

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, June 19, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1406	2001	5908 Osage Avenue	3rd wd.	Front: 14'3"x63'6"	1406	2052	618 North 38th Street	24th wd.	Front: 20'x80'
1406	2002	1428 South 58th Street	3rd wd.	Front: 23'x95'	1406	2053	3917 Brown Street	24th wd.	Front: 16'x100'
1406	2003	1611 N Conestoga Street	4th wd.	Front: 18'2"x109'	1406	2054	1848 Hart Lane	25th wd.	IRREGULAR SIZE PROPERTY
1406	2004	1452 N 57th Street	4th wd.	Front: 15'x83'3-7/8"	1406	2055	2070 East Monmouth Street	25th wd.	Front: 14'x50'
1406	2005	717 and 719 N 42nd St aka 719 N 42nd St	6th wd.	IRREGULAR SIZE PROPERTY	1406	2056	2077 East Orleans Street	25th wd.	Front: 15'x50'
1406	2006	4132 Poplar Street	6th wd.	Front: 16'x88'	1406	2057	3136 Jasper Street	25th wd.	Front: 14'x55'10-7/8"
1406	2007	4168 Leidy Avenue	6th wd.	Front: 20'x120'	1406	2058	2867 Kensington Avenue	25th wd.	Front: 19'x120'
1406	2008	880 N Holly Street	6th wd.	Front: 14'4-3/8"x80'	1406	2059	1336 Divinity Street aka 1336 South Divinity Place	27th wd.	IRREGULAR SIZE PROPERTY
1406	2009	1101 North 42nd Street	6th wd.	Front: 22'x85'	1406	2060	2431 North 26th Street	28th wd.	Front: 16'x84'3"
1406	2010	204 E Allegheny Avenue	7th wd.	Front: 16'x60'	1406	2061	2424 North 26th Street	28th wd.	Front: 15'x57'
1406	2011	6741 North Bouvier Street	10th wd.	Front: 16'x77'8"	1406	2062	2449 N 30th Street	28th wd.	Front: 15'6"x65'
1406	2012	6622 North Uber Street	10th wd.	Front: 15'11"x74'6"	1406	2063	2434 N 30th Street	28th wd.	Front: 15'2"x72'
1406	2013	2732 N Gratz St	11th wd.	Front: 15'x48'	1406	2064	3265 Ridge Avenue	28th wd.	IRREGULAR SIZE PROPERTY
1406	2014	3109 N Hemberger Street	11th wd.	Front: 14'x47'6"	1406	2065	2441 Seybert Street	29th wd.	Front: 13'10"x43'2-7/8"
1406	2015	3331 N Smedley Street	11th wd.	Front: 15'x56'4"	1406	2066	1259 North 23rd Street	29th wd.	IRREGULAR SIZE PROPERTY
1406	2016	53 East Logan Street	12th wd.	IRREGULAR SIZE PROPERTY	1406	2067	2719 West Girard Avenue	29th wd.	Front: 17'6"x84'4"
1406	2017	364 Church Lane	12th wd.	IRREGULAR SIZE PROPERTY	1406	2068	1501 N Myrtlewood St	29th wd.	Front: 16'x52'
1406	2018	5625 Stokes Street	12th wd.	IRREGULAR SIZE PROPERTY	1406	2069	2663 Collins Street	31st wd.	Front: 18'x48'10"
1406	2019	5513 Chew Avenue aka 5513 Chew Street	12th wd.	Front: 23'x100'	1406	2070	1924-44 East Hagert Street	31st wd.	IRREGULAR SIZE PROPERTY
1406	2020	5623 Boyer Street	12th wd.	IRREGULAR SIZE PROPERTY	1406	2071	2407 E Harold Street	31st wd.	Front: 13'4"x35'1/8"
1406	2021	5525 Matthews Street	12th wd.	Front: 16'x50'	1406	2072	2409 E Harold Street	31st wd.	Front: 13'4"x35'1/8"
1406	2022	6228-32 East Wister Street aka 6228-32 Wister Street	12th wd.	IRREGULAR SIZE PROPERTY	1406	2073	2923 W Norris Street	32nd wd.	Front: 15'x52'
1406	2023	109 W Logan Street	12th wd.	Front: 14'x37'6"	1406	2074	2848 West Diamond Street aka 2848 Diamond Street	32nd wd.	Front: 20'x73'
1406	2024	156 Manheim Street aka 156 West Manheim Street	12th wd.	Front: 27'6"x110'	1406	2075	1735 North Stillman Street	32nd wd.	Front: 13'4"x50'1-3/4"
1406	2025	4916 Germantown Avenue	12th wd.	Front: 22'3"x160'	1406	2076	737 E Madison Street	33rd wd.	Front: 15'x50'
1406	2026	4917 Keyser St	12th wd.	IRREGULAR SIZE PROPERTY	1406	2077	3310 Kensington Avenue	33rd wd.	Front: 15'x70'
1406	2027	4457 N 17th Street	13th wd.	Front: 14'10"x52'2"	1406	2078	5909 Lansdowne Avenue	34th wd.	Front: 15'x95'
1406	2028	340 West Berkley Street aka 340 Berkley Street	13th wd.	Front: 16'x80'	1406	2079	1633 North 60th Street	34th wd.	Front: 15'x96'10-1/4"
1406	2029	307 Berkley Street	13th wd.	IRREGULAR SIZE PROPERTY	1406	2080	331 N Gross Street	34th wd.	Front: 17'x75'
1406	2030	225 W Seymour Street	13th wd.	IRREGULAR SIZE PROPERTY	1406	2081	3740 N 18th Street	13th wd.	Front: 16'x93'8"
1406	2031	4527 Fernhill Road	13th wd.	Front: 15'10"x74'	1406	2082	6306 Woodbine Avenue	34th wd.	IRREGULAR SIZE PROPERTY
1406	2032	1432 Ogdan Street	15th wd.	Front: 14'x52'6"	1406	2083	1925 Federal Street	36th wd.	IRREGULAR SIZE PROPERTY
1406	2033	2211 N 16th Street	16th wd.	Front: 15'8"x65'10"	1406	2084	1318 South 21st Street	36th wd.	Front: 16'x74'
1406	2034	1638 West Nedro Avenue	17th wd.	Front: 16'x100'	1406	2085	2529 Wharton Street	36th wd.	Front: 16'x48'6"
1406	2035	4849 N Bouvier Street	17th wd.	Front: 15'x70'	1406	2086	1232 South 23rd Street	36th wd.	Front: 14'x61'
1406	2036	6220 Ogontz Avenue	17th wd.	Front: 16'x97'	1406	2087	1267 South 24th Street	36th wd.	Front: 15'x60'
1406	2037	6245 N Gratz Street	17th wd.	Front: 16'x75'	1406	2088	2613 Federal Street	36th wd.	Front: 15'x38'
1406	2038	1606 North 3rd Street	18th wd.	Front: 13'x37'5-3/16"	1406	2089	2722 Wharton Street	36th wd.	Front: 14'6-1/2"x60'
1406	2039	127 West Hewson Street	18th wd.	IRREGULAR SIZE PROPERTY	1406	2090	2034 Reed Street	36th wd.	Front: 16'x60'
1406	2040	2762 North 2nd Street	19th wd.	Front: 18'x62'9"	1406	2091	2033 Morris Street	36th wd.	Front: 16'x67'3"
1406	2041	2551 North 6th Street	19th wd.	IRREGULAR SIZE PROPERTY	1406	2092	2342 Gerritt Street	36th wd.	Front: 14'x50'
1406	2042	1912 North 8th Street	20th wd.	Front: 14'2"x56'	1406	2093	2331 Mountain Street	36th wd.	Front: 14'6"x46'
1406	2043	454 Delmar Street	21st wd.	Front: 58'x90'	1406	2094	3035 Germantown Avenue	17th wd.	Front: 16'x75'
1406	2044	433 East Sharpnack Street	22nd wd.	Front: 15'x78'9"	1406	2095	2850 North Taylor Street	38th wd.	Front: 14'4"x34'4-3/4"
1406	2045	265 E Horrtter Street	22nd wd.	IRREGULAR SIZE PROPERTY	1406	2096	3035 North Bailey Street	38th wd.	Front: 14'4-1/8"x45'3"
1406	2046	6610 Musgrave Street	22nd wd.	Front: 14'x103'1"	1406	2097	3254 N Dover Street	38th wd.	Front: 15'x60'
1406	2047	4607 Hedge Street	23rd wd.	Front: 21'1-1/4"x53'4-1/4"	1406	2098	2501 West Allegheny Avenue	38th wd.	Front: 16'x90'
1406	2048	4537 Mulberry St	23rd wd.	Front: 40'x100'	1406	2099	3236 West Hilton Street	38th wd.	Front: 15'x61'
1406	2049	4618 Tackawanna Street	23rd wd.	Front: 20'x64'6"	1406	2100	629 Emily Street	39th wd.	Front: 14'x45'
1406	2050	625 North 34th Street	24th wd.	Front: 14'2"x56'	1406	2101	2539 South Sheridan Street	39th wd.	Front: 14'x48'
1406	2051	533 North 35th Street	24th wd.	Front: 15'3"x69'9"	1406	2102	2653 South Sartain Street	39th wd.	Front: 14'2"x50'
					1406	2103	1914 S 57th Street	40th wd.	Front: 16'x75'3"
					1406	2104	1839 S Cecil Street	40th wd.	Front: 15'x53'

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 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 17

Tax Collection Sale

City of Philadelphia TAX COLLECTION SALE

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Properties to be sold by **Jewell Williams, Sheriff**
10:00 a.m. Thursday, June 19, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1406	2105	5723 Chester Avenue	40th wd.	Front: 19'1-1/2"x90'	1406	2152	5454 Regent Street aka 5454 Allman Street	51st wd.	Front: 15'x60'
1406	2106	5729 Chester Avenue	40th wd.	Front: 20'x90'	1406	2153	1625 South 55th Street	51st wd.	Front: 15'x65'
1406	2107	1713 South Avondale Street	40th wd.	IRREGULAR SIZE PROPERTY	1406	2154	5213 Lebanon Avenue	52nd wd.	Front: 18.25'x120'
1406	2108	6455 Upland Street	40th wd.	Front: 14'x50'	1406	2155	1981 North 52nd Street	52nd wd.	Front: 16'x85'
1406	2109	5720 Reedland Street	40th wd.	Front: 16'x67'6"	1406	2156	9030 Brouss Avenue	57th wd.	Front: 26'6"x105'
1406	2110	2115 South Daggett Street	40th wd.	Front: 14'x50'	1406	2157	924 East Stafford Street	59th wd.	IRREGULAR SIZE PROPERTY
1406	2111	2023 South 67th Street	40th wd.	Front: 16'x61'	1406	2158	5729 Crittenden Street	59th wd.	IRREGULAR SIZE PROPERTY
1406	2112	6747 Greenway Avenue	40th wd.	Front: 18'x80'6"	1406	2159	735 E Haines Street	59th wd.	Front: 18'x180'10-1/2"
1406	2113	7132 Upland Street	40th wd.	Front: 56'1/2"x133'	1406	2160	202 High Street aka 202 East High Street	59th wd.	Front: 37'8"x123'5"
1406	2114	6935 Linmore Avenue aka 6935 Linmore Street	40th wd.	Front: 14'x60'	1406	2161	5514 Market Street	60th wd.	Front: 15'6-3/4"x120'6"
1406	2115	8514 Luther Place fka 8514 Lindbergh Boulevard	40th wd.	Front: 20'x100'	1406	2162	5719 Delancey Street	60th wd.	Front: 15'x62'
1406	2116	7901 Pompey Place	40th wd.	IRREGULAR SIZE PROPERTY	1406	2163	5830 Osage Avenue	60th wd.	Front: 15'x33'3"
1406	2117	2627 South 66th Street	40th wd.	Front: 16'4"x97'6"	1406	2164	5715-17 North 5th Street	61st wd.	Front: 36'6"x100'
1406	2118	7016 Wheelwe Street	40th wd.	Front: 16'4"x68'	1406	2165	5724 Leonard Street	62nd wd.	IRREGULAR SIZE PROPERTY
1406	2119	5039 Homestead Street	41st wd.	Front: 17'5"-1/2"x80'	1406	2166	5752 Erdrick Street	62nd wd.	IRREGULAR SIZE PROPERTY
1406	2120	6057 Keystone Street	41st wd.	IRREGULAR SIZE PROPERTY	1406	2167	3214 Guilford Street	64th wd.	IRREGULAR SIZE PROPERTY
1406	2121	4312 Cottman Avenue	41st wd.	IRREGULAR SIZE PROPERTY	1406	2168	2024 Sigel Street	48th wd.	Front: 14'x47'3"
1406	2122	6743 Glenloch Street	41st wd.	IRREGULAR SIZE PROPERTY	1406	2169	1431 South 58th Street	51st wd.	Front: 16'6"x81'
1406	2123	4729 North 3rd Street	42nd wd.	Front: 16'5"x73'	1406	2170	802-04 North 38th Street	24th wd.	Front: 15'4"x80'
1406	2124	1016 West Tioga Street	43rd wd.	Front: 20'6"x71'3"	1406	2171	4212 Parkside Avenue	6th wd.	Front: 25'6"x118'2"
1406	2125	3301 N 11th Street	43rd wd.	IRREGULAR SIZE PROPERTY	1406	2172	2731 Germantown Avenue	37th wd.	IRREGULAR SIZE PROPERTY
1406	2126	3140 North Camac Street	43rd wd.	Front: 14'x84'	1406	2173	4648 Leshler Street aka 4648-52 Leshler Street	23rd wd.	IRREGULAR SIZE PROPERTY
1406	2127	1041 West Venango Street	43rd wd.	Front: 15'x80'	1406	2174	2518-20 W Harold Street	28th wd.	Front: 36'x60'
1406	2128	1204 W Erie Ave	43rd wd.	IRREGULAR SIZE PROPERTY	1406	2175	1318-24 W Luzerne Street	43rd wd.	Front: 120'x120'
1406	2129	3618 N Marvine Street	44th wd.	Front: 16'x80'	1406	2176	4080 Frankford Avenue	23rd wd.	IRREGULAR SIZE PROPERTY
1406	2130	3635 North 13th Street	43rd wd.	Front: 15'3/8"x67'10-7/8"	1406	2177	901 North Penn Street, Unit P1005	5th wd.	Front: Dec 086 x 70.00%
1406	2131	1233 W Butler Street	39th wd.	Front: 14'x45'	1406	2178	2822 Gaul Street	25th wd.	Front: 13'8"x83'
1406	2132	3804 N 10th Street	43rd wd.	Front: 16'x57'	1406	2179	740 S Cecil Street	46th wd.	Front: 15'x61'6"
1406	2133	3828 N 13th street	43rd wd.	Front: 15'x100'	1406	2180	5435 Media Street	52nd wd.	Front: 19'x88'
1406	2134	4449 N Marshall Street	43rd wd.	Front: 16'6"x45'	1406	2181	6508 Paschall Avenue	40th wd.	Front: 15'4"x55'
1406	2135	41 Farson Street aka 41 North Farson Street	44th wd.	Front: 16'x96'	1406	2182	2308-16 N 6th Street	19th wd.	Front: 80'x184'4-1/2"
1406	2136	24 N Lindenwood Street	43rd wd.	Front: 16'x57'	1406	2183	1709 Ridge Avenue	15th wd.	IRREGULAR SIZE PROPERTY
1406	2137	5145 Funston Street	44th wd.	Front: 15'1/8"x64'3/4"	1406	2184	2101 East Somerset Street	25th wd.	Front: 18'x73'3"
1406	2138	4818 Parrish Street	44th wd.	Front: 19'11-1/2"x79'	1406	2185	15 North 58th Street	4th wd.	Front: 15'10'-7/8"x72'6"
1406	2139	451 N 53rd Street	44th wd.	Front: 16'x80'	1406	2186	615 W Courtland Street	49th wd.	Front: 18'x80'
1406	2140	638 N Peach Street	44th wd.	Front: 15'6"x78'6-1/8"	1406	2187	2616 West Cumberland Street	28th wd.	IRREGULAR SIZE PROPERTY
1406	2141	5323 Baltimore Avenue	46th wd.	IRREGULAR SIZE PROPERTY	1406	2188	1311 North 23rd Street	29th wd.	Front: 14'4"x60'
1406	2142	647 S 52nd Street	46th wd.	Front: 16'3"x90'	1406	2189	3540 Kensington Avenue	46th wd.	IRREGULAR SIZE PROPERTY
1406	2143	5714 Pemberton Street	46th wd.	Front: 15'x60'	1406	2190	3224 North Bailey Street	38th wd.	Front: 15'x60'
1406	2144	703 South 56th Street	46th wd.	Front: 16'4"x77'3-7/8"	1406	2191	2429 Coral Street	31st wd.	Front: 14'x60'
1406	2145	1773-75 North 53rd Street	52nd wd.	IRREGULAR SIZE PROPERTY	1406	2192	3853 N Park Avenue	43rd wd.	Front: 15'8"x103'10-3/4"
1406	2146	8625 Temple Road	50th wd.	Front: 16'2"x95'	1406	2193	821 Diamond Street	20th wd.	Front: 15'x63'
1406	2147	7806 Michener Avenue aka 7806 Michener Street	50th wd.	Front: 16'x78'4"	1406	2194	6043-45 N Beechwood Street	17th wd.	Front: 42'x90'
1406	2148	2206 East Washington Lane	50th wd.	Front: 15'x110'	1406	2195	1912 Gerritt Street	36th wd.	Front: 15'x49'6"
1406	2149	1217 South Ruby Street	51st wd.	Front: 15'x50'	1406	2196	4626 James Street	45th wd.	IRREGULAR SIZE PROPERTY
1406	2150	5614 Willows Avenue	51st wd.	Front: 15'1"x81'6"	1406	2197	838 East Willard Street	33rd wd.	Front: 14'3"x50'
1406	2151	5740 Belmar Terrace aka 5740 Belmar Street	51st wd.	Front: 14'4"x60'	1406	2198	1827 South 24th Street	48th wd.	Front: 14'x67'
					1406	2199	419 Winton Street	39th wd.	Front: 14'x46'6"
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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 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 Completed."
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- 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.
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- 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.
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