

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 **Jewell Williams, Sheriff**
10:00 a.m. Thursday, April 25, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1304	2001	4014 Wyalusing Avenue	6th wd.	Front: 17' 10-3/4"x78"	1304	2052	3127 Custer Street	33rd wd.	Front: 14'2"x50'
1304	2002	1002 South 5th Street	2nd wd.	Front: 15'x60'	1304	2053	5927 West Thompson Street	34th wd.	Front: 22'6"x85'
1304	2003	30 South Redfield Street	3rd wd.	Front: 16'x62'6"	1304	2054	5912 Turner Street	34th wd.	Front: 17'10"x60'
1304	2004	5900 Larchwood Avenue	3rd wd.	Front: 18'3"x76'9-1/8"	1304	2055	1454 North Edgewood Street	34th wd.	Front: 14'4"x76'1-1/4"
1304	2005	5837 Cobbs Creek Parkway	3rd wd.	Front: 16'x81'6"	1304	2056	1634 North Robinson Street	34th wd.	Front: 15'3"x94'7/8"
1304	2006	940 South 58th Street	3rd wd.	Front: 15'6"x82'	1304	2057	349 North 64th Street	34th wd.	Front: 15'x70'
1304	2007	5820 Hadfield Street	3rd wd.	Front: 15'x102'	1304	2058	2009 Manton Street	36th wd.	Front: 14'x48'
1304	2008	5811 Windsor Street	3rd wd.	Front: 15'6"x64'	1304	2059	2011 Manton Street	36th wd.	Front: 14'x48'
1304	2009	5924 Master Street	34th wd.	Front: 22'6"x85'	1304	2060	1261 South 24th Street	36th wd.	Front: 15'x60'
1304	2010	5849 Market Street	4th wd.	Front: 18'x80'	1304	2061	1414 South 24th Street	36th wd.	Front: 15'1"x62'
1304	2011	116 North 57th Street	4th wd.	Front: 15'x80'	1304	2062	1513 South Etting Street	36th wd.	Front: 14'x2"x49'
1304	2012	5943 Summer Street	4th wd.	Irregular Size Property	1304	2063	2923 North 13th Street	37th wd.	Front: 16'x84'6"
1304	2013	533 North Hobart Street	4th wd.	Front: 14'x43'	1304	2064	226 Jackson Street	39th wd.	Front: 14'x63'
1304	2014	740 North 43rd Street	6th wd.	Front: 15'x90'	1304	2065	2408 South Alder Street	39th wd.	Front: 14'x51'
1304	2015	807 Brooklyn Street AKA 807 North Brooklyn Street	6th wd.	Front: 14'x43'	1304	2066	2027 South Cecil Street	40th wd.	Front: 15'x53'
1304	2016	893 Belmont Avenue	6th wd.	Front: 16'x84'10"	1304	2067	6140 Kingsessing Avenue	40th wd.	Front: 15'x75'
1304	2017	2930 Waterloo Street AKA 2930 North Waterloo Street	7th wd.	Front: 14'x44'6"	1304	2068	7142 Elmwood Avenue	40th wd.	Front: 16'x85'
1304	2018	3252 Gransback Street	7th wd.	Front: 15'x41'	1304	2069	2744 Island Avenue	40th wd.	Irregular Size Property
1304	2019	2017 68th Avenue	10th wd.	Front: 14'6-1/4"x51'	1304	2070	4614 Hurley Street	42nd wd.	Front: 16'x72'
1304	2020	1939 West Lehigh Avenue	11th wd.	Front: 18'x83'	1304	2071	4803 Gransback Street	42nd wd.	Front: 16'x77'6"
1304	2021	2250 West Huntingdon Street	16th wd.	Front: 16'x93'	1304	2072	207 Sulis Street AKA 207 West Sulis Street	42nd wd.	Front: 14'x65'
1304	2022	5523 Blakemore Street	12th wd.	Front: 14'4"x50'	1304	2073	1117 West Tioga Street	43rd wd.	Front: 15'8"x83'
1304	2023	5013 Greene Street	12th wd.	Irregular Size Property	1304	2074	3828 North 13th Street	43rd wd.	Front: 15'6"x96'1-1/4"
1304	2024	410 West Penn Street	12th wd.	Irregular Size Property	1304	2075	4017 North 12th Street	43rd wd.	Front: 15'x87'
1304	2025	461 West Coulter Street	12th wd.	Front: 16'x61'6"	1304	2076	1219 North St Bernard Street	44th wd.	Front: 20'1-5/8"x62'
1304	2026	3723 North Sydenham Street	13th wd.	Front: 15'4"x72'10"	1304	2077	881 Farson Street AKA 881 North Farson Street	44th wd.	Front: 14'x83'5/8"
1304	2027	3740 North 18th Street	13th wd.	Front: 16'x93'8"	1304	2078	1216 North 52nd Street	44th wd.	Front: 16'x80'6"
1304	2028	4609 North 15th Street	13th wd.	Front: 16'x72'	1304	2079	1225 North 54th Street	44th wd.	Front: 16'x90'
1304	2029	2423 North 23rd Street	16th wd.	Front: 14'6"x70'	1304	2080	5760 Rodman Street	46th wd.	Front: 16'x62'
1304	2030	2214 West Firth Street	16th wd.	Front: 14'6"x60'	1304	2081	728 South Frazier Street	46th wd.	Front: 14'6"x62'4-1/2"
1304	2031	248 East Hortter Street	22nd wd.	Front: 20'x102'6"	1304	2082	2217 South Lambert Street	48th wd.	Front: 14'x55'
1304	2032	6744 Chew Avenue	22nd wd.	Irregular Size Property	1304	2083	1324 West Wingohocking Street	49th wd.	Front: 16'3"x69'
1304	2033	4510 Pearce Street	23rd wd.	Front: 21'6"x100'	1304	2084	4832 North Marshall Street	49th wd.	Front: 17'x55'
1304	2034	1921 John Street	23rd wd.	Irregular Size Property	1304	2085	8323 Lynnwood Road	50th wd.	Front: 26'5"x90'
1304	2035	1525 Deal Street	23rd wd.	Front: 15'x59'7"	1304	2086	1837 South 54th Street	51st wd.	Front: 15'5"x75'
1304	2036	1527 Deal Street	23rd wd.	Front: 20'x59'7"	1304	2087	5735 Hadfield Street	51st wd.	Front: 15'x62'
1304	2037	3917 Melon Street	24th wd.	Front: 13'9"x60'	1304	2088	5420 Regent Street	51st wd.	Front: 15'x60'
1304	2038	3194 Tilton Street	25th wd.	Front: 14'x50'6"	1304	2089	612 East Price Street	59th wd.	Front: 16'x60'11-1/4"
1304	2039	2939 Gaul Street	25th wd.	Front: 16'x71'	1304	2090	63 East Walnut Lane	59th wd.	Irregular Size Property
1304	2040	2761 Helen Street	25th wd.	Irregular Size Property	1304	2091	5308 Spruce Street	60th wd.	Front: 19'x79'
1304	2041	2967 Ruth Street	25th wd.	Front: 13'7" x 50'7-7/8"	1304	2092	5545 Spruce Street	60th wd.	Front: 15'4"x78'
1304	2042	2551 North Marston Street	28th wd.	Irregular Size Property	1304	2093	5836 Osage Avenue AKA 5836 Osage Street	60th wd.	Front: 15'x63'6"
1304	2043	2618 North 28th Street	28th wd.	Irregular Size Property	1304	2094	419 South 56th Street	60th wd.	Front: 16'4"x81'6"
1304	2044	2437 West Lehigh Avenue	28th wd.	Front: 15'3"x76'	1304	2095	1627 Van Kirk Street	62nd wd.	Front: 16'1/2"x108'9"
1304	2045	1250 North 25th Street	29th wd.	Irregular Size Property	1304	2096	3600-02 North 7th Street	43rd wd.	Front: 33'6"x50'
1304	2046	2812 West Stiles Street	29th wd.	Front: 14'x96'	1304	2097	5098 Tacony Street	45th wd.	Irregular Size Property
1304	2047	2514 Kimball Street	30th wd.	Irregular Size Property	1304	2098	1429-33 West Bristol Street	13th wd.	Front: 60'x83'6"
1304	2048	2601 Memphis Street	31st wd.	Front: 16'x50'	1304	2099	2224-50 Germantown Avenue	37th wd.	Irregular Size Property
1304	2049	1823 North Taney Street	32nd wd.	Front: 15'x63'6"	1304	2100	3412-18 North 8th Street	43rd wd.	Irregular Size Property
1304	2050	2137 North Natrona Street	32nd wd.	Front: 15'x60'					
1304	2051	649 East Wishart Street	33rd 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.