

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, December 20, 2012 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1212	2001	38 South 59th Street	3rd wd.	Front: 16’x72’	1212	2041	2034 E Stella Street	25th wd.	Front: 25’9-1/2’’x40’
1212	2002	5849 Hadfield Street	3rd wd.	Front: 15’x115’			AKA 2034 Stella Street		
1212	2003	5810 Hadfield Street	3rd wd.	Front: 15’x102’	1212	2042 A&B	2033 East Stella Street & 2035 East Stella Street	24th wd.	IRREGULAR SIZE PROPERTY
1212	2004	5812 Hadfield Street	3rd wd.	Front: 15’x102’			1310 South 50th Street	27th wd.	Front: 16’x100’
1212	2005	5850 Hadfield Street	3rd wd.	Front: 15’x102’	1212	2043	2507 North 29th Street	28th wd.	Front: 16’x65’6’’
1212	2006	5936 Windsor Street	3rd wd.	Front: 17’8’’x64’	1212	2045	2619 Jefferson Street	29th wd.	Front: 11’x84’6’’
		AKA 5936 Windsor Avenue					AKA 2619 West Jefferson Street		
1212	2007	5914 Belmar Street	3rd wd.	Front: 17’8’’x64’			2321 Frankford Avenue & 2323 Frankford Avenue	31st wd.	Front: 32’x120’
		AKA 5914 Belmar Terrace			1212	2046 A&B	659 E Westmoreland Street	33rd wd.	Front: 15’x16’6’’
1212	2008	507 North 55th Street	4th wd.	IRREGULAR SIZE PROPERTY			6027 Summer Street	34th wd.	Front: 14’6’’x57’1-1/2’’
				Front: 15’x105’	1212	2048	1534 North 59th Street	34th wd.	Front: 15’11-1/2’’x100’
1212	2009	1233 North Allison Street	4th wd.	Front: 14’x50’	1212	2049	1549 North Edgewood Street	34th wd.	Front: 14’2’’x70’
1212	2010	5430 Sharswood Street	4th wd.	IRREGULAR SIZE PROPERTY			AKA 1549 North Edgewood Avenue		
1212	2011	5418 Media Street	4th wd.	Front: 16’x46’1’’			1425 North Robinson Street	34th wd.	Front: 14’4’’x93’7/8’’
				Front: 15’x101’	1212	2051	1543 North Robinson Street AKA 1543 Robinson Street	34th wd.	Front: 19’6’’x96’
1212	2012	1410 North Vodges Street	4th wd.	Front: 15’7’’x100’			1630 North Robinson Street	34th wd.	Front: 15’3’’x94’7/8’’
1212	2013	1657 North Allison Street	4th wd.	Front: 15’x100’	1212	2052	1411 North Felton Street	34th wd.	Front: 15’x54’
1212	2014	1442 North Allison Street	4th wd.	Front: 15’x62’			1400 North Felton Street	34th wd.	Front: 15’5-3/8’’x54’
1212	2015	1526 North Allison Street	4th wd.	Front: 15’x66’	1212	2053	1414 North Felton Street	34th wd.	Front: 15’x54’
1212	2016	5751 Filbert Street	4th wd.	Front: 15’x53’6’’	1212	2054	1428 North Felton Street	34th wd.	Front: 15’x54’
1212	2017	5922 Summer Street	4th wd.	Front: 14’x71’10’’	1212	2055	6331 West Girard Avenue	3rd wd.	Front: 15’x67’
1212	2018	1444 North Hobart Street	4th wd.	Front: 15’x54’	1212	2056	118 North 63rd Street	34th wd.	Front: 30’x125’
1212	2019	4313 Pennsgrove Street	6th wd.	Front: 12’x52’6’’	1212	2057	210 North 63rd Street	34th wd.	Front: 19’2’’x120’
1212	2020	878 North 47th Street	6th wd.	Front: 16’x130’	1212	2058	1819 Meribrook Road	34th wd.	Front: 16’x106’
1212	2021	2843 Kip Street	7th wd.	Front: 15’x72’10’’	1212	2059	1329 Dorrance Street	36th wd.	Front: 16’1-7/8’’x46’6’’
1212	2022	1818 West Venango Street	11th wd.	Front: 17’9-1/2’’x140’			AKA 1329 South Dorrance Street		
1212	2023	3533 North Sydenham Street	11th wd.	Front: 15’1-1/2’’x80’	1212	2063	1746 South 24th Street	36th wd.	Front: 15’3’’x55’
1212	2024	4952 Sheldon Street	12th wd.	Front: 16’x90’	1212	2064	1635 South Marston Street	36th wd.	Front: 14’2’’x54-5/8’’
1212	2025	927 Church Lane	12th wd.	IRREGULAR SIZE PROPERTY	1212	2065	1545 South Corlies Street	36th wd.	Front: 16’x52’
		AKA 927 E Church Lane		Front: 16’x70’	1212	2066	1500 South Corlies Street	36th wd.	Front: 16’1-5/8’’x52’
1212	2026	1210 East Chelten Avenue	12th wd.	IRREGULAR SIZE PROPERTY	1212	2067	1409 South 32nd Street	36th wd.	Front: 16’x53’
1212	2027	5330 Wingohocking Terrace	12th wd.	Front: 13’8’’x58’8-1/2’’	1212	2068	1024 West Orleans Street	37th wd.	Front: 14’1’’x45’
				Front: 16’x72’10’’	1212	2069	731 Dudley Street	39th wd.	Front: 14’x46’
1212	2028	5615 Nelson Street	40th wd.	IRREGULAR SIZE PROPERTY	1212	2070	1914 South 57th Street	40th wd.	Front: 16’x75’3’’
1212	2029	5623 Nelson Street	12th wd.	Front: 22’9-3/4’’x80’	1212	2071	1839 South Cecil Street	40th wd.	Front: 15’x53’
				Front: 29’9-1/2’’x118’6’’	1212	2072	2417 South Edgewood Street	40th wd.	IRREGULAR SIZE PROPERTY
1212	2030	354 West Penn Street	12th wd.	Front: 12’6’’x100’					
1212	2031	3759 North Sydenham Street	13th wd.	Front: 20’x124’4’’	1212	2073	2536 South 74th Street	13th wd.	Front: 16’x72’10’’
1212	2032	861 North Fields Street	15th wd.	Front: 14’3’’x72’	1212	2074	2556 Carroll Street	40th wd.	Front: 16’x78’6’’
		AKA 861 Field Street		Front: 28’x100’			AKA 2556 South Carroll Street		
1212	2033	6337 North Norwood Street	17th wd.	Front: 14’x80’	1212	2075	2650 Sylmar Street	40th wd.	Front: 16’x58’
1212	2034	4649 North Penn Street	23rd wd.				AKA 2650 S Sylmar Street		
		AKA 4649 Penn Street			1212	2076	6923 Chelwynde Avenue	40th wd.	Front: 16’x65’
1212	2035	4444 Griscom Street	23rd wd.		1212	2077	561 Marwood Road	42nd wd.	IRREGULAR SIZE PROPERTY
1212	2036	4452 Griscom Street	23rd wd.				AKA 561 East Marwood Road		
1212	2037	4227 Romain Street	23rd wd.		1212	2078	4618 Doudinot Street	42nd wd.	Front: 15’x71’6’’
1212	2038	4360-62 Leiper Street	23rd wd.		1212	2079	4841 Gransback Street	42nd wd.	Front: 14’11’’x77’6’’
1212	2039	3813 Folsom Street	24th wd.						
		AKA 3813 Folsom Avenue							
1212	2040	3908 Wyalusing Avenue	24th wd.	Front: 14’x49’6’’					

Tax Collection continues on 20

TAX LIENS 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 Collection continued from 19

Tax Collection Sale

City of Philadelphia

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Properties to be sold by **Jewell Williams, Sheriff**
10:00 a.m. Thursday, December 20, 2012 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1212	2080	4746 Rorer Street	42nd wd.	Front: 15’x80’	1212	2091	5069 Ogden Street	44th wd.	Front: 14’x56’4-3/8”
1212	2081	4735 Tampa Street	42nd wd.	IRREGULAR SIZE PROPERTY	1212	2092	451 North 53rd Street	44th wd.	Front: 16’x80’
				Front: 18’x47’	1212	2093	2833 Overington Street	45th wd.	Front: 14’x72’
1212	2082	436 Delphine Street	42nd wd.		1212	2094	5511 Baltimore Avenue	46th wd.	IRREGULAR SIZE PROPERTY
		AKA 436 West Delphine Street							Front: 14’6”x61’6”
1212	2083	5112 North 3rd Street	42nd wd.	Front: 14’5”x122’4”	1212	2095	2425 Ritner Street	48th wd.	Front: 15’6”x60’10”
1212	2084	3549 North Randolph Street	43rd wd.	Front: 15’x70’	1212	2096	1623 South Lindenwood Street	51st wd.	IRREGULAR SIZE PROPERTY
1212	2085	3517 North Marshall Street	43rd wd.	Front: 14’x85’	1212	2097	5178 Parkside Avenue	52nd wd.	Front: 16’x67’
1212	2086	1233 West Butler Street	43rd wd.	Front: 20’x112’					IRREGULAR SIZE PROPERTY
1212	2087	3816 North Park Avenue	43rd wd.	Front: 15’7”x77’	1212	2098	1923 North 52nd Street	52nd wd.	Front: 30’x125’
1212	2088	1319 Kerbaugh Street	43rd wd.	Front: 15’x61’	1212	2099	1670 Granite Street	62nd wd.	
		AKA 1319 West Kerbaugh Street							
1212	2089	220 Ramsey Street	44th wd.	Front: 15’x60’	1212	2100	7112 Keystone Street	34th wd.	
		AKA 220 North Ramsey Street							
1212	2090	444 North 50th Street	44th wd.	IRREGULAR SIZE PROPERTY					

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Brown Cohen & Wastell, LLP

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