

# Public Notices

## SHERIFF'S SALE

10 A.M.  
December 18, 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 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'  
98 411 Master St. 16' X 68'

### THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012

WRIT NO: PREMISES: FRONT:  
130 79 Montana St. 16' 3" X 75'

### THE FOLLOWING WAS POSTPONED FROM OCTOBER 17, 2012

WRIT NO: PREMISES: FRONT:  
117 3509 N. Warnock St. 45' 6" X 56'

### THE FOLLOWING WAS POSTPONED FROM NOVEMBER 21, 2012

WRIT NO: PREMISES: FRONT:  
12 1021 S. 60th St. 18' X 100'  
22 2631 S. Alder St. 14' X 50'  
65 1033 Hoven Rd. Lot Irreg.

### THE FOLLOWING WAS POSTPONED FROM FEBRUARY 20, 2013

WRIT NO: PREMISES: FRONT:  
16 5655 Arlington St. 16' X 107'  
71 5306-16 Westminster Ave. Lot Irreg.  
Premises A to E

### 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:  
12 3553 N. 21st St. 15' 6" X 106'  
55 2232 W. Indiana Ave. Lot Irreg.  
77 5137 Pine St. 16' X 70'

### THE FOLLOWING WAS POSTPONED FROM JUNE 19, 2013

WRIT NO: PREMISES: FRONT:  
14 3017-53 N. 12th St. Lot Irreg.  
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  
105 3133 Kensington Ave. 17' X Irreg.  
119 6047 N. Norwood St. 14' 2-1/2" X 90'  
121 449 W. Penn St. Lot 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'  
39 4319 N. Darien St. 14' 6" X 42'  
65 1015 S. Ithan St. 16' X 58' 6"  
74 2432-36 W. Lehigh Ave. Lot Irreg.  
79 122 W. Loudon St. Lot Irreg.  
103 2903 N. Ringgold St. 14' 1" X 40' 9-1/2"

### THE FOLLOWING WAS POSTPONED FROM AUGUST 21, 2013

WRIT NO: PREMISES: FRONT:  
41 5427 Catharine St. 20' 6" X 90'  
72 5901-09 Lancaster Ave. Lot Irreg.  
87 1023 Mount Vernon St. Lot Irreg.

### THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 18, 2013

WRIT NO: PREMISES: FRONT:  
9 1115 N. 38th St. Lot Irreg.  
26 7728 Bradford St. 14' 4" X 60'  
39 1627 S. Conestoga St. 15' X 60'  
53 8301-03 Frankford Ave. 60' X 250'  
60 5314 Grays Ave. Lot Irreg.  
64 71 Herman St. Lot Irreg.  
85 5320 Locust St. 15' X 90'  
111 166 W. Rockland St. 25' 5-1/2" X Irreg.  
112 6623 Ross St. 15' X 73'

### THE FOLLOWING WAS POSTPONED FROM OCTOBER 16, 2013

WRIT NO: PREMISES: FRONT:  
6 2739-47 N. 05th St. Lot Irreg.  
20 1212 S. 56th St. 15' 1" X 78' 6"

WRIT NO: PREMISES: FRONT:  
25 1940 S. Alden St. 15' X 53'  
27 3242 W. Allegheny Ave. 14' 11" X 83'  
32 1035 Arrott St. Lot Irreg.  
39 2522 Carpenter St. 16' X 60'  
48 2605 Ellsworth St. 14' X 60'  
65 6624 Guyer Ave. 16' 4" X 65'  
66 1640-48 N. Hancock St. Lot Irreg.  
71 89 E. Horrtter St. 15' X Irreg.  
77 5967 Kemble Ave. 15' X 65'  
94 7241 Ogontz Ave. 16' X 118'  
98 1423 N. Peach St. 19' X Irreg.  
99 123 E. Phil Ellena St. 40' X 99' 9"  
100 5616 Pine St. 19' 6" X 80'  
105 1524 Ridge Ave. 18' X Irreg.  
106 2001-11 Ridge Ave. Lot Irreg.  
115 2627 Seybert St. 15' X 51'  
116 2227 Sigel St. 14' 3" X 47' 6"  
124 5437 Wakefield St. 14' X 71' 6"

### THE FOLLOWING WAS POSTPONED FROM NOVEMBER 20, 2013

WRIT NO: PREMISES: FRONT:  
3 1532 S. 05th St. 19' 6" X 85' 6"  
5 606 N. 11th St. 15' X Irreg.  
12 4465 N. 19th St. 15' X 63'  
16 2715 N. 29th St. 15' X 62'  
22 1416 N. 54th St. 16' X 66' 11"  
23 1524 S. 58th St. Lot Irreg.  
29 5511 Addison St. 15' 3-7/8" X 65'  
30 600 Allengrove St. 19' 1-3/8" X 83' 11-1/2"  
32 4428 Ashburner St. 25' X 162' 9"  
37 1441 Brown St. 16' 8" X 66'  
38 1510 Brown St. 18' X 79'  
45 5816 Cedar Ave. 15' 7" X 77' 2"  
52 522 W. Clapier St. 20' X Irreg.  
53 526 W. Clapier St. 20' X Irreg.  
54 1746 S. Cleveland St. 14' X 45'  
58 2719 N. Croskey St. 14' 6" X 45'  
73 8525 Glen Campbell Rd. Lot Irreg.  
74 1008 Green St. 18' X 83'  
76 2311 S. Ithan St. 18' X 93'  
77 3200-02 Kensington Ave. Lot Irreg.  
81 7316 Lawndale St. Lot Irreg.  
92 114-18 Naudain St. Unit A Condominium  
101 4146 Pechin St. Lot Irreg.  
103 830 N. Preston St. 17' X 87'  
110 4901 Schuyler St. 42' 3" X Irreg.  
111 4903 Schuyler St. 20' X Irreg.  
112 4905 Schuyler St. 20' X Irreg.

Tax Sale continues on 16

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 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.

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 15

## SHERIFF'S SALE

10 A.M.  
December 18, 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:
113 4907 Schuyler St.	Lot Irreg.	38 1016 Ellsworth St.	16' X 83' 1/2"	86 5550 Pemberton St.	15' X 60'
118 5450 Spruce St.	15' 10-3/4" X 75'	39 STAYED	STAYED	87 5423 Pine St.	16' X 75'
120 5216 N. Sydenham St.	15' X 80' 4"	40 208 N. Felton St.	20' X 225'	88 5712 Pine St.	16' X 77'
126 5432 Windsor St.	15' 5" X 61' 6"	41 2821R Fox St.	Lot Irreg.	89 3342 Potter St.	Lot Irreg.
127 2802-04 Winton St.	Lot Irreg.	42 2027 Frankford Ave.	16' X 120'	90 3122 Richmond St.	17' 1" X 77' 1"
129 5429 Woodcrest Ave.	30' X Irreg.	43 2808 Frankford Ave.	16' 1" X Irreg.	91 5742 Rising Sun Ave.	Lot Irreg.
DECEMBER 18, 2013		44 2810 Frankford Ave.	Lot Irreg.	92 1652 N. Robinson St.	15' 3" X 94' 7/8"
		45 4212 Frost St.	16' X 75'	93 5648 Rodman St.	16' X 65'
DECEMBER 18, 2013		46 3309 S. Galloway St.	Lot Irreg.	94 1226 S. Ruby St.	15' X 50'
SHERIFF'S SALE		47 7534 Gilbert St.	17' 11" X 77' 1"	95 1244 S. Ruby St.	15' X 50'
		48 4123 W. Girard Ave.	28' 3" X Irreg.	96 1246 S. Ruby St.	15' X 50'
WRIT NO: PREMISES:	FRONT:	49 1126 Glenn St.	41' 9-3/4" X Irreg.	97 1715 N. Ruby St.	15' X 98' 2"
1 2032 S. 03rd St.	16' X Irreg.	50 2019 Granite St.	14' 4-1/2" X 57'	98 STAYED	STAYED
2 3717 N. 09th St.	16' X 46' 2-1/4"	51 STAYED	STAYED	99 2721-77 Ruth St.	Lot Irreg.
3 5811 N. 12th St.	16' X 90'	52 5323 Greenway Ave.	16' X 80'	100 2963 Ruth St.	12' 8" X 50' 7-7/8"
4 6418 N. 12th St.	55' X 84'	53 1717 Harrison St.	19' 6" X 82'	101 199 Saber St.	Lot Irreg.
5 740 S. 18th St.	17' X 54'	54 1634 Haworth St.	21' 9-3/8" X 93' 1-3/8"	102 STAYED	STAYED
6 742 S. 18th St.	16' X 54'	55 1852 E. Hilton St.	56' X 47'	103 1844 W. Sedgley Ave.	Lot Irreg.
7 1250 N. 29th St.	16' X 64' 8	56 5441 Irving St.	15' X 80'	104 2141 Shallcross St.	14' 8" X 65'
8 1402 N. 30th St.	15' 4" X 60'	57 5537 Irving St.	15' X 75'	105 STAYED	STAYED
9 1918 N. 32nd St.	16' X 72'	58 2408 Jefferson St.	15' X 51'	106 STAYED	STAYED
10 1410-12 S. 48th St.	Lot Irreg.	59 3128 Kensington Ave.	16' 1" X 115'	107 908-10 Spruce St. Unit 7	Condominium
11 600 S. 48th St.	20' X 100'	60 6345 Kingsessing Ave.	18' 3" X 73'	108 1212 E. Stafford St.	15' X Irreg.
12 853 Adams Ave.	Lot Irreg.	61 1402 Knorr St.	16' 1" X 112' 6"	109 5785 Stewart St.	16' X 79'
13 STAYED	STAYED	62 6323 N. Lambert St.	15' X 77'	110 575 E. Tabor Rd	18' 2" X 100'
14 2046 Albright St.	Lot Irreg.	63 5625 Larchwood Ave.	15' X 78' 6"	111 1864 N. Taney St.	15' X 49' 9"
15 10232 Ambridge Pl.	Lot Irreg.	64 132 Linton St.	15' X 69' 2"	112 1748 Tulip St.	16' X 54'
16 1645 N. American St.	Lot Irreg.	65 1937 E. Lippincott St.	14' X Irreg.	113 5239 Upland St.	15' X 62' 10"
17 STAYED	STAYED	66 6022 Locust St.	16' X 87'	114 5041 Valley St.	15' X Irreg.
18 424 W. Berks St.	29' 7-7/8" X Irreg.	67 4823 Longshore Ave.	Lot Irreg.	115 2033 Wallace St.	19' 6" X 80'
19 7941 Bingham St.	28' 11" X Irreg.	68 POSTPONED	POSTPONED	116 525 Walnut Lane, Unit A	50' X 107' 1"
20 STAYED	STAYED	69 1850 E. Madison St.	14' X 78' 6"		Premises A & B
21 953 Bridge St.	17' 9" X 70'	70 44-48 W. Manheim St.	Lot Irreg.	117 5618 Walton Ave.	15' X 60'
22 8034 Brunswick Ave.	25' X 100'	71 5400 Market St.	19' X 69' 3"	118 5221 Warren St.	16' 3" X Irreg.
23 STAYED	STAYED	72 4565 Melrose St.	20' X 100'	119 6017 Washington Ave.	21' 7" X 112' 6"
24 5800 Cedarhurst St.	Lot Irreg.	73 146 N. Millick St.	15' 2" X 67'	120 6014 N. Water St.	18' 4" X 106' 6"
25 5407 Chester Ave.	19' X 95'	74 5514 Miriam Rd.	15' 11" X 82'	121 179 W. Weaver St.	Lot Irreg.
26 5516 Chester Ave	16' X 85'	75 2125 Morris St.	15' 9" X 65' 3"	122 4134 Welsh Rd.	Lot Irreg.
27 3408 Chippendale Ave.	15' 11-1/2" X 100'	76 6608 Musgrave St.	14' X 103' 1"	123 4136 Welsh Rd.	38' X 80'
28 1910 S. Chris Columbus Blvd.	Lot Irreg.	77 2011 S. Norwood St.	14' X 51'	124 4149 Westminister Ave.	14' 11" X 80'
29 333 Cinnaminson St.	Lot Irreg.	78 4440 Oakmont St.	16' 1-1/2" X 78' 2"	125 201-03 W. Westmoreland St.	Lot Irreg.
30 528 W. Clapier St.	20' X Irreg.	79 STAYED	STAYED		Premises A & B
31 2452 N. Colorado St.	14' 6-1/2" X 48'	80 5942 Old York Rd.	16' 3/4" X 77' 4-3/8"	126 5209-11 Whitby Ave.	30' X 125'
32 3737 D St.	Lot Irreg.	81 926 W. Olney Ave.	16' X 103' 2"	127 STAYED	STAYED
33 5407 Delancey St.	15' X 62'	82 2231-43 E. Ontario St.	Lot Irreg.	128 6986 Wister St.	16' 3" X 90'
34 551 Disston St.	Lot Irreg.		Premises A to D.	129 1800 Womrath St.	Lot Irreg.
35 1319 Divinity St.	16' X 90'	83 5717 Osage Ave	14' 3" X 65'	130 7005 Woolston Ave.	18' 8" X 95'
36 2418 Durfor St.	14' 3" X 53' 6"	84 6012 Osage Ave.	15' X 109' 6"	131 7131 Yocum St.	20' X 80'
37 STAYED	STAYED	85 2833 Overington St.	14' X 72'		

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