

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, September 19, 2012 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1209	4001	1316 N 26th St	29th wd.	Front: 15.00'x59.00'	1209	4024	5725 Larchwood Ave	46th wd.	Front: 15.33'x80.00'
1209	4002	1711 N Hollywood St	29th wd.	Front: 14.33'x53.00'	1209	4025	3589 Nottingham Ln	66th wd.	Front: Lot Irregular
1209	4003	1768 N Aberdeen St	52nd wd.	Front: 16.00'x85.47'	1209	4026	167 W Chew Ave	61st wd.	Front: 16.00'x97.00'
1209	4004	525 N Robinson St	34th wd.	Front: 14.72'x75'	1209	4027	1115 Faunce St	56th wd.	Front: 24.5'x104'
1209	4005	6612 Cottage St	55th wd.	Front: 15.91'x88.75'	1209	4028	2022 S Opal St	48th wd.	Front: 14.00'x46.00'
1209	4006	229 W Havey St AKA 229 Harvey St	59th wd.	Front: 60.00'x231.56'	1209	4029	1313 N 58th St	4th wd.	Front: 15.1'x79.6'
1209	4007	1434 S 17th St	36th wd.	Front: 16'x62'	1209	4030	1451 N 60th St	34th wd.	Front: 15'x90'
1209	4008	6039 Castor Ave	54th wd.	Front: 16'x60.08'	1209	4031	5632 Gainor Rd	52nd wd.	Front: 18.00'x125.00'
1209	4009	6031-6035 Woodland Ave	40th wd.	Front: 48.00'x67.00'	1209	4032	5222 N. Howard St.	42nd wd.	Front: 18.20'x70'
1209	4010	5922 Haverford Ave	4th wd.	Front: 22.00'x60.00'	1209	4033	3312 Hope St AKA 3312 N Hope St	7th wd.	Front: 13'x50'
1209	4011	1717 N. Felton St.	34th wd.	Front: 15.00'x97.00'	1209	4034	2917 Passmore St	55th wd.	Front: 16.20'x57.50'
1209	4012	4920 Westminster Ave	44th wd.	Front: 15.00'x80.00'	1209	4035	5052-54 Walnut St.	30th wd.	Front: 49.09'x96.50'
1209	4013	1727 N 59th St	4th wd.	Front: 15.00'x100.00'	1209	4036	7827 Craig St.	35th wd.	Front: 25.00'x154.25'
1209	4014	1330 N 26th St	29th wd.	Front: 15'x59'	1209	4037	8021 Lindbergh Blvd.	40th wd.	Front: 18.01'x123.50'
1209	4015	3211 Clifford St	29th wd.	Front: 16.6'x90'	1209	4038	4804 Vankirk St	41st wd.	Front: 15.00'x80.00'
1209	4016	2908 W Page St AKA 2908 Page St	32nd wd.	Front: 13.9'x49'	1209	4039	8504 Michener Ave	50th wd.	Front: 16'1"x95'
1209	4017	2261 N Park Ave	37th wd.	Front: 16.00'x92.00'	1209	4040	5748 N 7th St	61st wd.	Front: 15.16'x95'
1209	4018	3229 W Queen Ln	38th wd.	Front: 50.00'x115.00'	1209	4041	1629 McPherson St	50th wd.	Front: 30.00'x85.33'
1209	4019	6027-29 Woodland Ave	40th wd.	Front: 32.00'x67.00'	1209	4042	1241 E Chelton Ave	59th wd.	Front: 15.88'x121.56'
1209	4020	218 W Roosevelt Blvd	42nd wd.	Front: 16'3"x70'	1209	4043	1806 Master St	29th wd.	Front: 15.83'x100.00'
1209	4021	5100 Convent Lane, Unit #407, Baker's Bay, Condominium #II	65th wd.	Front: Condo Unit	1209	4044	1310 E Upsal St	50th wd.	Front: Irreg Lot
1209	4022	2439 76th Ave AKA 2439 W 76th Ave	50th wd.	Front: 16.33'x120.00'	1209	4045	1311 Morris St	39th wd.	Front: 14.18'x61'
1209	4023	8915 Calvert St	57th wd.	Front: 29.24'x105.00'	1209	4046	1480 N Wilton St	44th wd.	Front: 14'9"x53'8-7/8"
					1209	4047	4264 Viola St	6th wd.	Front: 15.00'x78.00'

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.