

Public Notices

Tax Collection Sale

City of Philadelphia TAX COLLECTION SALE

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:

Properties to be sold by **Jewell Williams, Sheriff**
10:00 a.m. Thursday, October 24, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1309	2006	1324 North Frazier Street	4th wd.	Front: 20'6"x81' 3-1/4"	1310	2039	1230 South 49th Street	27th wd.	Front: 15'x69'
1309	2016	1154 East Woodlawn Street aka 1154 East Woodlawn Avenue	12th wd.	IRREGULAR SIZE PROPERTY	1310	2040	4801 Glenmore Avenue	27th wd.	Front: 16'x52'
1309	2019	6118 East Wister Street aka 6118 Wister Street	12th wd.	Front: 20'x100'	1310	2041	4803 Glenmore Avenue	27th wd.	Front: 16'x52'
1309	2090	4526 Regent Street	27th wd.	Front: 17'x100'	1310	2042	2463 North 29th Street	28th wd.	Front: 16'x70'
1309	2103	1420 South 55th Street aka 1420 South 55th Avenue	52nd wd.	Front: 15'4"x64'	1310	2043	2526 West Nevada Street	28th wd.	IRREGULAR SIZE PROPERTY
1309	2117	1951 Haworth street	62nd wd.	Front: 14'x3-1/2"x80'	1310	2044	2610-12 West Harold Street	28th wd.	Front: 36'x80'
1310	2001	1120 South Clifton Street	59th wd.	IRREGULAR SIZE PROPERTY	1310	2045	2810 West Harold Street	28th wd.	IRREGULAR SIZE PROPERTY
1310	2002	46 N Frazier Street	4th wd.	Front: 15'x64'	1310	2046	2721 West Silver Street	28th wd.	Front: 14'x50'
1310	2003	4009 Brown Street	6th wd.	Front: 15'9-1/2"x74'10"	1310	2047	2447 North Myrtlewood Street	28th wd.	Front: 15'6"x52'6"
1310	2004	837 North 43rd Street	6th wd.	Front: 16'x80'	1310	2048	2503 North Spangler Street	28th wd.	IRREGULAR SIZE PROPERTY
1310	2005	3417 Ormes Street	7th wd.	Front: 14'x46'	1310	2049	3219 West Gordon Street	28th wd.	Front: 14'6"x47'
1310	2006	3228 Hurley Street	7th wd.	Front: 15'x47'6"	1310	2050	3118 West York Street	28th wd.	Front: 14'x55'
1310	2007	2242 W Allegheny Avenue	11th wd.	Front: 15'x62'	1310	2051	2200 Jefferson Street	29th wd.	Front: 18'9"x52'6"
1310	2008	2742 North 15th Street	11th wd.	Front: 14'4"x66'	1310	2052	2214 Jefferson Street aka 2214 West Jefferson Street	29th wd.	Front: 16'7"x52'
1310	2009	2744 North Croskey Street	11th wd.	Front: 14'6"x45'	1310	2053	2216 Jefferson Street aka 2216 W Jefferson Street	29th wd.	Front: 16'7"x52'
1310	2010	3011 North Bonsall Street	11th wd.	Front: 14'3"x45'	1310	2054	2433 Bolton Street	29th wd.	Front: 13'11-3/4"x45'
1310	2011	1624 West Westmoreland Street	11th wd.	Front: 16'1"x97'	1310	2055	1534 North Natrona Street	29th wd.	Front: 15'x66'
1310	2012	3447 North 15th Street	11th wd.	Front: 16'x100'	1310	2056	2119 East Hagert Street	31st wd.	Front: 12'x51'5/8"
1310	2013	3431 North 19th Street	11th wd.	Front: 20'10-1/2"x116'	1310	2057	2182 East Huntingdon Street	31st wd.	Front: 13'5-3/4"x85'
1310	2014	3339 North 20th Street	11th wd.	Front: 20'7"x97'10"	1310	2058	1869 North Bucknell Street	32nd wd.	Front: 16'x46'6"
1310	2015	3421 Judson Street aka 3421 N Judson Street	11th wd.	Front: 16'x80'3"	1310	2059	2535 West Montgomery Avenue	32nd wd.	Front: 15'x87'6-1/8"
1310	2016	54 East Clapier Street	12th wd.	IRREGULAR SIZE PROPERTY	1310	2060	3122 Fontain Street	32nd wd.	Front: 14'x58'
1310	2017	5605 Nelson Street	12th wd.	IRREGULAR SIZE PROPERTY	1310	2061	1853 North 28th Street	32nd wd.	Front: 15'x50'
1310	2018	220 West Penn Street aka 220 Penn Street	12th wd.	IRREGULAR SIZE PROPERTY	1310	2062	2129 North 30th Street	32nd wd.	Front: 15'x57'
1310	2019	5336-5338 Germantown Avenue	12th wd.	IRREGULAR SIZE PROPERTY	1310	2063	2518 Nicholas Street	16th wd.	Front: 14'x53'
1310	2020	1983-85 West Hunting Park Avenue	13th wd.	IRREGULAR SIZE PROPERTY	1310	2064	1731 N Stillman St aka 1731 Stillman St	32nd wd.	Front: 13'4"x50'1-3/4"
1310	2021	1008 R Fairmount Avenue	14th wd.	Front: 17'x37'5"	1310	2065	1753 North Bailey Street	32nd wd.	Front: 15'x51'9"
1310	2022	2205 North Colorado Street	16th wd.	Front: 14'2"x48'	1310	2066	1644 North Dover Street	32nd wd.	Front: 13'4"x50'1-3/4"
1310	2023	1553 West Tucker Street	16th wd.	Front: 14'x53'	1310	2067	660 Lippincott Street aka 660 East Lippincott Street	33rd wd.	Front: 14'3"x50'
1310	2024	1829 West Huntingdon Street	16th wd.	Front: 14'2"x67'	1310	2068	336 North 63rd Street	34th wd.	IRREGULAR SIZE PROPERTY
1310	2025	6440 Limekiln Pike aka 6440 Limekiln Turnpike	17th wd.	IRREGULAR SIZE PROPERTY	1310	2069	1311 South 20th Street	36th wd.	Front: 15'6-1/2"x50'
1310	2026	2951 North 4th Street	19th wd.	Front: 14'x55'6"	1310	2070	1338 South Dover Street	36th wd.	Front: 14'x52'
1310	2027	1620 North 6th Street	20th wd.	Front: 14'8"x85'	1310	2071	2229 Pierce Street	36th wd.	Front: 14'x47'
1310	2028	1925 Berkshire Street	23rd wd.	IRREGULAR SIZE PROPERTY	1310	2072	1305 South 15th Street	26th wd.	Front: 16'x100'
1310	2029	1685 Kinsey Street	23rd wd.	IRREGULAR SIZE PROPERTY	1310	2073	3143 North 9th Street	37th wd.	Front: 15'x56'1-1/8"
1310	2030	776 Union St aka 776 N. Union St	24th wd.	Front: 20'x70'	1310	2074	819 West Birch Street aka 819 Birch Street	37th wd.	Front: 13'9"x48'6"
1310	2031	778 Union Street aka 778 North Union Street	24th wd.	Front: 20'x70'	1310	2075	2415 South 4th Street	39th wd.	Front: 16'8"x58'
1310	2032	3918 Pennsgrove Street	24th wd.	Front: 15'6"x85'	1310	2076	1807 South 58th Street	40th wd.	Front: 19'4-1/2"x75'
1310	2033	3837 Cambridge Street	24th wd.	Front: 15'10"x78'	1310	2077	5755 Reedland Street	40th wd.	Front: 17'x67'6"
1310	2034	3861 Cambridge Street	24th wd.	Front: 15'10"x84'	1310	2078	6227 Elmwood Avenue	40th wd.	Front: 16'x85'
1310	2035	1009 North 40th Street	24th wd.	Front: 16'3"x95'	1310	2079	2235 South 70th Street	40th wd.	Front: 14'11"x70'
1310	2036	1815 East Somerset Street	25th wd.	Front: 14'x49'11-3/4"	1310	2080	8423 Suffolk Pl	40th wd.	IRREGULAR SIZE PROPERTY
1310	2037	2107 East Birch Street	25th wd.	Front: 15'x52'	1310	2081	6825 Guyer Avenue	40th wd.	Front: 16'x74'
1310	2038	2038 East Clementine Street	25th wd.	Front: 11'11-1/2"x62'3"	1310	2082	176 West Venango Street aka 716 Venango Street	43rd wd.	Front: 15'x80'
					1310	2083	3739 North 7th Street	43rd wd.	Front: 15'6"x100'

Tax Sale continues on 16

TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE

Effective: April 2000

- Ten percent of the highest 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 their bid is registered, provided that in no case shall less than \$500.00 be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of the bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second bidder will take the property at the highest bid price.
- The balance of the purchase money must be deposited in cash, certified check, attorney's check or money order together with a certification from the Department of Revenue for execution by the highest bidder to the Sheriff at his office within 30 days from the date of sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty [30] day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty [30] day time limit to make settlement with the Sheriff on their second bid. Thereafter, the Sheriff shall be at liberty to return the decree to the courts and the sale of said property will be marked as "Terms of Sale Not Complied."
- 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 bid is registered on a property at the sale.
- No personal checks, drafts or promises to pay will be accepted in lieu of cash, certified check, attorney's check or money order made payable to the Sheriff of Philadelphia.
- 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 costs, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.
- The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs, in addition to the amount of the original tax lien. Each successive bid thereafter shall be One Hundred Dollars above the last amount stated. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the decree at that price.
- The Sheriff reserves the right to grant further extension of time to settle and further reserves the right to refuse bids from bidders who fail 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 [1] 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 to any individual or entity using an unregistered fictitious name and may, 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 re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the decree has not appeared and/or is not present at the sale.

Public Notices

Tax Sale continued from 15

Tax Collection Sale

City of Philadelphia TAX COLLECTION SALE

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:

Properties to be sold by **Jewell Williams, Sheriff**
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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1310	2084	5034 Brown Street	44th wd.	IRREGULAR SIZE PROPERTY	1310	2101	5372 West Montgomery Avenue	52nd wd.	Front: 16'1"x71'6"
1310	2085	447 North 51st Street	44th wd.	IRREGULAR SIZE PROPERTY	1310	2102	1726 North Creighton Street	52nd wd.	IRREGULAR SIZE PROPERTY
1310	2086	5330 West Girard Avenue	44th wd.	Front: 16'x90'	1310	2103	1255 Serota Place	58th wd.	IRREGULAR SIZE PROPERTY
1310	2087	2145 North Natrona Street	32nd wd.	Front: 15'x60'	1310	2104	731 East Haines Street	59th wd.	Front: 18'x180'10-1/2"
1310	2088	1708 Ingersoll Street aka 1708 W Ingersoll Street	47th wd.	Front: 14'x49'3-1/8"	1310	2105	6218-20 Chew Ave aka 6218 Chew Ave	59th wd.	IRREGULAR SIZE PROPERTY
1310	2089	1726 Ingersoll St aka 1726 W Ingersoll St	47th wd.	Front: 14'x49'3"	1310	2106	6020-22 Concord Street	59th wd.	IRREGULAR SIZE PROPERTY
1310	2090	1302 North 18th Street	47th wd.	Front: 16'8"x72'	1310	2107	4700 Chestnut Street	11th wd.	Front: 16'1"x97'
1310	2091	619 West Courtland Street	49th wd.	IRREGULAR SIZE PROPERTY	1310	2108	5217 Larchwood Avenue	60th wd.	Front: 16'x75'
1310	2092	1027 South 50th Street	51st wd.	Front: 15'6"x72'	1310	2109	236 South Frazier Street	60th wd.	Front: 35'x63'
1310	2093	5240 Reinhard Street	51st wd.	Front: 15'x62'10"	1310	2110	3122 Ryan Avenue	35th wd.	IRREGULAR SIZE PROPERTY
1310	2094	5326 Upland Street	51st wd.	Front: 15'2"x62'8"	1310	2111	4501 Poplar Street	6th wd.	IRREGULAR SIZE PROPERTY
1310	2095	5420 Angora Terrace aka 5420 Angora Street	51st wd.	Front: 19'9"x126'1-3/4"	1310	2112	1729 West Allegheny Avenue	13th wd.	IRREGULAR SIZE PROPERTY
1310	2096	5433 Florence Avenue	51st wd.	Front: 16'x64'	1310	2113	1000-18 W Sedgley aka 1000-18 Allegheny Avenue	43rd wd.	IRREGULAR SIZE PROPERTY
1310	2097	5527 Warrington Avenue	51st wd.	Front: 18'x67'3"	1310	2114	8029 Castor Avenue	56th wd.	IRREGULAR SIZE PROPERTY
1310	2098	1721 South Conestoga Street	51st wd.	Front: 15'x59'	1310	2115	1649 North Philip Street	18th wd.	IRREGULAR SIZE PROPERTY
1310	2099	5524 Paschall Avenue	51st wd.	Front: 15'x58'6"	1310	2116	951 South 53rd Street aka 945-51 South 53rd Street	51st wd.	IRREGULAR SIZE PROPERTY
1310	2100	5316 West Oxford Street aka 5316 Oxford Street	52nd wd.	IRREGULAR SIZE PROPERTY	1310	2117	6330 Reedland Street	40th wd.	Front: 15'x65'
					1310	2118	210 South 60th Street	3rd wd.	Front: 45'x82'
					1310	2119	4201 Brown Street	6th wd.	IRREGULAR SIZE PROPERTY
					1310	2120	415 South 55th Street	60th wd.	Front: 16'x87'

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- The balance of the purchase money must be deposited in cash, certified check, attorney's check or money order together with a certification from the Department of Revenue for execution by the highest bidder to the Sheriff at his office within 30 days from the date of sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty [30] day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty [30] day time limit to make settlement with the Sheriff on their second bid. Thereafter, the Sheriff shall be at liberty to return the decree to the courts and the sale of said property will be marked as "Terms of Sale Not Complied."
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