

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 **Jewel Williams, Sheriff**
10:00 a.m. Thursday, February 28, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1302	2001	524 Greenwich Street	1st wd.	Front: 16'x48'	1302	2052	153 North Robinson Street	34th wd.	Front: 14'2"x65'6"
1302	2002	1237 Montrose Street	2nd wd.	Front: 16'x37'2"	1302	2053	1422 North 60th Street	34th wd.	Front: 15'x93'1-1/4"
1302	2003	1320 Alter Street	2nd wd.	Front: 17'1/4"x60'	1302	2054	1438 North Edgewood Street	34th wd.	Front: 14'4"x76'1-1/4"
1302	2004	5914 Market Street	3rd wd.	Front: 15'6"x83'6"	1302	2055	1641 North 61st Street	34th wd.	Front: 15'x90'
1302	2005	6148 Irving street	3rd wd.	Front: 15'10-1/2"x92'3"	1302	2056	1531 North Robinson Street	34th wd.	Front: 19'6"x96'3-7/8"
1302	2006	127 South 60th Street	3rd wd.	Front: 16'x77'	1302	2057	1402 North Felton Street	34th wd.	Front: 15'x54'
1302	2007	5920 Spruce Street	3rd wd.	Front: 15'9-1/2"x100'	1302	2058	248 North 64th Street	34th wd.	Front: 15'x66'
1302	2008	6114 Walton Avenue	3rd wd.	Front: 15'6"x180'6"	1302	2059	6600 Lansdowne Avenue	34th wd.	Front: 20'x94'10-7/8"
1302	2009	661 North Sickels Street	4th wd.	Front: 14'x44'	1302	2060	6604 Lansdowne Avenue	34th wd.	Front: 15'x94'10-7/8"
1302	2010	611 North 56th Street	4th wd.	Front: 15'5"x73'3-1/2"	1302	2061	6134 Argyle Street	35th wd.	Front: 15'x107'
1302	2011	1303 N. 57th Street	4th wd.	Front: 20'6"x90'	1302	2062	1732 South Ringgold Street	36th wd.	Front: 14'2"x48'
1302	2012	546 North 58th Street	4th wd.	Front: 19'10"x71'	1302	2063	1332 South Hicks Street	36th wd.	Front: 14'x40'8-5/8"
1302	2013	5753 Hunter Street	4th wd.	Front: 16'6"x80'	1302	2064	1538 South Bouvier Street	36th wd.	Front: 14'x48'
1302	2014	1511 North 57th Street	4th wd.	Front: 15'x90'	1302	2065	1717 Latona Street	36th wd.	Front: 15'x57'
1302	2015	879 Belmont Avenue	6th wd.	Front: 16'x80'10"	1302	2066	3026 North 11th Street	37th wd.	Front: 15'x60'
1302	2016	326 East Ontario Street	7th wd.	Front: 14'5"x47'1-5/8"	1302	2067	2724 North Marvine Street	37th wd.	Front: 15'x73'
1302	2017	7100 Louise Street	10th wd.	Irregular Size Property	1302	2068	1362 West Silver Street	37th wd.	Front: 23'x51'
1302	2018	2716 North Croskey Street	11th wd.	Front: 14'6"x45'	1302	2069	2810 North Ringgold Street	38th wd.	Front: 14'4"x46'6"
1302	2019	1524 West Westmoreland Street	11th wd.	Front: 21'x95'	1302	2070	3234 Fox Street	38th wd.	Irregular Size Property
1302	2020	56 Manheim Street	12th wd.	Front: 16'x77'5-3/8"	1302	2071	2856 North Marston Street	38th wd.	Front: 15'x62'
1302	2021	5018 Germantown Avenue	12th wd.	Irregular Size Property	1302	2072	2446 South Fairhill Street	39th wd.	Front: 14'x48'
1302	2022	1636 West Erie Avenue	13th wd.	Front: 15'5"x88'6"	1302	2073	728 Daly Street	39th wd.	Irregular Size Property
1302	2023	3728 North Bouvier Street	13th wd.	Front: 15'2"x78'	1302	2074	2626 South Hutchinson Street	39th wd.	Front: 14'x49'
1302	2024	4831 North Carlisle Street	13th wd.	Front: 15'5"x68'6"	1302	2075	2209 S Clarion Street	39th wd.	Front: 13'6"x48'4-3/4"
1302	2025	1231 Ridge Avenue	14th wd.	Irregular Size Property	1302	2076	2029 South Cecil Street	40th wd.	Front: 15'x53'
1302	2026	830 North 16th Street	15th wd.	Irregular Size Property	1302	2077	2217 South 63rd Street	40th wd.	Front: 20'x75'
1302	2027	862 Field Street AKA 862 North Field Street	15th wd.	Front: 13'x48'	1302	2078	6023 Yocum Street	40th wd.	Front: 15'x75'6"
1302	2028	1821 West Albanus Street	17th wd.	Front: 15'3"x70'	1302	2079	2248 South 56th Street	40th wd.	Irregular Size Property
1302	2029	5750 North Beechwood Street	17th wd.	Front: 14'8"x62'	1302	2080	5720 Reedland Street	40th wd.	Front: 16'x67'6"
1302	2030	214 West Ontario Street	19th wd.	Front: 15'10-1/2"x62'6"	1302	2081	6551 Regent Street	40th wd.	Front: 14'2"x58'6"
1302	2031	6606 Ross Street	22nd wd.	Irregular Size Property	1302	2082	7044 Grays Avenue	40th wd.	Front: 16'4"x81'
1302	2032	6732 Bass Street	22nd wd.	Front: 20'x55'	1302	2083	3816 North Fairhill Street	43rd wd.	Front: 16'x77'6"
1302	2033	7129 Boyer Street	22nd wd.	Irregular Size Property	1302	2084	4447 North 7th Street	43rd wd.	Front: 15'x64'
1302	2034	109 West Weaver Street	22nd wd.	Front: 15'6"x66'9-1/4"	1302	2085	1850 Clarence Street AKA 1850 West Clarence Street	45th wd.	Front: 21'x59'4-3/4"
1302	2035	1713 Meadow Street	23rd wd.	Front: 21'6"x100'	1302	2086	4766 Melrose Street	45th wd.	Front: 15'6"x100'
1302	2036	1146 Arrott Street	23rd wd.	Irregular Size Property	1302	2087	1916 Ingersoll Street	47th wd.	Irregular Size Property
1302	2037	3832 Aspen Street	24th wd.	Front: 14'x90'	1302	2088	605 West Courtland Street	49th wd.	Irregular Size Property
1302	2038	1834 East Allegheny Avenue	25th wd.	Front: 14'4"x73'6"	1302	2089	5103 North Fairhill Street	49th wd.	Front: 15'4"x67'6-1/4"
1302	2039	2614 West Cumberland Street	28th wd.	Front: 15'x75'	1302	2090	5813 North 12th Street	49th wd.	Front: 16'x90'
1302	2040	2037 North College Avenue	29th wd.	Irregular Size Property	1302	2091	5703 Malvern Avenue	52nd wd.	Irregular Size Property
1302	2041	2527 Jefferson Street	29th wd.	Front: 17'7"x84'6"	1302	2092	452 East Walnut Lane	59th wd.	Front: 20'x132'
1302	2042	2239 West Oxford Street	29th wd.	Front: 15'4"x70'	1302	2093	521 East Walnut Lane	59th wd.	Front: 15'x52'
1302	2043	1513 North Newkirk Street	29th wd.	Front: 15'2-1/2"x50'3"	1302	2094	29 West Duval Street	59th wd.	Front: 20'x117'6"
1302	2044	2658 Braddock Street	31st wd.	Irregular Size Property	1302	2095	5425 Sansom Street	60th wd.	Front: 24'x85'2"
1302	2045	2627 E. Thompson Street	31st wd.	Front: 16'x79'1"	1302	2096	16 South Yewdall Street	60th wd.	Front: 16'x67'3"
1302	2046	2114 East Dauphin Street	31st wd.	Front: 16'x53'	1302	2097	5600 Walnut Street	4th wd.	Front: 16'x77'9-1/2"
1302	2047	1914 North Ringgold Street	32nd wd.	Front: 14'x50'	1302	2098	5536 Spruce Street	60th wd.	Front: 17'3-7/8"x76'9"
1302	2048	3362 Rand Street	33rd wd.	Front: 18'1"x37'9"	1302	2099	145 Sparks St AKA 145 W Sparks St	61st wd.	Front: 15'4"x66'
1302	2049	6011 Race Street	34th wd.	Front: 15'x60'	1302	2100	1658 Conklin Street	62nd wd.	Front: 20'10"x90'
1302	2050	128 North Millick Street	34th wd.	Front: 15'2"x67'					
1302	2051	113 North Dewey Street	34th wd.	Front: 15'1"x62'6"					

TAX DELINQUENT 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.