

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 23, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1401	2001	57 North Yewdall Street	4th wd.	Front: 15'x54'	1401	2051	1527 North Newkirk Street	29th wd.	Front: 15'3-1/2"x50'3"
1401	2002	657 North Yewdall Street	4th wd.	Front: 14'x44'	1401	2052	1521 North Myrtlewood Street	29th wd.	Front: 15'3"x52'
1401	2003	23 North Frazier Street	4th wd.	Front: 15'x64'	1401	2053	1410 North 30th Street	29th wd.	Front: 15'4"x60'
1401	2004	652 North 57th Street	4th wd.	Front: 15'x100'6-7/8"	1401	2054	2457 Sepviva Street	31st wd.	Front: 14'3"x60'
1401	2005	868-70 North 40th Street	6th wd.	Front: 15'5-1/4"x69'4"	1401	2055	1828 North Van Pelt Street	32nd wd.	Front: 16'6"x75'
1401	2006	3115 Palethorpe Street aka 3115 Palethorp Street	7th wd.	Front: 16'3"x52'	1401	2056	703 E Clearfield Street	33rd wd.	Front: 14'2"x54'9"
1401	2007	3051 North Swanson Street	7th wd.	Front: 14'x45'6"	1401	2057	811 E Allegheny Avenue	33rd wd.	Front: 14'3"x55'
1401	2008	3003 Arbor Street	7th wd.	IRREGULAR SIZE PROPERTY	1401	2058	962 East Schiller Street	33rd wd.	Front: 14'3"x58'6"
1401	2009	7223 East Walnut Lane	10th wd.	IRREGULAR SIZE PROPERTY	1401	2059	3114 Weymouth Street	33rd wd.	Front: 14'2"x50'
1401	2010	2735 North 20th Street	11th wd.	Front: 15'x66'	1401	2060	2241 Sears Street	36th wd.	Front: 14'x52'
1401	2011	2738 N 23rd St	11th wd.	Front: 14'6"x60'7-1/2"	1401	2061	1422 South 22nd Street	36th wd.	Front: 17'x67'6"
1401	2012	2227 West Tioga Street	11th wd.	IRREGULAR SIZE PROPERTY	1401	2062	1640 South Ringgold Street	36th wd.	Front: 14'2"x52'
1401	2013	3225 North 15th Street	28th wd.	Front: 16'x87'8"	1401	2063	1416 S. Bouvier Street	36th wd.	Front: 14'x48'
1401	2014	3332 N 17th Street	38th wd.	Front: 19'11-1/2"x105'	1401	2064	3029 North Stillman Street	38th wd.	Front: 14'2"x45'9"
1401	2015	3325 North 18th Street	11th wd.	Front: 15'2"x98'	1401	2065	2847 North 27th Street	38th wd.	Front: 15'x61'
1401	2016	433 East Penn Street	12th wd.	IRREGULAR SIZE PROPERTY	1401	2066	2824 North Marston Street	38th wd.	Front: 15'x62'
1401	2017	5532 Boyer Street	12th wd.	Front: 19'1"x125'	1401	2067	2733 W Somerset Street	38th wd.	Front: 16'x94'
1401	2018	1979 West Hunting Park Avenue	13th wd.	Front: 24'10-3/8"x105'1/8"	1401	2068	2437 S Sheridan Street	39th wd.	Front: 14'x49'
1401	2019	3626 North 19th Street	13th wd.	Front: 15'x100'	1401	2069	1832 South Alden Street	40th wd.	Front: 15'x53'
1401	2020	3638 North 19th Street	13th wd.	IRREGULAR SIZE PROPERTY	1401	2070	6225 Wheeler Street	40th wd.	Front: 14'9"x60'
1401	2021	1831 Juniata Street aka 1831 West Juniata Street	13th wd.	Front: 14'3"x62'	1401	2071	7275 Saybrook Avenue	40th wd.	Front: 14'3"x76'7"
1401	2022	1919 Dennie Street	13th wd.	Front: 15'2"x103'	1401	2072	2519 Lloyd Street aka 2519 S Lloyd Street	40th wd.	Front: 15'6"x65'
1401	2023	1433 W Jerome Street	13th wd.	Front: 15'x67'4-1/8"	1401	2073	2047 Sanger Street	41st wd.	Front: 17'4"x77'6"
1401	2024	1514 W Rockland Street	13th wd.	Front: 18'x83'5"	1401	2074	6607 Torresdale Avenue	41st wd.	IRREGULAR SIZE PROPERTY
1401	2025	2331 N 16th St.	16th wd.	Front: 15'x86'	1401	2075	4733 "A" Street	42nd wd.	Front: 19'6"x110'
1401	2026	2326 N 16th St	16th wd.	Front: 15'5"x92'4"	1401	2076	4947 Boudinot Street	42nd wd.	Front: 16'x76'5-3/4"
1401	2027	2346 North 16th Street	16th wd.	Front: 16'x95'	1401	2077	193 W Wellens Street	42nd wd.	IRREGULAR SIZE PROPERTY
1401	2028	1512 W York Street	16th wd.	Front: 14'4"x44'	1401	2078	1125 Rising Sun Avenue	43rd wd.	IRREGULAR SIZE PROPERTY
1401	2029	1536 W York St	16th wd.	Front: 14'5"x68'	1401	2079	903-49 West Ontario Street	43rd wd.	IRREGULAR SIZE PROPERTY
1401	2030	2315 N Gratz St aka 2315 Gratz St	16th wd.	Front: 14'2"x47'	1401	2080	3445 North Hutchinson Street	43rd wd.	IRREGULAR SIZE PROPERTY
1401	2031	2220 W Cumberland Street	16th wd.	Front: 15'x86'	1401	2081	3307 North Park Avenue aka 3307 North Park Street	43rd wd.	Front: 15'x104'
1401	2032	1540 W Ruscomb St	17th wd.	Front: 16'x90'	1401	2082	1129 West Erie Avenue	43rd wd.	Front: 15'x100'6-1/2"
1401	2033	2016 Stenton Avenue	17th wd.	Front: 15'x123'5-1/8"	1401	2083	3924 North 13th Street	43rd wd.	Front: 15'x75'
1401	2034	323 W Girard Avenue	18th wd.	Front: 18'x65'	1401	2084	135 North 50th Street	44th wd.	IRREGULAR SIZE PROPERTY
1401	2035	1657 Cadwallader Street	18th wd.	IRREGULAR SIZE PROPERTY	1401	2085	216 Ramsey Street aka 216 North Ramsey Street	44th wd.	Front: 15'x60'
1401	2036	2433 N Hancock St	19th wd.	Front: 18'x92'6"	1401	2086	1307 Farson Street	44th wd.	Front: 14'8"x45'
1401	2037	3239 North Philip Street	19th wd.	Front: 14'4"x56'10"	1401	2087	441 N. 53rd Street	44th wd.	Front: 16'x 80'
1401	2038	3525 N Philip St	19th wd.	Front: 12'10"x53'3"	1401	2088	1494 North 53rd Street	44th wd.	IRREGULAR SIZE PROPERTY
1401	2039	266 Krams Avenue	21st wd.	IRREGULAR SIZE PROPERTY	1401	2089	3382 Agate Street	45th wd.	Front: 14'x50'
1401	2040	6646 Musgrave Street	22nd wd.	IRREGULAR SIZE PROPERTY	1401	2090	1868 Clarence Street aka 1868 East Clarence Street	45th wd.	Front: 14'x56'4-3/4"
1401	2041	1824 Plum Street	23rd wd.	IRREGULAR SIZE PROPERTY	1401	2091	3260 North 17th Street	11th wd.	Front: 16'x99'
1401	2042	1677 Margaret Street	23rd wd.	IRREGULAR SIZE PROPERTY	1401	2092	540 South 52nd Street	46th wd.	Front: 16'4"x90'
1401	2043	4686 Duffield St.	23rd wd.	Front: 23'6"x93'	1401	2093	5402 Webster Street	46th wd.	Front: 15'x65'
1401	2044	3934 Brown Street	24th wd.	IRREGULAR SIZE PROPERTY	1401	2094	5633 Montrose Street	46th wd.	Front: 15'2"x58'
1401	2045	1120 Sloan Street	24th wd.	Front: 14'5"x58'	1401	2095	526 S Conestoga St	46th wd.	Front: 15'x97'
1401	2046	2153 E Birch Street	25th wd.	Front: 14'x47'	1401	2096	833 S 56th Street	46th wd.	Front: 16'x79'9-7/8"
1401	2047	1252 Greylock Street	27th wd.	Front: 14'2"x50'9"	1401	2097	3128 Tasker Street	48th wd.	Front: 15'x64'
1401	2048	1220 South St. Bernard Street	27th wd.	Front: 14'2"x50'9"	1401	2098	1311 W Loudon Street	49th wd.	Front: 17'x87'
1401	2049	2417 N 30th Street	28th wd.	Front: 15'6"x65'	1401	2099	6122 North Warnock Street	49th wd.	Front: 16'x83'6"
1401	2050	2524 North Corlies Street	28th wd.	Front: 14'2"x50'					

Tax Sale continues on **XX**

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.

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 23, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1401	2100	7320 Briar Road	50th wd.	IRREGULAR SIZE PROPERTY	1401	2126	5332 Walnut St	60th wd.	Front: 19'8"x87'4-3/4"
1401	2101	2424 78th Avenue aka 2424 W 78th Avenue	50th wd.	Front: 16'x120'	1401	2127	5641 Chew Avenue	12th wd.	IRREGULAR SIZE PROPERTY
1401	2102	5243 Florence Avenue	51st wd.	Front: 15'4"x69'8-1/4"	1401	2128	5127 North Sydenham Street	17th wd.	Front: 15'11"x86'10"
1401	2103	1306 S Ruby Street	51st wd.	Front: 15'6"x98'	1401	2129	6345 Theodore Street	40th wd.	Front: 14'x60'
1401	2104	1439 S 58th Street	51st wd.	Front: 16'x81'	1401	2130	2519 Island Road aka 2519 Island Avenue	40th wd.	Front: 18'x105'6"
1401	2105	5404 Whitby Avenue	51st wd.	Front: 15'x81'6"	1401	2131	3225 North Park Avenue aka 3225 Park Avenue	43rd wd.	Front: 15'x100'
1401	2106	5706 Hadfield Street	51st wd.	Front: 15'x62'	1401	2132	5635 North Marvine Street	49th wd.	Front: 16'x78'1-1/4"
1401	2107	5447 Florence Avenue	51st wd.	Front: 16'4"x64'	1401	2133	5741 North Camac Street	49th wd.	Front: 16'4"x78'1-1/4"
1401	2108	5539 Litchfield Street	51st wd.	Front: 20'x56'6"	1401	2134	1424 North 30th Street	29th wd.	Front: 15'x60'
1401	2109	1721 South Conestoga Street	51st wd.	Front: 15'x59'	1401	2135	5940 Race Street	4th wd.	Front: 18'x78'
1401	2110	7424-26 Rising Sun Avenue	56th wd.	IRREGULAR SIZE PROPERTY	1401	2136	6645 Kindred Street	54th wd.	IRREGULAR SIZE PROPERTY
1401	2111	2109 Oakmont Street	56th wd.	Front: 28'4-1/2"x111'3"	1401	2137	3237 Kensington Ave	45th wd.	IRREGULAR SIZE PROPERTY
1401	2112	9242 Wooden Bridge Road	57th wd.	IRREGULAR SIZE PROPERTY	1401	2138	6735 North Gratz Street	10th wd.	Front: 16'x92'
1401	2113	259 E Haines Street	59th wd.	IRREGULAR SIZE PROPERTY	1401	2139	942 N 66th St	34th wd.	Front: 15'x67'
1401	2114	5427 Irving Street	60th wd.	Front: 15'x80'	1401	2140	5616 Walton Ave	46th wd.	Front: 15'x60'
1401	2115	5455 Delancey Street	60th wd.	Front: 15'x62'	1401	2141	1520 W Lehigh Ave	16th wd.	Front: 16'1"x64'
1401	2116	202 West Godfrey Ave	61st wd.	IRREGULAR SIZE PROPERTY	1401	2142	83 W Weaver St	22nd wd.	Front: 15'6"x86'9-1/2"
1401	2117	1120 Brill Street	62nd wd.	Front: 16'x125'	1401	2143	4130 Leidy Ave	6th wd.	IRREGULAR SIZE PROPERTY
1401	2118	3609 North 16th Street	13th wd.	Front: 25'x100'	1401	2144	5059 Ogden St	44th wd.	Front: 14'x56'4-3/8"
1401	2119	4688 Duffield Street	23rd wd.	Front: 16'8-7/8"x99'11-7/8"	1401	2145	4106 N. Broad St	13th wd.	Front: 15'6"x100'
1401	2120	6751 N 13th St, Unit 3G	61st wd.	Front: Declaration 0.0190051279%	1401	2146	1719 W Erie Ave	13th wd.	Front: 15'8"x100'
1401	2121	3475 Collins Street, Unit #105	45th wd.	IRREGULAR SIZE PROPERTY	1401	2147	12864 Medford Rd	66th wd.	IRREGULAR SIZE PROPERTY
1401	2122	3816 North Percy Street	43rd wd.	Front: 16'x45'	1401	2148	2933 Wharton St	36th wd.	IRREGULAR SIZE PROPERTY
1401	2123	5544 Crowson Street	12th wd.	Front: 15'x51'4-1/4"	1401	2149	1813 W. Erie Ave	13th wd.	Front: 16'x96'4"
1401	2124	813 North 50th Street	44th wd.	IRREGULAR SIZE PROPERTY	1401	2150	785 S 2nd St	2nd wd.	IRREGULAR SIZE PROPERTY
1401	2125	4231 North Hicks Street	13th wd.	Front: 15'10"x42'6"					

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