

Public Notices

SHERIFF'S SALE

10 A.M.
December 17, 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 JUNE 19, 2013

WRIT NO: PREMISES: FRONT:
14 3017-53 N. 12th St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM AUGUST 21, 2013

WRIT NO: PREMISES: FRONT:
25 2901 B St. 97' 6" X Irreg.

THE FOLLOWING WAS POSTPONED FROM JANUARY 15, 2014

WRIT NO: PREMISES: FRONT:
60 1801 W. Courtland St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MARCH 19, 2014

WRIT NO: PREMISES: FRONT:
92 5806 Race St. 15' X 70'

THE FOLLOWING WAS POSTPONED FROM MAY 21, 2014

WRIT NO: PREMISES: FRONT:
49 2037-43 Eastburn Ave. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JUNE 18, 2014

WRIT NO: PREMISES: FRONT:
58 5101 Leiper St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JULY 16, 2014

WRIT NO: PREMISES: FRONT:
66 4629 Greene St. 19' X 100'
79 2402 Jefferson St. 16' X 51'
91 2023 W. Master St. Lot Irreg.
95 529 Mc Clellan St. 14' X 48'

THE FOLLOWING WAS POSTPONED FROM AUGUST 20, 2014

WRIT NO: PREMISES: FRONT:
92 611 Winton St. 14' X 48'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 17, 2014

WRIT NO: PREMISES: FRONT:
38 4843 Darrah St. 14' 1" X 47' 8-1/4"
57 6123 Jefferson St. 16' X 93'
70 2427 N. Patton St. 14' X 50'
84 124 N. Sickels St. 15' X 55'
99 2957 N. Taney St. 15' X 48'
106 2076 E. Victoria St. 14' 5" X 50' 3-1/4"
110 6036 Washington Ave. 21' 8" X 110'

THE FOLLOWING WAS POSTPONED FROM OCTOBER 15, 2014

WRIT NO: PREMISES: FRONT:
3 1505 N. 05th St. Lot Irreg.
4 6508 N. 07th St. 45' X 124' 2-7/8"

18 2960 N. 24th St. 15.41' X 74'
26 805 N. 42nd St. 15' 3/16" X 83' 11-1/2"
27 808 N. 46th St. 15' 4" X 53' 6"
28 1441 N. 52nd St. Lot Irreg.
30 1831 S. 58th St. 19' 4-1/2" X 75'
31 1458 N. 60th St. 15' X 93' 1-1/4"
42 2704 Black Lake Pl. Lot Irreg.
43 2262 N. Bouvier St. 14' 2" X 48'
46 4203 Brown St. 40' 3/4" X 48' 7-3/8"
71 2549 N. Dover St. 14' X 50'
95 2710 N. Hemberger St. 15' X 45'
108 2417 W. Thompson St. 15' 6" X 90'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 19, 2014

WRIT NO: PREMISES: FRONT:
2 717 N. 17th St. 24.69' X 60'
18 3105 N. Front St. 16' X 100'
22 2228 Gerritt St. 14' X 50'
28 2031 N. Gratz St. 16' X 52'
30 4030 Green St. 16' X 85' 6"
43 6128 Lansdowne Ave. 15' X 80'
57 1324 W. Lycoming St. 15' X 80'
64 2827 N. Marvine St. 14' X 75'
70 5551 Matthews St. 16' 7" X 50'
72 501 Mc Clellan St. Lot Irreg.
73 1332 Mc Kinley St. 16' 2-1/2" X 60'
78 8549 Michener Ave. 16' 1" X 89' 8"
86 2420 N. Newkirk St. 14' X 52' 6"
88 2943 W. Oakdale St. 14' X 46'
89 5158 Ogden St. 15' X 55'
92 1032 W. Orleans St. 13' 11" X 45'
96 6416 N. Park Ave. 29' X 102'
99 132 N. Peach St. 14' 7" X 57'

DECEMBER 17, 2014

SHERIFF'S SALE

WRIT NO: PREMISES: FRONT:
1 2010 N. 08th St. 15.50' X 99.09'
2 4330 N. 08th St. 14' 6" X 99' 1 1/8"
3 5734 N. 16th St. 16' X 110'
4 3001 N. 17th St. Lot Irreg.
5 4454 N. 17th St. 13'11- 1/2" X 58'
6 3619 N. 18th St. 16' X 93'10"
7 5930 N. 19th St. 16' X 85'
8 2017 N. 20th St. 15' X 68.62'
9 STAYED STAYED
10 STAYED STAYED
11 2151 N. 28th St. 15' X 72'
12 969 N. 45th St. 14' X 60'
13 1211 S. 46th St. 14' 4" X 67'
14 STAYED STAYED
15 POSTPONED POSTPONED
16 STAYED STAYED
17 STAYED STAYED

WRIT NO: PREMISES: FRONT:
18 819 S. Allison St. 15' X 68' 6"
19 3163 Amber St. 14'10-1/2" X 91' 1-1/4"
20 6061 Belden St. 26' 4-1/2" X 88'
21 3043 N. Bonsall St. 14' 3" X 45'
22 632 Brooklyn St. 14' 3" X 76'
23 1265 S. Bucknell St. 15' X 55'
24 910 W. Cambria St. 14' 4" X 63'
25 4506 N. Carlisle St. 19'6" X 82'
26 6818 Chew Avenue Lot Irreg.
27 1867 Clarence St. 14' X 57' 6"
28 1639 N. Corlies St. 15' 5-1/2" X 54' 7"
29 3139 N. Darien St. 14' X 40'
30 STAYED STAYED
31 712 Dudley St. 14' X 42'
32 334 EarlhamTerrace 25' 3-3/4" X 100'
33 6614 Edmund St. 16' X 90'
34 STAYED STAYED
35 2032 N. Front St. Lot Irreg.
36 2529 N. Garnet St. 14' X 50'
37 2514 W.Gordon St. 13.83' X 58.50'
38 2730 Helen St. 12' X 37'3"
39 2549 N. Hollywood St. 14' 2" X 52' 6"
40 3410 Hurley St. 14'4" X 66'
41 1029 W. Indiana Ave. 12'3" X 60'
42 4643 James St. 14' 4-1/4" X 97' 4-1/4"
43 2007 W. Madison St. 16' X 63'
44 2108 Master St. 16' X 76'
45 2420 Master St. 16' X 64'
46 1325 Mc Kinley St. Lot Irreg.
47 4570 Mulberry St. Lot Irreg.
48 2527 N. Myrtlewood St. 15' 1" X 50'
49 3957 Ogden St. 14' 6" X 56' 6"
50 2339 W. Oxford St. 16' 2" X 67'
51 STAYED STAYED
52 1257 S. Patton St. 12' X 51'
53 2421 N. Patton St. 14' 1" X 50'
54 4211 N. Penn St. 14' X 80'
55 3651 N. Percy St. 14.66' X 60'
56 260 E. Phil Ellena St. 30' X 100'
57 STAYED STAYED
58 5119 Ranstead St. 15' X 61'
59 3435 Reach St. 15' X 67' 4"
60 124 S. Redfield St. 16' X 62' 6"
61 1439 N. Redfield St. 15' X 88' 8-1/2"
62 3033 Redner St. 15' 4" X 56' 9"
63 STAYED STAYED
64 5328 Reinhard St. 15' X 62' 10"
65 6010 Reinhard St. 15' 6" X 60'
66 5034 Reno St. 14' X 51' 6"
67 4766-68 Richmond St. 42' 10" X Irreg.
68 1619 Ridge Ave. 22' X 42.60"
69 1634 Ridge Ave. 20' X 101.46'
70 2000 Ridge Ave. 20.35' X 76.96'
71 5416 Ridgewood St. 15' 7" X 65'

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 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

Tax Sale continued from 17

SHERIFF'S SALE

10 A.M.

December 17, 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:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
72	1429 S. Ringgold St.	14' 3" X 50'	87	2529 W. Seltzer St.	18' 9-1/2" X 64'	102	5965 Springfield Ave.	15.66' X 82'
73	1718 S. Ringgold St.	14' 2" X 48'	88	2541 W. Seltzer St.	14' X 42'	103	908-10 Spruce St.	Condo Unit 9 AKA 214
74	1222 Rising Sun Ave.	Lot Irreg.	89	1845 Sepviva St.	Lot Irreg.	104	STAYED	STAYED
75	STAYED	STAYED	90	1848 Sepviva St.	12' X 51.11'	105	6939 Stenton Ave.	16' 2" X 110'
76	221 N. Robinson St.	14' 3" X 111' 3"	91	2430 Seybert St.	14' X 58' 9-3/8"	106	1753 N. Stillman St.	14.25' X 52'
77	332 N. Robinson St.	15' X 68' 6"	92	4977-79 Sheldon St.	12' 1" X 64' 9"	107	3015 N. Stillman St.	14' 2" X 45' 9"
78	STAYED	STAYED	93	443 Shunk St.	14' 2" X 71'	108	3001R Stokley St. B	Lot Irreg.
79	2050 Rowan St.	15' X 54.93'	94	STAYED	STAYED	109	925 W. Susquehanna Ave.	15' X 73'
80	1233 S. Ruby St.	15' X 50'	95	3815 N. Smedley St.	15' 6" X 80'	110	STAYED	STAYED
81	20 S. Ruby St.	16' X 63' 9"	96	STAYED	STAYED	111	2211 N. Sydenham St.	14.83' X 70'
82	STAYED	STAYED	97	4610 Solly Avenue	16' X 75'	112	2424 N. Sydenham St.	18' X 69' 10"
83	STAYED	STAYED	98	349 E. Somerset St.	14' X 65'	113	4225 N. Sydenham St.	15' 7-1/2" X 56'
84	646 W. Russell St.	14' X 57'	99	6649 Sprague St.	Lot Irreg.	114	5022 N. Sydenham St.	15' X 83' 6"
85	2909 Rutledge St.	13' X 42'	100	STAYED	STAYED	115	STAYED	STAYED
86	2551 N. Sartain St.	14' X 44' 6"	101	5526 Spring St.	16' X 46'	116	6079 Upland St.	16' X 60'

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EFFECTIVE DATE: July 1, 1989



When your firm has news that is important enough to announce, consider placing an announcement in The Legal Intelligencer!

To place a Professional Announcement, contact
Lana Ehrlich at 215-557-2392 or lehrlich@alm.com

The Legal Intelligencer