

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, May 14, 2015 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1505	2001	333 Wharton Street	2nd wd.	Front: 16'x65'3"	1505	2051	1033 South Dorrance Street a/k/a	30th wd.	Front: 14'x50'
1505	2002	6037 Carpenter Street	3rd wd.	Front: 21'7"x110'			1033 Dorrance Street		
1505	2003	6210 Carpenter Street	3rd wd.	Front: 23'x107'6"	1505	2052	2462 Kensington Avenue	31st wd.	Front: 14'x50'
1505	2004	5833 Hoffman Avenue	3rd wd.	Front: 16'x102'6"	1505	2053	1921 East Dauphin Street	31st wd.	Front: 15'x80'
1505	2005	5828 Hadfield Street	3rd wd.	Front: 15'x102'	1505	2054	1927 East Dauphin Street	31st wd.	Front: 15'x85'
1505	2006	5525 Poplar Street	4th wd.	Front: 15'x78'	1505	2055	1619 French Street a/k/a 1619 West French Street	32nd wd.	Front: 14'6"x60'
1505	2007	1654 N. 55th Street	4th wd.	Front: 26'x105'			1846 North Van Pelt Street	32nd wd.	Front: 16'6"x75'
1505	2008	132 N. 57th Street	4th wd.	Front: 15'3"x80'	1505	2056	1825 North Taney Street	32nd wd.	Front: 15'x63'6"
1505	2009	216 N. Wanamaker Street	4th wd.	Front: 14'x71'	1505	2057	2933 Diamond Street	32nd wd.	Front: 16'x54'
		a/k/a 216 Wanamaker Street			1505	2058	719 East Clearfield Street	33rd wd.	Front: 14'2"x54'9"
1505	2010	4209 Aspen Street	6th wd.	Front: 14'2"x76'	1505	2059	629 E. Lippincott Street	33rd wd.	Front: 14'3"x50'
1505	2011	4136 Parrish Street	6th wd.	Irregular Size Property	1505	2060	801 East Madison Street	33rd wd.	Front: 15'6"x50'
1505	2012	2948 North Hicks Street	11th wd.	Front: 13'9'-5/8"x51'6"	1505	2061	803 East Madison Street	33rd wd.	Front: 14'3"x50'
1505	2013	2734 N. Gratz Street	11th wd.	Front: 15'x48'	1505	2062	741 East Willard Street	33rd wd.	Front: 15'1"x50'
1505	2014	3512 North Smedley Street	11th wd.	Front: 15'x56'3-3/8"	1505	2063	857 East Cornwall Street	33rd wd.	Front: 14'5"x71'
1505	2015	5625 Heiskell Street	12th wd.	Irregular Size Property	1505	2064	612 East Wensley Street	33rd wd.	Front: 14'x45'6"
1505	2016	1627 W. Victoria Street	13th wd.	Front: 14'x59'	1505	2065	661 E. Thayer Street	33rd wd.	Front: 14'x45'6"
1505	2017	860 N. Marshall Street	14th wd.	Irregular Size Property	1505	2066	665 E. Thayer Street	33rd wd.	Front: 14'3"x45'6"
1505	2018	1309 N. 12th Street	14th wd.	Irregular Size Property	1505	2067	3111 Custer Street	33rd wd.	Front: 14'2"x50'
1505	2019	1605 Ogden Street	15th wd.	Irregular Size Property	1505	2068	3252 Kensington Avenue	33rd wd.	Front: 16'x65'
1505	2020	2430 North 16th Street	16th wd.	Front: 15'1"x66'10"	1505	2069	118 N. Felton Street	34th wd.	Front: 20'x100'
1505	2021	3826 Manayunk Avenue	21st wd.	Irregular Size Property	1505	2070	1410 North 60th Street	34th wd.	Front: 15'x93'1-1/4"
1505	2022	37 Meehan Avenue	22nd wd.	Irregular Size Property	1505	2071	1523 North Edgewood Street	34th wd.	Front: 15'8"x73'
1505	2023	147 E. Mt. Pleasant Ave a/k/a 147 East Mount Pleasant Avenue	22nd wd.	Irregular Size Property	1505	2072	6013 Palmetto Street	35th wd.	Front: 39'6"x115'
					1505	2073	1348 Grove Street a/k/a 1348 South Grove Street	36th wd.	Front: 15'6'-1/2"x48'6"
1505	2024	6744 Chew Avenue	22nd wd.	Front: 14'6"x65'			2312 Gerritt Street	36th wd.	Front: 14'x50'
1505	2025	5062 F Street	23rd wd.	Front: 15'3'-1/2"x80'	1505	2075	1619 South Dover Street	36th wd.	Front: 14'x49'6-3/4"
1505	2026	3724 Mount Vernon Street	24th wd.	Front: 11'9"x75'	1505	2076	1348 W. Rush Street	37th wd.	Front: 15'x51'
1505	2027	3928 Brown Street	24th wd.	Front: 16'2"x88'	1505	2077	2826 N. Taylor Street	38th wd.	Front: 14'4"x45'3/4"
1505	2028	3965 Brown Street	24th wd.	Front: 14'6"x75'	1505	2078	3136 N. Stillman Street	38th wd.	Irregular Size Property
1505	2029	3956 Pennsgrove Street	24th wd.	Front: 15'6"x85'	1505	2079	3244 North Bambrey Street	38th wd.	Irregular Size Property
1505	2030	2817 Edgemont Street	25th wd.	Front: 20'x108'	1505	2080	3131 N. 26th Street	38th wd.	Front: 16'x60'
1505	2031	2133 E. Somerset Street	25th wd.	Front: 13'x71'3"	1505	2081	2857 North Marston Street	38th wd.	Front: 15'x62'
1505	2032	2032 E Birch Street	25th wd.	Front: 15'5'-3/4"x62'6"	1505	2082	3416 Bowman Street	38th wd.	Front: 15'6"x143'5-3/8"
1505	2033	3143 Jasper Street	25th wd.	Irregular Size Property	1505	2083	2433 S. Sheridan Street	39th wd.	Front: 14'x49'
1505	2034	4831 Woodland Avenue	27th wd.	Irregular Size Property	1505	2084	2016 S. Redfield Street	40th wd.	Front: 16'4"x69'6"
1505	2035	2742 North Taylor Street	28th wd.	Front: 14'6"x45'	1505	2085	6077 Regent Street	40th wd.	Front: 16'x55'
1505	2036	2404 N. Marston Street	28th wd.	Front: 13'x50'	1505	2086	6136 Kingsessing Avenue	40th wd.	Front: 15'x75'
1505	2037	2436 North Hollywood Street	28th wd.	Front: 15'6"x52'6"	1505	2087	6439 Upland Street	40th wd.	Front: 14'x50'
1505	2038	2446 North Hollywood Street	28th wd.	Front: 15'6"x52'6"	1505	2088	2558 S. Millick Street	40th wd.	Front: 16'x48'6"
1505	2039	2247 Ingersoll Street	29th wd.	Front: 14'6"x37'6"	1505	2089	7129 Yocum Street	40th wd.	Front: 20'x80'
1505	2040	2329 Turner Street	29th wd.	Front: 14'2"x59'	1505	2090	4716 East Howell Street a/k/a 4716 Howell Street	41st wd.	Front: 25'x170'
1505	2041	919 North 26th Street	29th wd.	Irregular Size Property			4314 Cottman Avenue	41st wd.	Irregular Size Property
1505	2042	2701 W. Thompson Street	29th wd.	Front: 18'x62'2-3/4"	1505	2092	137 West Roosevelt Blvd	42nd wd.	Front: 20'x88'
1505	2043	2713 West Thompson Street	29th wd.	Irregular Size Property	1505	2093	4930 North Lawrence Street	42nd wd.	Front: 14'2"x98'6"
1505	2044	1212 North 27th Street	29th wd.	Front: 15'x60'	1505	2094	3828 N. Franklin Street	43rd wd.	Front: 15'x63'
1505	2045	1461 North Newkirk Street	29th wd.	Front: 14'x50'	1505	2095	3760 North 9th Street	43rd wd.	Front: 16'x51'
1505	2046	1458 N. Newkirk Street	29th wd.	Front: 14'x50'					
1505	2047	1234 North Dover Street	29th wd.	Front: 14'x50'6"					
1505	2048	1238 N. Dover Street	29th wd.	Front: 14'x50'6"					
1505	2049	1312 North Dover Street	29th wd.	Front: 14'x50'					
1505	2050	1456 North Corlies Street	29th wd.	Front: 14'2"x47'					

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 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 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 Office of the Sheriff, City and County of Philadelphia
10:00 a.m. Thursday, May 14, 2015 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1505	2097	3748 N. Park Avenue	43rd wd.	Front: 15'x80'	1505	2124	4922 Paschall Avenue	27th wd.	Front: 14'x75'
1505	2098	115 N. 50th Street	44th wd.	Front: 23'x110'	1505	2125	1842 N. Ringgold Street	32nd wd.	Front: 14'2"x47'
1505	2099	57 North Dearborn Street a/k/a 57 Dearborn Street	44th wd.	Front: 15'x44'6"	1505	2126	721 East Clearfield Street	33rd wd.	Front: 14'2"x54'9"
1505	2100	166 N. Dearborn Street a/k/a 166 Dearborn Street	44th wd.	Front: 15'x42'6"	1505	2127	631 East Lippincott Street	33rd wd.	Front: 14'3"x50'
1505	2101	3280 Emery Street	45th wd.	Irregular Size Property	1505	2128	802 East Hilton Street	33rd wd.	Front: 14'3"x50'
1505	2102	5611 Catharine Street	46th wd.	Front: 15'x71'	1505	2129	27 N. Millick Street	34th wd.	Irregular Size Property
1505	2103	2226 McClellan Street	48th wd.	Front: 14'3"x47'6"	1505	2130	5940 Colgate Street	35th wd.	Front: 15'x75'
1505	2104	4840 North 9th Street	49th wd.	Front: 15'x86'	1505	2131	6541 Regent Street	40th wd.	Front: 14'2"x58'6"
1505	2105	4631 North Broad Street	49th wd.	Front: 22'x100'	1505	2132	3848 N. 8th Street	43rd wd.	Front: 15'11"x46'
1505	2106	8015 Cornelius Street	50th wd.	Front: 26'5"x99'11-3/4"	1505	2133	5126 Funston Street	44th wd.	Irregular Size Property
1505	2107	8632 Thouron Avenue	50th wd.	Irregular Size Property	1505	2134	5001 Funston Street	44th wd.	Irregular Size Property
1505	2108	5230 Broomall Street	51st wd.	Front: 25'x100'	1505	2135	5011 Parrish Street	44th wd.	Front: 15'x65'
1505	2109	5434 Regent Street	51st wd.	Front: 15'x60'	1505	2136	5318 West Stiles Street a/k/a 5318 Stiles Street	44th wd.	Irregular Size Property
1505	2110	5515 Upland Street	51st wd.	Front: 14'6"x62'	1505	2137	5236 Rodman Street	46th wd.	Front: 14'x60'
1505	2111	5231 Heston Street	52nd wd.	Front: 15'7"x71'	1505	2138	5236 Cedar Avenue	46th wd.	Front: 16'x106'
1505	2112	2128 Magee Avenue	54th wd.	Irregular Size Property	1505	2139	5242 Webster Street	46th wd.	Front: 19'6"x90'
1505	2113	7023 Calvert Street	54th wd.	Front: 16'4"x100'	1505	2140	1743 N. Croskey Street	47th wd.	Front: 13'10"x56'
1505	2114	9204 Convent Avenue	57th wd.	Irregular Size Property	1505	2141	2232 Sigel Street	48th wd.	Front: 14'3"x50'
1505	2115	236 West Rittenhouse Street	59th wd.	Irregular Size Property	1505	2142	5517 Ridgewood Street	51st wd.	Front: 16'5"x65'
1505	2116	5800 Erdrick Street	62nd wd.	Front: 24'3"x85'	1505	2143	5407 Kingsessing Avenue	51st wd.	Front: 15'x65'
1505	2117	7112 Keystone Street	65th wd.	Front: 20'x90'	1505	2144	1435 Creston Street	54th wd.	Front: 18'x71'
1505	2118	849 N. 16th Street	15th wd.	Front: 18'x61'	1505	2145	6357 Cottage Street	55th wd.	Front: 16'2"x90'
1505	2119	718 West Lehigh Avenue	37th wd.	Front: 15'x74'	1505	2146	6201 Magnolia Street	59th wd.	Irregular Size Property
1505	2120	515 South 60th Street	87th wd.	Front: 20'x41'	1505	2147	5424 Chancellor Street	60th wd.	Front: 24'x65'4-3/4"
1505	2121	722 South 2nd Street	2nd wd.	Front: 14'6"x121'	1505	2148	111 S. Ruby Street	60th wd.	Front: 15'3"x54'6"
1505	2122	3807 Cresson Street	21st wd.	Irregular Size Property	1505	2149	1235 Bridge Street	62nd wd.	Front: 16'4-1/2"x91'6"
1505	2123	431 West Ellet Street a/k/a 431 Ellet Street	22nd wd.	Irregular Size Property	1505	2150	3610 Solly Avenue	64th wd.	Irregular Size Property
					1505	2151	130 West Duval Street	59th wd.	Irregular Size Property

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.



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