

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, August 22, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1308	2001	411 Greenwich Street	1st wd.	Front: 14'x48'	1308	2051	4552 Worth Street	23rd wd.	Front: 18'8-3/8"x100'
1308	2002	5957-63 Larchwood Avenue aka 5949-55 Larchwood Avenue	3rd wd.	IRREGULAR SIZE PROPERTY	1308	2052	4328 Leiper Street	23rd wd.	Front: 25'x100'
1308	2003	5942 Christian Street	3rd wd.	Front: 15'5"x110'	1308	2053	3837 Wallace Street	24th wd.	Front: 15'x94'
1308	2004	1230 South 58th Street	3rd wd.	Front: 27'6"x109'	1308	2054	3623 Fairmount Avenue	24th wd.	Front: 19'x80'
1308	2005	5463 Race Street	4th wd.	Front: 15'4"x55'6"	1308	2055	3858 Olive Street	24th wd.	Front: 14'x65'
1308	2006	652 North Yewdall Street	4th wd.	Front: 14'x44'	1308	2057	3867 Cambridge Street	24th wd.	Front: 16'x78'
1308	2007	1611 North Conestoga Street	4th wd.	Front: 18'2"x109'	1308	2058	2421 East Ann Street	25th wd.	IRREGULAR SIZE PROPERTY
1308	2008	5746 Haverford Avenue	4th wd.	Front: 16'x87'8-1/4"	1308	2059	2414 East Clearfield Street	25th wd.	Front: 14'9"x67'
1308	2009	5621 West Girard Avenue	4th wd.	Front: 22'4"x82'	1308	2060	2007 East Somerset Street	25th wd.	IRREGULAR SIZE PROPERTY
1308	2010	1231 North Conestoga Street	4th wd.	Front: 16'2-1/8"x111'5-3/4"	1308	2061	2319 East Cambria Street	25th wd.	Front: 14'x67'2"
1308	2011	500-02 Diamond St aka 500 W Diamond St aka 502 W Diamond St	18th wd.	Front: 26'x60'	1308	2062	1839 East Lippincott Street	25th wd.	Front: 14'x57'
1308	2012	820 North 42nd Street	6th wd.	Front: 13'11"x58'	1308	2063	2750 Emerald Street	25th wd.	Front: 14'x86'
1308	2013	153 West Lippincott Street	7th wd.	Front: 14'2"x49'	1308	2064	2977 Ruth Street	25th wd.	Front: 13'8"x50'7-7/8"
1308	2014	305 East Tusculum Street	7th wd.	Front: 14'x58'	1308	2065	1235 South St Bernard Street	27th wd.	Front: 14'2"x50'9"
1308	2015	3055 Gransback Street	7th wd.	Front: 14'x45'6"	1308	2066	5023 Woodland Avenue	27th wd.	Front: 16'x104'
1308	2016	434 West Wingohocking Street	7th wd.	Front: 14'x50'	1308	2067	2400-08 West Sedgley Avenue	28th wd.	IRREGULAR SIZE PROPERTY
1308	2017	3422 Ella Street	7th wd.	Front: 14'2-3/4"x67'	1308	2068	2646 North Myrtlewood Street	28th wd.	Front: 14'x52'
1308	2018	3218 Hurley Street	7th wd.	Front: 15'x47'6"	1308	2069	3027 West Dauphin Street	28th wd.	Front: 17'x80'
1308	2019	3214 Hartville Street	7th wd.	Front: 14'x41'6"	1308	2070	2025 North College Avenue	29th wd.	IRREGULAR SIZE PROPERTY
1308	2020	1815 Ranstead Street	8th wd.	Front: 15'6"x50'	1308	2071	2039 North College Avenue	29th wd.	Front: 17'x77'6-5/8"
1308	2021	1919 West Somerset Street	11th wd.	Front: 15'3"x71'	1308	2072	2502 Sharswood Street	29th wd.	Front: 14'x42'9"
1308	2022	2121 West Stella Street	11th wd.	Front: 14'3"x49'8"	1308	2073	2408 Ridge Avenue	16th wd.	Front: 16'x70'
1308	2023	2244 West Allegheny Avenue	11th wd.	Front: 15'x62'	1308	2074	2440 Ridge Avenue	29th wd.	IRREGULAR SIZE PROPERTY
1308	2024	3125 North Carlisle street	11th wd.	Front: 13'5-1/2"x51'	1308	2075	1501 North 26th Street	29th wd.	Front: 17'6"x52'9"
1308	2025	2858 North Van Pelt Street	11th wd.	Front: 14'1-1/2"x92'6"	1308	2076	1509 North 27th Street	29th wd.	Front: 18'x87'6"
1308	2026	2201 West Atlantic Street	11th wd.	Front: 40'x106'6"	1308	2077	1213 North 28th Street	29th wd.	Front: 16'x63'
1308	2027	3352 North Sydenham Street	11th wd.	Front: 15'7-1/2"x58'10"	1308	2078	2533 Collins Street	31st wd.	IRREGULAR SIZE PROPERTY
1308	2028	3258 North 17th Street	11th wd.	Front: 16'x99'	1308	2079	1914 Page Street	32nd wd.	Front: 15'x55'
1308	2029	3412 North Bouvier Street	11th wd.	Front: 14'x60'	1308	2080	3028 Fountain Street aka 3028 West Fountain Street	32nd wd.	Front: 15'x60'6"
1308	2030	88 East Seymour Street	12th wd.	IRREGULAR SIZE PROPERTY	1308	2081	760 East Hilton Street	33rd wd.	Front: 14'1"x50'
1308	2031	844-46 East Chelten Avenue	12th wd.	IRREGULAR SIZE PROPERTY	1308	2082	858 East Willard Street	33rd wd.	Front: 15'6"x50'
1308	2032	5514 Bloyd Street	22nd wd.	Front: 14'x100'	1308	2083	3021 F Street	33rd wd.	IRREGULAR SIZE PROPERTY
1308	2033	463 West Queen Lane aka 463 Queen Lane	12th wd.	Front: 20'x110'	1308	2084	6127 Callowhill Street	34th wd.	Front: 15'5"x72'
1308	2034	4828 North Carlisle Street	13th wd.	Front: 15'4"x86'5"	1308	2085	413 North Edgewood Street	34th wd.	Front: 14'x110'
1308	2035	4669 North 16th Street	13th wd.	Front: 20'x88'11"	1308	2086	939 Anchor Street	35th wd.	Front: 15'x62'6"
1308	2036	4524 North Bouvier Street	13th wd.	Front: 14'x54'	1308	2087	2316 Gerritt Street	36th wd.	Front: 14'x50'
1308	2037	1436 West Jerome Street	13th wd.	IRREGULAR SIZE PROPERTY	1308	2088	2936 North 26th Street	38th wd.	Front: 16'x55'6"
1308	2038	2404 North Sydenham Street	16th wd.	Front: 18'x69'10"	1308	2089	3028 North 26th Street	38th wd.	Front: 16'x50'
1308	2039	2658 North Colorado Street	16th wd.	Front: 14'1"x49'	1308	2090	1805 South 58th street	25th wd.	Front: 14'x57'
1308	2040	2505 North Bouvier Street	16th wd.	Front: 14'x49'	1308	2091	1828 South 65th Street	40th wd.	Front: 15'4-1/2"x90'
1308	2041	2350 North Bouvier Street	16th wd.	Front: 14'1"x50'	1308	2092	6522 Elmwood Avenue	40th wd.	Front: 16'x95'
1308	2042	2631 North 18th Street	16th wd.	Front: 14'5-1/2"x61'	1308	2093	3305 North Park Avenue	43rd wd.	Front: 15'x104'
1308	2043	2428 North Cleveland Street	16th wd.	Front: 14'6"x50'	1308	2094	3929 North 8th Street	43rd wd.	Front: 15'x70'6"
1308	2044	2365 North Gratz Street	16th wd.	Front: 14'2"x47'	1308	2095	16 North 53rd Street	44th wd.	Front: 24'x51'
1308	2045	2204 North Van Pelt Street	16th wd.	Front: 16'x70'	1308	2096	250 North Peach Street	44th wd.	Front: 15'x51'
1308	2046	1811 West Huntingdon Street	16th wd.	Front: 14'2"x67'	1308	2097	5144 Wyalusing Avenue	44th wd.	Front: 15'8"x74'
1308	2047	2366-68 West Sedgley Avenue	16th wd.	IRREGULAR SIZE PROPERTY	1308	2098	4948 Kershaw Street	44th wd.	Front: 14'x70'
1308	2048	1533 West Chew Avenue aka 1533 West Chew Street	17th wd.	IRREGULAR SIZE PROPERTY	1308	2099	1330 North 50th Street	44th wd.	Front: 15'x86'
1308	2049	2028 North Lawrence Street	18th wd.	Front: 16'x49'	1308	2100	411 North 54th Street	44th wd.	Front: 16'2"x72'5"
1308	2050	4539 Stiles Street aka 4539 East Stiles Street	23rd wd.	Front: 17'6"x125'	1308	2101	5234 Walton Avenue	46th wd.	Front: 19'9"x100'
					1308	2102	1706 Ingersoll Street	47th wd.	Front: 14'x49'3-1/8"
					1308	2103	1710 Ingersoll Street aka 1710 West Ingersoll Street	47th wd.	Front: 14'x49'3-1/8"
					1308	2104	1714 Ingersoll Street	47th wd.	Front: 14'x49'3-1/8"
					1308	2105	1730 Ingersoll Street	47th wd.	Front: 14'x49'3-1/8"

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 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 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:

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1308	2106	2811 Cantrell Street	48th wd.	Front: 14'x42'	1308	2119	5407 Woodland Avenue	51st wd.	Front: 17'x81'
1308	2107	1937 South Hemberger Street	48th wd.	Front: 14'x2"x54'	1308	2120	1036 Unruh Avenue	53rd wd.	Front: 28'x106'3"
1308	2108	1838 South Taylor Street	48th wd.	Front: 14'2"x50'			aka 1036 Unruh Street		
1308	2109	928 West Rockland Street	49th wd.	Front: 15'4"x82'	1308	2121	6933 Rutland Street	54th wd.	Front: 28'11"x78'4"
1308	2110	5822 North 13th Street	49th wd.	Front: 30'x118' 4-15/16	1308	2122	5548 Market Street	60th wd.	Front: 16'x124'6"
1308	2111	1152 South Peach Street	51st wd.	Front: 16'x55'	1308	2123	5847 Walnut Street	60th wd.	Front: 15'6"x120'
1308	2112	5219 Warrington Avenue	51st wd.	Front: 15'1"x63'	1308	2124	221 South Ithan Street	60th wd.	Front: 15'x63'
1308	2113	5345 Woodland Avenue	51st wd.	Front: 15'10"x80'	1308	2125	231 South Ithan Street	60th wd.	Front: 15'x63'
1308	2114	5351 Woodland Avenue	51st wd.	Front: 15'10"x80'	1308	2126	5562-64 Baltimore Avenue	51st wd.	Front: 28'4-7/8"x100'
1308	2115	932 South Conestoga Street	51st wd.	Front: 15'x52'	1308	2127	2918-22 Ellsworth street	36th wd.	Front: 42'x70'
1308	2116	1110 South 54th Street	51st wd.	Front: 15'6"x83'	1308	2128	1502-08 North 25th Street	29th wd.	Front: 72'x88'3/4"
1308	2117	5424 Florence Avenue	51st wd.	Front: 18'x68'	1308	2129	2442 East Harold Street	31st wd.	Front: 15'6-2/3"x50'
1308	2118	5515 Beaumont Street aka 5515 Beaumont Avenue	51st wd.	Front: 15'11"x61'3"	1308	2130	11893 Academy Road, Unit J8	66th wd.	Front: DC of 1.0526%

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