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, September 27, 2012 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1206	2094	129 E. Pastorius St	59th wd.	IRREGULAR SIZE	1209	2040A	2476 Frankford Ave & 2478	31st wd.	IRREGULAR SIZE
				PROPERTY		& B	Frankford Ave		PROPERTY
1209	2001	6037 Sansom St	3rd wd.	Front: 16'x100'	1209	2041	1921 E Dauphin St	31st wd.	Front: 15'x80'
1209	2002	5931 Chancellor St	3rd wd.	Front: 15'10"x80'9-1/2"	1209	2042	1927 E Dauphin St	31st wd.	Front: 15'x85'
1209	2003	6024 Delancey St	3rd wd.	Front: 16'x65'	1209	2043	2439 E Huntingdon St	31st wd.	Front: 15'6-2/3"x100'
1209	2004	6026 Delancey St	60th wd.	Front: 16'x65'	1209	2044	1824 N Taney St	32nd wd.	Front: 14'x48'
1209	2005	5817 Walton Äve	3rd wd.	Front: 15'x62'6"	1209	2045	2135 N Newkirk St	32nd wd.	Front: 13'10"x48'
1209	2006	47 N Yewdall St	4th wd.	Front: 15'x54'	1209	2046	1642 E Hunting Park Ave	33rd wd.	Front: 16'x83'
1209	2007	106 N Yewdall St	4th wd.	Front: 15'x56'6"	1209	2047	314 N 61st St	34th wd.	Front: 15'x70'6"
1209	2008	5523 Media St	4th wd.	Front: 15'3"x87'	1209	2048	249 N 62 St	34th wd.	Front: 15'11"x50'
1209	2009	7409 Andrews Ave	10th wd.	Front: 15'3"x80'	1209	2049	334 N 62 St	34th wd.	Front: 15'8"x122'
1209	2010	3134 N 22nd St	11st wd.	Front: 15'x56'9"	1209	2050	5901 Lansdowne Ave	34th wd.	Front: 15'x95'
1209	2011	1864 W Hunting Park Ave	60th wd.	Front: 15'9"x65'	1209	2051	6031 Jefferson St	34th wd.	Front: 16'x97'
1209	2012	4230 Germantown Ave	13rd wd.	IRREGULAR SIZE	1207	2001	AKA 6031 W Jefferson St	o mi war	1101111 10 110 1
1207	2012	1230 Germanio William	isia wa.	PROPERTY	1209	2052	6135 Colgate St	35th wd.	Front: 35'x145'11-5/8"
1209	2013	4514 N 19 St	13rd wd.	Front: 15'x84'5"	1209	2053	1343 S Hicks St	36th wd.	IRREGULAR SIZE
1209	2013	870 Field St	15th wd.	Front: 10'5-1/2"x50'	1209	2033	1545 S THERS St	John wu.	PROPERTY
1209	2014	874 Field St AKA 874 Fields St	15th wd.	Front: 24'1"x50'	1209	2054	1555 C Chadwigh St	26th md	
1209	2015	2519 N Cleveland Ave	15th wd.	Front: 14'6''x48'	1209	2054	1555 S Chadwick St	36th wd.	Front: 18'x52'
1209	2010		rour wa.	FIORE 14 0 X46			2821 N Marvine St	37th wd.	Front: 15'x75'
1200	2017	AKA 2519 N Cleveland St	161 1	F (15)11" 00"	1209	2056	909 W Lehigh Ave	37th wd.	Front: 33'x73'6"
1209	2017	2240 W Lehigh Ave	16th wd.	Front: 15'11"x90'	1209	2057	2725 S Randolph St	39th wd.	Front: 16'x66'3"
1209	2018	1616 Widener Pl	17th wd.	Front: 16'x96'	1209	2058	2108 S Fifty-ninth St	40th wd.	Front: 15'7"x69'
1209	2019	6237 N 17th St	17th wd.	Front: 16'x90'			AKA 2018 S 59th St		
1209	2020	147 E Mt Pleasant Ave	22nd wd.	IRREGULAR SIZE	1209	2059	24 N Lindenwood St	44th wd.	Front: 15'x57'
		AKA 147 E Mount Pleasant Ave		PROPERTY	1209	2060	4802 Parrish St	44th wd.	Front: 19'11"x79'3/8"
1209	2021	1540 Womrath St	23rd wd.	Front: 14'9"x76'	1209	2061	1253 N 52nd St	22nd wd.	IRREGULAR SIZE
1209	2022	1936 Berkshire St	23rd wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1209	2062	2000 E Madison St	45th wd.	IRREGULAR SIZE
1209	2023	1918 Church St	23rd wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1209	2063	2704 Pratt St	45th wd.	IRREGULAR SIZE
1209	2024	1911-13 Kinsey St	23rd wd.	IRREGULAR SIZE					PROPERTY
		•		PROPERTY	1209	2064	5243 Hazel Ave	46th wd.	Front: 14'6"x60'
1209	2025	1824 Pear St	23rd wd.	IRREGULAR SIZE	1209	2065	5211 Rodman St	46th wd.	Front: 14'x62'
1207	2020	1021104150	2010	PROPERTY	1209	2066	5345 Walton Ave	46th wd.	Front: 15'x100'
1209	2026	4509 Hedge St	23rd wd.	IRREGULAR SIZE	1209	2067	5637 Hazel Ave	46th wd.	Front: 15'x62'
1209	2020	4509 Hedge St	2310 wu.	PROPERTY	1209	2068	523 S 55th St	46th wd.	Front: 16'x99'
1209	2027	4524 Mulberry St	23rd wd.	Front: 30'x100'	1209	2069	2030 W Oxford St	47th wd.	Front: 15'x47'
1209	2027	4524 Mulberry St 4530 Mulberry St	23rd wd. 23rd wd.		1209	2070	1738 Sigel St	48th wd.	Front: 14'x47'
	2028	4550 Mulberry St	23ra wa.	IRREGULAR SIZE	1209	2070	7301 Sommers Rd	50th wd.	IRREGULAR SIZE
	2020	4670 T. 1	22 1 1	PROPERTY	1207	2071	7501 Sommers Rd	John wu.	PROPERTY
1209	2029	4673 Tackawanna St	23rd wd.	Front: 13'4"x68'8"	1209	2072	1100 611-64	50411	IRREGULAR SIZE
1209	2030	4736 Frankford Ave	23rd wd.	Front: 13'x55'6"	1209	2072	1180 Sharpnack St	50th wd.	
1209	2031	2237 N 33rd St	28th wd.	Front: 16'x99'9"	1200	2072	AKA 1180 E Sharpnack St		PROPERTY
1209	2032	1313 N 22nd St	29th wd.	IRREGULAR SIZE	1209	2073	5506 Whitby Ave	51st wd.	Front: 16'x81'6"
				PROPERTY	1209	2074	6608 Oakland St	54th wd.	Front: 18'3"x75'10"
1209	2033	1211 Pennock St	29th wd.	Front: 13'x55'6"	1209	2075	7731 Langdon St	56th wd.	Front: 27'7-1/2"x129'
1209	2034	1451 N Newkirk St	29th wd.	Front: 14'x50'	1209	2076	9425 Outlook Ave	57th wd.	Front: 26'1"x125'
1209	2035	1528 N Newkirk St	29th wd.	Front: 15'2-1/2"x50'3"			AKA 9425 Outlook St		
1209	2036	1505 N Myrtlewood St	29th wd.	Front: 15'3"x52'	1209	2077	18 S 55th St	60th wd.	Front: 15'x54'11"
1209	2037	1521 N Myrtlewood St	29th wd.	Front: 15'3"x52'	1209	2078	5126 Leiper St	62nd wd.	Front: 16'x92'3/4"
1209	2038	2400 Coral St	31st wd.	Front: 18'x60'	1209	2079	1651 Brill St	62nd wd.	IRREGULAR SIZE
1209	2039	2413 Coral St	31st wd.	Front: 12'x60'					PROPERTY
					1209	2080	1333-35 N 5th St	18th wd.	Front: 40'x208'

TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE

Effective: April 2000

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[•]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.