

# 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, February 20, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1402	2001	624 Mountain St	1st wd.	Front: 15'x50'	1402	2047	657 North 39th Street	24th wd.	Front: 16'x81'
1402	2002	5924 Market Street	3rd wd.	Front: 16'x83'6"	1402	2048	3950 Melon Street	24th wd.	Front: 15'x79'6"
1402	2003	6248 Spruce Street	3rd wd.	Front: 15'6"x75'	1402	2049	3855 Olive Street	24th wd.	Front: 13'6"x69'
1402	2004	6027 Washington Avenue	3rd wd.	Front: 21'7"x112'6"	1402	2050	3918 Aspen Street	24th wd.	Front: 16'x90'
1402	2005	18 North 54th Street	4th wd.	Front: 16'x63'3"	1402	2051	3922 Aspen Street	24th wd.	Front: 16'x90'
1402	2006	5549 Hazel Avenue	46th wd.	Front: 15'x111'	1402	2052	735 North 39th Street	24th wd.	Front: 16'x82'
1402	2007	5732 Hunter Street	4th wd.	IRREGULAR SIZE PROPERTY	1402	2053	737 North 39th Street	24th wd.	Front: 16'x82'
1402	2008	713 N 42nd Street	6th wd.	IRREGULAR SIZE PROPERTY	1402	2054	763 N 39th Street	24th wd.	Front: 15'x80'
1402	2009	4279 Viola Street	6th wd.	Front: 16'x71'	1402	2055	2826 Agate Street	25th wd.	Front: 14'x50'
1402	2010	811 N Brooklyn St aka 811 Brooklyn St	6th wd.	Front: 14'x43'	1402	2056	2971 Amber Street	25th wd.	IRREGULAR SIZE PROPERTY
					1402	2057	3055-57 Amber Street	25th wd.	IRREGULAR SIZE PROPERTY
1402	2011	3220 North Lee Street	7th wd.	Front: 14'x60'	1402	2058	4930 Paschall Avenue	27th wd.	Front: 14'x75'
1402	2012	3222 North Lee Street	7th wd.	Front: 14'x60'	1402	2059	2410 North 25th Street	28th wd.	Front: 14'9-1/2"x54'
1402	2013	3459 North Lee Street	7th wd.	Front: 14'x60'	1402	2060	3308 W Hagert Street	28th wd.	Front: 15'4"x59'6"
1402	2014	3323 Hartville Street	7th wd.	Front: 14'x46'6"	1402	2061	2341 W Thompson St	29th wd.	IRREGULAR SIZE PROPERTY
1402	2015	3312 "E" Street	7th wd.	Front: 14'x51'	1402	2062	1545 N Dover Street	29th wd.	Front: 15'2-1/2"x50'3"
1402	2016	303 East Allegheny Avenue	7th wd.	Front: 14'10"x73'5"	1402	2063	1924 East Arizona Street	31st wd.	Front: 14'7"x63'6"
1402	2017	541 E Westmoreland Street	7th wd.	Front: 16'x51'6"	1402	2064	2029 E Letterly St	31st wd.	Front: 14'1"x57'3"
1402	2018	6600 N Uber St	10th wd.	IRREGULAR SIZE PROPERTY	1402	2065	1927 West Diamond Street aka 1927 Diamond Street	32nd wd.	Front: 17'x96'6"
1402	2019	1843 W Tioga Street	11th wd.	IRREGULAR SIZE PROPERTY					
1402	2020	3259 North 16th Street	11th wd.	Front: 17'x97'	1402	2066	1749 North Stillman Street	32nd wd.	Front: 15'x50'
1402	2021	3547 N Smedley St	11th wd.	Front: 16'6"x69'11"	1402	2067	3322 Malta Street	33rd wd.	Front: 14'x43'
1402	2022	5536 Bloyd Street	12th wd.	Front: 14'x100'	1402	2068	2025 Wharton Street	36th wd.	Front: 14'x75'
1402	2023	5542 Bloyd Street	12th wd.	Front: 14'x100'	1402	2069	2110 Earp Street	36th wd.	Front: 15'x49'
1402	2024	5543 Blakemore Street	12th wd.	Front: 14'4"x50'	1402	2070	2213 Oakford Street	36th wd.	Front: 15'x61'
1402	2025	3823 Pulaski Avenue	13th wd.	IRREGULAR SIZE PROPERTY	1402	2071	2425 Wharton Street	36th wd.	Front: 16'x73'
1402	2026	4102 N Broad Street	13th wd.	IRREGULAR SIZE PROPERTY	1402	2072	1273 South Bucknell Street	36th wd.	Front: 15'x55'
1402	2027	4114 North Broad Street	13th wd.	Front: 15'6"x100'	1402	2073	1137 South 26th Street	36th wd.	Front: 15'x51'
1402	2028	4130 N Broad St	13th wd.	Front: 16'x104'8-7/8"	1402	2074	1213 S 26th st	36th wd.	Front: 13'x38'
1402	2029	4418 North 15th Street	13th wd.	Front: 15'9"x72'	1402	2075	1253 S 28th Street	36th wd.	Front: 16'x61'
1402	2030	4445 North 20th Street	13th wd.	Front: 15'x66'	1402	2076	1940 Reed Street	36th wd.	IRREGULAR SIZE PROPERTY
1402	2031	1317 North 7th Street	14th wd.	Front: 18'x90'	1402	2077	1933 Wilder Street	36th wd.	Front: 14'x51'6"
1402	2032	1721 Erdman Street	15th wd.	Front: 12'x39'	1402	2078	2149 Cross Street	36th wd.	IRREGULAR SIZE PROPERTY
1402	2033	1705 Ridge Avenue	15th wd.	IRREGULAR SIZE PROPERTY	1402	2079	2017 Fernon Street	36th wd.	Front: 14'x44'
1402	2034	2330 North 16th Street	16th wd.	IRREGULAR SIZE PROPERTY	1402	2080	1844 Mountain Street	36th wd.	Front: 15'x50'
1402	2035	2348 North 16th Street	16th wd.	Front: 16'x95'	1402	2081	2037 Fernon Street	36th wd.	Front: 14'x44'
1402	2036	2547 N 18th Street	16th wd.	Front: 15'6"x66'	1402	2082	2045 Watkins Street	36th wd.	Front: 14'x45'
1402	2037	2053 W Boston St aka 2053 Boston Ave	16th wd.	Front: 14'6-1/2"x56'	1402	2083	2049 Watkins Street	36th wd.	Front: 14'x45'
					1402	2084	1936 Pierce St	36th wd.	Front: 14'x45'3"
1402	2038	6311 North Woodstock Street	17th wd.	Front: 15'x76'	1402	2085	2014 Pierce Street	36th wd.	Front: 14'x47'3"
1402	2039	2434 North Waterloo Street aka 2434 Waterloo Street	19th wd.	Front: 18'2"x40'6"	1402	2086	1522 South Lambert Street	36th wd.	Front: 14'x44'
1402	2040	820 Diamond St aka 820 West Diamond St	20th wd.	Front: 15'x58'	1402	2087	1545 S 29th St	36th wd.	Front: 16'x58'
1402	2041	1932 North 8th Street	20th wd.	Front: 16'10"x58'	1402	2088	1339 S Bouvier St	36th wd.	Front: 13'10-1/2"x50'
1402	2042	1944 N 8th St	20th wd.	Front: 16'11"x58'	1402	2089	1408 South Bouvier Street	36th wd.	Front: 14'x48'
1402	2043	1958 North 8th Street	20th wd.	Front: 16'x67'1-1/8"	1402	2090	1414 S Bouvier Street	36th wd.	Front: 14'x48'
1402	2044	2150 North 8th Street	20th wd.	Front: 15'2"x57'1-1/8"	1402	2091	2724 North 8th Street	37th wd.	Front: 14'11-9/16"x50'2-7/16"
1402	2045	2159 N 9th Street	20th wd.	Front: 14'11"x54'1-1/8"	1402	2092	3029 Germantown Avenue	37th wd.	IRREGULAR SIZE PROPERTY
1402	2046	522 N 35th Street	24th wd.	IRREGULAR SIZE PROPERTY	1402	2093	637 West Allegheny Avenue aka 637 Allegheny Avenue	37th wd.	Front: 15'x80'
					1402	2094	3245 North Newkirk Street	38th wd.	Front: 14'3"x58'6"

Tax Sale continues on 18

### 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 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 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 th irty [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 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 17

## 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, February 20, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1402	2095	717 Cantrell Street	39th wd.	Front: 14'x49'9"	1402	2125	610 Dudley Street	39th wd.	Front: 14'x44'
1402	2096	426 West Wyoming Avenue	42nd wd.	Front: 15'1" x114'6"	1402	2126	3023 North Bailey Street	38th wd.	Front: 14'x45'3"
1402	2097	1004-12 W Thayer St	43rd wd.	IRREGULAR SIZE PROPERTY	1402	2127	831 Brooklyn St	6th wd.	Front: 14'x43'
1402	2098	1200 West Atlantic Street	43rd wd.	IRREGULAR SIZE PROPERTY	1402	2128	5903 Harbison Avenue	62nd wd.	IRREGULAR SIZE PROPERTY
1402	2099	1229 W Erie Ave	43rd wd.	Front: 15'9" x120'	1402	2129	174 Tiber Street aka 174 West Tiber Street	42nd wd.	Front: 14'x57'
1402	2100	3735 N 8th St	43rd wd.	Front: 15'x74'					
1402	2101	4858 Fairmount Avenue	44th wd.	Front: 15'x75'	1402	2130	350 Magee Ave	35th wd.	Front: 75'x100'
1402	2102	4909 Hoopes Street	44th wd.	Front: 14'2" x66'	1402	2131	3247 Edgemont Street	45th wd.	Front: 13'5" x55'
1402	2103	3542 Kensington Ave	33rd wd.	IRREGULAR SIZE PROPERTY	1402	2132	2548 North Hollywood Street	28th wd.	Front: 14'2" x52'6"
1402	2104	1822 Mc Clellan Street	48th wd.	Front: 14'x53'	1402	2133	1815 North Natrona Street	32nd wd.	Front: 16'1-1/2" x65'
1402	2105	1326 West Wingohocking Street	49th wd.	Front: 16'x69'	1402	2134	1849 East Tioga Street	45th wd.	Front: 14'3-1/2" x87'
1402	2106	1126 W Wyoming Avenue	49th wd.	Front: 16'x95'	1402	2135	2512 N 22nd St	16th wd.	Front: 15'x80'6"
1402	2107	1215 S 52nd St	51st wd.	Front: 16'6" x90'	1402	2136	2546 South Millick Street	40th wd.	Front: 16'x48'6"
1402	2108	1248 South Ruby Street	51st wd.	Front: 15'x50'	1402	2137	1431 West Toronto Street	11th wd.	Front: 16'x51'4"
1402	2109	1732 S Ruby St aka 1732 Ruby St	51st wd.	IRREGULAR SIZE PROPERTY	1402	2138	1227 Belmont Avenue	6th wd.	Front: 18'1-7/8" x120'
1402	2110	5320 Greenway Avenue	51st wd.	Front: 15'x106'6"	1402	2139	5445 Angora Terrace	51st wd.	Front: 19'10-1/2" x95'
1402	2111	5411 Euclid Street	52nd wd.	Front: 18'3-5/8" x89'	1402	2140	6141 Ogontz Ave	17th wd.	IRREGULAR SIZE PROPERTY
1402	2112	6512 Wyncote Avenue	59th wd.	IRREGULAR SIZE PROPERTY	1402	2141	3453 Ormes St aka 3453 N Ormes St.	7th wd.	Front: 14'x46'
1402	2113	448 E Walnut Lane	59th wd.	Front: 19'9" x132'	1402	2142	848 N 41st St	6th wd.	IRREGULAR SIZE PROPERTY
1402	2114	5001 Irving Street	60th wd.	Front: 16'x82'	1402	2143	3064 N Lee St	7th wd.	Front: 14'6" x45'
1402	2115	5721 Larchwood Avenue	60th wd.	Front: 15'4" x80'	1402	2144	2118 N 8th St	20th wd.	Front: 16'6" x57'1-1/8"
1402	2116	5159 Akron St	62nd wd.	Front: 16'3" x90'1/4"	1402	2145	1213 N 52nd St	44 wd.	IRREGULAR SIZE PROPERTY
1402	2117	5429 Market Street	4th wd.	IRREGULAR SIZE PROPERTY	1402	2146	2027 S Croskey St	48th wd.	Front: 14'x54'
1402	2118	4627 Wayne Ave	12th wd.	Front: 21'3-1/2" x125'	1402	2147	1767 S 65th St	40th wd.	Front: 14'6" x120'
1402	2119	1804-14 East Hazzard Street	31st wd.	Front: 52'7" x52'6"	1402	2148	812 Diamond St aka 812 W Diamond St	20th wd.	Front: 14'x58
1402	2120	3301 Tulip Street	45th wd.	Front: 50'10" x102'					
1402	2121	1837 West Pacific Street	13th wd.	Front: 15'x80'	1402	2149	624 W Cecil B. Moore Ave. aka 624 Cecil B. Moore Ave	20th wd.	IRREGULAR SIZE PROPERTY
1402	2122	874 North 40th Street	6th wd.	Front: 14'11-1/4" x64'4"					
1402	2123	819 South 59th Street	3rd wd.	Front: 20'x75'	1402	2150	234 Chelten Ave	61st wd.	Front: 15'x70'9"
1402	2124	1420 Shelmire Avenue	56th wd.	Front: 100'x112'6"					

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•The balance of the purchase money must be deposited in 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 th irty [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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