

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 Office of the Sheriff, City and County of Philadelphia
10:00 a.m. Thursday, January 22, 2015 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1501	2001	4931-33 Lancaster Ave a/k/a 4931 Lancaster Ave and 4933 Lancaster Ave	52nd wd.	Front: 40'x100'	1501	2047	3956 North 6th Street	43rd wd.	Front: 15'1"x77'
1501	2002	148 N. 58th Street	4th wd.	Front: 15'x70'	1501	2048	3267 Ridge Avenue	28th wd.	Irregular Size Property
1501	2003	1317 N. Hobart Street	4th wd.	Front: 15'x57'	1501	2049	1508 North 17th Street	29th wd.	Front: 21'x100'
1501	2004	930 Belmont Avenue	6th wd.	Front: 19'x80'	1501	2050	1361 Unity Street	23rd wd.	Front: 50'x100'
1501	2005	2928 N. Boudinot Street a/k/a 2928 Boudinot Street	7th wd.	Front: 13'x112'6"	1501	2051	3019 'B' Street	7th wd.	Front: 13'6"x76'6"
1501	2006	145 E. Bells Mill Road	9th wd.	Irregular Size Property	1501	2052	421 E. Allens Lane	9th wd.	Front: 28'11-1/8"x100'
1501	2007	3333 North Sydenham Street	11th wd.	Irregular Size Property	1501	2053	1613 67th Ave	10th wd.	Irregular Size Property
1501	2008	3840 North 18th Street	13th wd.	Front: 15'x91'	1501	2054	1520 E. Johnson Street	10th wd.	Front: 23'11"x100'
1501	2009	4551 N. 17th Street	13th wd.	Front: 15'7"x84'5"	1501	2055	3882 Archer St	13th wd.	Irregular Size Property
1501	2010	1526 Blavis Street	13th wd.	Front: 15'x98'	1501	2056	1212 S. 50th St.	27th wd.	Front: 14'x63'
1501	2011	5318 Chestnut Street	60th wd.	Front: 16'x74'2"	1501	2057	2642 W. Harold Street a/k/a 2642 Harold Street	28th wd.	Front: 20'x80'
1501	2012	2325 N. Smedley Street	16th wd.	Irregular Size Property	1501	2058	3341 W. Sergeant Street	28th wd.	Front: 15'x44'
1501	2013	1903 N. Mutter Street a/k/a 1903 Mutter Street	18th wd.	Front: 15'x43'	1501	2059	2722 W. Oxford St.	29th wd.	Front: 18'x84'6"
1501	2014	225 E. Hortter Street	22nd wd.	Front: 25'x90'	1501	2060	2017 Kater St	30th wd.	Front: 16'x50'
1501	2015	2258 E. Clearfield Street	25th wd.	Front: 15'3"x82'	1501	2061	611 W. Allegheny Avenue	37th wd.	Irregular Size Property
1501	2016	2440 W. Firth Street	28th wd.	Front: 14'3"x47'6-3/4"	1501	2062	2408 S. Percy Street	39th wd.	Front: 15'x48'
1501	2017	2436 Seybert Street	29th wd.	Front: 14'x58'9-3/8"	1501	2063	2212 S. Hobson St a/k/a 2212 Hobson St	40th wd.	Front: 14'4"x65'
1501	2018	1513 N. Newkirk St	29th wd.	Front: 15'2-1/2"x50'3"	1501	2064	836 S. 57th Street	46th wd.	Front: 15'7"x75'6"
1501	2019	1853 North 28th Street	32nd wd.	Front: 15'7"x50'	1501	2065	1206 W Rockland Street	49th wd.	Front: 23'10"x100'
1501	2020	1733 North 26th Street	32nd wd.	Front: 15'x66'	1501	2066	2475 76th Ave	50th wd.	Front: 16'1"x120'
1501	2021	634 E. Thayer Street	33rd wd.	Front: 14'x45'6"	1501	2067	8031 Forrest Avenue	50th wd.	Front: 15'11"x125'3"
1501	2022	1435 North 60th Street	34th wd.	Front: 15'x90'	1501	2068	5321 W. Columbia Ave	52nd wd.	Front: 19'7-1/2"x71'8"
1501	2023	1274 South Bonsall Street	36th wd.	Front: 15'x55'	1501	2069	1325 Grant Avenue	58th wd.	Irregular Size Property
1501	2024	2309 Tasker Street	36th wd.	Front: 15'6"x63'	1501	2070	800 W. Venango Street	43rd wd.	Front: 20'9"x100'
1501	2025	1431 South Carlisle Street	36th wd.	Irregular Size Property	1501	2071	2926 North Bonsall Street a/k/a 2926 Bonsall Street	11th wd.	Front: 14'x45'
1501	2026	6512 Montour Street	35th wd.	Irregular Size Property	1501	2072	4913 North 15th Street	13th wd.	Front: 14'7"x81'5"
1501	2027	2229 North Broad Street	37th wd.	Front: 18'x151'	1501	2073	2230 North 21st Street	16th wd.	Front: 16'x100'
1501	2028	3937 N. 7th Street	43rd wd.	Front: 15'4"x90'8"	1501	2074	17 South 44th Street	27th wd.	Front: 15'x78'9-7/8"
1501	2029	5051 Irving St	60th wd.	Front: 15'x82'	1501	2075	2933 North 13th Street	37th wd.	Front: 16'x84'6"
1501	2030	2122 S. Simpson Street	40th wd.	Front: 15'x76'	1501	2076	1706 North Newkirk Street	32nd wd.	Front: 14'1"x49'
1501	2031	6174 Reinhard Street	40th wd.	Front: 15'x62'	1501	2077	935 East Ontario Street	33rd wd.	Front: 14'9"x78'6"
1501	2032	7283 Saybrook Ave	40th wd.	Front: 14'3"x80'	1501	2078	105 North Felton Street	34th wd.	Front: 20'x105'
1501	2033	318 W. Raymond Street	42nd wd.	Front: 16'9"x45'	1501	2079	130 North Lindenwood Street	44th wd.	Front: 15'x65'
1501	2034	219 W. Wyoming Avenue	42nd wd.	Front: 15'x67'	1501	2080	921 North Wagner Avenue a/k/a 921 Wagner Avenue	49th wd.	Irregular Size Property
1501	2035	1118 W. Tioga Street	43rd wd.	Front: 15'2"x83'	1501	2081	2515 North Bouvier Street	16th wd.	Front: 14'x49'
1501	2036	17 North Dearborn Street a/k/a 17 Dearborn Street	44th wd.	Front: 15'x44'6"	1501	2082	5156 Funston Street	44th wd.	Irregular Size Property
1501	2037	5305 Walton Avenue a/k/a 5305 Walton Street	46th wd.	Front: 16'x97'	1501	2083	629 South 51st Street	46th wd.	Front: 16'x74'6"
1501	2038	5736 Cedar Avenue	46th wd.	Front: 16'x81'6"	1501	2084	4541 North Marvine Street	49th wd.	Front: 15'8"x81'1-1/4"
1501	2039	628 West Roosevelt Blvd	49th wd.	Irregular Size Property	1501	2085	4835 North Marvine Street	49th wd.	Front: 25'x86'6"
1501	2040	5436 Belmar Street a/k/a 5436 Belmar Terrace	51st wd.	Front: 16'x60'	1501	2086	5543 Hadfield Street	51st wd.	Front: 15'x65'
1501	2041	5225 Church Road	52nd wd.	Front: 20'x77'6"	1501	2087	5317 Jackson Street	62nd wd.	Irregular Size Property
1501	2042	2423 N. 56th Street	52nd wd.	Irregular Size Property	1501	2088	22 North 42nd Street	6th wd.	Irregular Size Property
1501	2043	114 East Tulpehocken Street	59th wd.	Irregular Size Property	1501	2089	501 East Queen Lane a/k/a 501 East Queen Street	12th wd.	Irregular Size Property
1501	2044	251 South Cecil Street	60th wd.	Front: 15'x60'	1501	2090	1833 North Newkirk Street	32nd wd.	Front: 15'x59'
1501	2045	5832 North Philip Street	61st wd.	Irregular Size Property	1501	2091	2332 Ridge Avenue	29th wd.	Irregular Size Property
1501	2046	6255 Cardiff Street	62nd wd.	Front: 24'1-1/2"x92'	1501	2092	6017 Ross Street	59th wd.	Front: 15'10"x64'

Tax Sale continues on 16

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 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 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 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.

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1501	2093	3946 Bott Street	13th wd.	Irregular Size Property	1501	2119	5212 Pennsgrove St	44th wd.	Front: 15'x82'8-1/4"
1501	2094	6134 Cedar Ave	3rd wd.	Front: 20'x112'6"	1501	2120	3616 Richmond Street	45th wd.	Front: 15'x97'
1501	2095	652 North 57th Street	4th wd.	Front: 15'x100'6-7/8"	1501	2121	3540 Witte Street	45th wd.	Irregular Size Property
1501	2096	5728 Hunter Street	4th wd.	Irregular Size Property	1501	2122	3542 Witte Street	45th wd.	Front: 14'x52'7"
1501	2097	4121 Mantua Ave	6th wd.	Front: 15'x100'	1501	2123	1901 East Pike Street	45th wd.	Irregular Size Property
1501	2098	906 N. Markoe St	6th wd.	Front: 16'x56'	1501	2124	1412 Weaver Street a/k/a 1412 E. Weaver Street	50th wd.	Front: 16'6"x72'6"
1501	2099	3004 "B" Street	7th wd.	Front: 14'6"x54'	1501	2125	5117 Malcolm St	51st wd.	Irregular Size Property
1501	2100	406 West Cayuga Street	7th wd.	Front: 15'x77'	1501	2126	1427 S. 54th St	51st wd.	Front: 15'x106'
1501	2101	3101 N. Hemberger St	11th wd.	Front: 14'8"x47'6"	1501	2127	1321 S. 56th St	51st wd.	Front: 16'x82'6"
1501	2102	3114 Judson St	11th wd.	Front: 15'x56'	1501	2128	5424 Malcolm Street	51st wd.	Front: 15'x63'6"
1501	2103	849 Church Lane	12th wd.	Irregular Size Property	1501	2129	3155 N. Carlisle Street	11th wd.	Front: 14'x51'
1501	2104	829 North Bucknell Street	15th wd.	Front: 14'x48'	1501	2130	7753 Bradford Street	56th wd.	Irregular Size Property
1501	2105	2064 Medary Avenue	17th wd.	Front: 15'x86'5-1/2"	1501	2131	4934 Sansom Street	60th wd.	Front: 15'4"x100'2"
1501	2106	6336 N. Woodstock Street	17th wd.	Irregular Size Property	1501	2132	131 S. 54th St	60th wd.	Front: 15'3"x68'6"
1501	2107	3422 N 3rd St	19th wd.	Front: 15'x70'	1501	2133	35 South 58th Street	60th wd.	Front: 15'x78'6"
1501	2108	5932 Ridge Avenue	21st wd.	Front: 21'6"x130'	1501	2134	1641 Bridge Street	62nd wd.	Irregular Size Property
1501	2109	6435 Chew Avenue	22nd wd.	Front: 15'9"x86'	1501	2135	315 North 52nd St	44th wd.	Irregular Size Property
1501	2110	1685 Kinsey Street	23rd wd.	Irregular Size Property	1501	2136	335 E. Armat St	12th wd.	Irregular Size Property
1501	2111	4452 Griscom Street	23rd wd.	Front: 20'x124'4"	1501	2137	5224-26 Woodland Avenue	51st wd.	Front: 18'4"x100'
1501	2112	2552 West Silver Street	28th wd.	Irregular Size Property	1501	2138	3743 Pulaski Avenue	13th wd.	Irregular Size Property
1501	2113	1745 N Newkirk St	32nd wd.	Front: 14'1"x51'	1501	2139	857 E. Ontario St	33rd wd.	Irregular Size Property
1501	2114	3060 N. 9th St	37th wd.	Front: 14'6"x69'	1501	2140	1027-31 N. 4th St	5th wd.	Front: 30'x130'4-1/2"
1501	2115	2928 North Stillman Street	38th wd.	Front: 14'1"x45'9"					
1501	2116	2641 Roberts Avenue	38th wd.	Front: 14'x61'					
1501	2117	6315 Saybrook Avenue	40th wd.	Front: 16'2"x85'					
1501	2118	3844 N. Marshall Street	43rd wd.	Front: 15'x90'8-1/4"					

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