#### **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	2001	1813 S 8th St	1st wd.	Front: 16'x70'		2069	2810 Emerald St a/k/a 2810 N Emerald St		Front: 15'6"x84'6"
1605 1605	2002 2003	5915 Chancellor St 5912 Addison St	3rd wd. 3rd wd.	Irregular Size Property Front: 14'3"x62'6"			2967 Ruth St 1236 S Greylock St a/k/a 1236 Greylock St		Front: 13'7"x50'7-7/8" Front: 14'2"x50'9"
1605	2003	6038 Christian St	3rd wd.	Front: 21'8"x110'		2071	2404 N Marston St	28th wd.	Front: 13'x50'
1605	2005	5923 Latona St	3rd wd.	Front: 16'x101'6"			2454 W Firth St	28th wd.	Front: 15'1-1/2"x47'6-3/4"
1605	2006	118 N Sickels St	4th wd.	Front: 15'x55'			2546 W Oakdale St		Irregular Size Property
1605		1619 N Conestoga St	4th wd.	Front: 15'9"x78'			2716 W Lehigh Ave		Front: 16'x64'7-3/4"
1605 1605	2008 2009	1648 N 55th St 1654 N 55th St	4th wd. 4th wd.	Front: 23'x105' Front: 26'x105'		2076 2077	2513 W Lehigh Ave 2613 W Sterner St		Irregular Size Property Front: 13'x45'
1605		236 N Alden St	4th wd.	Front: 14'x77'			2414 N Myrtlewood St		Front: 15'6"x52'6"
1605		216 N Wanamaker St a/k/a 216 Wanamaker St	4th wd.	Front: 14'x71'			2615 N Douglas St		Front: 14'6"x40'
1605		232 N Hobart St	4th wd.	Front: 14'x61'			3010 W Colona St		Irregular Size Property
1605	2013	4121 Baring St	6th wd.	Front: 15'10"x78'5-1/8"		2081	3221 W Dakota St		Front: 16'x60'
1605	2014	4016 Haverford Ave	6th wd.	Front: 14'x71'10"		2082	2423 Sharswood St		Front: 14'x49'
1605 1605	2015 2016	4315 Pennsgrove St 888 N Holly St	6th wd. 6th wd.	Front: 14'x71'10" Front: 14'3"x80'		2083 2084	2549 E Front St 2539 N Water St		Front: 16'x70' Front: 13'6"x60'
1605	2017	901 N 43rd St	6th wd.	Front: 15'6"x77'			2306 Amber St	31st wd.	Front: 18'x60'
1605	2018	2928 N Waterloo St	7th wd.	Front: 14'x44'6"		2086	2668 Janney St		Front: 15'x41'6"
1605	2019	2930 N Mutter St	7th wd.	Front: 13'10"x43'6"		2087	2074 E Letterly St		Front: 14'x60'3"
1605	2020	526 Hart Ln	7th wd.	Irregular Size Property			2039 N 20th St		Irregular Size Property
1605 1605	2021 2022	1918 73rd Ave 6919 Wister St a/k/a 6919 E Wister St	10th wd. 10th wd.				1846 N Van Pelt St 2034 N Stillman St		Front: 16'6"x75' Front: 16'x49'6"
1605	2022	6613 Gerry St	10th wd.			2090	1825 N Taney St		Front: 15'x63'6"
1605	2024	6950 Forrest Ave		Front: 15'x100'		2092	1845 N Newkirk St		Front: 15'x59'
1605	2025	2019 W Mayfield St		Front: 14'x40'			3007 W Oxford St	32nd wd.	Front: 15'10-1/2"x75'6"
1605	2026	1917 W Allegheny Ave		Front: 16'x80'			3145 Clifford St		Front: 16'2"x90'
1605	2027 2028	3321 N Sydenham St		Front: 15'x58'10"			1732 N Stillman St		Front: 14'x44' Front: 14'2"x54'9"
1605 1605		3345 N Sydenham St 3528 N Smedley St		Front: 15'x58'10" Front: 13'6"x49'4"			721 E Clearfield St 631 E Lippincott St		Front: 14'2' x54'9 Front: 14'3" x50'
1605	2030	3549 N 21st St		Front: 15'6"x106'			802 E Hilton St		Front: 14'3"x50'
1605	2031	537 E Bringhurst St		Front: 15'x60'			647 E Thayer St		Front: 14'x45'6"
1605	2032	5026 Stenton Ave	12th wd.	Irregular Size Property			3111 Custer St		Front: 14'2"x50'
1605	2033 2034	5030 Stenton Ave		Front: 15'x85'			3153 Reach St		Front: 14'2"x50'
1605 1605	2034	66 E Earlham St 5547 Blakemore St		Irregular Size Property Front: 14'4"x50'		2102	3351 Argyle St 3208 Potter St		Front: 14'x43' Front: 14'x50'6"
1605	2036	72 W Rockland St		Front: 15'6"x86'8-3/4"		2104	3850 Palmetto St		Front: 16'4-1/2"x65'
1605	2037	170 W Seymour St	12th wd.	Front: 16'8-1/4"x77'7"		2105	6226 Race St	34th wd.	Front: 20'x110'
1605	2038	1813 W Erie Ave		Front: 16'x96'4"		2106	6033 Vine St		Front: 16'x90'
1605 1605	2039 2040	3851 N 19th St 1630 Blavis St		Front: 15'1"x91' Front: 15'6"x69'		2107 2108	6067 W Girard Ave a/k/a 6067 Girard Ave 6020 Haverford Ave	34th wd.	Irregular Size Property Front: 15'x73'
1605	2040	1740 Blavis St		Front: 15'2"x80'			27 N Millick St		Irregular Size Property
1605	2042	2309 N Smedley St		Front: 14'2"x80'			226 N 62nd St		Front: 20'x105'
1605	2043	2434 N Bouvier St		Front: 14'1"x50'			1528 N Robinson St		Front: 15'x98'
1605	2044	2331 N Garnet St		Front: 14'3"x50'		2112	1825 Wharton St		Irregular Size Property
1605 1605	2045 2046	2610 N 22nd St 1999 Church Ln	16th wd.	Front: 16'x76' Irregular Size Property			2311 Cross St 1503 S Ringgold St		Front: 14'x49' Front: 14'3"x50'
1605		2009 W Spencer St		Front: 19'x60'			1512 S Bambrey St		Front: 14'x44'
1605	2048	5325 N Sydenham St	17th wd.				1437 S Patton St		Front: 16'x52'8"
1605	2049	6246 N Bouvier St	17th wd.	Front: 15'x83'6"			1327 S 17th St	36th wd.	Front: 16'x62'
1605	2050	6321 Limekiln Pike		Front: 15'x97'			2239 N 10th St		Front: 16'10"x100'
1605 1605	2051	1347 N Mascher St a/k/a 1347 Mascher St	18th wd.	Irregular Size Property Irregular Size Property			2511 N Sartain St 2406 N 13th St		Front: 14'x44'6" Front: 14'8"x47'6"
1605	2052 2053	1613 N Philip St 2905 N 3rd St		Front: 14'x60'		2120 2121	1121 W Oakdale St		Front: 14'2"x43'
1605	2054	3249 N Philip St		Front: 14'4"x56'10"			3018 N 8th St	37th wd.	Front: 14'2-1/2"x56'1-1/8"
1605	2055	3440 N Orianna St	19th wd.	Front: 14'6"x55'	1605	2123	910 W Seltzer St		Front: 13'1"x45'
1605	2056	1636 N 6th St		Front: 14'7-1/2"x85'		2124	1302 W Seltzer St		Front: 14'3-5/8"x49'
1605	2057	1527 N 9th St		Front: 14'x50'		2125	1319 W William St		Front: 14'3"x36'
1605 1605	2058 2059	6652 Crowson St 4557 Melrose St		Front: 25'x90' Front: 23'x100'		2126 2127	649 W Mayfield St 2826 N Taylor St		Front: 14'x50' Front: 14'4"x45'3/4"
1605	2060	1816 Orthodox St		Front: 20'x154'8"			3012 N Taney St		Front: 14'x45'3"
1605	2061	1680 Meadow St		Irregular Size Property			2843 N 27th St		Front: 15'x61'
1605	2062	3928 Brown St	24th wd.	Front: 16'2"x88'			3247 N Newkirk St		Front: 14'3"x58'6"
1605	2063	3965 Brown St	24th wd.			2131	3405 W Clearfield St	38th wd.	Irregular Size Property
1605 1605	2064 2065	3928 Parrish St 3858 Poplar St		Front: 15'x74'4" Front: 15'x80'			129 Gladstone St 2609 S 5th St		Front: 14'x48' Irregular Size Property
1605	2066	3113 Salmon St		Front: 15 'x80' Front: 15'3"x49'			622 W Moyamensing Ave		Irregular Size Property Irregular Size Property
1605	2067	2151 E Birch St		Front: 14'x47'					
1605	2068	2060 Bellmore Ave	25th wd.	Front: 15'x50'					Tax Sale continues on 17

#### 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 th irty [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

•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 forteited 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 Kingsessing 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		Irregular Size Property	1605	2175	5510 Upland St	51st wd.	Front: 14'6"x62'
1605	2143	173 W Thelma St		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		Irregular Size Property	1605	2177	6514 N Beechwood St	59th wd.	Front: 18'4-3/4"x78'6"
1605	2145	1329 W Toronto St		Front: 15'x59'6"	1605	2178	4929 Walnut St	60th wd.	Front: 20'x115'
1605	2146	721 W Schiller St		Front: 14'x45'	1605	2179	5431 Delancey St	60th wd.	Front: 15'x62'
1605	2147	635 W Tioga St		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.		1605	2181	5500 Walnut St	60th wd.	Front: 22'7/8"x100'
1605	2149	3618 Old York Rd	43rd wd.		1605	2182	239 S Cecil St	60th wd.	Front: 15'x62'6"
1605	2150	3750 N Percy St	43rd wd.		1605	2183	110 S 58th St	60th wd.	Front: 20'x83'3"
1605	2151	3814 N 10th St	43rd wd.		1605	2184	5101 Hawthorne St		Front: 15'x56'1-3/4"
1605	2152	1307 W Pike St	43rd wd.		1605	2185	5233 Burton St		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 1605	2163 2164	5026 N 10th St 5237 N 11th St	49th wd. 49th wd.	Front: 20'x90'	1605	2196	5723 Chester Ave	40th wd.	Front: 19'1-1/2"x90'
	2164	2303 77th Ave		Irregular Sized Property	1605	2197	3518 Frankford Ave	45th wd.	Irregular Size Property
1605 1605	2165	8301 Thouron Ave	50th wd.	Irregular Size Property	1605	2198	5300 Cedar Ave	46th wd.	Front: 15'x112'
1605	2166	1143 S Ruby St	50th wd. 51st wd.	Irregular Size Property Front: 16'x55'	1605	2199	6301 Cardiff St		Irregular Size Property
1003	2107	1143 5 Kuby St	Jist wd.	110m. 10 X33	1605	2200	4800-02 Market St	60th wd.	Irregular Size Property

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•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."

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The Legal Intelligencer



Included is a CD-ROM with writable forms.

## 2015 PHILADELPHIA COUNTY COURT RULES

FULLY REVISED FOR 2015
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TO ORDER:

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