

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, January 24, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1212	2078	4618 Boudinot Street	42nd wd.	Front: 15’x71’6”	1301	2051	2935 Westmont Street	32nd wd.	Front: 14’x51’
1301	2000	815 South 59th Street	3rd wd.	Front: 15’x75’	1301	2052	1611 East Hunting Park Avenue	33rd wd.	Front: 14’8”x82’6”
1301	2001	230 Sigel Street	1st wd.	Front: 12’x57’	1301	2053	3833 Lawndale Street	33rd wd.	Front: 15’x75’
1301	2002	1623 South 5th Street	1st wd.	Front: 16’x63’			AKA Lawndale Avenue		
1301	2003	5931 Cedar Avenue	3rd wd.	Front: 15’4”x87’	1301	2054	237 North 61 Street	34th wd.	Front: 20’x112’6”
1301	2004	5853 Walton Avenue	3rd wd.	Front: 15’x62’6”	1301	2055	1426 North Edgewood Street	34th wd.	Front: 14’4”x76’1-1/4”
1301	2005	6037 Webster Street	3rd wd.	Front: 15’5”x110’	1301	2056	1459 North Robinson Street	34th wd.	Front: 14’3”x71’
1301	2006	5821 Norfolk Street	3rd wd.	Front: 15’x63’6”			AKA 1459 61-1/2 North Robinson Street		
1301	2007	5828 Norfolk Street	3rd wd.	Front: 15’x62’					
1301	2009	159 North Yewdall Street	4th wd.	Front: 15’1”x55’	1301	2057	1050 Flanders Road	34th wd.	Irregular Sized Property
1301	2010	649 North Sickels Street	4th wd.	Front: 14’x44’	1301	2058	2028 Wharton Street	36th wd.	Front: 15’x67’
1301	2011	1302 North Conestoga Street	4th wd.	Front: 23’1”x64’	1301	2059	1543 South Capitol Street	36th wd.	Front: 13’9-1/4”x45’6”
1301	2012	1409 North Allison Street	4th wd.	Front: 16’x46’3/4”	1301	2060	2615 Dickinson Street	36th wd.	Front: 15’2”x59’6”
1301	2013	5745 Filbert Street	4th wd.	Front: 15’x62’	1301	2061	1520 South Patton Street	36th wd.	Front: 15’x51’2”
1301	2014	209 N. Alden Street	4th wd.	Front: 14’6”x63’	1301	2062	2436 Germantown Avenue	37th wd.	Irregular Sized Property
		AKA 209 Alden Street			1301	2063	2845 North 12th Street	37th wd.	Front: 14’4”x60’
1301	2015	219 Wanamaker Street	4th wd.	Front: 14’x61’	1301	2064	1340 West Silver Street	37th wd.	Front: 14’x51’
1301	2016	5602 Media Street	4th wd.	Front: 15’x57’4-3/4”	1301	2065	2619 South 2nd Street	39th wd.	Front: 14’2”x52’
1301	2017	1309 North 59th Street	4th wd.	Front: 20’8”x70’2-7/8”	1301	2066	428 Mercy Street	39th wd.	Front: 14’x47’
1301	2018	4247 Lancaster Avenue	6th wd.	Irregular Sized Property	1301	2067	628 Cantrell Street	39th wd.	Front: 14’x48’
1301	2019	2925 Hurley Street	7th wd.	Front: 12’x40’	1301	2068	2053 South 58 Street	40th wd.	Front: 16’x75’3”
1301	2020	3338 North Water Street	7th wd.	Front: 14’9”x61’6”	1301	2069	6106 Yocum Street	40th wd.	Front: 20’x42’
1301	2021	3240 Gransback Street AKA 3240 North Gransback Street	7th wd.	Front: 15’x41’	1301	2070	2403 Millick Street	40th wd.	Front: 15’x65’
							AKA 2403 South Millick Street		
1301	2022	7452 North 20th Street	10th wd.	Front: 15’6”x116’	1301	2071	7125 Yocum Street	40th wd.	Front: 20’x80’
1301	2023	3056 Mascher Street	7th wd.	Front: 16’4”x90’	1301	2072	7404 Elmwood Avenue	40th wd.	Irregular Sized Property
1301	2024	1616 Glenwood Avenue AKA 1616 West Glenwood Avenue	11th wd.	Irregular Sized Property	1301	2073	8012-14 Grovers Street	40th wd.	Front: 50’x117’6”
					1301	2074	6727 Lindbergh Blvd	40th wd.	Irregular Sized Property
1301	2025	2235 West Cambria Street	11th wd.	Front: 48’x75’			AKA 6727 Eastwick Avenue		
1301	2026	3049 North 22nd Street	11th wd.	Front: 14’x1/2”x61’7”	1301	2075	2047 Sanger Street	41st wd.	Front: 17’4”x77’6”
1301	2027	3051 North 22nd Street	11th wd.	Front: 14’1/2”x61’7”	1301	2076	6057 Keystone Street	41st wd.	Front: 15.33’x115’
1301	2028	4977 Sheldon Street	12th wd.	Front: 13’8-1/2”x75’3”	1301	2077	4819 Rawle Street	41st wd.	Front: 55’x120’
1301	2029	5532 Boyer Street	12th wd.	Front: 19’1”x125’	1301	2078	624 East Courtland Street	42nd wd.	Front: 16’x2”x70’
1301	2030	4511 North Colorado Street	13th wd.	Front: 15’x54’	1301	2079	5253 Arbor Street	42nd wd.	Front: 16’3”x95’
1301	2031	4500 North Uber Street	13th wd.	Irregular Sized Property	1301	2080	3537 Germantown Avenue	43rd wd.	Irregular Sized Property
1301	2032	1707 Blavis Street	13th wd.	Front: 13’8-1/2”x54’6”	1301	2081	3804 North 10th Street	43rd wd.	Front: 16’x57’
		AKA 1707 West Blavis Street			1301	2082	4045 North Fairhill Street	43rd wd.	Front: 14’x63’
1301	2033 A & B	1623 Ridge Avenue & 1622 Ogden Street	15th wd.	Irregular Sized Property	1301	2083	4314 Old York Road	43rd wd.	Irregular Sized Property
					1301	2084	1231 North 51st Street AKA 1229-31 North 51st Street	44th wd.	Irregular Sized Property
1301	2034	2302 North 18th Street	16th wd.	Front: 15’6”x70’					
1301	2035	1810 Sulis Street	17th wd.	Front: 15’3”x70’	1301	2085	5343 Eadom Street	45th wd.	Irregular Sized Property
		AKA 1810 West Sulis Street			1301	2086	1910 McClellan Street	48th wd.	Front: 14’x47’
1301	2036	5134 North Broad Street	17th wd.	Front: 25’9”x185’	1301	2087	1931 Mifflin Street	48th wd.	Front: 16’x67’
1301	2037	4941 North 16th Street	17th wd.	Irregular Sized Property	1301	2088	6028 North Park Avenue	49th wd.	Front: 43’x99’3-1/2”
1301	2038	6426 Norwood Street	17th wd.	Front: 16’x73’	1301	2089	7953 Bayard Street	50th wd.	Front: 15’11”x90’
		AKA 6426 North Norwood Street			1301	2090	5227 Greenway Avenue	51st wd.	Front: 15’10”x80’
1301	2039	1621 North Philip Street	18th wd.	Front: 18’x46’9”	1301	2091	1736 South Ruby Street	51st wd.	Front: 16’x67’6”
1301	2040	1844 Margaret Street	23rd wd.	Irregular Sized Property	1301	2092	1658 South 54th Street	51st wd.	Front: 15’x65’
1301	2041	1684 Harrison Street	23rd wd.	Front: 25’x106’	1301	2093	4313 Comly Street	55th wd.	Front: 25’1/2”x112’6”
1301	2042	4709 Mulberry Street	23rd wd.	Irregular Sized Property	1301	2094	6373 Sherman Street	59th wd.	Irregular Sized Property
1301	2043	1350 Gillingham Street	23rd wd.	Front: 12’5-1/2”x77’	1301	2095	5304 Spruce Street	60th wd.	Front: 19’x79’
1301	2044	3835 Melon Street	29th wd.	Front: 14’x41’8-5/8”	1301	2096	5735 Larchwood Avenue	60th wd.	Front: 15’4”x80’
1301	2045	2333 East Ann Street	25th wd.	Front: 15’5”x61’11-5/8”	1301	2097	6145 North 7th Street	61st wd.	Front: 23’6”x94’6”
1301	2046	2639 Jefferson Street	29th wd.	Front: 14’x65’	1301	2098	224 West 64th Avenue	61st wd.	Front: 16’2-1/2”x85’
		AKA 2639 West Jefferson Street					AKA 224 64th Avenue		
1301	2047	2707 Cambridge Street	29th wd.	Front: 16’x79’	1301	2099	5835 Sylvester Street	62nd wd.	Front: 16’1”x72’6-3/8”
1301	2048	2808 West Oxford Street	29th wd.	Front: 16’x79’	1301	2100	3600 Conshohocken Avenue, Unit #1501	52nd wd.	Irregular Sized Property
1301	2049	2201 East Susquehanna Avenue	31st wd.	Front: 16’x48’					
1301	2050	2931 West Diamond Street	32nd wd.	Front: 16’x54’					
		AKA 2931 Diamond Street							

TAX COLLECTIONS 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.