

# 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 Office of the Sheriff, City and County of Philadelphia  
10:00 a.m. Thursday, March 19, 2015 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1503	2001	43 North Yewdall Street	4th wd.	Front: 15'x54'	1503	2044	1420 Lenox Avenue	13th wd.	Front: 14'x67'
1503	2002	417 North Sickels Street	4th wd.	Front: 15'x64'10-1/2"			a/k/a 1420 West Lenox Avenue		
1503	2003	553 North 56th Street	4th wd.	Front: 15'x78'4"	1503	2045	1519 West Butler Street	13th wd.	Front: 15'6"x87'
1503	2004	34 N. Frazier Street	4th wd.	Front: 15'x64'	1503	2046	2040 Dennie Street	13th wd.	Front: 14'x104'
1503	2005	148 North Wanamaker Street	4th wd.	Front: 14'6"x71'6"	1503	2047	2009 Newcomb Street	13th wd.	Front: 13'8-1/2"x45'
1503	2006	5918 Summer Street	4th wd.	Front: 15'x66'	1503	2048	1728 West Bristol Street	13th wd.	Irregular Size Property
1503	2007	5941 Summer Street	4th wd.	Front: 15'x65'	1503	2049	1731 West Bristol Street	13th wd.	Front: 15'x83'4"
1503	2008	5802 Vine Street	4th wd.	Front: 15'x76'	1503	2050	5025 McKean Street	13th wd.	Irregular Size Property
1503	2009	1253 N. Alden Street	4th wd.	Front: 15'x64'7/8"			a/k/a 5025 McKean Avenue		
1503	2010	1325 N. Hobart Street	4th wd.	Front: 15'x57'	1503	2051	2252 North Gratz Street	16th wd.	Front: 14'x45'6"
1503	2011	4221 Ogden Street	6th wd.	Front: 16'x70'	1503	2052	2234 West Firth Street	16th wd.	Front: 14'6"x60'
1503	2012	4235 Otter Street	6th wd.	Front: 22'x76'8"			a/k/a 2234 Firth Street		
1503	2013	4277 Viola Street	6th wd.	Front: 16'4-1/2"x71'	1503	2053	176 Master Street	18th wd.	Front: 16'x90'
1503	2014	1114 North 40th Street	6th wd.	Front: 17'x100'	1503	2054	128 West Montgomery Avenue	18th wd.	Front: 15'3"x46'
1503	2015	1133 N. 41st Street	6th wd.	Front: 16'x77'	1503	2055	321 West Berks Street	18th wd.	Front: 16'8"x79'
		a/k/a 1133 E. 41st Street			1503	2056	323 W. Berks Street	18th wd.	Front: 18'x79'
1503	2016	824 North 41st Street	6th wd.	Irregular Size Property	1503	2057	431 West Berks Street	18th wd.	Irregular Size Property
1503	2017	1221 N. 42nd Street	6th wd.	Front: 16'x114'5-1/2"	1503	2058	439-45 W. Berks Street	18th wd.	Irregular Size Property
1503	2018	1014 Pallas Street	6th wd.	Front: 14'x63'	1503	2059	3246 North 2nd Street	19th wd.	Front: 14'4"x57'
1503	2019	885 North 45th Street	6th wd.	Front: 15'1/4"x80'	1503	2060	321 "A" Cinnaminson Street	21st wd.	Irregular Size Property
1503	2020	895 N. 48th Street	6th wd.	Irregular Size Property			a/k/a 321 Cinnaminson Street		
1503	2021	2944 Waterloo Street a/k/a	7th wd.	Front: 15'x44'6"	1503	2061	4675 Hawthorne Street	23rd wd.	Irregular Size Property
		2944 N. Waterloo Street			1503	2062	4650 Tackawanna Street	23rd wd.	Front: 20'x104'
1503	2022	3336 Waterloo Street	7th wd.	Front: 14'x40'6"	1503	2063	1217 Adams Avenue	23rd wd.	Irregular Size Property
		a/k/a 3336 North Waterloo Street			1503	2064	660 Union Street	24th wd.	Front: 16'x79'6"
1503	2023	3441 N. 2nd Street	7th wd.	Front: 15'3/4"x100'			a/k/a 660 North Union Street		
1503	2024	3312 Ella Street	7th wd.	Front: 14'1-1/2"x68'6"	1503	2065	668 Union Street	24th wd.	Front: 23'6"x84'6"
1503	2025	1834-36 W. Cheltenham Avenue	10th wd.	Irregular Size Property			a/k/a 668 N. Union Street		
1503	2026	1551 Beverly Rd a/k/a	10th wd.	Front: 18'2"x88'	1503	2066	3848 Folsom Street	24th wd.	Front: 14'x80'
		1551 E. Beverly Rd			1503	2067	844 Union Street a/k/a	24th wd.	Front: 20'x120'
1503	2027	7100 Louise Street	10th wd.	Irregular Size Property			844 N. Union Street		
1503	2028	7057 Forrest Avenue	10th wd.	Front: 15'8"x92'6"	1503	2068	3952 Pennsgrove Street	24th wd.	Front: 15'6"x85'
1503	2029	2318 West Allegheny Avenue	11th wd.	Front: 17'x55'	1503	2069	3866 Wyalusing Avenue	24th wd.	Front: 14'3"x60'
1503	2030	2935 North 21st Street	11th wd.	Front: 16'10"x70'4"	1503	2070	3835 Cambridge Street	24th wd.	Front: 15'10"x78'
1503	2031	2716 N. Croskey Street	11th wd.	Front: 14'6"x45'	1503	2071	1846 Hart Lane	25th wd.	Irregular Size Property
1503	2032	2930 North Bonsall Street	11th wd.	Front: 14'x45'			a/k/a 1846 East Hart Lane		
1503	2033	2819 Judson Street a/k/a	11th wd.	Front: 15'x46'6"	1503	2072	2142 East Cambria Street	25th wd.	Front: 14'10"x75'
		2819 North Judson Street			1503	2073	2164 East Cambria Street	25th wd.	Front: 12'x74'6"
1503	2034	3059 Judson Street	11th wd.	Front: 14'3"x45'	1503	2074	1951 East Cambria Street	25th wd.	Irregular Size Property
		a/k/a 3059 N. Judson Street			1503	2075	2061 East Monmouth Street	25th wd.	Front: 14'x64'11-1/4"
1503	2035	3065 Judson Street a/k/a	11th wd.	Front: 14'3"x45'	1503	2076	1330 South Paxon Street	27th wd.	Front: 14'3"x57'
		3065 North Judson Street			1503	2077	1358 S. Paxon Street	27th wd.	Front: 14'3"x57'
1503	2036	2736 Judson Street	11th wd.	Front: 14'6"x45'	1503	2078	4719 Upland Street	27th wd.	Front: 15'x62'
		a/k/a 2736 North Judson Street			1503	2079	4908 Saybrook Avenue	27th wd.	Front: 14'x75'
1503	2037	1714 W. Westmoreland Street	11th wd.	Front: 15'x97'	1503	2080	4918 Paschall Avenue	27th wd.	Front: 14'x75'
1503	2038	1933 West Westmoreland Street	11th wd.	Front: 15'x75'	1503	2081	4928 Paschall Avenue	27th wd.	Front: 14'x75'
1503	2039	3417 North 22nd Street	11th wd.	Front: 16'x102'	1503	2082	2762 N. Taylor Street	28th wd.	Front: 14'x51'
1503	2040	39 East Seymour Street	12th wd.	Front: 35'x118'5"			a/k/a 2762 Taylor Street		
1503	2041	97 E. Ashmead Street	12th wd.	Irregular Size Property	1503	2083	2535 M. Marston Street	28th wd.	Irregular Size Property
1503	2042	5525 Sprague Street	12th wd.	Front: 20'x100'	1503	2084	2557 North 28th Street	28th wd.	Front: 15'7"x80'
1503	2043	1809 West Venango Street	13th wd.	Front: 16'x115'					

Tax Sale continues on 17

### 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 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 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 16

## Tax Collection Sale

### City of Philadelphia TAX COLLECTION SALE

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1503	2085	2630 West Cumberland Street	28th wd.	Front: 15'x54'2"	1503	2117	2442 W. Toronto Street	38th wd.	Front: 14'5"x45'3-7/8"
1503	2086	2424 W. Lehigh Avenue	28th wd.	Front: 15'7-1/2"x100'	1503	2118	3426 Sunnyside Avenue	38th wd.	Front: 15'9"x100'
1503	2087	2439 W. Lehigh Avenue	28th wd.	Front: 16'x76'	1503	2119	6043 Kingsessing Avenue	40th wd.	Front: 15'5"x74'6"
1503	2088	2600 West Silver Street	28th wd.	Front: 16'x50'	1503	2120	7860 Saturn Place	40th wd.	Irregular Size Property
1503	2089	2606 West Silver Street	28th wd.	Front: 14'x50'	1503	2121	2650 Bonaffon Street	40th wd.	Front: 16'3/4"x70'6"
1503	2090	2609 West Silver Street	28th wd.	Front: 14'x50'			a/k/a 2650 S. Bonaffon Street		
1503	2091	2641 West Silver Street	28th wd.	Front: 14'x50'	1503	2122	6377 Marsden Street	41st wd.	Front: 14'2-1/2"x78'
1503	2092	2736 West Seltzer Street	28th wd.	Front: 14' x 46'	1503	2123	4902 Knorr Street	41st wd.	Front: 14'x70'
1503	2093	2435 N. Hollywood Street	28th wd.	Front: 15'6"x52'6"	1503	2124	413 W. Roosevelt Boulevard	42nd wd.	Front: 15'x77'7-3/8"
1503	2094	2454 N. Hollywood Street	28th wd.	Front: 15'6"x52'6"	1503	2125	205 West Sheldon Street	42nd wd.	Front: 14'x65'
1503	2095	2425 North Myrtlewood Street	28th wd.	Front: 15'6"x52'6"	1503	2126	3638 North Marvane Street	43rd wd.	Front: 15'x100'
1503	2096	2449 N. Myrtlewood Street	28th wd.	Front: 15'6"x52'6"	1503	2127	3837 N. Broad Street	43rd wd.	Front: 15'10-1/2"x160'
1503	2097	2506 North Myrtlewood Street	28th wd.	Front: 14'2"x51'6"	1503	2128	3927 N. 7th Street	43rd wd.	Front: 15'4"x90'8"
1503	2098	2458 N. Patton Street	28th wd.	Front: 14'2"x50'	1503	2129	4255 N. 7th Street	43rd wd.	Front: 15'x87'
1503	2099	2423 Seybert Street	29th wd.	Front: 13'10"x43'2-7/8"	1503	2130	13 North Ruby Street	44th wd.	Front: 15'7"x60'6"
1503	2100	2457 Seybert Street	29th wd.	Irregular Size Property	1503	2131	473 North 50th Street	44th wd.	Irregular Size Property
1503	2101	2236 Master Street	29th wd.	Front: 16'x60'	1503	2132	5341 West Girard Avenue	44th wd.	Front: 16'x88'
		a/k/a 2236 West Master Street			1503	2133	1248 North 52nd Street	44th wd.	Front: 15'9"x93'
1503	2102	2411 Master Street	29th wd.	Front: 20'3"x48'8-1/2"	1503	2134	4719 Baltimore Avenue	46th wd.	Irregular Size Property
1503	2103	2323 Turner Street	29th wd.	Front: 14'2"x59'	1503	2135	2041 South Garnet Street	48th wd.	Front: 14'3"x48'
1503	2104	2337 Turner Street	29th wd.	Front: 14'2"x59'	1503	2136	7962 Thouron Avenue	50th wd.	Front: 18'2-1/2"x82'6"
1503	2105	2401 Nicholas Street	29th wd.	Front: 16'x55'	1503	2137	1131 South 52nd Street	51st wd.	Front: 15'9" x 87'
		a/k/a 2401 West Nicholas Street			1503	2138	1324 South Wilton Street	51st wd.	Front: 15'x58.40'
1503	2106	2439 Cecil B. Moore Avenue	29th wd.	Front: 16'x80'	1503	2139	5201 Lebanon Avenue	52nd wd.	Irregular Size Property
1503	2107	2445 Cecil B. Moore Avenue	29th wd.	Front: 16'x80'	1503	2140	3360 Englewood Street	55th wd.	Front: 21'x89'
1503	2108	2407 Clifford Street	29th wd.	Irregular Size Property	1503	2141	6900 Cobbs Creek Parkway	77th wd.	Irregular Size Property
		a/k/a 2407 West Clifford Street			1503	2142	1929 West Hunting Park Avenue	13th wd.	Irregular Size Property
1503	2109	2427 Clifford Street	29th wd.	Front: 15'x90'	1503	2143	1439-41 South 49th Street	27th wd.	Front: 28'x69'
1503	2110	23277 Catharine Street	30th wd.	Front: 16'x62'	1503	2144	2514 N. 25th Street	28th wd.	Front: 18'x81'8-3/4"
1503	2111	2029 East Letterly Street	31st wd.	Front: 14'1"x57'3"	1503	2145	2348 North 26th Street	87th wd.	Front: 16'x60'
1503	2112	1839 E. Albert Street	31st wd.	Front: 13'x57'6"	1503	2146	2247 South 71st Street	40th wd.	Irregular Size Property
1503	2113	1822 Gerritt Street	36th wd.	Front: 13'10"x62'6"	1503	2147	1423-27 W. Bristol Street	13th wd.	Front: 46'6"x83'6"
1503	2114	1735 South Cleveland Street	36th wd.	Front: 14'x48'	1503	2148	1429-33 W. Bristol Street	43rd wd.	Front: 60'x83'6"
1503	2115	3106 North 9th Street	37th wd.	Front: 14'10"x69'	1503	2149	4637-4639 Mulberry Street	23rd wd.	Front: 40'x100'
1503	2116	2818 N. Bailey Street	38th wd.	Front: 16'x47'	1503	2150	951 South 53rd Street	51st wd.	Irregular Size Property
							a/k/a 945-51 South 53rd Street		

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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 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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