

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, May 30, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1305	2001	1223 East Moyamensing Avenue	2nd wd.	IRREGULAR SIZE PROPERTY	1305	2047	1342 North Hollywood Street	29th wd.	Front: 15'x50'6"
1305	2002	6152 Locust Street	3rd wd.	Front: 15'6"x64'	1305	2048	2617 Amber Street	31st wd.	IRREGULAR SIZE PROPERTY
1305	2003	6017 Delancey Street	3rd wd.	Front: 16'x62'	1305	2049	2048 East Susquehanna Avenue	31st wd.	Front: 12'8-5/8"x60'
1305	2004	6157 Larchwood Avenue	3rd wd.	Front: 16'x69'			AKA 2048 Susquehanna Avenue		
1305	2005	554 South Redfield Street	3rd wd.	Front: 14'8"x63'6"	1305	2050	3027 Ridge Avenue	32nd wd.	Front: 15'x67'
1305	2006	5815 Norfolk Street	3rd wd.	Front: 15'x63'6"	1305	2051	3109 Westmont Street	32nd wd.	Front: 14'x63'6"
1305	2007	5818 Windsor Street	3rd wd.	Front: 15'6"x62'9"	1305	2052	2534 Nicholas Street	32nd wd.	Front: 14'x60'
		AKA 5818 Windosr Avenue			1305	2053	3461 Crystal Street	33rd wd.	Front: 14'2"x42'6"
1305	2008	31 North Yewdall Street	4th wd.	Front: 16'x54'	1305	2054	118 North Millick Street	34th wd.	Front: 15'2"x67'
		AKA 31 North Yewdell Street			1305	2055	23 North 63rd Street	34th wd.	Front: 20'6"x83'
1305	2009	1385 Narragansett Street	59th wd.	IRREGULAR SIZE PROPERTY	1305	2056	1652 North Redfield Street	34th wd.	Front: 15'x80'
		AKA 1385 E Narragansett Street			1305	2057	1435 North 60th Street	34th wd.	Front: 15'x90'
1305	2010	1514 North Allison Street	4th wd.	Front: 15'x100'	1305	2058	1434 North 62nd Street	34th wd.	Front: 15'5"x59'6-1/2"
1305	2011	222 North Alden Street	4th wd.	Front: 14'6"x62'6"	1305	2059	2101 Ellsworth Street	36th wd.	IRREGULAR SIZE PROPERTY
1305	2012	5648 Hunter Street	4th wd.	Front: 15'x80'					
1305	2013	5792 Haddington Lane	4th wd.	Front: 15'x79'	1305	2060	1220 South 31st Street	36th wd.	Front: 17'x62'
		AKA 5792 Haddington Street			1305	2061	1740 South Taylor Street	36th wd.	Front: 14'2"x48'
1305	2014	883 Belmont Avenue	6th wd.	Front: 16'x80'10"	1305	2062	2607 North Warnock Street	37th wd.	Front: 14'x60'
1305	2015	3041 Mascher Street	7th wd.	Front: 16'4"x93'	1305	2063	1141 West Somerset Street	37th wd.	Front: 15'8"x66'
1305	2016	7216 North 21st Street	10th wd.	IRREGULAR SIZE PROPERTY	1305	2064	2501 West Allegheny Avenue	38th wd.	Front: 16'x90'
					1305	2065	322 Tree Street	39th wd.	Front: 14'x48'
1305	2017	1508 West Glenwood Avenue	11th wd.	IRREGULAR SIZE PROPERTY	1305	2066	1929 South 60th Street	40th wd.	Front: 15'x64'1"
					1305	2067	5721 Chester Avenue	40th wd.	Front: 19'1-1/2"x90'
1305	2018	2236 West Indiana Avenue	11th wd.	Front: 15'11"x68'	1305	2068	6049 Allman Street	40th wd.	Front: 16'x59'6"
1305	2019	1949 West Bristol Street	13th wd.	Front: 16'5"x60'	1305	2069	6145 Upland Street	40th wd.	Front: 14'x62'
		AKA 1949 Bristol Street			1305	2070	6553 Regent Street	40th wd.	Front: 14'4"x58'6"
1305	2020	4652 North Sydenham Street	13th wd.	Front: 15'3-1/4"x86'5"	1305	2071	6751 Paschall Avenue	40th wd.	Front: 15'x111'
1305	2021	1605 West Loudon Street	17th wd.	Front: 15'x67'	1305	2072	4620 Hurley Street	42nd wd.	Front: 16'x72'
1305	2022	2239 North 16th Street	16th wd.	Front: 15'7"x65'10"	1305	2073	4731 Rorer Street	42nd wd.	Front: 15'x80'
1305	2023	2558 North 18th Street	16th wd.	Front: 16'x67'	1305	2074	1137 West Westmoreland Street	43rd wd.	IRREGULAR SIZE PROPERTY
1305	2024	2403 North 20th Street	16th wd.	Front: 15'6-1/2"x67'10"					
1305	2025	2405 North 20th Street	16th wd.	Front: 15'6-1/2"x67'10"	1305	2075	3563 North Warnock Street	43rd wd.	Front: 14'x56'
1305	2026	5977 Kemble Avenue	17th wd.	Front: 15'x65'	1305	2076	3546 North Marvine Street	43rd wd.	Front: 15'3"x89'4-1/2"
1305	2027	6030 North Lambert Street	17th wd.	Front: 15'x70'	1305	2077	3816 North 10th Street	43rd wd.	Front: 16'x54'
1305	2028	5711 North Beechwood Street	17th wd.	IRREGULAR SIZE PROPERTY	1305	2078	143 Farson Street	44th wd.	Front: 16'x96'
							AKA 143 North Farson Street		
1305	2029	1546 North Lawrence Street	18th wd.	Front: 16'6"x87'6"	1305	2079	52 North Ruby Street	44th wd.	Front: 15'7"x60'6"
1305	2030	1914 North 8th Street	20th wd.	Front: 14'1-3/8"x56'	1305	2080	303 North 52nd Street	44th wd.	IRREGULAR SIZE PROPERTY
1305	2031	4937 Darrah Street	23rd wd.	Front: 15'2-1/4"x90'					
1305	2032	1339 Church Street	23rd wd.	Front: 25'x100'	1305	2081	5165 Ogden Street	44th wd.	IRREGULAR SIZE PROPERTY
1305	2033	2052 East Somerset Street	25th wd.	IRREGULAR SIZE PROPERTY					
		AKA 2052 East Somerset Avenue			1305	2082	2222 N. Van Pelt Street	16th wd.	Front: 16'x70'
1305	2034	1902 Hart Lane AKA 1902 East Hart Lane	25th wd.	IRREGULAR SIZE PROPERTY	1305	2083	3634 Jasper Street	45th wd.	Front: 14' 1-1/2"x67'
		AKA 1902 East Hart Street			1305	2084	818 South 56th Street	46th wd.	Front: 16'x80'
1305	2035	2130 East Monmouth Street	25th wd.	IRREGULAR SIZE PROPERTY	1305	2085	844 South 56th Street	46th wd.	Front: 15'8"x80'
		AKA 2130 Monmouth Street			1305	2086	846 South Alden Street	46th wd.	Front: 15'x60'
1305	2036	2111 East Monmouth Street	25th wd.	IRREGULAR SIZE PROPERTY	1305	2087	606 West Annsbury Street	49th wd.	Front: 15'x60'6"
					1305	2088	8619 Forrest Avenue	50th wd.	Front: 16'x125'3"
1305	2037	2141 East Clementine Street	25th wd.	IRREGULAR SIZE PROPERTY	1305	2089	1621 South Frazier Street	51st wd.	Front: 14'10"x63'6"
					1305	2090	3153 Friendship Street	55th wd.	Front: 16'2"x116'
1305	2038	2434 West Firth Street	28th wd.	Front: 14'3"x47'6-3/4"	1305	2091	7848 Anita Drive	56th wd.	Front: 34'10-1/2"x100'
1305	2039	2500 North 32nd Street	28th wd.	Front: 16'x59'	1305	2092	1385 Narragansett Street	59th wd.	IRREGULAR SIZE PROPERTY
1305	2040	3042 West Colona Street	28th wd.	Front: 14'6"x61'			AKA 1385 E Narragansett Street		
1305	2041	2410 Ridge Avenue	29th wd.	Front: 18'x80'	1305	2093	5241 Locust Street	60th wd.	Front: 15'x85'
1305	2042	2442 Ridge Avenue	29th wd.	IRREGULAR SIZE PROPERTY	1305	2094	5251 Delancey Street	60th wd.	Front: 15'x52'
					1305	2095	5744 Chestnut Street	60th wd.	Front: 16'x76'
1305	2043	2444 Ridge Avenue	29th wd.	IRREGULAR SIZE PROPERTY	1305	2096	5548 Chancellor Street	60th wd.	Front: 16'x67'
					1305	2097	2951 Devereaux Save	62nd wd.	Front: 16'4"x70'
1305	2044	1525 North 22nd Street	29th wd.	IRREGULAR SIZE PROPERTY	1305	2098	2500 North Chadwick Street	16th wd.	Front: 15'x48'
					1305	2099	1339 North Marston Street	29th wd.	Front: 18'6"x100'
1305	2045	2716 West Oxford Street	29th wd.	Front: 13'9-1/4"x53'6"	1305	2100	1985 North 63rd Street	34th wd.	IRREGULAR SIZE PROPERTY
1305	2046	1258 North Hollywood Street	29th wd.	Front: 14'x50'					

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.