

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 27, 2013 at the First District Plaza, 3801 Market Street

| Book | Writ | Address | Ward | Dimensions | Book | Writ | Address | Ward | Dimensions |
|------|------|-------------------------------|----------|-------------------------------|------|------|------------------------------|----------|-----------------------------|
| 1306 | 2001 | 1036 Tasker Street | 1st wd. | Front: 16'x63' | 1306 | 2049 | 1333 North 27th Street | 29th wd. | IRREGULAR SIZE PROPERTY |
| 1306 | 2002 | 936 R S 9th Street | 2nd wd. | IRREGULAR SIZE PROPERTY | 1306 | 2050 | 1335 North 27th Street | 29th wd. | IRREGULAR SIZE PROPERTY |
| | | AKA 936 S 9th Street (rear) | | | 1306 | 2051 | 1337 North 27th Street | 29th wd. | Front: 24'10-1/2"x23'9-1/4" |
| 1306 | 2003 | 106 North Yewdall Street | 4th wd. | Front: 15'x56'6" | 1306 | 2052 | 1224 North Dover Street | 29th wd. | Front: 15'x50'6" |
| 1306 | 2004 | 5426 Sharswood Street | 4th wd. | Front: 14'x50' | 1306 | 2053 | 1223 North 30th Street | 29th wd. | Front: 16'x57'3" |
| 1306 | 2005 | 12 North 56th Street | 4th wd. | Front: 16'x81' | 1306 | 2054 | 2321 Belgrade Street | 31st wd. | IRREGULAR SIZE PROPERTY |
| 1306 | 2006 | 39 N. Frazier Street | 52nd wd. | Front: 15'x64' | 1306 | 2055 | 1717 Monument Street AKA | 32nd wd. | Front: 15'x70' |
| 1306 | 2007 | 138 N. 57th Street | 4th wd. | Front: 15'x80' | | | 1717 West Monument Street | | |
| 1306 | 2008 | 423 North Street | 4th wd. | IRREGULAR SIZE PROPERTY | 1306 | 2056 | 1910 Page Street | 32nd wd. | Front: 15'x55' |
| 1306 | 2009 | 22 North 42nd Street | 6th wd. | IRREGULAR SIZE PROPERTY | 1306 | 2057 | 1936 N Croskey Street | 32nd wd. | Front: 14'5"x70' |
| 1306 | 2010 | 4235 Lancaster Avenue | 6th wd. | Front: 18'x100' | 1306 | 2058 | 2905 West Wedgley Avenue | 32nd wd. | Front: 15'x55'6-5/8" |
| 1306 | 2011 | 870 Brooklyn Street | 6th wd. | Front: 15'5"x102'6" | 1306 | 2059 | 6602 Lansdowne Avenue | 34th wd. | Front: 15'x94'10-7/8" |
| 1306 | 2012 | 881 North 44th Street | 6th wd. | Front: 16'x80'10" | 1306 | 2060 | 1341 South 20th Street | 36th wd. | Front: 16'x84' |
| | | AKA 881 Belmont Avenue | | | 1306 | 2061 | 1235 South 26th Street | 36th wd. | Front: 15'10"x49'3" |
| 1306 | 2013 | 431 East Auburn Street | 7th wd. | Front: 14'x71' | 1306 | 2062 | 2622 Latona Street | 36th wd. | Front: 14'x46'6" |
| 1306 | 2014 | 2045 Stenton Avenue | 10th wd. | IRREGULAR SIZE PROPERTY | 1306 | 2063 | 2355 Pierce Street | 36th wd. | Front: 15'-5/8"x58' |
| 1306 | 2015 | 3010 North 15th Street | 11th wd. | Front: 16'x100' | 1306 | 2064 | 1428 South 22nd Street | 36th wd. | Front: 16'x60' |
| 1306 | 2016 | 2211 West Ontario Street | 11th wd. | Front: 15'7"x108'6" | 1306 | 2065 | 1621 South Taney Street | 36th wd. | Front: 14'2"x46'6" |
| 1306 | 2017 | 2215 West Estaugh Street | 11th wd. | Front: 15'6"x96' | 1306 | 2066 | 2858 North Taylor Street | 38th wd. | Front: 14'5"x45'4-3/4" |
| | | AKA 2215 Estaugh Street | | | 1306 | 2067 | 2438 West Toronto Street | 38th wd. | Front: 14'5"x45'3-7/8" |
| 1306 | 2018 | 2318 West Venango Street | 11th wd. | Front: 15'6"x125' | 1306 | 2068 | 2452 West Toronto Street | 38th wd. | Front: 14'5"x45'3-7/8" |
| 1306 | 2019 | 5544 Crowson Street | 12th wd. | IRREGULAR SIZE PROPERTY | 1306 | 2069 | 2651 Roberts Avenue | 38th wd. | Front: 14'x61' |
| 1306 | 2020 | 136 West Sylvania Street | 12th wd. | Front: 19'x90' | 1306 | 2070 | 1948 South Redfield Street | 40th wd. | Front: 14'X63'6" |
| 1306 | 2021 | 5815 North 12th Street | 49th wd. | Front: 16'x90' | 1306 | 2071 | 2032 South Redfield Street | 40th wd. | Front: 16'4"x69'6" |
| 1306 | 2022 | 1981 West Hunting Park Avenue | 13th wd. | Front: 24'10-3/8"x105'1/8" | 1306 | 2072 | 2522 South Millick Street | 40th wd. | Front: 16'x47' |
| | | AKA 1981 Hunting Park Avenue | | | 1306 | 2073 | 6523 Saybrook Avenue | 40th wd. | Front: 18'x52'6" |
| 1306 | 2023 | 3742 North 16th Street | 13th wd. | Front: 15'6-11/16"x144'8-1/4" | 1306 | 2074 | 257 West Wingohocking Street | 42nd wd. | Front: 14'7"x50' |
| 1306 | 2024 | 4528 North Mole Street | 13th wd. | Front: 15'2"x45' | 1306 | 2075 | 3309 North Park Avenue | 43rd wd. | Front: 15'x104' |
| 1306 | 2025 | 1608 West Wingohocking Street | 13th wd. | Front: 16'x58'10" | 1306 | 2076 | 3311 North Park Avenue | 43rd wd. | Front: 15'x104' |
| 1306 | 2026 | 340 West Berkley Street | 13th wd. | Front: 16'x80' | 1306 | 2077 | 61 Dearborn Street | 44th wd. | Front: 15'x44'6" |
| | | AKA 340 Berkley Street | | | | | AKA 61 North Dearborn Street | | |
| 1306 | 2027 | 1500 Swain Street | 15th wd. | IRREGULAR SIZE PROPERTY | 1306 | 2078 | 202 North 52nd Street | 44th wd. | Front: 20'x89' |
| 1306 | 2028 | 1612 Ogden Street | 15th wd. | IRREGULAR SIZE PROPERTY | 1306 | 2079 | 5124 Folsom Street | 44th wd. | Front: 15'x50' |
| 1306 | 2029 | 2539 North Colorado Street | 16th wd. | Front: 14'6"x48' | 1306 | 2080 | 305 North 52nd Street | 44th wd. | Front: 20'x94'2" |
| 1306 | 2030 | 2603 North 18th Street | 16th wd. | Front: 15'x61' | 1306 | 2081 | 3502 Frankford Avenue | 45th wd. | IRREGULAR SIZE PROPERTY |
| 1306 | 2031 | 1529 West Oakdale Street | 16th wd. | Front: 14'1-1/2"x46' | 1306 | 2082 | 2244 Pratt Street | 45th wd. | IRREGULAR SIZE PROPERTY |
| 1306 | 2032 | 2363 North Gratz Street | 16th wd. | Front: 14'2"x47' | 1306 | 2083 | 2209 Ridge Avenue | 47th wd. | IRREGULAR SIZE PROPERTY |
| 1306 | 2033 | 4929 North 16th Street | 17th wd. | IRREGULAR SIZE PROPERTY | 1306 | 2084 | 2481 76th Avenue | 50th wd. | Front: 16'1"x120' |
| 1306 | 2034 | 6000 Limekiln Pike | 17th wd. | IRREGULAR SIZE PROPERTY | 1306 | 2085 | 1973 North 52nd Street | 52nd wd. | Front: 16'x85' |
| 1306 | 2035 | 2021 North Lawrence Street | 18th wd. | Front: 15'x58'6" | 1306 | 2086 | 206 East Rittenhouse Street | 59th wd. | IRREGULAR SIZE PROPERTY |
| 1306 | 2036 | 2169 North 9th Street | 20th wd. | Front: 15'x54'1-1/8" | 1306 | 2087 | 909 East Stafford Street | 59th wd. | Front: 24'4"x50' |
| 1306 | 2037 | 127 West Weaver Street | 22nd wd. | Front: 15'x63'9" | 1306 | 2088 | 56 East Walnut Lane | 59th wd. | IRREGULAR SIZE PROPERTY |
| | | AKA 127 Weaver Street | | | 1306 | 2089 | 113 East Pomona Street | 59th wd. | Front: 22'x104'6" |
| 1306 | 2038 | 1647 Margaret Street | 23rd wd. | IRREGULAR SIZE PROPERTY | 1306 | 2090 | 5928 Chew Avenue | 59th wd. | IRREGULAR SIZE PROPERTY |
| 1306 | 2039 | 4329 Pilling Street | 23rd wd. | Front: 20'x100' | | | AKA 5928 Chew Street | | |
| 1306 | 2040 | 3830 Mount Vernon Street | 24th wd. | Front: 14'x72' | 1306 | 2091 | 10 South 50th Street | 60th wd. | Front: 20'x82' |
| 1306 | 2041 | 3605 Fairmount Avenue | 24th wd. | Front: 19'10-3/4"x80' | 1306 | 2092 | 5344 Chancellor Street | 60th wd. | Front: 15'x65' |
| 1306 | 2042 | 833 North 40th Street | 24th wd. | Front: 22'x104' | 1306 | 2093 | 5423 Irving Street | 60th wd. | Front: 15'x80' |
| 1306 | 2043 | 2070 East Birch Street | 25th wd. | Front: 14'x50' | 1306 | 2094 | 5823 Pine Street | 60th wd. | Front: 16'x77' |
| 1306 | 2044 | 2330 North 26th Street | 28th wd. | Front: 16'x60' | 1306 | 2095 | 125 Sparks Street | 61st wd. | Front: 18'4"x70' |
| 1306 | 2045 | 2517 North 29th Street | 28th wd. | Front: 15'6"x65'6" | | | AKA 125 West Sparks Street | | |
| 1306 | 2046 | 2425 Seybert Street | 29th wd. | Front: 13'10"x47'2-7/8" | 1306 | 2096 | 543 West Tabor Road | 61st wd. | Front: 31'1/4"x100' |
| 1306 | 2047 | 2625-33 Jefferson Street AKA | 29th wd. | IRREGULAR SIZE PROPERTY | 1306 | 2097 | 5742 Leonard Street | 62nd wd. | IRREGULAR SIZE PROPERTY |
| | | 2625-33 West Jefferson Street | | | 1306 | 2098 | 3306 Lester Road | 66th wd. | IRREGULAR SIZE PROPERTY |
| 1306 | 2048 | 1408 N 25th Street | 29th wd. | Front: 16'4-1/2"x60' | 1306 | 2099 | 2426-30 Germantown Avenue | 37th wd. | IRREGULAR SIZE PROPERTY |
| | | | | | 1306 | 2100 | 2905 Kensington Avenue | 25th wd. | Front: 16'x100' |

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.