

## 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, October 25, 2012 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1210	2001	219 Mountain Street	1st wd.	Front: 15'3"x60'	1210	2049	2552 Cecil B. Moore Ave FKA 2552 W. Columbia Avenue	32nd wd.	Front: 14'2"x72'
1210	2002	328 Earp Street	1st wd.	IRREGULAR SIZE PROPERTY	1210	2050	741 East Hilton Street	33rd wd.	Front: 14'1"x50'
1210	2003	1739 South Orianna Street	1st wd.	Front: 15'10-5/8"x43'7-1/4"	1210	2051	3426 Tampa Street	33rd wd.	Front: 14'2"x42'6"
1210	2004	213 South Millick Street	3rd wd.	Front: 14'7"x62'6"	1210	2052	1554 E Lycoming Street	33rd wd.	Front: 15'x74'6"
1210	2005	6034 Delancey Street	3rd wd.	Front: 16'x65'	1210	2053	4049 Glendale Street	33rd wd.	Front: 14'3"x65'
1210	2006	6138-40 Larchwood Avnue	3rd wd.	IRREGULAR SIZE PROPERTY	1210	2054	102 North Millick Street	34th wd.	Front: 15'x67'
1210	2007	513 South 60th Street	3rd wd.	Front: 20'x41'	1210	2055	6040 Media Street	34th wd.	Front: 21'1-1/4"x96'
1210	2008	600 South 60th Street	3rd wd.	Front: 16'4"x82'	1210	2056	1331 North Redfield Street	34th wd.	Front: 20'x90'
1210	2009	5844 Alter Street	47th wd.	IRREGULAR SIZE PROPERTY	1210	2057	1639 North Robinson Street	34th wd.	Front: 15'3"x94'7/8"
1210	2010	5428 Summer Street	4th wd.	Front: 15'x43'6"	1210	2058	349 North 64th Street	34th wd.	Front: 15'x70'
1210	2011	105 North Yewdall Street AKA 105 North Yewdell Street	4th wd.	Front: 15'2"x55'	1210	2059	1909 Latona Street	36th wd.	Front: 15'x74'
1210	2012	1664 North 55th Street	4th wd.	Front: 26'x105'	1210	2060	2233 Earp Street	36th wd.	Front: 14'x50'
1210	2013	235 North Alden Street	4th wd.	Front: 14'x77'	1210	2061	1224 South 23rd Street	36th wd.	Front: 14'x61'
1210	2014	6634 North Uber Street	10th wd.	Front: 15'11"x74'6"	1210	2062	1308 Grove Street AKA 1308 South Grove Street	36th wd.	Front: 14'x48'6"
1210	2015	6950 East Wister Street	10th wd.	Front: 16'3"x90'	1210	2063	1817 Gerritt Street	36th wd.	Front: 14'x45'
1210	2016	6966 Forrest Ave	10th wd.	Front: 15'x100'	1210	2064	2057 Mountain Street	36th wd.	Front: 14'x47'
1210	2017	2721 North 16th Street	11th wd.	IRREGULAR SIZE PROPERTY	1210	2065	1924 Morris Street AKA 1924 East Morris Street	36th wd.	Front: 16'x67'
1210	2018	5606 Nelson Street	12th wd.	Front: 14'1-5/8"x80'10"	1210	2066	2315 Dickinson Street	36th wd.	Front: 15'x68'
1210	2019	1945 West Carey Street	13th wd.	Front: 14'6"x76'2-1/4"	1210	2067	1734 South Ringgold Street	36th wd.	Front: 14'2"x48'
1210	2020	1952 Bonitz Street	13th wd.	Front: 14'3"x45'6"	1210	2068	1536 South Patton Street	36th wd.	Front: 15'x51'2"
1210	2021	4527 North Bouvier Street	13th wd.	Front: 14'x51'10"	1210	2069	1611 South Bancroft Street	36th wd.	Front: 14'x50'
1210	2022	1431 West Cayuga Street	13th wd.	Front: 16'1/2"x130'	1210	2070	1440 Dickinson Street	36th wd.	Front: 16'x70'
1210	2023	2341 North 17th Street	16th wd.	Front: 16'x94'10"	1210	2071	450 Wolf Street	39th wd.	Front: 14'x2"x62'
1210	2024	1822 Church Lane	17th wd.	Front: 16'4"x87'	1210	2072	744 Mc Kean Street	39th wd.	Front: 14'x63'
1210	2025	6026 North Lambert Street	17th wd.	Front: 15'x70'	1210	2073	7352 Chelwynde Avenue	40th wd.	Front: 16'x70'
1210	2026	5931 North 21st Street	17th wd.	Front: 14'10-3/4"x65'	1210	2074	6743 Glenloch Street	41st wd.	IRREGULAR SIZE PROPERTY
1210	2027	5941 North Norwood Street	17th wd.	Front: 15'x70'	1210	2075	4811 Fairmount Avenue	44th wd.	Front: 15'x88'6"
1210	2028	5930 North Norwood Street AKA 5930 Norwood Street	17th wd.	IRREGULAR SIZE PROPERTY	1210	2076	442 North 50th Street	44th wd.	IRREGULAR SIZE PROPERTY
1210	2029	6120 North Norwood Street	17th wd.	Front: 21'x90'	1210	2077	5225 Master Street	44th wd.	Front: 15'x80'
1210	2030	6127 East Wister Street AKA 6127 Wister Street	17th wd.	Front: 21'x90'	1210	2078	5108 Walton Avenue	46th wd.	Front: 19'6"x107'6"
1210	2031	1336 Earl Street	18th wd.	Front: 17'x66'7"	1210	2079	1507 Stiles Street AKA 1507 West Stiles Street	47th wd.	Front: 16'x57'
1210	2032	225 East Allen Street	18th wd.	IRREGULAR SIZE PROPERTY	1210	2080	1809 Ridge Avenue	47th wd.	IRREGULAR SIZE PROPERTY
1210	2033	2018 North 8th Street	20th wd.	Front: 15'6"x99'1-1/8"	1210	2081	2348 Mifflin Street	48th wd.	IRREGULAR SIZE PROPERTY
1210	2034	2124 North 11th Street	20th wd.	IRREGULAR SIZE PROPERTY	1210	2082	2823 Cantrell Street	48th wd.	Front: 14'x42'
1210	2035	29 Osborn Street	21st wd.	Front: 14'7"x99'10-3/8"	1210	2083	1926 South Bonsall Street	48th wd.	Front: 14'x50'
1210	2036	1825 Church Street	23rd wd.	Front: 19'5"x100'	1210	2084	1831 South Ringgold Street	48th wd.	Front: 14'2"x50'
1210	2037	1319 South May Street	27th wd.	Front: 14'x60'6"	1210	2085	4829 North Warnock Street	49th wd.	Front: 15'5"x85'
1210	2038	1430 North 28th Street	48th wd.	IRREGULAR SIZE PROPERTY	1210	2086	7229 Sommers Road	50th wd.	IRREGULAR SIZE PROPERTY
1210	2039	2925 Cambridge Street AKA 2925 West Cambridge Street	29th wd.	Front: 14'x70'	1210	2087	7950 Forrest Avenue	50th wd.	Front: 18'2"x125'
1210	2040	1522 North Hollywood Street	29th wd.	Front: 15'3"x52'	1210	2088	1629 South 55th Street	51st wd.	Front: 15'x65'
1210	2041	1021 South Chadwick Street	30th wd.	Front: 16'x46'	1210	2089	5419 Berks Street AKA 5419 West Berks Street	52nd wd.	Front: 15'10"x105'
1210	2042	2209 League Street	30th wd.	Front: 14'x49'4-1/4"	1210	2090	5421 Gainor Road	52nd wd.	Front: 25'x125'
1210	2043	2676 Braddock Street	31st wd.	Front: 16'x79'6"	1210	2091	2130-32 Griffith Street	56th wd.	Front: 49'11"x110'6"
1210	2044	2057 East Hagert Street	31st wd.	Front: 14'x65'	1210	2092	5138 Ludlow Street	60th wd.	Front: 15'x61'
1210	2045	2074 East Letterly Street	31st wd.	Front: 14'x60'3"	1210	2093	227 South Ithan Street	60th wd.	Front: 15'x63'
1210	2046	1836 East Albert Street	31st wd.	Front: 12'x56'	1210	2094	1429-33 W Bristol Street	43rd wd.	Front: 60'x83'6"
1210	2047	1904 East Albert Street	31st wd.	Front: 14'6"x66'					
1210	2048	2500-06 Ridge Ave	32nd wd.	IRREGULAR SIZE PROPERTY					

## 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.