

Public Notices

SHERIFF'S SALE

10 A.M.
June 19, 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 21, 2011

WRIT NO:	PREMISES:	FRONT:
24	2412 W. Clearfield St.	20' 6" X 55'
39	3066 N. Judson St.	14' 6" X 45'
50	3109 N. Patton St.	15' X 69'
51	3123 N. Patton St.	15' X 69'

THE FOLLOWING WAS POSTPONED FROM APRIL 18, 2012

WRIT NO:	PREMISES:	FRONT:
26	1314-16 N. Broad St.	74' X 200'

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012

WRIT NO:	PREMISES:	FRONT:
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 SEPTEMBER 19, 2012

WRIT NO:	PREMISES:	FRONT:
14	419 S. 43rd St.	16' X 104'
118	1846 W. Sedgley St.	Lot Irreg.

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:
65	1033 Hoven Rd.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013

WRIT NO:	PREMISES:	FRONT:
35	2221-25 N. Broad St.	70' 6-3/4" X 151'
40	5001 N. Broad St.	Lot Irreg.
110	1508-10 Ridge Ave.	Lot Irreg.
119	2152-58 E. Somerset St.	60' X Irreg

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 20, 2013

WRIT NO:	PREMISES:	FRONT:
6	6231 N. 16th St.	16' X 90'
57	1542 E. Pastorius St.	17' 11" X 88'
68	2207 W. Tioga St.	27' X 158'

THE FOLLOWING WAS POSTPONED FROM MARCH 20, 2013

WRIT NO:	PREMISES:	FRONT:
22	6001 Haverford Ave.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 15, 2013

WRIT NO:	PREMISES:	FRONT:
8	3946-54 N. 16th St.	81' 6" X 90'
17	1913 N. 52nd St.	16' X 67'
24	2123 72nd Ave.	Lot Irreg.
30	6024 Baltimore Ave.	19' 11-1/2" X 94' 4-7/8"
34	4615 C St.	15' X 74' 6"
50	5630 Heiskell St.	Lot Irreg.
61	1134 Marlyn Rd.	Lot Irreg.
65	1839 Master St.	16' 8" X 100'
70	3947 Mount Vernon St.	14' X 86'
96	2515 S. Sheridan St.	14' X 48'
99	3023 N. Sydenham St.	15' X 78' 2"
102	7409 Torresdale Ave.	15' 9" X 74' 9"
103	5411 Trinity St.	15' X 72'
104	6031 Trinity St.	16' X 59'
115	156 E. Wildey St.	Lot Irreg.
121	3024 N. Woodstock St.	14' X 50'

JUNE 19, 2013 SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	2434-48 N. 03rd St.	Lot Irreg.
2	6017 N. 03rd St.	15' 3" X Irreg.
3	1521 S. 05th St.	16' X Irreg.
4	1524-52 N. 05th St.	Prem. A to Y
5	STAYED	STAYED
6	STAYED	STAYED
7	POSTPONED	POSTPONED
8	4061 N. 06th St.	15' X 70'
9	5762 N. 06th St.	15' 7-1/2" X 90'
10	2162 N. 08th St.	15' 2" X 67' 1"
11	3831 N. 08th St.	15' X 70' 6"
12	4400 N. 08th St.	16' X 121'
13	3957 N. 10th St.	16' X 51'
14	3017-53 N. 12th St.	Lot Irreg.
15	1416 S. 16th St.	16' X 58'
16	3625 N. 16th St.	18' 4" X 100'
17	4439 N. 16th St.	16' X 76'
18	4555 N. 17th St.	15' 7" X 84' 5"
19	STAYED	STAYED
20	3420 N. 23rd St.	16' X 96'
21	2963 N. 25th St.	16' X 60'
22	1345-47 N. 30th St.	28' X 59' 9" Prem. A & B
23	807 N. 41st St.	24' X Irreg.
24	953 N. 43rd St.	15' X 80'
25	1025 N. 46th St.	15' X 90' 6"
26	1223 S. 46th St.	26' X 110'
27	837 S. 51st St.	20' 6-1/2" X 60'
28	1246 N. 52nd St.	15' 9" X 93'
29	STAYED	STAYED
30	1617 S. 55th St.	15' X 65'
31	1302 N. 56th St.	20' 6" X 90'
32	1306 N. 56th St.	20' 6" X 90'
33	1913 S. 57th St.	16' X 80'
34	1150 S. 60th St.	16' 5" X 101' 6"
35	409 S. 60th St.	16' X 81'
36	411 S. 60th St.	16' X 81'
37	520 N. 64th St.	15' X 100'
38	1337 71st Ave.	25' X 100'
39	STAYED	STAYED
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
44	270 S. Alden St.	15' X 60'
45	2432 S. Alder St.	14' X 51'
46	5825 Angora Terr.	15' 6" X 67'
47	5103 Arch St.	16' X 74'
48	2968 N. Bambrey St.	15' X 45' 9"
49	7921 Bayard St.	15' 11" X 90'
50	5641 Beaumont Ave.	16' X 61' 3"
51	5709 N. Beechwood St.	14' 3" X Irreg.
52	102-06 W. Berks St.	47' X 100'
53	5529 Blakemore St.	14' 4" X 50'
54	2104 S. Broad St.	16' X 80'
55	812 Brooklyn St.	14' X 67'
56	5063 Brown St.	15' X Irreg.
57	6152 Callowhill St	16' X 72' 4"
58	2017 E. Cambria St.	15' 6" X 80'
59	3807 Cambridge St.	15' 10" X 78'
60	5916 Catharine St.	19' X 110'
61	6036 Cedar Ave.	20' X 103' 6"
62	5124 Chancellor St.	15' X 62' 4-3/4"
63	5817 Chester Ave.	19' 6" X 98'
64	5320 Chestnut St.	16' X 74' 2"
65	STAYED	STAYED
66	5420 Chestnut St.	19' 7" X Irreg.
67	1426 W. Chew Ave.	Lot Irreg.
68	228 E. Clapier St.	14' X 75' 6-1/2"
69	3952 Claridge St.	16' 3" X Irreg.
70	1303 W. Clearfield St.	14' 1" X 55'
71	2009 N. College Ave.	Lot Irreg.
72	1002 S. Colorado St.	16' X 49'
73	58 N. Conestoga St.	16' X 60'
74	3145 Custer St.	14' 2" X 50'
75	3408 D St.	14' 8" X 70'
76	2634 S. Darien St.	16' X 47'
77	10981 Decatur Rd.	Lot Irreg.
78	2019 Dennie St.	13' 9" X 46' 6"
79	6341 Dicks Ave.	16' 6" X 85'
80	11128 Dora Dr.	Lot Irreg.
81	5744 Dunlap St.	15' X 91'
82	STAYED	STAYED
83	STAYED	STAYED
84	2144 Eastburn Ave.	15' X 90'
85	164 N. Edgewood St.	16' 2" X 62' 6"
86	1709 N. Edgewood St.	15' 4-1/2" X 81' 1-1/2"
87	5636 Elliott St.	15' X 63' 6"
88	5715 Elmwood Ave.	Lot Irreg.
89	3534 Emerald St.	15' X 71'
90	4165 N. Fairhill St.	14' X 63'

Tax Sale continues on 17

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

EFFECTIVE DATE: July 1, 1989

Public Notices

Tax Sale continued from 16

SHERIFF'S SALE

10 A.M.
June 19, 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:

91	8505 Fayette St.	16' 1" X 90'	105	3133 Kensington Ave.	17' X Irreg.	119	6047 N. Norwood St.	14' 2-1/2" X 90'
92	236 N. Felton St.	19' 6" X 100'	106	5411 Kingsessing Ave.	15' X 65'	120	5138 Ogden St.	15' X 55'
93	3618 Frankford Ave.	21' 10" X Irreg.	107	6115 Larchwood Ave.	20' X 112' 6"	121	POSTPONED	POSTPONED
94	7104 Frankford Ave.	Lot Irreg.	108	6554-56 Lebanon Ave.	Lot Irreg.	122	3310 Race St.	Lot Irreg.
95	27 N. Frazier St.	15' X 64'	109	7905 Lindbergh Blvd.	Lot Irreg.	123	5212 Rodman St.	14' X 62'
96	5026 Germantown Ave.	Lot Irreg.	110	1310 S. Lindenwood St.	16' X 60'	124	1416 Sparks St.	19' X 70'
97	6811 Germantown Ave.	Lot Irreg.	111	3041 Livingston St.	14' X 59' 6"	125	4221 W. Stiles St.	16' X Irreg.
98	POSTPONED	POSTPONED	112	2310 N. Marshall St.	15' 8" X 80' 10-1/2"	126	122 E. Tulpehocken St.	16' X Irreg.
99	6643 Greenway Ave.	16' X 62'	113	118 E. Meehan Ave.	13' X 82' 2"	127	STAYED	STAYED
100	4707 Griscom St.	Lot Irreg.	114	3142 Memphis St.	14' 2" X 49'	128	STAYED	STAYED
101	6520 Guyer Ave.	16' 4" X 65'	115	260 W. Mentor St.	15' X 100'	129	5926 Warrington Ave.	16' X 82'
102	5722 Hazel Ave.	15' X 65'	116	1438 S. Napa St.	16' X 52' 8"	130	705 E. Willard St.	14' 11" X 50'
103	7403 Hill Rd.	27' 5-3/4" X 91' 7-1/8"	117	2032 Newcomb St.	13' 8-1/2" X 45'	131	5517 Woodland Ave.	18' 8" X 120'
104	6638 Hollis St.	18' 2" X 82' 6"	118	1342 S. Newkirk St.	14' X 49'			

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EFFECTIVE DATE: July 1, 1989



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