

SHERIFF'S SALE

10 A.M.
November 21, 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:**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:
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'

THE FOLLOWING WAS POSTPONED FROM MARCH 21, 2012

WRIT NO:	PREMISES:	FRONT:
16	1302 E. Barringer 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:
23	6114 Belfield Ave.	Lot Irreg.
26	1314-16 N. Broad St.	74' X 200'
57	123 E. Luzerne St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012

WRIT NO:	PREMISES:	FRONT:
98	411 Master St.	16' X 68'
99	312 Monroe St.	21' X 89'
121	166 W. Rockland St.	Lot Irreg.
149	461 E. Wyoming Ave.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012

WRIT NO:	PREMISES:	FRONT:
8	4321 N. 16th St.	13' 9" X 120'
93	5301 Germantown Ave.	56' 8" X Irreg.
121	745 Marlyn Rd.	15' 3" X 87' 6"

THE FOLLOWING WAS POSTPONED FROM JULY 18, 2012

WRIT NO:	PREMISES:	FRONT:
13	6818 N. 17th St.	16' X 77' 2"
49	6208-10 Grays Ave.	Lot Irreg.
74	5510 Media St.	16' X 87' 4-3/4"
111	3101 N. Stillman St.	15' X 45' 9"
131	7153 N. Uber St.	15' 3-1/2" X 110' 10"

THE FOLLOWING WAS POSTPONED FROM AUGUST 15, 2012

WRIT NO:	PREMISES:	FRONT:
7	6526 N. 16th St.	15' 10" X 82' 8"
8	6001 N. 17th St.	Lot Irreg.
22	217 N. Alden St.	14' 6" X 63'
28	5630 Baltimore Ave.	16' X 100'
29	6425 Belfield Ave.	Lot Irreg.
58	2439 Fairmount Ave.	15' X 102'
84	5409 Larchwood Ave.	16' X 78'
101	5912 N. Park Ave.	40' X 118' 5"

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 19, 2012

WRIT NO:	PREMISES:	FRONT:
10	1938 S. 19th St.	16' X 60'
50	1232 E. Cheltenham Ave.	15' 6" X 90'
52	4939 Chestnut St.	19' 6" X 111' 6"
56	628 S. Conestoga St.	15' X 80'
60	223-25 Dawson St.	33' 8-1/4" X 78' 1-1/2"
63	301 W. Earham Ter.	25' 7-1/8" X 85' 9-3/4"
64	1543 N. Edgewood St.	14' 2" X 70'
87	5122 Larchwood Ave.	20' X 120'
89	3310 W. Lehigh Ave.	Lot Irreg.
93	2167 Magee Ave.	18' 4-1/2" X 100'
100	1806 Morris St.	15' X 62' 3"
110	2931 N. Philip St.	14' 3" X 53' 2"
114	5164 Ridge Ave.	Lot Irreg.
125	8025-27 Stenton Ave.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM OCTOBER 17, 2012

WRIT NO:	PREMISES:	FRONT:
13	3101-19 N. 21st St.	160' X 225'
16	839 N. 24th St.	17' X 73'
17	2921 N. 27th St.	16' X 55'
18	929 N. 29th St.	59' 2-3/4" X 100'
26	420 N. 60th St.	15' 2" X 110'
28	1746 W. 65th Ave.	16' 10" X 90'
36	1 S. Bank St.	Lot Irreg.
38	82 Bethlehem Pike	Lot Irreg.
40	2008 N. Broad St.	Lot Irreg.
44	6139 Carpenter St.	21' X 110'
54	3401 Collins St.	Lot Irreg.
55	2666-72 Coral St.	Lot Irreg. Prem A to C
57	Crowson St.	16' X 50'
60	5939 Drexel Rd.	Lot Irreg.
69	5804 Hazel Ave.	16' X 63' 6"
70	4517 N. Hicks St.	15' 2" X 45'
71	180 Hillcrest Ave.	Lot Irreg.
75	4245 Lancaster Ave.	18' X 100'
84	6830 Ogontz Ave.	39' X 138'
86	4936 Osage Ave.	20' X 110'
92	3724 Pulaski Ave.	21' X 49' 7-1/8"
95	2010 Ridge Ave.	Lot Irreg.
99	1854 Roselyn St.	Lot Irreg.
100	4957 Rubicum St.	30' X 128' 5/8"
103	36 E. Slocum St.	15' 8" X 98'
109	6726 N. Sydenham St.	20' X 74' 6"
112	3512 Vaux St.	16' X 82' 2"
114	6027-29 Vine St.	29' X 96' Prem A & B
117	3509 N. Warnock St.	45' 6" X 56'

NOVEMBER 21, 2012 SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	5709 N. 05th St.	Lot Irreg.
2	4050 N. 08th St.	17' 6" X 51'
3	2224 N. 10th St.	Lot Irreg.
4	6609 N. 10th St.	70' X Irreg.
5	2255 N. 12th St.	Lot Irreg.
6	1501 N. 29th St.	16' X 66'
7	POSTPONED	POSTPONED
8	POSTPONED	POSTPONED
9	750 S. 52nd St.	16' X 75'
10	2537 S. 58th St.	Lot Irreg.
11	131 S. 59th St.	15' X 83' 3"
12	POSTPONED	POSTPONED
13	1530-32 N. 60th St.	28' 4" X 166' 1-1/4"
14	1818-22 S. 60th St.	Lot Irreg.
15	1612 N. 62nd St.	15' 6" X 100'
16	531 N. 62nd St.	Lot Irreg.

WRIT NO: PREMISES: FRONT:

17	1907 N. 63rd St.	40' X 150'
18	1130 N. 64th St.	16' X 100'
19	STAYED	STAYED
20	5240 Addison St.	15' X 64' 6"
21	3457 Ainslie St.	16' 2" X 100'
22	POSTPONED	POSTPONED
23	STAYED	STAYED
24	2520 W. Allegheny Ave.	Lot Irreg.
25	530 E. Allens Ln.	Lot Irreg.
26	138 W. Ashdale St.	16' X 79' 5-1/2"
27	2835 N. Bambrey St.	14' X 45'
28	5020 Beaumont Ave.	20' X 100'
29	5141-53 Belfield Ave.	Lot Irreg.
30	STAYED	STAYED
31	4111 N. Broad St.	16' X 110'
32	523-25 N. Broad St.	Lot Irreg.
33	2645 E. Butler St.	Lot Irreg.
34	POSTPONED	POSTPONED
35	229 W. Calvert St.	Lot Irreg.
36	6036 N. Camac St.	15' 9" X 84' 5/8"
37	2339 Catharine St.	16' X 62'
38	5444 Cedar Ave.	16' X 84'
39	417 W. Champlost Ave.	15' 5" X 69'
40	4930 Chancellor St.	19' X 64'
41	162-64 E. Cheltenham Ave.	Lot Irreg.
42	5221 Chester Ave.	16' X 97'
43	STAYED	STAYED
44	5251 Chestnut St.	16' X 110' 6"
45	5327 Chestnut St.	15' 6" X 68'
46	3403 Chippendale Ave.	15' 10" X 114' 2"
47	POSTPONED	POSTPONED
48	STAYED	STAYED
49	1130 E. Dunton St.	Lot Irreg.
50	POSTPONED	POSTPONED
51	345 N. Felton St.	15' X 97'
52	STAYED	STAYED
53	1505 Frankford Ave.	Lot Irreg.
54	6202 Gardenia St.	16' X 85'
55	1209 Gilham St.	18' 1-1/2" X 67' 6"
56	2641 W. Girard Ave.	18' X 77'
57	3515 Glenn St.	80' X 120'
58	2010 W. Godfrey Ave.	16' X 80'
59	6752 Greenway Ave.	14' X 101' 3"
60	4763 Griscom St.	20' X 74' 10-7/8"
61	6847 Guyer Ave.	16' X 74'
62	1360 E. Haines St.	15' X 74'
63	2048-50 E. Haines St.	30' X 148'
64	2546 S. Holbrook St.	14' 6" X 70'
65	1033 Hoven Rd.	Lot Irreg.
66	POSTPONED	POSTPONED
67	5354 Irving St.	18' X 80'
68	1600 Jackson St.	18' X 64'
69	1215 S. Juniper St.	Lot Irreg.
70	1920 Kater St.	16' X 45'
71	5040 Kingsessing Ave.	19' 4" X 109'
72	6624 Lansdowne Ave.	15' X 75' 6-5/8"
73	1151 Layton Rd.	Lot Irreg.
74	6819 Lindbergh Blv.	Lot Irreg.
75	938 W. Lycoming St.	Lot Irreg.
76	4621 Marple St.	15' 10" X 74' 4-5/8"
77	6368 Mc Callum St.	30' X 150'
78	3636 Midvale Ave.	18' 2" X Irreg.
79	5417 Norfolk St.	15' X 65'
80	6049 Ogontz Ave.	Lot Irreg.
81	1969 Pratt St.	18' X 75'
82	3016 Rosehill St.	13' 4" X 76' 8"
83	1543-47 Ruan St.	Lot Irreg.
84	851 E. Russell St.	56' 1" X 60' Prem A & B

Tax Sale continues on 36

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 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
EFFECTIVE DATE: July 1, 1989

Tax Sale continued from 35

SHERIFF'S SALE10 A.M.
November 21, 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:
85	5841 Sansom St.	15' 6" X 91' 8"	94	1308 Steinber St.	15' X 58' 6"	103	1346 Wales Pl.	26' 5/8" X 100'
86	421 W. Sedgley Ave.	Lot Irreg.	95	POSTPONED	POSTPONED	104	5038-40 Westminster Ave.	Lot Irreg.
87	4764 Shelmire Ave.	15' X 64' 10-3/8"	96	3227-43 Stokley St.	200' 11-1/4" X Irreg.	105	2135 E. Westmoreland St.	Lot Irreg.
88	1727-31 Snyder Ave.	50' X 66' 10"	97	STAYED	STAYED	106	7700 Whitaker Ave.	Lot Irreg.
89	STAYED	STAYED	98	517 W. Tabor Rd.	Lot Irreg. Prem A & B	107	6710 Woolston Ave.	16' X 70'
90	1540 South St.	16' X 68' 6"	99	6719 Torresdale Ave.	23' 9" X 90'	108	1672 Worrell St.	Lot Irreg.
91	712 South St.	19' X 60'	100	2154 Unruh Ave.	18' 1-1/2" X 135'			
92	714 South St.	19' X 62' 6"	101	6707 Upland St.	40' X Irreg.			
93	312 W. Spencer St.	16' 4" X 69'	102	1430 W. Venango St.	15' 8" X 97'			

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**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 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.

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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.

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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

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

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