

Public Notices

SHERIFF'S SALE

10 A.M.
May 15, 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 SEPTEMBER 21, 2011
WRIT NO: PREMISES: FRONT:
1 2401 N. 05th St. 19' 11" X 52' 8-1/2"

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'
145 2335 Wheatsheaf Ln. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM AUGUST 15, 2012
WRIT NO: PREMISES: FRONT:
84 5409 Larchwood Ave. 16' X 78'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 19, 2012
WRIT NO: PREMISES: FRONT:
65 6231 Ellsworth St. 21' 6" X 110'
110 2931 N. Philip St. 14' 3" X 53' 2"
118 1846 W. Sedgley St. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM OCTOBER 17, 2012
WRIT NO: PREMISES: FRONT:
29 2141 66th Ave. 15' X 85'
76 5036 Larchwood Ave. 19' 6" X 110'

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.
70 1920 Kater St. 16' X 45'

THE FOLLOWING WAS POSTPONED FROM JANUARY 16, 2013
WRIT NO: PREMISES: FRONT:
13 2900 N. 18th St. Lot Irreg.
91 6336 Musgrave St. Lot Irreg.
119 2152-58 E. Somers St. 60' X Irreg.
128 505 E. Walnut Ln. 25' X 100'

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 20, 2013
WRIT NO: PREMISES: FRONT:
7 2032-40 S. 23rd St. 160' 6" X 58' 6"
17 16 S. Bank St. 19' X 72' 3"
27 3628 Frankford Ave. 19' 9-1/2" X 150'
49 111 E. Meehan Ave. Lot Irreg.
51 2648 E. Monmouth St. 20' X 75'
68 2207 W. Tioga St. 27' X 158'
73 2013 Widener Pl. Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MARCH 20, 2013
WRIT NO: PREMISES: FRONT:
1 3958 N. 05th St. Lot Irreg.
2 1644 N. 06th St. 14' 8" X 85'
4 3001 N. 20th St. Lot Irreg.
7 2099 N. 63rd St. Lot Irreg.
10 1226 S. Broad St. Lot Irreg.
12 4813 Chester Ave. 45' X 135'
22 6001 Haverford Ave. Lot Irreg.

MAY 15, 2013 SHERIFF'S SALE
WRIT NO: PREMISES: FRONT:
1 4305 N. 03rd St. 15' 9" X 65'
2 3854 N. 05th St. 15' X 75'
3 3227-53 N. 11th St. Lot Irreg.
4 3255 N. 11th St. Prem A to G
5 6052 N. 11th St. Lot Irreg.
6 6723 N. 15th St. 16' X 84' 5/8"
7 1628 S. 16th St. 22' X 87' 6"
8 3946-54 N. 16th St. 16' X 62'
9 3727 N. 17th St. 81' 6" X 90'
10 2721 N. 19th St. Lot Irreg.
11 3010 N. 21st St. 16' X 62'
12 3553 N. 21st St. 32' 6" X 68'
13 1214-32 N. 26th St. 15' 6" X 106'
14 1916 S. 28th St. Lot Irreg.
15 767 N. 40th St. 16' 1" X 89' 3/8"
16 409-11 N. 41st St. 30' X 105'
17 409-11 N. 41st St. 50' X 100'
18 POSTPONED POSTPONED
19 2227-31 N. 52nd St. Lot Irreg.
20 1520 S. 58th St. 22' 8" X Irreg.
21 1939 N. 61st St. 16' 1" X 93' 6-1/2"
22 43 N. 61st St. 16' X 90'
23 1948 S. 65th St. 34' 10" X 70' 10"
24 1545 66th Ave. Prem A & B
25 2123 72nd Ave. Lot Irreg.
26 10835 Academy Rd. Lot Irreg.
27 211 S. Alden St. 15' X 60'
28 1404 S. Allison St. 15' 4" X 60'
29 260 W. Apsley St. 16' X 87'
30 1733 Arnold St. 27' 8-1/2" X 88'
31 6024 Baltimore Ave. 19' 11-1/2" X 94' 4-7/8"
32 31 W. Bells Mill Rd. Lot Irreg.

POSTPONED POSTPONED
2812 C St. 14' X 76' 4"
4615 C St. 15' X 74' 6"
STAYED STAYED
5345 Chestnut St. 16' X 68'
1947 Church Ln. 15' X 123' 8-3/4"
STAYED STAYED
1906 Dallas Rd. 16' 2-1/2" X 80'
5829 Delancey St. 15' 6" X 60'
4519 Devereaux Ave. 22' X 100'
438 Emily St. 14' X 47'
3801 Fairmount Ave. Lot Irreg.
2649 S. Felton St. 16' X 73'
STAYED STAYED
2800 Frankford Ave. 18' X 100'
2732 W. Glenwood Ave. Lot Irreg.
4535 Greene St. 21' X 120'
5851 Hazel Ave. 16' X 62'
5630 Heiskell St. Lot Irreg.
2917 Hellerman St. 16' 2" X Irreg.
4220 Holmesburg Ave. Lot Irreg.
5429 Hunter St. Lot Irreg.
1615 W. Indiana Ave. Lot Irreg.
2232 W. Indiana Ave. Lot Irreg.
2635 Island Ave. 29' 9" X 90'
5716 Kingsessing Ave. 15' 16" X 75' 8"
5110 Lancaster Ave. Lot Irreg.
5807 Lansdowne Ave. Lot Irreg.
835 E. Madison St. 14' 3" X 50'
1134 Marlyn Rd. Lot Irreg.
6720 Marsden St. 14' 10" X 80'
5847 N. Marshall St. 15' X 82' 6"
710-20 N. Marshall St. Lot Irreg.
1839 Master St. 16' 8" X 100'
5012 Master St. Lot Irreg.
3117 Memphis St. 14' X 65'
5001 Merion Ave. Lot Irreg.
400 Montana St. Lot Irreg.
3947 Mount Vernon St. 14' X 86'
3926 Mt. Vernon St. Lot Irreg.
1720 W. Norris St. 15' X 73'
1328 Orthodox St. 30' X 122'
5031 Osage Ave. 20' X 115'
6030 Osage Ave. 15' X 109' 6"
4733 N. Penn St. Lot Irreg.
5137 Pine St. 16' X 70'
1544 Pratt St. Lot Irreg.
5111 Ranstead St. 15' X 61'
2915 Rawle St. 17' 6" X 107' 6"
4503 Regent St. 30' X 75'
6083 Regent St. 16' X 55'
3106 Richmond St. 20' X 100'
1800 S. Ringgold St. 16' X 50'
1232 Rising Sun Ave. 15' 7" X 71' 9-1/4"
125 W. Ruscomb St. 15' 1/2" X 70'
1604 W. Ruscomb St. 21' X 95'

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 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 15

SHERIFF'S SALE

10 A.M.
May 15, 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:

88	162 Ruscomb St.	15' X 70'	100	171 Tiber St.	14' X 57'	113	4814 Westminster Ave.	15' X 60' 8"
89	139 N. Salford St.	15' 2" X Irreg.	101	6127 Torresdale Ave.	Lot Irreg.	114	1016 Wharton St.	25' 5" X 23' 8"
90	1045-49 Sarah St.	Lot Irreg.	102	7409 Torresdale Ave.	15' 9" X 74' 9"	115	156 E. Willey St.	Lot Irreg.
91	STAYED	STAYED	103	5411 Trinity St.	15' X 72'	116	1217 S. Wilton St.	20' X 92'
92	STAYED	STAYED	104	POSTPONED	POSTPONED	117	5538 Windsor St.	Lot Irreg.
93	800 W. Sedgley Ave.	Lot Irreg. Prem A, B & C	105	1810 E. Venango St.	Lot Irreg.	118	5729 Windsor Ave.	14' 4" X 60'
94	3345 W. Sergeant St.	15' X 46' 6"	106	9785 Verree Rd.	Lot Irreg.	119	4341 E. Wingohocking St.	Lot Irreg.
95	POSTPONED	POSTPONED	107	1104 Wagner Ave.	Lot Irreg.	120	1520 N. Woodstock St.	14' X 50'
96	POSTPONED	POSTPONED	108	1702 Wallace St.	Condo Unit #1	121	3024 N. Woodstock St.	14' X 50'
97	818 Snyder Ave.	16' X 68'	109	5650 Walton Ave.	15' X 60'	122	1670 Worrell St.	Lot Irreg.
98	7414 Sommers Rd.	16' X 119'	110	139 E. Washington Ln.	25' X 110'			
99	3023 N. Sydenham St.	15' X 78' 2"	111	4537-63 Wayne Ave.	Lot Irreg.			
			112	6104 Webster St.	15' 6" X 107'			

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EFFECTIVE DATE: July 1, 1989

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