

City of Philadelphia TAX COLLECTION SALE

Properties to be sold by Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Thursday, May 26, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Tax Sale continues on 17

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.

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, May 26, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book Writ Address			Ward	Dimensions	Book Writ Address			Ward	Dimensions
1605	2135	5902 Trinity St	40th wd.	Front: 15'3"x90'	1605	2168	1309 S 52nd St	51st wd.	Irregular Size Property
1605	2136	6028 Kingessing Ave	40th wd.	Front: 20'x75'	1605	2169	5726 Hoffman Ave	51st wd.	Front: 15'x121'
1605	2137	6016 Greenway Ave	40th wd.	Front: 20'x80'	1605	2170	5414 Willows Ave	51st wd.	Front: 15'x83'6"
1605	2138	2558 S Millick St	40th wd.	Front: 16'x48'6"	1605	2171	1318 S 54th St	51st wd.	Front: 17'x80'
1605	2139	6910 Woodland Ave	40th wd.	Front: 16'x104'	1605	2172	1615 S 56th St	51st wd.	Front: 15'4'x63'
1605	2140	665 E Thayer St	33rd wd.	Front: 14'3"x45'6"	1605	2173	5424 Trinity St	51st wd.	Front: 15'8"x87'
1605	2141	6604 Ditman St	41st wd.	Front: 20'x90'	1605	2174	2210 S 57th St	51st wd.	Irregular Size Property
1605	2142	4636 C St	42nd wd.	Irregular Size Property	1605	2175	5510 Upland St	51st wd.	Front: 14'6"x62'
1605	2143	173 W Thelma St	42nd wd.	Front: 14'x57'	1605	2176	4837 Lancaster Ave	52nd wd.	Irregular Size Property
1605	2144	193 W Wellens Ave a/k/a 193 W Wellens St	42nd wd.	Irregular Size Property	1605	2177	6514 N Beechwood St	59th wd.	Front: 18'4-3/4"x78'6"
1605	2145	1329 W Toronto St	43rd wd.	Front: 15'x59'6"	1605	2178	4929 Walnut St	60th wd.	Front: 20'x115'
1605	2146	721 W Schiller St	43rd wd.	Front: 14'x45'	1605	2179	5431 Delancey St	60th wd.	Front: 15'x62'
1605	2147	635 W Tioga St	43rd wd.	Front: 20'5-3/4"x81'1-5/8"	1605	2180	5331 Osage Ave	60th wd.	Front: 16'x70'
1605	2148	3562 N 11th St	43rd wd.	Front: 16'x86'	1605	2181	5500 Walnut St	60th wd.	Front: 22'7/8"x100'
1605	2149	3618 Old York Rd	43rd wd.	Front: 15'7-1/2"x108'6"	1605	2182	239 S Cecil St	60th wd.	Front: 15'x62'6"
1605	2150	3750 N Percy St	43rd wd.	Front: 16'x45'	1605	2183	110 S 58th St	60th wd.	Front: 20'x83'3"
1605	2151	3814 N 10th St	43rd wd.	Front: 16'x54'	1605	2184	5101 Hawthorne St	62nd wd.	Front: 15'x56'1-3/4"
1605	2152	1307 W Pike St	43rd wd.	Front: 15'x72'10-3/4"	1605	2185	5233 Burton St	62nd wd.	Front: 14'x67'6"
1605	2153	3936 N Fairhill St	43rd wd.	Front: 13'5"x62'	1605	2186	3509 Lansing St	64th wd.	Irregular Size Property
1605	2154	5056 Summer St	44th wd.	Front: 15'x57'	1605	2187	1900 W Hilton St	11th wd.	Irregular Size Property
1605	2155	51 N Dearborn St	44th wd.	Front: 15'x44'6"	1605	2188	1109 N 40th St	24th wd.	Front: 15'8"x70'
1605	2156	5324 Poplar St	44th wd.	Irregular Size Property	1605	2189	1111 N 40th St	24th wd.	Front: 15'8"x70'
1605	2157	2234 E Venango St	45th wd.	Irregular Size Property	1605	2190	3530 N Mascher St a/k/a 3530 Mascher St	7th wd.	Irregular Size Property
1605	2158	3725 Frankford Ave	45th wd.	Irregular Size Property	1605	2191	3049 N 22nd St	11th wd.	Front: 14'1/2"x61'7"
1605	2159	803 S 58th St	46th wd.	Front: 22'8"x72'	1605	2192	2120 W Spencer St	17th wd.	Front: 17'9"x42'
1605	2160	1509 Cambridge St	47th wd.	Front: 14'1/2"x60'8"	1605	2193	312 W Norris St	87th wd.	Front: 16'x79'3/4"
1605	2161	1702 W Seybert St a/k/a 1702 Seybert St	47th wd.	Front: 14'x41'	1605	2194	2968 Kensington Ave	33rd wd.	Irregular Size Property
1605	2162	1728 McClellan St	48th wd.	Front: 14'x47'	1605	2195	2000 S Salford St	40th wd.	Front: 16'x85'
1605	2163	5026 N 10th St	49th wd.	Front: 20'x90'	1605	2196	5723 Chester Ave	40th wd.	Front: 19'1-1/2"x90'
1605	2164	5237 N 11th St	49th wd.	Irregular Sized Property	1605	2197	3518 Frankford Ave	45th wd.	Irregular Size Property
1605	2165	2303 77th Ave	50th wd.	Irregular Size Property	1605	2198	5300 Cedar Ave	46th wd.	Front: 15'x112'
1605	2166	8301 Thouron Ave	50th wd.	Irregular Size Property	1605	2199	6301 Cardiff St	62nd wd.	Irregular Size Property
1605	2167	1143 S Ruby St	51st wd.	Front: 16'x55'	1605	2200	4800-02 Market St	60th wd.	Irregular Size Property

TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE

Effective: April 2000

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Philadelphia County Court Rules

CD-ROM WITH FORMS INCLUDED

Included is a CD-ROM with writable forms.

2015 PHILADELPHIA COUNTY COURT RULES

FULLY REVISED FOR 2015

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