



Tax Sale continues from 16

## 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  
9:00 a.m. Thursday, February 18, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1602	2196	2411 S Sheridan St	39th wd.	Front: 14'x49'	1602	2250	619 W Courtland St	49th wd.	Irregular Sized Property
1602	2197	2325 S Beulah St	39th wd.	Front: 14'x50'	1602	2251	549 W Luray St	49th wd.	Front: 14'9"x110'
1602	2198	1000 Jackson St	39th wd.	Front: 16'x60'	1602	2252	5020 N Franklin St	49th wd.	Front: 15' 11-1/2"x64'
1602	2199	1237 Jackson St	39th wd.	Front: 15'4"x62'	1602	2253	4555 N Marvina St	49th wd.	Front: 15'8"x81'1-1/4"
1602	2200	2130 S 57th St	40th wd.	Front: 16'x75'	1602	2254	5135 N 12th St	49th wd.	Front: 15' 11-1/2"x69'
1602	2201	6145 Yocum St	40th wd.	Front: 14'9"x77'	1602	2255	1202 S Peach St	51st wd.	Front: 15'x50'
1602	2202	2415 S 57th St	40th wd.	Irregular Sized Property	1602	2256	1263 S Ruby St	51st wd.	Front: 15'x50'
1602	2203	2538 S Millick St	40th wd.	Front: 16'x47'	1602	2257	1515 S Lindenwood St	51st wd.	Front: 15'x55'
1602	2204	2413 S 61st St	40th wd.	Front: 15'x75'	1602	2258	1547 S 58th St	51st wd.	Irregular Size Property
1602	2205	660 E Thayer St	33rd wd.	Front: 14'x45'6"	1602	2259	5426 Ridgewood St	51st wd.	Front: 15'7"x68'
1602	2206	2212 S Hobson St	40th wd.	Front: 14'4"x65'	1602	2260	1629 S Frazier St	51st wd.	Front: 14' 10"x63'6"
1602	2207	7110 Upland St	40th wd.	Irregular Size Property	1602	2261	5714 Belmar St	51st wd.	Front: 14'4"x60'
1602	2208	6907 Linmore Ave	40th wd.	Front: 14'x60'	1602	2262	5509 Upland St	51st wd.	Front: 14'6"x62'
1602	2209	2511 S 73rd St	40th wd.	Front: 16'5"x70'	1602	2263	5536 Paschall Ave	51st wd.	Front: 15'x58'6"
1602	2210	4615 Vista St	41st wd.	Front: 15'x62'10-3/8"	1602	2264	5373 W Montgomery Ave	52nd wd.	Front: 15'x102'6"
1602	2211	6743 Glenloch St	41st wd.	Irregular Sized Property	1602	2265	1660 N Wilton St	52nd wd.	Front: 14'8"x55'
1602	2212	439 E Loudon St	42nd wd.	Front: 15'x102'	1602	2266	1738 N Lindenwood St	52nd wd.	Front: 15'2"x55'
1602	2213	4606 C St	42nd wd.	Front: 15'5"x79'6"	1602	2267	1740 N Lindenwood St	52nd wd.	Front: 15'2"x55'
1602	2214	403 W Courtland St	42nd wd.	Front: 16'4"x66'	1602	2268	1733 N 53rd St	52nd wd.	Irregular Sized Property
1602	2215	137 W Roosevelt Blvd	42nd wd.	Front: 20'x88'	1602	2269	1713 N 54th St	52nd wd.	Irregular Sized Property
1602	2217	5210 N 3rd St	42nd wd.	Front: 16'3"x60'	1602	2270	1240 Gilham St	53rd wd.	Front: 18' 1"x67'6"
1602	2218	1140 W Tioga St	43rd wd.	Front: 15'2-5/8"x90'	1602	2271	1301 Gilham St	53rd wd.	Front: 16'x67'6"
1602	2219	3258 N 13th St	43rd wd.	Front: 15'x100'	1602	2272	531 E Cheltenham Ave	59th wd.	Front: 20'x100'
1602	2220	3260 N 13th St	43rd wd.	Front: 15'x100'	1602	2273	533 E Cheltenham Ave	59th wd.	Front: 20'x100'
1602	2221	627 W Tioga St	43rd wd.	Front: 14'x50'1-5/8"	1602	2274	471 E Mechanic St	59th wd.	Irregular Sized Property
1602	2222	631 W Tioga St	43rd wd.	Front: 14'3/8"x50'1-5/8"	1602	2275	819 E Tulpehocken St	59th wd.	Front: 15'x60'
1602	2223	1220 W Venango St	43rd wd.	Irregular Sized Property	1602	2276	6126 Gardenia St	59th wd.	Irregular Size Property
1602	2224	3605 N Percy St	43rd wd.	Front: 14'7-1/2"x60"	1602	2277	6210 Clearview St	59th wd.	Front: 15'x60'6-1/4"
1602	2225	3526 N Marvina St	43rd wd.	Front: 15'3"x89'4-1/2"	1602	2278	5250 Walnut St	60th wd.	Front: 15'x89'
1602	2226	1239 W Erie Ave	43rd wd.	Front: 15'9"x120'	1602	2279	5716 Chestnut St	60th wd.	Front: 16'x76'
1602	2227	1222 W Airdrie St	43rd wd.	Front: 16'x105'	1602	2280	5545 Chancellor St	60th wd.	Front: 16'x67'
1602	2228	3804 N 10th St	43rd wd.	Front: 16'x57'	1602	2281	5759 Larchwood Ave	60th wd.	Front: 15'4"x80'
1602	2229	3816 N Park Ave	43rd wd.	Front: 15'7"x77'	1602	2282	5847 Walnut St	60th wd.	Front: 15'6"x120'
1602	2230	1218 W Lycoming St	43rd wd.	Front: 15'2"x87'	1602	2283	223 S Frazier St	60th wd.	Front: 15'x60'
1602	2231	113 N Dearborn St	44th wd.	Front: 15'x42'6"	1602	2284	439 S 57th St	60th wd.	Front: 16'x77'
1602	2232	202 N 52nd St	44th wd.	Front: 20'x89'	1602	2285	913-21 W York St	37th wd.	Front: 82'11"x90'
1602	2233	213 N Ruby St	44th wd.	Front: 15'x51'	1602	2286	1646 Granite St	62nd wd.	Irregular Size Property
1602	2234	26 N Ruby St	44th wd.	Front: 15'7"x60'6"	1602	2287	4107 Welsh Rd	65th wd.	Irregular Size Property
1602	2235	5117 Aspen St	44th wd.	Front: 16'x80'	1602	2288	6601 Haddington Ln a/k/a 6601 Haddington St	34th wd.	Front: 15'x60'
1602	2236	5145 Funston St	44th wd.	Irregular Sized Property	1602	2289	1934 S 65th St	40th wd.	Front: 18'5"x70'10"
1602	2237	4917 Reno St	44th wd.	Front: 14'2"x67'	1602	2290	5220 Walnut St	60th wd.	Front: 15'7-1/2"x85'6"
1602	2238	437 N 50th St	44th wd.	Irregular Size Property	1602	2291	3519 N 22nd St	11th wd.	Front: 35'6"x130'
1602	2239	5059 Ogden St	44th wd.	Front: 14'x56'4-3/8"	1602	2292	335 E Armat St	12th wd.	Irregular Size Property
1602	2240	521 N 52nd St	44th wd.	Front: 15'8"x80'	1602	2293	1439-41 S 49th St	27th wd.	Front: 28'x69'
1602	2241	1332 N 53rd St	44th wd.	Front: 16'x95'	1602	2294	2946 Ridge Ave	32nd wd.	Front: 15'x75'
1602	2242	637 N Peach St	44th wd.	Front: 15'x77'	1602	2295	3007 Ridge Ave	32nd wd.	Front: 15'x67'
1602	2243	1538 N Peach St	44th wd.	Irregular Size Property	1602	2296	2945 W Diamond St	32nd wd.	Front: 16'x54'
1602	2244	2738 Brill St	45th wd.	Irregular Size Property	1602	2297	1013 W Huntingdon St	37th wd.	Front: 15'x67'
1602	2245	5139 Webster St	46th wd.	Front: 15'x66'	1602	2298	4162 N 5th St	43rd wd.	Front: 18'x70'
1602	2246	5433 Christian St	46th wd.	Front: 20'6"x82'	1602	2299	5449 Windsor Ave	51st wd.	Front: 18'10-1/2"x55'6"
1602	2247	713 S 57th St	46th wd.	Front: 15'8-1/2"x74'10"	1602	2300	2029 S 20th St	48th wd.	Front: 17'x70'
1602	2248	730 S Alden St	46th wd.	Front: 15'x61'4"	1602	2301	1423-27 W Bristol St	43rd wd.	Front: 46'6"x83'6"
1602	2249	1836 Ingersoll St	47th wd.	Front: 14'x64'					

## 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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