

Public Notices

Tax Sale

SHERIFF'S SALE

10 A.M.
April 17, 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 MARCH 16, 2011

WRIT NO: PREMISES: FRONT:
50 5328-34 Woodland Ave. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JULY 20, 2011

WRIT NO: PREMISES: FRONT:
28 1237 W. Lehigh Ave. 16' X 112' 4"

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 21, 2011

WRIT NO: PREMISES: FRONT:
1 2401 N. 05th St. 19' 11" X 52' 8-1/2"

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 MARCH 21, 2012

WRIT NO: PREMISES: FRONT:
71 549 E. Luray St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM APRIL 18, 2012

WRIT NO: PREMISES: FRONT:
23 6114 Belfield Ave. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012

WRIT NO: PREMISES: FRONT:
99 312 Monroe St. 21' X 89'
145 2335 Wheatsheaf Ln. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012

WRIT NO: PREMISES: FRONT:
93 5301 Germantown Ave. 56' 8" X Irreg.
146 1429 S. Paxon St. 14' 4" X 55'

THE FOLLOWING WAS POSTPONED FROM AUGUST 15, 2012

WRIT NO: PREMISES: FRONT:
35 3211 N. Carlisle St. 16' 4-1/2" X 80'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 19, 2012

WRIT NO: PREMISES: FRONT:
83 2925 Hurley St. 12' X 40'
100 1806 Morris St. 15' X 62' 3"
118 1846 W. Sedgley St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM OCTOBER 17, 2012

WRIT NO: PREMISES: FRONT:
17 2921 N. 27th St. 16' X 55'
29 2141 66th Ave. 15' X 85'
39 265 W. Bristol St. 120' X 95'
68 5319 Greene St. 24' 1" X 55' 7-7/8"
75 4245 Lancaster Ave. 18' X 100'
76 5036 Larchwood Ave. 19' 6" X 110'
117 3509 N. Warnock St. 45' 6" X 56'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 21, 2012

WRIT NO: PREMISES: FRONT:
34 6312 Callowhill St. 100' X 125'
65 1033 Hoven Rd. Lot Irreg.
66 2019 W. Indiana Ave. 14' 4" X 55'

THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013

WRIT NO: PREMISES: FRONT:
14 3331 N. 18th St. 15' 2" X 98'
22 246 S. 52nd St. 15' 5" X 80'

35 2221-25 N. Broad St. 70' 6-3/4" X 151'
57 47 W. Garfield St. 14' 7" X Irreg.
61 8705 Germantown Ave. 100' X 61'
64 5155-59 W. Girard Ave. Lot Irreg.
69 5235 Hazel Ave. 14' 6" X 62'
80 7316 Limekiln Pike. Lot Irreg.
82 6229 Magnolia St. 16' X 93'
110 1508-10 Ridge Ave. Lot Irreg.
117 3252 Ryan St. Lot Irreg.
119 2152-58 E. Somerset St. 60' X Irreg.
121 1300 South St. 21' 8" X 59' 4"
128 505 E. Walnut Ln. 25' X 100'

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 20, 2013

WRIT NO: PREMISES: FRONT:
9 248 S. 52nd St. 15' 5" X 80'
11 216 S. 56th St. 15' X 82' 6"
27 3628 Frankford Ave. 19' 9-1/2" X 150'
37 5136 Irving St. 20' 3" X 85'
45 5878 Malvern Ave. 18' 3" X 81'
60 234 E. Queen Ln. 22' 1-3/4" X 81'
69 21 W. Upsal St. 30' 4" X 175' 9"
71 5306-16 Westminster Ave. Lot Irreg. Premises A to E
77 5200 Wynnefield Ave. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MARCH 20, 2013

WRIT NO: PREMISES: FRONT:
7 2099 N. 63rd St. Lot Irreg.
12 4813 Chester Ave. 45' X 135'
18 7358 Frankford Ave. 16' 7" X 100' 5-1/2"
20 5505 Greenway Ave. 15' X 70'
29 5347 Reinhard St. 15' 5" X 62' 8"
31 1620 Sparks St. Lot Irreg.
33 4525 N. Uber St. 16' X 84' 5"
35 5144 Webster St. 15' X 67'

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 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

For information on how to place a Corporate Notice
Call Stephanie Murray at 215-557-2332