

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

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1303	2001	517 Sigel Street	1st wd.	Front: 13'10"x48'	1303	2050	1231 North 31st Street	29th wd.	Front: 14'11-1/4"x55'5"
1303	2002	6245 Walnut Street	3rd wd.	Front: 15'7-1/8"x112'2"	1303	2051	763 South Mole Street	30th wd.	Irregular Size Property
1303	2003	5812 Norfolk Street	3rd wd.	Front: 15'x62'	1303	2052	810 East Willard Street	33rd wd.	Front: 14'3"x50'
1303	2004	6210 Carpenter Street	3rd wd.	Front: 23'x107'6"	1303	2053	933 East Ontario Street	33rd wd.	Front: 14'9"x78'6"
1303	2005	14 North 56th Street	4th wd.	Front: 16'x81'	1303	2054	130 North Millick Street	34th wd.	Front: 15'2"x67'
1303	2006	22 North Frazier Street	4th wd.	Front: 15'x64'	1303	2055	38 North Felton Street	34th wd.	Front: 15'X62'
1303	2007	50 North Hobart Street	4th wd.	Front: 15'x64'	1303	2056	1630 North 59th Street	34th wd.	Front: 15'3"x96'10-1/4"
1303	2008	50 North Salford Street	4th wd.	Irregular Size Property	1303	2057	842 Foulkrod Street	35th wd.	Irregular Size Property
1303	2009	100 North Salford Street	4th wd.	Irregular Size Property	1303	2058	1217 South 26th Street	36th wd.	Front: 14'5"x38'
1303	2010	226 North 56th Street	4th wd.	Front: 14'x3"x61'6"	1303	2059	2311 Pierce Street	36th wd.	Front: 13'10-7/8"x48'
1303	2011	239 North Alden Street	4th wd.	Front: 14'x77'	1303	2060	1653 South Taylor Street	36th wd.	Front: 14'2"x54'6"
1303	2012	4216 Parrish Street	6th wd.	Front: 14'x49'	1303	2061	2818 North Taylor Street	38th wd.	Front: 14'4" X 45'4-3/4"
1303	2013	1034 Pallas Street AKA 1034 North Pallas Street	6th wd.	Front: 14'x63'	1303	2062	2852 North 26th Street	38th wd.	Front: 16'X56'
1303	2014	877 Belmont Avenue AKA 477 North 44th Street	6th wd.	Front: 15'6"x80'10"	1303	2063	2852 North Marston Street	38th wd.	Front: 15'X62'
1303	2015	895 Belmont Avenue AKA 895 North 44th Street	6th wd.	Front: 16'x84'10"	1303	2064	2904-42 West Clementine Street	38th wd.	Front: 14'X37'6"
1303	2016	897 Belmont Avenue	6th wd.	Front: 22'x84'10"	1303	2065	2525 West Allegheny Avenue	38th wd.	Front: 18'6"X90'
1303	2017	832 North Markoe Street	6th wd.	Front: 13'10"x54'4-1/2"	1303	2066	2673 Deacon Street	38th wd.	Front: 14'X50'
1303	2018	6737 North Sydenham Street	10th wd.	Irregular Size Property	1303	2067	604 Hoffman Street	39th wd.	Irregular Size Property
1303	2019	2129 74th Avenue	10th wd.	Front: 17'x93'	1303	2068	624 Emily Street	39th wd.	Front: 14'X44'
1303	2020	1502 West Glenwood Avenue	11th wd.	Front: 15'3"X60'	1303	2069	2741 South Marshall Street	39th wd.	Front: 16'X57'6"
1303	2021	3512 North Carlisle Street	11th wd.	Front: 13'4"x78'8"	1303	2070	2016 South Redfield Street	40th wd.	Front: 16'4"X69'6"
1303	2022	548 East Ashmead Street	12th wd.	Front: 15'x55'	1303	2071	1946 South Salford Street	40th wd.	Front: 15'X64'1"
1303	2023	4108 North Broad Street	13th wd.	Front: 15'6"x100'	1303	2072	6035 Kingsessing Avenue	40th wd.	Front: 15'X73'
1303	2024	2509 North Chadwick Street	16th wd.	Front: 14'5-1/2"x50'	1303	2073	6104 Glenmore Avenue	40th wd.	Front: 15'X48'
1303	2025	2614 North 18th Street	16th wd.	Front: 14'6"x61'	1303	2074	6130 Wheeler Street	40th wd.	Front: 16'X58'6"
1303	2026	2223 West Cumberland Street	16th wd.	Front: 15'3"x87'	1303	2075	2037 South 67th Street	40th wd.	Front: 16'X61'
1303	2027	1719 Belfield Avenue	17th wd.	Front: 16'x107'6"	1303	2076	6745 1/2 Greenway Avenue	40th wd.	Front: 20'X112'6"
1303	2028	1726 West Nedro Avenue	17th wd.	Front: 27'x120'	1303	2077	199 West Thelma Street AKA 199 Thelma Street	42nd wd.	Irregular Size Property
1303	2029	4931 North 16th Street	17th wd.	Front: 15'x90'	1303	2078	939 West Russell Street	43rd wd.	Front: 20'X71'3"
1303	2030	1815 Mascher Street AKA 1815 North Mascher Street	18th wd.	Front: 14'x53'	1303	2079	4825 Haverford Avenue	44th wd.	Irregular Size Property
1303	2031	2405 North Reese Street	19th wd.	Front: 14'x62'	1303	2080	341 North 52nd Street	44th wd.	Front: 16'4"X92'2-1/4"
1303	2032	3263 North Philip Street	19th wd.	Front: 14'4"x56'10"	1303	2081	2035 East Venango Street	45th wd.	Front: 14'X79'6"
1303	2033	1657 North Marshall Street	20th wd.	Irregular Size Property	1303	2082	3345 Kensington Avenue	45th wd.	Irregular Size Property
1303	2034	3603 Haverford Avenue	24th wd.	Front: 20'x91'	1303	2083	1816 South 21st Street	48th wd.	Irregular Size Property
1303	2035	625 North 34th Street	24th wd.	Front: 14'2"x56'	1303	2085	924 South St. Bernard Street	51st wd.	Front: 24'X87'6"
1303	2036	2114 East Monmouth Street	25th wd.	Irregular Size Property	1303	2086	5646 Hadfield Street	51st wd.	Front: 15'X62'
1303	2037	2949 Janney Street	25th wd.	Front: 14'8"x68'	1303	2087	5430 Chester Avenue	51st wd.	Front: 15'10"X107'
1303	2038	2809 North Helen Street AKA 2809 Helen Street	25th wd.	Front: 14'x55'	1303	2088	5604 Diamond Street	52nd wd.	Front: 18'4"X100'
1303	2039	1313 South Paxon Street	27th wd.	Front: 14'3"x60'	1303	2089	5615 Gainer Road	52nd wd.	Front: 18'X125'
1303	2040	4900 Saybrook Avenue	27th wd.	Front: 17'x63'9"	1303	2090	2119 North Redfield Street	52nd wd.	Front: 23'5"x96'
1303	2041	2610 West York Street	28th wd.	Front: 14'x50'	1303	2091	5805 McMahon Avenue	59th wd.	Front: 25'1-1/4" x 100'
1303	2042	2605 West Oakdale Street	28th wd.	Front: 14'3-1/2"x41'	1303	2092	432 East Tulpehocken Street	59th wd.	Front: 23'9"x100'
1303	2043	2530 West Silver Street	28th wd.	Front: 14'4-1/2"x50'	1303	2093	5255 Larchwood Avenue AKA 5255 Larchwood Street	60th wd.	Front: 16'x75'
1303	2044	2459 North Myrtlewood Street	28th wd.	Front: 16'x52'6"	1303	2094	5320 Spruce Street	60th wd.	Front: 19'x79'
1303	2045	2316 Seybert Street	29th wd.	Front: 14'x60'	1303	2095	237 South Cecil Street	60th wd.	Front: 15'x62'6"
1303	2046	2318 Seybert Street AKA 2318 West Seybert Street	29th wd.	Front: 14'x60'	1303	2096	5947 North Leithgow Street	61st wd.	Front: 15'11-1/2" x 62'
1303	2047	2322 Seybert Street	29th wd.	Front: 14'X60'	1303	2097	14 East Armat Street	12th wd.	Irregular Size Property
1303	2048	2328 Seybert Street	29th wd.	Front: 14'X60'	1303	2098	1443 Vernon Road	50th wd.	Irregular Size Property
1303	2049	1555 North 29th Street	29th wd.	Front: 15'6"X66'	1303	2099	6701 Roosevelt Blvd AKA 6701 East Roosevelt BLvd	55th wd.	Irregular Size Property
					1303	2100	3629-51 North Smedley Street	13th wd.	Irregular Size Property

TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE

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.