

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, November 21, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1311	2001	6024 Chestnut Street	3rd wd.	Front: 16'x112'2"	1311	2047	2924 Ridge Avenue	32nd wd.	Front: 15'x70'
1311	2002	6236 Hazel Avenue	3rd wd.	Front: 16'x58'6"	1311	2048	1947 North 30th Street	32nd wd.	Front: 15'x53'6"
1311	2003	5826 Beaumont Ave	3rd wd.	Front: 16'x95'	1311	2049	859 East Willard Street	33rd wd.	Front: 15'6"x50'
		aka 5826 Beaumont St			1311	2050	931 East Ontario Street	33rd wd.	Front: 14'9"x78'6"
1311	2004	1430 S. 58th Street	3rd wd.	Front: 23'x90'	1311	2051	1156 East Sedgley Avenue	33rd wd.	Front: 20'x145'
1311	2005	641 North Sickels Street	4th wd.	Front: 15'6"x44'	1311	2052	3455 "E" Street	33rd wd.	Front: 14'2"x52'6"
1311	2006	5548 Media Street	4th wd.	Front: 15'x57'4-3/4"	1311	2053	3126 Weymouth Street	33rd wd.	Front: 14'2"x50'
1311	2007	1210 North 51st Street	44th wd.	IRREGULAR SIZE PROPERTY	1311	2054	6110 Master Street	34th wd.	Front: 14'10"x84'
1311	2008	675 Brooklyn Street	6th wd.	IRREGULAR SIZE PROPERTY			aka 6110 West Master Street		
1311	2009	4047 West Girard Avenue	6th wd.	Front: 18'x95'	1311	2055	1050 Flanders Road	34th wd.	IRREGULAR SIZE PROPERTY
		aka 4047 Girard Avenue			1311	2056	1309 Point Breeze Avenue	36th wd.	Front: 16'x77'
1311	2010	1026 North 46th Street	6th wd.	Front: 15'3"x78'	1311	2057	1272 South Ringgold Street	36th wd.	Front: 15'x54'6"
1311	2011	114 East Indiana Avenue	7th wd.	Front: 14'x57'6"	1311	2058	2211 Dickinson Street	36th wd.	Front: 14'x62'
1311	2012	3238 N Lee Street	7th wd.	Front: 14'x50'	1311	2059	1506 South Colorado Street	36th wd.	Front: 14'x50'
1311	2013	3242 N Lee St	7th wd.	Front: 14'x50'	1311	2060	1511 South Bouvier Street	36th wd.	Front: 14'x50'
1311	2014	3434 Ella Street	7th wd.	Front: 14'5"x67'	1311	2061	2869 North Darien Street	37th wd.	Front: 13'6"x40'
1311	2015	1817 Ranstead Street	8th wd.	Front: 15'6"x50'	1311	2062	3135 North Taylor Street	38th wd.	Front: 15'x90'
1311	2016	3053 North 23rd Street	11th wd.	Front: 15'x58'	1311	2063	2921 N 25th Street	38th wd.	Front: 15'5"x60'
1311	2017	2116 West Ontario Street	11th wd.	Front: 20'x112'6"	1311	2064	3029 N Bambrey Street	38th wd.	Front: 14'2"x45'9"
1311	2018	3234 North Sydenham Street	11th wd.	Front: 14'3"x89'	1311	2065	3213 N Bailey Street	38th wd.	Front: 14'9"x62'6"
1311	2019	337 Shedaker Street	12th wd.	Front: 14'x44'	1311	2066	3030 North Taney St	38th wd.	Front: 14'x45'3"
		aka 337 East Shedaker Street			1311	2067	2915 North Marston Street	38th wd.	Front: 15'x60'
1311	2020	528 East Queen Lane	12th wd.	IRREGULAR SIZE PROPERTY	1311	2068	5821 Chester Avenue	40th wd.	Front: 19'6"x98'
1311	2021	5011-13 Wakefield Street	12th wd.	IRREGULAR SIZE PROPERTY	1311	2069	2136 S 64th St	13th wd.	Front: 14'4"x50'
1311	2022	48 E Earllham Street	12th wd.	IRREGULAR SIZE PROPERTY	1311	2070	6138 Kingsessing Avenue	40th wd.	Front: 15'x75'
1311	2023	1914 W Hunting Park Avenue	13th wd.	IRREGULAR SIZE PROPERTY	1311	2071	2125 S 72nd St	40th wd.	IRREGULAR SIZE PROPERTY
1311	2024	3830 North 17th Street	13th wd.	Front: 15'6"x90'	1311	2072	2614 Carroll Street	40th wd.	Front: 16'1"x78'6"
1311	2025	4605 North 15th Street	13th wd.	Front: 15'10"x72'			aka 2614 South Carroll Street		
1311	2026	4555 North Gratz Street	13th wd.	Front: 15'1"x84'5"	1311	2073	6038 Torresdale Ave.	41st wd.	Front: 15'6"x96'
1311	2027	3934-36 Nice Street	13th wd.	Front: 50'x130'	1311	2074	5413 Torresdale Avenue	41st wd.	IRREGULAR SIZE PROPERTY
1311	2028	1617 Dounton St	13th wd.	IRREGULAR SIZE PROPERTY	1311	2075	196 West Wyoming Avenue	42nd wd.	IRREGULAR SIZE PROPERTY
1311	2029	1801 Wset Wingohocking Street	13th wd.	Front: 14'4"x50'	1311	2076	4773 North 2nd Street	42nd wd.	IRREGULAR SIZE PROPERTY
1311	2030	2413 North 17th Street	16th wd.	Front: 67'10"X15'4-7/8"	1311	2077	3848 North Park Avenue	43rd wd.	Front: 15'x101'
1311	2031	1528-32 West York Street	16th wd.	Front: 52'11"x88'	1311	2078	1218 West Lycoming Street	43rd wd.	Front: 15'2"x87'
1311	2032	2249 North Woodstock Street	16th wd.	Front: 15'x60'	1311	2079	3953 North Reese Street	43rd wd.	Front: 16'7"x62'
1311	2033	2359 North Lambert Street	16th wd.	Front: 15'x58'	1311	2080	729 W Lycoming Street	43rd wd.	Front: 15'x77'
1311	2034	2248 N 21st Street	16th wd.	Front: 16'x100'	1311	2081	4157 N Darien St	43rd wd.	Front: 15'9"x38'6"
1311	2035	2307 West York Street	16th wd.	Front: 15'3"x106'	1311	2082	4159 N Darien Street	43rd wd.	Front: 15'9"x38'6"
1311	2036	1833 West Huntingdon Street	16th wd.	Front: 14'2"x67'	1311	2083	236 North Peach Street	44th wd.	Front: 15'x51'
1311	2037	5939 Kemble Avenue	17th wd.	Front: 15'x80'	1311	2084	110 North Ruby Street	44th wd.	Front: 16'x55'5"
1311	2038	471-73 Wigard Avenue	21st wd.	IRREGULAR SIZE PROPERTY	1311	2085	218 North Ruby Street	44th wd.	Front: 15'x50'4"
1311	2039	6651 Crowson Street	22nd wd.	Front: 20'4-1/2"x90'	1311	2086	4813 Fairmount Avenue	44th wd.	Front: 15'x88'6"
1311	2040	4353 Penn Street	23rd wd.	Front: 15'7-1/2" x66'	1311	2087	5070 Ogden Street	44th wd.	Front: 14'x55'
		aka 4353 North Penn Street			1311	2088	3570 Joyce Street	45th wd.	Front: 14'4"x69'5-1/8"
1311	2041	854 Union Street	24th wd.	Front: 15'x72'6"	1311	2089	5548 Walton Avenue	46th wd.	Front: 15'x60'
		aka 854 North Union Street			1311	2090	800 S Vodges Street	46th wd.	Front: 15'x68'6"
1311	2042	3189 Janney Street	25th wd.	Front: 14'4"x71'	1311	2091	820 South Alden Street	46th wd.	Front: 15'x60'
1311	2043	2607-11 West Fletcher Street	28th wd.	IRREGULAR SIZE PROPERTY	1311	2092	911 S. 58th St	46th wd.	Front: 16'x78'6"
1311	2044	2545 W Oakdale St	28th wd.	Front: 14'10-1/2"x60'	1311	2093	1920 South 19th Street	48th wd.	Front: 16'x68'
1311	2045	2204 Jefferson St.	29th wd.	Front: 16'3"x53'6"	1311	2094	2037 South Croskey Street	48th wd.	Front: 14'6"x54'
		aka 2204 W Jefferson St			1311	2095	1130 West Wyoming Avenue	49th wd.	Front: 16'x95'
1311	2046	1212 North 29th Street	29th wd.	IRREGULAR SIZE PROPERTY	1311	2096	628 West Roosevelt Blvd	49th wd.	IRREGULAR SIZE PROPERTY

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 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 16

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, November 21, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1311	2097	4833 North Hutchinson Street	49th wd.	Front: 15’x84’6-1/2”	1311	2111	122 W Champlost Ave.	61st wd.	Front: 15’3”x69’2”
1311	2098	5135 North 12th Street	49th wd.	Front: 15’11-1/2”x69’	1311	2112	7224 Hegerman Street	65th wd.	Front: 14’2”x79’
1311	2099	5324 North 12th Street	49th wd.	Front: 20’10”x84’	1311	2113	3972 Cateret Drive	66th wd.	IRREGULAR SIZE PROPERTY
1311	2100	1023 South 50th Street	51st wd.	Front: 15’6”x72’	1311	2114	2853 Norcom Road	66th wd.	Front: 60’ x 96.39’
1311	2101	5322 Hadfield Street	51st wd.	Front: 16’x62’	1311	2115	5938 Market Street	3rd wd.	Front: 16’x83’6”
1311	2102	5652 Angora Terrace	51st wd.	Front: 16’x70’	1311	2116	630 E Allegheny Avenue	33rd wd.	Front: 14’8”x55’
1311	2103	5331 West Oxford Street	52nd wd.	Front: 16’x62’	1311	2117	1547 North 54th Street aka 5354 Lansdowne Avenue	44th wd.	IRREGULAR SIZE PROPERTY
1311	2104	5422 Morse Street	52nd wd.	Front: 16’x76’6”	1311	2118	5564 Tabor Avenue	35th wd.	IRREGULAR SIZE PROPERTY
1311	2105	5829 Oxford Avenue	53rd wd.	IRREGULAR SIZE PROPERTY			aka 5564 East Tabor Road		
1311	2106	1421 Hellerman Street	54th wd.	Front: 20’x 107’6”	1311	2119	3648 North Lawrence Street	7th wd.	IRREGULAR SIZE PROPERTY
1311	2107	29 Eat Rittenhouse Street	59th wd.	IRREGULAR SIZE PROPERTY	1311	2120	110-112 South Front Street, Unit 1000	2nd wd.	IRREGULAR SIZE PROPERTY
1311	2108	107 East Duval Street	59th wd.	IRREGULAR SIZE PROPERTY					
1311	2109	6373 Sherman Street	59th wd.	IRREGULAR SIZE PROPERTY					
1311	2110	5522 Chancellor Street	60th wd.	Front: 16’x67’					

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NEWS



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