

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. Wednesday, December 19, 2012 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1212	4001	1948 Bridge Street	62nd wd.	Front: 19.87'x100'	1212	4044	242 N 64th Street	34th wd.	Front: 15'x66'
1212	4002	31-33 N 2nd Street	5th wd.	Front: 30.16'x204.5'	1212	4045	6246 Washington Avenue	3rd wd.	Irregular Lot
1212	4003	1507-1509 Moyamensing Ave AKA 1507 Moyamensing Ave, Unit B	1st wd.	Front: N/A	1212	4046	2933 North 26th Street	38th wd.	Front: 16'x60.08'
1212	4004	1507-1509 Moyamensing Ave AKA 1507 Moyamensing Ave, Unit A	1st wd.	Front: N/A	1212	4047	3146 North 27th Street	38th wd.	Front: 14.5'x42.16'
1212	4005	5933 Webster Street	3rd wd.	Front: 15.33x106	1212	4048	2000-2030 South 71st Street	40th wd.	Irregular Lot
1212	4006	4070 Powelton Avenue	6th wd.	Front: 16'x67.15'	1212	4049	2522 N 19th Street	16th wd.	Front: 15.5'65.83'
1212	4007	3219 N Dover Street	38th wd.	Front: 14.33'x58'	1212	4050	604-636 South Washington Square, unit 2314	5th wd.	Front: Cond Unit
1212	4008	3955 N 17th Street	13th wd.	Front: 15'x88.92'	1212	4051	2042 S. 2nd Street	39th wd.	Front: 15.33'x60.5'
1212	4009	2434 N Lawrence Street	19th wd.	Front: 15'6"x53'1/2"	1212	4052	4516 Van Kirk Street	41st wd.	Front: 14.66'x100'
1212	4010	1519 W Tucker Street	16th wd.	Front: 14'x45'	1212	4053	6608 Keystone Street	41st wd.	Front: 15'x100'
1212	4011	4621 Naples Street	23rd wd.	Front: 17.91'x70'	1212	4054	7210 Hegerman Street	65th wd.	Front: 14'x79'
1212	4012	2562 Collins Street	31st wd.	Front: 13'7"x47'4-3/8"	1212	4055	2335 Wharton Street	36th wd.	Front: 16'x70'4"
1212	4013	2558 Collins Street	31st wd.	Front: 11'x48.31'	1212	4056	700 S 52nd Street	46th wd.	Front: 21'x98.16'
1212	4014	899 Marcella Street	35th wd.	Front: 18.02'x70'	1212	4057	652 North 65th Street	34th wd.	Front: 15.33'x105'
1212	4015	5517 Whitby Avenue	51st wd.	Front: 16'x81.5'	1212	4058	2739 South Seventh Street	39th wd.	Front: 15.96'x60'
1212	4016	115 N Gross Street	34th wd.	Front: 14.41'x80'	1212	4059	3139 C Street	7th wd.	Front: 14'x52'
1212	4017	345 Ripka Street	21st wd.	Front: 16'x176'	1212	4060	1947 Stenton Avenue	10th wd.	Front: 18'xirregular
1212	4018	3536 Drumore Drive	66th wd.	Irregular Lot	1212	4061	1303 Greeby Street	53rd wd.	Front: 18.10'x67.50'
1212	4019	1138 S Wilton Street	51st wd.	Front: 19.41'x97.5'	1212	4062	5853 North Marshall Street	61st wd.	Front: 15'x82.50'
1212	4020	3022 Unruh Avenue	55th wd.	Front: 16'x110'	1212	4063	1250 North Myrtlewood Street	29th wd.	Front: 14'x56.75'
1212	4021	6119 Lebanon Avenue	34th wd.	Front: 16'x94'	1212	4064	1252 Myrtlewood Street AKA 1252 North Myrtlewood Street	29th wd.	Front: 14'x56.75'
1212	4022	11649 Academy Road	66th wd.	Irregular Lot	1212	4065	328 E. Cheltenham Avenue	35th wd.	Front: 50'x125'
1212	4023	6019 Bingham Street	35th wd.	Irregular Lot	1212	4066	6233 N. 21st Street	17th wd.	Front: 16'x102'
1212	4024	95 W Nedro Avenue	61st wd.	Front: 15.16'x69.16'	1212	4067	2102 Orkney Street	19th wd.	Front: 16'x40'
1212	4025	4856 N 15th Street	13th wd.	Front: 14.94'x82.42'	1212	4068	6510 Wheeler Street	40th wd.	Front: 16'x68'
1212	4026	1966 W Spencer Street	17th wd.	Front: 15'x88'	1212	4069	4531 N. Uber Street	13th wd.	Front: 16.05'x84.42'
1212	4027	1626 Wadsworth Avenue	50th wd.	Front: 16.73'x194.7'	1212	4070	2051 West Tioga Street	38th wd.	Front: 13.9 x 60.5'
1212	4028	2908 Walnut Hill Street	57th wd.	Irregular Lot	1212	4071	1132 W Huntingdon Street	37th wd.	Front: 13.9 x 60.5'
1212	4029	911 Chang Street	29th wd.	Front: 15'4"x37'	1212	4072	703 Belgrade Street	18th wd.	Front: 14.91'x67'
1212	4030	4742 Salmon Street	45th wd.	Front: 14.25'x irregular	1212	4073	2843 Gaul Street	25th wd.	Front: 15.66'x80'
1212	4031	7017 Stenton Avenue	10th wd.	Front: 16.2'x96'	1212	4074	2226 South Croskey Street	48th wd.	Front: 14.17'x48.5'
1212	4032	1507 East Moyamensing Avenue - Unit C	1st wd.	Front: Condo Unit	1212	4075	1113 East Stafford Street	59th wd.	Front: 18.08'x70'
1212	4033	1507 East Moyamensing Avenue - Unit D	1st wd.	Front: Condo Unit	1212	4076	2105 66th Avenue AKA 2105 W. 66th Avenue	10th wd.	Front: 15'x85'
1212	4034	2654 Lloyd Street AKA 2654 S Lloyd Street	40th wd.	Front: 16'x71'6"	1212	4077	1701 Roselyn Street	17th wd.	Irregular Lot
1212	4035	2622 North Myrtlewood Street	28th wd.	Front: 14'x52'	1212	4078	5732 Crittenden Street	22nd wd.	Front: 15.58'x76.24'
1212	4036	2545 N. Natrona Street	28th wd.	Front: 14.25'x50'	1212	4079	1537 Roselyn Street	17th wd.	Front: 15'10"x96'
1212	4037	1539 W Lehigh Avenue	11th wd.	Front: 14.75'x75'	1212	4080	1723 Brill Street	62nd wd.	Front: 16.03'x80'
1212	4038	3744 N 17th Street	13th wd.	Front: 15.25'x84.83'	1212	4081	2027 Pratt Street	62nd wd.	Front: 20'x78.12'
1212	4039	1503 South Marston Street	36th wd.	Front: 14'x52.5'	1212	4082	1808 North 54th Street	52nd wd.	Front: 16'x107.5'
1212	4040	600-36 Washington Avenue, Unit #18-A-1	2nd wd.	Irregular lot	1212	4083	2343 North 24th Street	16th wd.	Front: 14'x48'
1212	4041	2041-2047 South Chadwick Street	48th wd.	Front: 52'x44'	1212	4084	409 S 55th Street	60th wd.	Front: 15.5'x87'
1212	4042	5522 Locust Street	60th wd.	Front: 15'x92'	1212	4085	6123 Edmund Street	41st wd.	Front: 15.004'x80'
1212	4043	1250 South 53rd Street	51st wd.	Front: 17'x81'	1212	4086	3047 Glenview Street	55th wd.	Front: 18.29'x107.5'
					1212	4087	2224 Shields Street	40th wd.	Front: 18.5'x93'
					1212	4088	2634 Bonnafon Street AKA 2634 S Bonnafon Street	40th wd.	Front: 16.5'x71'
					1212	4089	1733 South Avondale Street	40th wd.	Front: 16'x102.6'
					1212	4090	5220 Cedar Avenue	46th wd.	Front: 16'x106'
					1212	4091	4309 North Franklin Street	43rd wd.	Front: 15.16'x59'

Tax Collection continues on 18

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 17

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. Wednesday, December 19, 2012 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1212	4092	301 North 52nd Street	44th wd.	Irregular Lot	1212	4110	4516 Teesdale Street	41st wd.	Front: 18'3"x80'
1212	4093	933 W Dakota Street	37th wd.	Front: 16.58'x60'	1212	4111	5521 West Harmer Street	4th wd.	Front: 15'x60'
1212	4094	417 Dickinson Street	1st wd.	Front: 16'x64'	1212	4112	449 Fitzgerald Street	39th wd.	Front: 14.12'x49'
1212	4095	1825 Nolan Street	10th wd.	Front: 15.5'x80'	1212	4113	5729 Erdrick Street	62nd wd.	Front: 31'1"x50'
1212	4096	5452 Lebanon Avenue	52nd wd.	Front: 16'x113'	1212	4114	1441 West Louden Street	13th wd.	Front: 15.33'x76'
1212	4097	4719 Tampa Street	42nd wd.	Irregular Lot	1212	4115	1614 North 54th Street	4th wd.	Front: 25'x130'
1212	4098	114 South 51st Street	46th wd.	Front: 16'x85'	1212	4116	1328 North 55th Street	4th wd.	Front: 15'x105'
1212	4099	6045 Chestnut Street	46th wd.	Front: 20'x99.5'	1212	4117	1530 South 17th Street	36th wd.	Front: 17'x66'
1212	4100	348 Glen Echo Road	22nd wd.	Front: 20'x85'	1212	4118	135 Gladstone Street	39th wd.	Front: 14'x48'
1212	4101	2539 East Ontario Street	45th wd.	Front: 15'x75'	1212	4119	1812 North Croskey Street	32nd wd.	Front: 15'x73'
1212	4102	6106 Catharine Street	3rd wd.	Front: 16'x110'	1212	4120	944 North Fallon Street	44th wd.	Front: 15'x55'
1212	4103	5908 Ellsworth Street	46th wd.	Front: 16'x108.5'	1212	4121	2225 W. Harold Street	16th wd.	Front: 14'x60'
1212	4104	2600 South Dewey Street	40th wd.	Front: 16.33'x70'	1212	4122	1809 South 10th Street	1st wd.	Front: 16'x61'
1212	4105	1114 East Eyre Street	18th wd.	Front: 14'x70'	1212	4123	1808 Tulip Street	18th wd.	Front: 14.25'x30'
1212	4106	5915 Jefferson Street	34th wd.	Front: 15.75'x105'	1212	4124	2946 West Wishart Street	38th wd.	Front: 15'x60'
1212	4107	1022 Howell Street	35th wd.	Front: 16'x70'	1212	4125	5144 North Sydenham Street	17th wd.	Front: 16'x99'
1212	4108	6339 North 18th Street	17th wd.	Front: 16'x100'	1212	4126	1804 N 23 Street	32nd wd.	Front: 15.58'x70.25'
1212	4109	8617 Tiona Street	21st wd.	Front: 46.45'x125.08'					

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The Legal Intelligencer

2013 Commonwealth of Pennsylvania Court Rules

TO ORDER

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