

Public Notices

SHERIFF'S SALE

10 A.M.

September 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 MARCH 16, 2011

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

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'
51	3123 N. Patton St.	15' X 69'

THE FOLLOWING WAS POSTPONED FROM FEBRUARY 15, 2012

WRIT NO:	PREMISES:	FRONT:
38	5041-43 Hoopes St.	50' X 69'
50	31 W. Manheim St.	23' X 105'

THE FOLLOWING WAS POSTPONED FROM MARCH 21, 2012

WRIT NO:	PREMISES:	FRONT:
16	1302 E. Barrington St.	25' X 112' 2-3/8"
71	549 E. Luray St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM APRIL 18, 2012

WRIT NO:	PREMISES:	FRONT:
32	2007 Clymer St.	16' X 42' 6"
53	4655 Large St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012

WRIT NO:	PREMISES:	FRONT:
45	825 W. Cambria St.	15' X 69'
99	312 Monroe St.	21' X 89'
121	166 W. Rockland St.	Lot Irreg.
123	6809 Rutland St.	19' 3-1/2" X 78' 4"
125	325 W. Salaignac St.	16' 1-1/2" X 100'
149	461 E. Wyoming Ave.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012

WRIT NO:	PREMISES:	FRONT:
9	5701 N. 17th St.	Lot Irreg.
11	4529 N. 18th St.	16' X 62'

THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012

WRIT NO:	PREMISES:	FRONT:
43	101-11 Arch St.	Condominium, Unit #BD
61	7127 Bryan St.	16' X 92'
68	838 E. Chelton Ave.	15' 8" X 125'
93	5301 Germantown Ave.	56' 8" X Irreg.
121	745 Marlyn Rd.	15' 3" X 87' 6"
146	1429 S. Paxton St.	14' 4" X 55'

THE FOLLOWING WAS POSTPONED FROM JULY 18, 2012

WRIT NO:	PREMISES:	FRONT:
3	929 N. 02nd St.	16' 1" X 100'
12	6606 N. 17th St.	15' 10" X 90' 4"
32	1859 W. Champlost Ave.	16' X 85'
49	6208-10 Grays Ave.	Lot Irreg.
76	2046 Mount Vernon St.	22' 1-1/2" X 89' 5"
83	202R-84 Parker Ave.	Lot Irreg.
86	2401 Pennsylvania Ave.	Condominium Unit #16A7
111	3101 N. Stillman St.	15' X 45' 9"
112	2861 Stouton St.	12' X 40'
123	7616 Thouron Ave.	18' X 80'
125	1218 W. Tioga St.	16' X 88'
131	7153 N. Uber St.	15' 3-1/2" X 110' 10"
135	1524 Wadsworth Ave.	Lot Irreg.
147	921 S. Yewdall St.	15' X 60'

THE FOLLOWING WAS POSTPONED FROM AUGUST 15, 2012

WRIT NO:	PREMISES:	FRONT:
7	6526 N. 16th St.	15' 10" X 82' 8"
20	120 N. 63rd St.	30' X 125'
26	7805 Argus Rd.	29' 6" X 55'
27	2526 W. Arizona St.	14' X 43' 6"
28	5630 Baltimore Ave.	16' X 100'
40	2038 Cemetery Ave.	20' X 70' 7"
51	2237 W. Cumberland St.	15' 3" X 87'
52	4238 N. Darien St.	14' 10" X 40'
68	5359 Grays Ave.	15' X 50'
79	4464 Hurley St.	Lot Irreg.
89	3649 N. Marvine St.	15' 1" X 87'
94	7128 Mount Airy Pl.	Lot Irreg.
96	4732 Oakland St.	28' X 90'
109	6800 Quincy St.	Lot Irreg.
118	1219 Spruce St.	19' X 88'
119	6137 Spruce St.	16' X 85'
122	3059 N. Stillman St.	14' 1" X 45' 9"
123	2801 N. Swanson St.	16' X 48' 6"
126	6957 Theodore St.	15' X 65' 6"
132	6605 N. Uber St.	15' 11" X 74' 5-7/8"
136	5807 Wakefield St.	14' 6-3/8" X 40' 3-1/4"
140	5811 Webster St.	15' X 62'
142	1635 Widener Pl.	16' X 83' 9"

WRIT NO:	PREMISES:	FRONT:
145	6709 Woodland Ave.	16' 1-3/4" X 71' 6"
146	6420 N. Woodstock St.	15' X 81' 9-3/4"

SEPTEMBER 19, 2012 SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	STAYED	STAYED
2	6521 N. 11th St.	140' X 170'
3	4549 N. 12th St.	14' 10" X 90'
4	4550 N. 13th St.	15' X 77' 7-1/4"
5	4531 N. 15th St.	15' 6" X 78' 8"
6	3100-2 N. 16th St.	34' X 65'
7	4444 N. 16th St.	14' 10" X 65' 10"
8	4651 N. 16th St.	15' 3" X 83' 11"
9	STAYED	STAYED
10	1938 S. 19th St.	16' X 60'
11	3627 N. 19th St.	15' X 96'
12	2139 N. 29th St.	14' 6" X 71'
13	2457 N. 29th St.	16' X 70'
14	419 S. 43rd St.	16' X 104'
15	POSTPONED	POSTPONED
16	1038 N. 46th St.	15' 3" X 78'
17	121 S. 48th St.	16' X 72'
18	544 S. 49th St.	21' X 92' 6"
19	827 S. 49th St.	21' 6" X 100'
20	910 S. 51st St.	16' X 77'
21	719 S. 52nd St.	21' X 90'
22	1221 N. 56th St.	15' X 106'
23	528 N. 56th St.	Lot Irreg.
24	1030 S. 57th St.	16' X 73'
25	807 S. 57th St.	16' X 80'
26	528 S. 59th St.	16' X 80'
27	920 S. 60th St.	15' 8" X 100'
28	1501 N. 62nd St.	15' 6" X 96'
29	430-34 N. 62nd St.	50' X 100'
30	1336 W. 65th Ave.	Lot Irreg.
31	2499 77th Ave.	15' 10" X 120'
32	2343 79th Ave.	15' 11" X 150' Premises A & B
33	60 E. Abington Ave.	16' X 90'
34	414 Acker St.	28' 6" X 61'
35	2012 S. Alden St.	15' X 53'
36	3453 Amber St.	14' X 68'
37	6034 N. Beechwood St.	Lot Irreg.
38	9490 Blue Grass Rd.	Lot Irreg.
39	3430 Braddock St.	14' X 69' 6-7/8"
40	4750-52 N. Broad St.	35' X 88' 11"
41	2342 N. Camac St.	14' X 48'
42	2229 W. Cambria St.	17' X 80'
43	2851 Cantrell St.	14' X 42'
44	6829 Castor Ave.	Lot Irreg.
45	4909 Catharine St.	19' 6" X 110'

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.
September 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:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
46	5232 Cedar Ave.	16' X 106'	79	5000 Griscom St.	24' 10-1/2" X 105'	112	4766-68 Richmond St.	Lot Irreg.
47	5246 Cedar Ave.	16' X 106'	80	1308 S. Hanson St.	Lot Irreg.	113	2301-7 Ridge Ave.	Lot Irreg.
48	5806 Cedarhurst St.	16' X 80'	81	4742 Hazel Ave.	21' X 105'	114	5164 Ridge Ave.	Lot Irreg.
49	3799 Chalfont Dr.	Lot Irreg.	82	1438 N. Hollywood St.	14' 3-1/4" X 55'	115	5229 Ridge Ave.	Lot Irreg.
50	1232 E. Chelton Ave.	15' 6" X 90'	83	2925 Hurley St.	12' X 40'	116	1703 Rittenhouse Sq.	15' X 66'
51	5527 Chester Ave.	15' 4" X 60' 2"	84	3216 Kensington Ave.	16' X 65'	117	2215 Ruffner St.	15' X 49' 1-3/4"
52	4939 Chestnut St.	19' 6" X 111' 6"	85	STAYED	STAYED	118	1846 W. Sedgley St.	Lot Irreg.
53	6660 Chew Ave.	15' 6" X 65' 6"	86	2326 N. Lambert St.	Lot Irreg.	119	2429 Sharswood St.	14' X 99'
54	1720 Church Ln.	16' X 87'	87	5122 Larchwood Ave.	20' X 120'	120	5119 Sheldon St.	16' 4" X 79' 6"
55	2519 N. Colorado St.	14' 7" X 48'	88	3003 N. Lee St.	14' 6" X 45' 6"	121	2122 W. Spencer St.	14' 10-1/2" X 84'
56	628 S. Conestoga St.	15' X 80'	89	3310 W. Lehigh Ave.	Lot Irreg.	122	5127 Spruce St.	20' 4-1/2" X 95'
57	1857 E. Cornwall St.	14' 3" X 69' 11-1/2"	90	6500 Limekiln Pike.	Lot Irreg.	123	908-10 Spruce St.	Condominium Unit #11
58	1860 E. Cornwall St.	14' X 70'	91	6500 Lincoln Dr.	Lot Irreg.	124	1010 S. St. Bernard St.	Lot Irreg.
59	5738 Crittenden St.	15' 7" X 76' 2-7/8"	92	4556 Loring St.	16' 3-1/2" X 66' 5-3/16"	125	8025-27 Stenton Ave.	Lot Irreg.
60	223-25 Dawson St.	33' 8-1/4" X 78' 1-1/2"	93	2167 Magee Ave.	18' 4-1/2" X 100'	126	2709 W. Sterner St.	14' X 45'
61	1233 E. Durham St.	24' 5-1/2" X 112' 6"	94	2821 N. Marvine St.	15' X 75'	127	6421 N. Sydenham St.	16' X 82' 6"
62	STAYED	STAYED	95	4745 N. Marvine St.	20' X 83'	128	2656 S. Sylmar St.	16' X 58'
63	301 W. Earlam Ter.	25' 7-1/8" X 85' 9-3/4"	96	8088 Michener Ave.	16' X 95'	129	7715 Temple Rd.	15' X 62' 6"
64	1543 N. Edgewood St.	14' 2" X 70'	97	1762 Mochican St.	Lot Irreg.	130	35 W. Upsal St.	32' X 175' 9"
65	6231 Ellsworth St.	21' 6" X 110'	98	5200 W. Montgomery Ave.	Condominium Unit #C	131	61 E. Walnut Ln.	Lot Irreg.
66	9210 Exeter Rd.	Lot Irreg.	99	5646 Montrose St.	15' 2" X 56'	132	4421-23 Wayne Ave.	Lot Irreg.
67	1616 Fairmount Ave.	18' X 80'	100	1806 Morris St.	15' X 62' 3"	133	5145 Westminster Ave.	15' X 74'
68	7021 Forrest Ave.	16' X 100'	101	1035 W. Nevada St.	16' 7" X 60'	134	5831-33 Weymouth St.	50' X 125'
69	1611-13 Foulkrod St.	42' 1-1/8" X 113'	102	2845 W. Oakdale St.	14' X 44' 1-3/4"	135	2319 Wilder St.	14' X 50'
70	3828 N. Franklin St.	15' X 63'	103	4220 Ogden St.	16' 8" X 100'	136	1526 S. Wilton St.	15' X 55'
71	5044 Gainor Rd.	Lot Irreg.	104	4426 Old York Rd.	Lot Irreg.	137	1219 Windrim Ave.	31' 3" X 100'
72	322 E. Gale St.	15' X 105' 8-1/8"	105	2150 S. Opal St.	14' 2" X 47'	138	5937 Windsor Ave.	17' 8" X 64'
73	STAYED	STAYED	106	4506 Overbrook Ave.	Lot Irreg.	139	5898 Woodbine Ave.	89' X 151'
74	1934 Georgian Rd.	16' 3-1/4" X 117'	107	1929 Page St.	15' X 60'	140	5419-23 Woodland Ave.	48' X 81'
75	3920 Germantown Ave.	Lot Irreg.	108	4101-07 Paul St.	Lot Irreg.	141	6551 Wyncote Ave.	15' X 72'
76	7129-33 Grays Ave.	Lot Irreg.	109	1200 S. Peach St.	17' 6" X 50'	142	2117 W. York St.	14' 3" X Irreg.
77	STAYED	STAYED	110	2931 N. Philip St.	14' 3" X 53' 2"			
78	4738 Griscom St.	Lot Irreg.	111	2334 Rhawn St.	26' 3" X 113'			

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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

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

To publish your Corporate Notices,
call Stephanie Murray at 215-557-2332