X Irreg.
6 6751 N. 13th St. Unit 1 M Condominium
7 2108 S. 15th St. 16' X 66'
8 3428 N. 16th St. 15' 6" X 85'
9 1431 N. 17th St. 20' X 97' 4"
10 3517 N. 17th St. 22' 11" X 118'
11 2143 N. 18th St. 17' X 73' 2"
12 4465 N. 19th St. 15' X 63'
13 2519 N. 20th St. 14' X 50'
14 6058 N. 21st St. 16' X 86'
15 STAYED STAYED
16 2715 N. 29th St. 15' X 62'
17 3217 N. 29th St. 15' 8-1/2" X 74'
18 941 N. 40th St. 17' 2" X 95'
19 739 N. 44th St. 16' X 82'
20 1003 S. 49th St. 33' X 110'
21 112 N. 49th St. 16' X Irreg.
22 1416 N. 54th St. 16' X 66' 11"
23 1524 S. 58th St. Lot Irreg.
24 411 S. 61st St. 19' 2" X 60'
25 533-43 N. 62nd St. Lot Irreg.
26 STAYED STAYED
27 POSTPONED POSTPONED
28 STAYED STAYED
29 POSTPONED POSTPONED
30 600 Allengrove St. 19' 1-3/8" X 83' 11-1/2"
31 6342 Anderson St. 34' 8-1/4" X 60'
32 4428 Ashburner St. 25' X 162' 9"
33 219 W. Berkley St. 16' X 74' 4"
34 4347-49 Bermuda St. 40' 1/2" X 100'
35 8846 Bradford St. Lot Irreg.
36 STAYED STAYED
37 1441 Brown St. 16' 8" X 66'
38 1510 Brown St. 18' X 79'
39 9921 Bustleton Ave. Unit Q9 Condominium
40 6249 Castor Ave. 26' 4-1/2" X 100' 6-1/8"
41 6906 Castor Ave. Lot Irreg.
42 5442 Catharine St. 16' X 83' 6"
43 5848 Catharine St. 15' 6" X 80'
44 42 S. Cecil St. 15' X 62' 6"
45 5816 Cedar Ave. 15' 7" X 77' 2"
46 3108 N. Chadwick St. 14' X 48' 6"
47 1039 E. Cheltenham Ave. 16' X 107'
48 6332 Cherokee St. 20' X 100'
49 408-10 W. Chew Ave. Lot Irreg.
50 6811 Chew Ave. 15' X 95'
51 6015 Christian St. 21' 8" X 110'
52 522 W. Clapier St. 20' X Irreg.
53 526 W. Clapier St. 20' X Irreg.

Tax Sale continues on 30

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 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.

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

Tax Sale continued from 29

SHERIFF'S SALE

10 A.M.
November 20, 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:
54	1746 S. Cleveland St.	14' X 45'	81	7316 Lawndale St.	Lot Irreg.	108	STAYED	STAYED
55	359 E. Cliveden St.	15' 4" X Irreg.	82	1142 Mercy St.	13' 9" X 44'	109	7256 Saybrook Ave.	16' X 101' 6"
56	363 Conarroe St.	17' 2-5/8" X 80'	83	7823 Michener Ave.	16' X 82' 6"	110	4901 Schuyler St.	42' 3" X Irreg.
57	234 Cotton St.	Lot Irreg.	84	3329 Miller St.	67' 6" X 60'	111	4903 Schuyler St.	20' X Irreg.
58	2719 N. Croskey St.	14' 6" X 45'	85	1212 S. Millick St.	16' X 60'	112	4905 Schuyler St.	20' X Irreg.
59	5505 Crowson St.	15' X 50'	86	4565 Milnor St.	20' X 100'	113	4907 Schuyler St.	Lot Irreg.
60	904 Darien Way	Lot Irreg.	87	244 Montana St.	14' 1" X 102'	114	STAYED	STAYED
61	3020 Darnell Rd.	270' X Irreg.	88	525 Morris St.	15' 1" X 53' 9"	115	2630 W. Silver St.	14' X 50'
62	STAYED	STAYED	89	1201 E. Mount Airy Ave.	Lot Irreg.	116	530 Snyder Ave.	16' X 60'
63	3721 N. Delhi St.	16' X 45'	90	4661 Mulberry St.	20' X 100'	117	1613 Spruce St.	Lot Irreg.
64	1939 Dennie St.	15' 3" X 103'	91	1932 N. Mutter St.	14' X 44'	118	5450 Spruce St.	15' 10-3/4" X 75'
65	1433 Diamond St.	23' X 116'	92	114-18 Naudain St. Unit A	Condominium	119	1418 Stirling St.	17' 5-1/2" X 108' 9"
66	8107 Dorcas St.	37' 6" X 150'	93	725 W. Nedro Ave.	15' X 80'	120	5216 N. Sydenham St.	15' X 80' 4"
67	1901 Elston St.	16' 1" X 70'	94	6045 N. Norwood St.	14' 1-1/2" X 90'	121	1255 S. Taylor St.	15' X 54' 6"
68	923 Federal St.	18' X Irreg.	95	4521 Old York Rd.	Lot Irreg.	122	4982 1/2 W. Thompson St.	20' 1-5/8" X 75'
69	61 W. Garfield St.	Lot Irreg.	96	2149 S. Opal St.	14' 2" X 49' 6"	123	2400 E. Tioga St.	175' X 353'
70	2002 S. Garnet St.	14' 2" X 47' 6"	97	6145 Osceola St.	16' 2-7/8" X Irreg.	124	1873 E. Tulpehocken St.	24' 2-3/4" X Irreg.
71	5283 Germantown Ave.	Lot Irreg.	98	729 W. Oxford St.	Lot Irreg.	125	5602 Walnut St.	19' 5" X 77' 9-1/2"
72	455 E. Girard Ave.	19' 9" X 60'	99	6309 N. Park Ave.	115' X 117' 10"	126	5432 Windsor St.	15' 5" X 61' 6"
73	8525 Glen Campbell Rd.	Lot Irreg.	100	4260 Parkside Ave.	19' 4-1/2" X 124'	127	2802-04 Winton St.	Lot Irreg.
74	1008 Green St.	18' X 83'	101	4146 Pechin St.	Lot Irreg.	128	6245 E. Wister St.	14' 1-3/8" X 100'
75	2712 N. Hemberger St.	14' 6" X 45'	102	2023 Poplar St.	16' X 81'	129	5429 Woodcrest Ave.	30' X Irreg.
76	2311 S. Ithan St.	18' X 93'	103	830 N. Preston St.	17' X 87'	130	1156 E. Woodlawn St.	Lot Irreg.
77	3200-02 Kensington Ave.	Lot Irreg.	104	1115 Rising Sun Ave.	Lot Irreg.	131	3018 N. Woodstock St.	14' X 50'
78	3810-26 Kensington Ave.	Lot Irreg.	105	315 N. Robinson St.	15' X 66' 6"			
79	5537 Landsdowne Ave.	15' 6" X 98'	106	STAYED	STAYED			
80	6030 Latona St.	15' 9" X 102'	107	5920 Sansom St.	15' X 90'			

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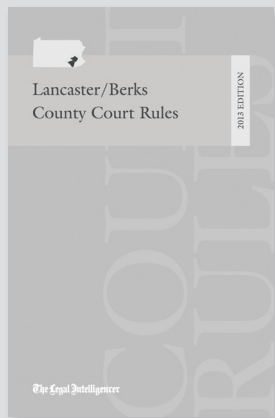
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EFFECTIVE DATE: July 1, 1989



2013 Lancaster/Berks County Court Rules

The Legal Intelligencer's Lancaster Berks Court Rules is a "must-have" for attorneys practicing in those counties, or a surrounding county.



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