

Public Notices

SHERIFF'S SALE

10 A.M.

December 19, 2012

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 August 17, 2011

WRIT NO:	PREMISES:	FRONT:
31	3218 N. Spangler St.	16' x 80'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 21, 2011

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

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 15, 2012

WRIT NO:	PREMISES:	FRONT:
50	31 W. Manheim St.	23' X 105'

THE FOLLOWING WAS POSTPONED FROM APRIL 18, 2012

WRIT NO:	PREMISES:	FRONT:
2	2341 N. 10th St.	16' 6" X 90'
23	6114 Belfield Ave.	Lot Irreg.
37	2425 W. Firth St.	14' 3" X 53' 6"

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012

WRIT NO:	PREMISES:	FRONT:
47	12613 Chilton Rd.	Lot Irreg.
57	2327 N. Fawn St.	14' X 47'
99	312 Monroe St.	21' X 89'
145	2335 Wheatsheaf Ln.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JULY 18, 2012

WRIT NO:	PREMISES:	FRONT:
13	6818 N. 17th St.	16' X 77' 2"

WRIT NO:	PREMISES:	FRONT:
52	4303 Haverford Ave.	Lot Irreg.
64	3632-34 N. Lawrence St.	40' X 104' 7-1/2"
131	7153 N. Uber St.	15' 3-1/2" X 110' 10"
145	5420 Wyndale St.	25' X 125'

THE FOLLOWING WAS POSTPONED FROM AUGUST 15, 2012

WRIT NO:	PREMISES:	FRONT:
17	1651 S. 54th St.	17' 4" X 78'
26	7805 Argus Rd.	29' 6" X 55'
148	132 Wyneva St.	19' X 90'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 19, 2012

WRIT NO:	PREMISES:	FRONT:
14	419 S. 43rd St.	16' X 104'
65	6231 Ellsworth St.	21' 6" X 110'
83	2925 Hurley St.	12' X 40'
89	3310 W. Lehigh Ave.	Lot Irreg.
103	4220 Ogden St.	16' 8" X 100'
124	1010 S. St. Bernard St.	Lot Irreg.
125	8025-27 Stenton Ave.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM OCTOBER 17, 2012

WRIT NO:	PREMISES:	FRONT:
6	4421 N. 09th St.	19' 6" X 107' 2-1/4"
17	2921 N. 27th St.	16' X 55'
18	929 N. 29th St.	59' 2-3/4" X 100'
22	1820 S. 55th St.	19' 6" X 80'
23	847 S. 56th St.	16' X 79' 9-7/8"
28	1746 W. 65th Ave.	16' 10" X 90'
29	2141 66th Ave.	15' X 85'
30	2424 75th Ave.	16' X 97' 6"
38	82 Bethlehem Pike	Lot Irreg.

WRIT NO:	PREMISES:	FRONT:
39	265 W. Bristol St.	120' X 95'
46	5932 Catharine St.	19' X 110'
52	313 Cobbs Creek Pkwy.	15' 6" X 86'
58	8753 Ditman St.	16' 1/2" X 102' 6"
62	1417 W. Erie Ave.	20' X 95'
68	5319 Greene St.	24' 1" X 55' 7-7/8"
71	180 Hillcrest Ave.	Lot Irreg.
72	1213 S. Juniper St.	17' X 80'
73	1217 S. Juniper St.	18' X 80'
74	1233 Kerper St.	15' 10" X 111' 3"
76	5036 Larchwood Ave.	19' 6" X 110'
77	6653 Limekiln Pike	16' X 76' 9"
82	812 W. Moyamensing Ave.	Lot Irreg.
84	6830 Ogontz Ave.	39' X 138'
86	4936 Osage Ave.	20' X 110'
93	230-40 Race St.	Lot Irreg.
103	36 E. Slocum St.	15' 8" X 98'
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'
18	1130 N. 64th St.	16' X 100'
22	2631 S. Alder St.	14' X 50'
47	8018 Colfax St.	Lot Irreg.
53	1505 Frankford Ave	Lot Irreg.
55	1209 Gilham St.	18' 1-1/2" X 67' 6"
66	2019 W. Indiana Ave.	14' 4" X 55'
69	1215 S. Juniper St.	Lot Irreg.
80	6049 Ogontz Ave.	Lot Irreg.
87	4764 Shelmire Ave.	15' X 64' 10-3/8"
90	1540 South St.	16' X 68' 6"
95	6202 W. Stiles St.	18' X 87'

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.

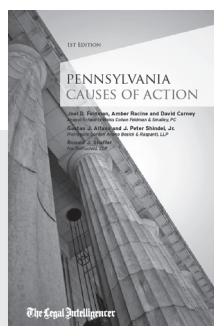
The Sheriff reserves the right to grant further extensions of time of settlement and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement or make fraudulent bids or any other behavior which causes disruption of the Sheriff Sale. 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



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