

Public Notices

SHERIFF'S SALE

10 A.M.
October 17, 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 DECEMBER 15, 2010

WRIT NO:	PREMISES:	FRONT:
33	1941-45 E. Letterly St.	Lot Irreg.
46	3501-49 Richmond St.	Lot Irreg.

THE FOLLOWING WAS POSTPONED FROM JULY 20, 2011

WRIT NO:	PREMISES:	FRONT:
33	514 W. Manheim St.	32' X 130'

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 OCTOBER 19, 2011

WRIT NO:	PREMISES:	FRONT:
64	2911 N. Taylor St.	14' 1" X 50'

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"
90	8207-15 Stenton Ave.	Lot Irreg. Premises A to D

THE FOLLOWING WAS POSTPONED FROM MAY 16, 2012

WRIT NO:	PREMISES:	FRONT:
24	1138 S. 56th St.	15' 1" X 78' 6"
47	12613 Chilton Rd.	Lot Irreg.
57	2327 N. Fawn St.	14' X 47'
98	411 Master St.	16' X 68'
118	5748 Reedland St.	16' X 67' 6"
145	2335 Wheatshaf Ln.	Lot Irreg.
148	6711-25 Woodland Ave.	Lot Irreg. Premises A, B & C

THE FOLLOWING WAS POSTPONED FROM JUNE 20, 2012

WRIT NO:	PREMISES:	FRONT:
8	4321 N. 16th St.	13' 9" X 120'
21	232 S. 45th St.	16' 5" X 120'
100	3333 W. Harold St.	15' X 87' 10"
121	745 Marlyn Rd.	15' 3" X 87' 6"

THE FOLLOWING WAS POSTPONED FROM JULY 18, 2012

WRIT NO:	PREMISES:	FRONT:
52	4303 Haverford Ave.	Lot Irreg.
55	504-08 Hermit St.	Lot Irreg.
64	3632-34 N. Lawrence St.	40' X 104' 7-1/2"
74	5510 Media St.	16' X 87' 4-3/4"
76	2046 Mount Vernon St.	22' 1-1/2" X 89' 5"
123	7616 Thouron Ave	18' X 80'
145	5420 Wyndale St.	25' X 125'

THE FOLLOWING WAS POSTPONED FROM AUGUST 15, 2012

WRIT NO:	PREMISES:	FRONT:
5	5324 N. 15th St.	16' 1" X 112'
17	1651 S. 54th St.	17' 4" X 78'
22	217 N. Alden St.	14' 6" X 63'
29	6425 Belfield Ave.	Lot Irreg.
30	324 Berkley St.	16' X 80'
36	1523 Carpenter St.	18' 2-1/2" X 70'
45	5638 Chew Ave.	15' X 69'
58	2439 Fairmount Ave.	15' X 102'
64	6139-43 Germantown Ave.	Lot Irreg.
65	1140 Gerritt St.	15' X 50'
80	10002 Jeanes St.	Lot Irreg.
81	6202 Jefferson St	16' X 102'
84	5409 Larchwood Ave	16' X 78'
98	5016 Ormes St.	15' 11" X 60'
135	5116-18 Wakefield St.	50' X 105'
138	6132 Walnut St.	15' 1-1/2" X 93' 6"
144	5979 Woodbine Ave.	60' X 192' 6"
148	132 Wyneva St.	19' X 90'

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 19, 2012

WRIT NO:	PREMISES:	FRONT:
8	4651 N. 16th St.	15' 3" X 83' 11"
12	2139 N. 29th St.	14' 6" X 71'
15	1016 S. 46th St.	25' X 100'
19	827 S. 49th St.	21' 6" X 100'
23	528 N. 56th St.	Lot Irreg.
43	2851 Cantrell St.	14' X 42'
47	5246 Cedar Ave.	16' X 106'
50	1232 E. Chelton Ave.	15' 6" X 90'
51	5527 Chester Ave.	15' 4" X 60' 2"
53	6660 Chew Ave.	15' 6" X 65' 6"
55	2519 N. Colorado St.	14' 7" X 48'
56	628 S. Conestoga St.	15' X 80'
59	5738 Crittenden St.	15' 7" X 76' 2-7/8"
80	1308 S. Hanson St.	Lot Irreg.
88	3003 N. Lee St.	14' 6" X 45' 6"
89	3310 W. Lehigh Ave.	Lot Irreg.
97	1762 Mohican St.	Lot Irreg.
101	1035 W. Nevada St.	16' 7" X 60'
107	1929 Page St.	15' X 60'

108	4101-07 Paul St.	Lot Irreg.
109	1200 S. Peach St.	17' 6" X 50'
118	1846 W. Sedgley St.	Lot Irreg.
119	2429 Sharswood St.	14' X 99'
124	1010 S. St. Bernard St.	Lot Irreg.
125	8025-27 Stenton Ave.	Lot Irreg.
126	2709 W. Sterner St.	14' X 45'
130	35 W. Upsal St.	32' X 175' 9"
131	61 E. Walnut Ln.	Lot Irreg.
137	1219 Windrim Ave.	31' 3" X 100'
140	5419-23 Woodland Ave.	48' X 81'

OCTOBER 17, 2012

SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	26 S. 02nd St.	14' 6" X 80'
2	4722 N. 04th St.	16' X 71'
3	1327-31 N. 05th St.	67' 6" X 208' 10"
4	1321 S. 07th St.	14' X 45' 6"
5	108 S. 08th St.	23' X 99'
6	4421 N. 09th St.	19' 6" X 107' 2-1/4"
7	3066 N. 10th St.	15' 6" X 67'
8	4801 N. 10th St.	15' X 86'
9	3306 N. 11th St.	15' X 75'
10	2601 N. 12th St.	15' X 56'
11	5835 N. 16th St.	Lot Irreg.
12	1940 S. 19th St.	6' X 60'
13	3101-19 N. 21st St.	160' X 225'
14	6245 N. 21st St.	16' X 102'
15	STAYED	STAYED
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'
19	1500-36 N. 31st St.	Lot Irreg. Prem A & B
20	STAYED	STAYED
21	438 N. 52nd St.	16' X 97'
22	POSTPONED	POSTPONED
23	847 S. 56th St.	16' X 79' 9-7/5"
24	1201-3 S. 58th St.	40' X 125'
25	2614 S. 60th St.	Lot Irreg.
26	420 N. 60th St.	15' 2" X 110'
27	133 N. 62nd St.	15' X 75'
28	1746 W. 65th Ave.	16' 10" X 90'
29	2141 66th Ave.	15' X 85'
30	2424 75th Ave.	16' X 97' 6"
31	132 W. Albanus St.	15' X 75'
32	5500 Angora Terr.	Lot Irreg.
33	24 W. Apsley St.	42' 1-1/2" X 125' 5-7/8"
34	2428 S. Ardell St.	22' X 72' 5"
35	5251 Arlington St.	19' 8" X 105'
36	POSTPONED	POSTPONED
37	1333 E. Barringer St.	25' X 110' 6"

Tax Sale continues on 16

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.

October 17, 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:
38	82 Bethlehem Pike	Lot Irreg.	68	5319 Greene St.	24' 1" X 55' 7-7/8"	98	68 W. Rockland St.	15' 6" X 86' 8-1/4"
39	265 W. Bristol St.	120' X 95'	69	5804 Hazel Ave.	16' X 63' 6"	99	1854 Roselyn St.	Lot Irreg.
40	POSTPONED	POSTPONED	70	4517 N. Hicks St.	15' 2" X 45'	100	4957 Rubicam St.	30' X 128' 5/8"
41	7312 Brookhaven Rd.	Lot Irreg.	71	180 Hillcrest Ave.	Lot Irreg.	101	2044 S. Salford St.	15' X 85'
42	5230 Broomall St.	25' X 100'	72	1213 S. Juniper St.	17' X 80'	102	6012 Sansom St.	16' X 100'
43	488 Byberry Rd.	Lot Irreg.	73	1217 S. Juniper St.	18' X 80'	103	36 E. Slocum St.	15' 8" X 98'
44	6139 Carpenter St.	21' X 110'	74	1233 Kerper St.	15' 10" X 111' 3"	104	5607 Springfield Ave.	15' X 81' 6"
45	4657 Castor Ave.	Lot Irreg.	75	4245 Lancaster Ave	18' X 100'	105	STAYED	STAYED
46	5932 Catharine St.	19' X 110'	76	5036 Larchwood Ave.	19' 6" X 110'	106	9236 State Rd.	75' X 100'
47	5005 Cedar Ave.	25' X 110'	77	6653 Limekiln Pike	16' X 76' 9"	107	3145 N. Stillman St.	14' X 45' 9"
48	6010 Cedar Ave.	19' X 112' 6"	78	7110 Limekiln Pike	16' X 95'	108	11-13 Strawberry St.	24' 9-7/8" X 47' 5-1/2"
49	5130 Chester Ave.	20' X 94'	79	6219 Market St.	16' 1" X 81'	109	6726 N. Sydenham St.	20' X 74' 6"
50	4706 Chestnut St.	25' 1-1/4" X 107' 2"	80	6635 McCallum St.	Condo Unit #A100B	110	8226 Thouron Ave.	25' X 98' 4"
51	6646 Chew Ave.	15' X 99' 5"	81	1333 E. Mt Pleasant Ave.	16' X 85'	111	1326 E. Upsal St.	Lot Irreg.
52	313 Cobbs Creek Pkwy.	15' 6" X 86'	82	812 W. Moyamensing Ave.	Lot Irreg.	112	3512 Vaux St.	16' X 82' 2"
53	5944 Cobbs Creek Pkwy.	16' X 101' 6"	83	6322 Oakland St.	18' 3" X 83'	113	POSTPONED	POSTPONED
54	3401 Collins St.	Lot Irreg.	84	6830 Ogontz Ave.	39' X 138'	114	6027-29 Vine St.	29' X 96' Prem A & B
55	2666-72 Coral St.	Lot Irreg. Prem A to C	85	3447 Ormes St.	14' X 46'	115	4525A-37 Walnut St.	Lot Irreg.
56	2596 Cranston Rd.	Lot Irreg.	86	4936 Osage Ave.	20' X 110'	116	5005 Walnut St.	16' X 97'
57	5501 Crowson St.	16' X 50'	87	3903 N. Percy St.	16' 1/2" X 45'	117	3509 N. Warnock St.	45' 6" X 56'
58	8753 Ditman St.	16' 1/2" X 102' 6"	88	4900-8 Pine St.	82' X 110'	118	6247 Washington Ave.	19' X 112' 6"
59	1135 S. Divinity St.	15' 7-1/2" X 99' 4"	89	843 N. Preston St.	21' 8-1/2" X 120'	119	STAYED	STAYED
60	5939 Drexel Rd.	Lot Irreg.	90	1319 E. Price St.	15' 4" X 74'	120	5024-26 Wayne Ave.	31' 1-1/2" X 60' 6" Prem A & B
61	STAYED	STAYED	91	133 W. Price St.	15' X 120'	121	2535 Webb St.	19' X 31'
62	1417 W. Erie Ave.	20' X 95'	92	3724 Pulaski Ave.	21' X 49' 7-1/8"	122	2329 Wharton St.	18' X 70' 4"
63	STAYED	STAYED	93	230-40 Race St.	Lot Irreg.	123	625 E. Willard St.	15' 9" X 51' 6"
64	6200 Germantown Ave.	Lot Irreg.	94	6038 Reinhard St.	15' X 60'	124	5901 Windsor Ave.	19' 2" X 64'
65	1111 W. Godfrey Ave.	Lot Irreg.	95	2010 Ridge Ave.	Lot Irreg.	125	5351 Wissahickon Ave. Unit M	Lot Irreg.
66	2008 W. Godfrey Ave.	16' X 80'	96	STAYED	STAYED			
67	1526 W. Grange Ave.	Lot Irreg.	97	2852 N. Ringgold St.	14' 4" X 46' 6"			

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

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



When your firm has news that is important enough to announce, consider placing an announcement in *The Legal Intelligencer*!

To place a Professional Announcement, contact
Lana Ehrlich at 215-557-2392 or lehrlich@alm.com

The Legal Intelligencer