

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, June 23, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

| Book Writ Address | | | Ward | Dimensions | Book Writ Address | | | Ward | Dimensions |
|-------------------|------|---|----------|--------------------------|-------------------|------|---------------------------------------|----------|-------------------------|
| 1606 | 2001 | 646 Fernon St | 1st wd. | Front: 12'6"x49' | 1606 | 2068 | 2039 E Auburn St | 25th wd. | Front: 14'9-1/2"x59'2" |
| 1606 | 2002 | 742 S 3rd St | 2nd wd. | Irregular Size Property | 1606 | 2069 | 2123 E William St | 25th wd. | Front: 15'x73'3" |
| 1606 | 2003 | 6017 Delancey St | 3rd wd. | Front: 16'x62' | 1606 | 2070 | 2251 E Cambria St | 25th wd. | Front: 15'x60' |
| 1606 | 2004 | 6145 Walton Ave | 3rd wd. | Front: 15'7-1/2"x112'6" | 1606 | 2071 | 2104 E Birch St | 25th wd. | Front: 14'x52' |
| 1606 | 2005 | 5412 Sharswood St | 4th wd. | Front: 14'x50' | 1606 | 2072 | 2120 E Commissioner St | 25th wd. | Front: 13'5"x56' |
| 1606 | 2006 | 6218 Carpenter St | 3rd wd. | Front: 23'x107'6" | 1606 | 2073 | 2111 E Clementine St | 25th wd. | Irregular Size Property |
| 1606 | 2007 | 5822 Whitby Ave | 3rd wd. | Front: 21'x115' | 1606 | 2074 | 3028 Martha St | 25th wd. | Irregular Size Property |
| 1606 | 2008 | 657 N Yewdall St | 4th wd. | Front: 14'x44' | 1606 | 2075 | 2963 Amber St | 25th wd. | Irregular Size Property |
| 1606 | 2009 | 1514 N Allison St | 4th wd. | Front: 15'x100' | 1606 | 2076 | 2971 Amber St | 25th wd. | Irregular Size Property |
| 1606 | 2010 | 648-50 N 40th St | 6th wd. | Irregular Size Property | 1606 | 2077 | 2137 S Rosewood St | 26th wd. | Front: 15'x46' |
| 1606 | 2011 | 429 N Holly St | 6th wd. | Front: 16'x50' | 1606 | 2078 | 2410 N 25th St | 28th wd. | Front: 14'9-1/2"x54' |
| 1606 | 2012 | 4140 Pennsgrove St | 6th wd. | Front: 16'2"x95' | 1606 | 2079 | 2531 N 28th St | 28th wd. | Front: 15'7"x81' |
| 1606 | 2013 | 874 N 40th St | 6th wd. | Front: 14' 11-1/4"x64'4" | 1606 | 2080 | 2537 N 29th St | 28th wd. | Front: 15'6"x65'6" |
| 1606 | 2014 | 815 N Preston St | 6th wd. | Front: 35'x130' | 1606 | 2081 | 2710 W York St | 28th wd. | Front: 15'1"x65' |
| 1606 | 2015 | 827 Brooklyn St | 6th wd. | Front: 14'x43' | 1606 | 2082 | 2401 W Huntingdon St | 28th wd. | Front: 17'x76' |
| 1606 | 2016 | 870 N Brooklyn St a/k/a 870 Brooklyn St | 6th wd. | Front: 15'5"x102'6" | 1606 | 2083 | 2839 W Harold St | 28th wd. | Irregular Size Property |
| 1606 | 2017 | 2918 N Mutter St | 7th wd. | Front: 13'10"x43' | 1606 | 2084 | 2546 N Corlies St | 28th wd. | Front: 14'2"x50' |
| 1606 | 2018 | 2716 N Hancock St | 7th wd. | Front: 17'x56'7" | 1606 | 2085 | 2413 N 33rd St | 28th wd. | Front: 15'6"x62' |
| 1606 | 2019 | 3042 D St | 7th wd. | Front: 18'6"x50'1" | 1606 | 2086 | 2043 Master St a/k/a 2403 W Master St | 29th wd. | Front: 20'3"x48-8-1/2" |
| 1606 | 2020 | 157 W Thayer St | 7th wd. | Irregular Size Property | 1606 | 2087 | 2133 N 19th St | 32nd wd. | Front: 17'x90' |
| 1606 | 2021 | 237 E Allegheny Ave | 7th wd. | Front: 16'x71' | 1606 | 2088 | 2132 N Newkirk St | 32nd wd. | Front: 14'x48' |
| 1606 | 2022 | 1951 Elston St | 10th wd. | Front: 15'x70' | 1606 | 2089 | 2124 N 29th St | 32nd wd. | Front: 15'x57' |
| 1606 | 2023 | 1925 Independence St | 10th wd. | Irregular Size Property | 1606 | 2090 | 3202 Clifford St | 32nd wd. | Front: 15'4"x90' |
| 1606 | 2024 | 2723 N 16th St | 11th wd. | Irregular Size Property | 1606 | 2091 | 1749 N Stillman St | 32nd wd. | Front: 15'x50' |
| 1606 | 2025 | 2759 N Croskey St | 11th wd. | Front: 14'6"x45' | 1606 | 2092 | 1723 N 26th St | 32nd wd. | Irregular Size Property |
| 1606 | 2026 | 3121 N Judson St | 11th wd. | Front: 14' 10"x56' | 1606 | 2093 | 1745 N 26th St | 32nd wd. | Front: 15'x66' |
| 1606 | 2027 | 74 E Clapier St | 12th wd. | Front: 14' 10-3/4"x79' | 1606 | 2094 | 626 E Clementine St | 33rd wd. | Front: 14'3"x50' |
| 1606 | 2028 | 277 E Queen Ln | 12th wd. | Front: 16'x82'6" | 1606 | 2095 | 629 E Lippincott St | 33rd wd. | Front: 14'3"x50' |
| 1606 | 2029 | 852 E Chelten Ave | 12th wd. | Front: 16'x117' | 1606 | 2096 | 709 E Hilton St | 33rd wd. | Front: 14'1"x50' |
| 1606 | 2030 | 2705 N 11th St | 88th wd. | Front: 14'2"x62' | 1606 | 2097 | 612 E Wensley St | 33rd wd. | Front: 14'x45'6" |
| 1606 | 2031 | 4819 N Carlisle St | 13th wd. | Front: 15'x68'6" | 1606 | 2098 | 650 E Thayer St a/k/a 650 Thayer St | 33rd wd. | Irregular Size Property |
| 1606 | 2032 | 1733 W Wingohocking St a/k/a 1733 Wingohocking St | 13th wd. | Front: 14'x59' | 1606 | 2099 | 661 E Thayer St | 33rd wd. | Front: 14'x45'6" |
| 1606 | 2033 | 1514 W Rockland St | 13th wd. | Front: 18'x83'5" | 1606 | 2100 | 46 N Millick St | 34th wd. | Front: 15'x67' |
| 1606 | 2034 | 225 W Seymour St | 13th wd. | Irregular Size Property | 1606 | 2101 | 155 N Dewey St | 34th wd. | Front: 15'1"x62'6" |
| 1606 | 2035 | 1812 Vineyard St | 15th wd. | Front: 16'x68' | 1606 | 2102 | 6008 Master St | 34th wd. | Front: 16'x100' |
| 1606 | 2036 | 2334 N 17th St | 16th wd. | Front: 16'x67'10" | 1606 | 2103 | 6140 W Oxford St | 34th wd. | Front: 25'x93'3" |
| 1606 | 2037 | 2612 N 17th St | 16th wd. | Front: 15'x67' | 1606 | 2104 | 1443 N Felton St | 34th wd. | Front: 15'x54' |
| 1606 | 2038 | 2213 N 19th St | 16th wd. | Front: 5' -1/2"x72' | 1606 | 2105 | 2247 Earp St | 36th wd. | Front: 14'x50' |
| 1606 | 2039 | 2553 N 19th St | 16th wd. | Front: 15'x66' | 1606 | 2106 | 1327 S Ringgold St | 36th wd. | Front: 15'x55' |
| 1606 | 2040 | 2302 W Huntingdon St | 16th wd. | Irregular Size Property | 1606 | 2107 | 1333 S 32nd St | 36th wd. | Front: 15'x64' |
| 1606 | 2041 | 2142 W Godfrey Ave | 17th wd. | Irregular Size Property | 1606 | 2108 | 1942 Gerritt St | 36th wd. | Front: 15'x49'6" |
| 1606 | 2042 | 5017 N Sydenham St | 17th wd. | Front: 15'x83'6" | 1606 | 2109 | 1813 Mountain St | 36th wd. | Front: 14'x47'6" |
| 1606 | 2043 | 5920 N 20th St | 17th wd. | Irregular Size Property | 1606 | 2110 | 1531 S Cleveland St | 36th wd. | Front: 15'x48' |
| 1606 | 2044 | 6030 N Norwood St | 17th wd. | Front: 14'2"x85'6" | 1606 | 2111 | 2732 W Oxford St | 29th wd. | Front: 13'x51' |
| 1606 | 2045 | 2211 W Ontario St | 11th wd. | Front: 15'7"x108'6" | 1606 | 2112 | 1552 S Stillman St | 36th wd. | Front: 14'x44' |
| 1606 | 2046 | 506 W Thompson St | 18th wd. | Irregular Size Property | 1606 | 2113 | 1151 S Mole St | 36th wd. | Front: 14'x37' |
| 1606 | 2047 | 407 W Oxford St | 18th wd. | Irregular Size Property | 1606 | 2114 | 1511 S Chadwick St | 36th wd. | Front: 14'x50'6" |
| 1606 | 2048 | 3240 N 5th St | 19th wd. | Front: 15'9"x60' | 1606 | 2115 | 1531 S Chadwick St | 36th wd. | Front: 14'1"x50'6" |
| 1606 | 2049 | 3210 N Reese St | 19th wd. | Front: 14' 5-1/2"x50' | 1606 | 2116 | 1630 S Chadwick St | 36th wd. | Front: 14'x44' |
| 1606 | 2050 | 262 W Ontario St | 19th wd. | Front: 14'x60' | 1606 | 2117 | 1633 Latona St | 36th wd. | Irregular Size Property |
| 1606 | 2051 | 1804 N Marshall St | 20th wd. | Front: 14'x38'8" | 1606 | 2118 | 1726 Tasker St | 36th wd. | Front: 16'x63' |
| 1606 | 2052 | 1627 N 7th St | 20th wd. | Front: 15'x85'10" | 1606 | 2119 | 2350 N 6th St | 37th wd. | Front: 16'x68'5-1/4" |
| 1606 | 2053 | 2127 N Franklin St | 20th wd. | Front: 14'2"x65' | 1606 | 2120 | 2240 N 7th St | 37th wd. | Front: 15'x68' |
| 1606 | 2054 | 2120 N 9th St | 20th wd. | Front: 14'x56' | 1606 | 2121 | 2632 N 11th St | 37th wd. | Front: 16'x70' |
| 1606 | 2055 | 2136 N 9th St | 20th wd. | Front: 14'x56' | 1606 | 2122 | 2600 N Jessup St | 37th wd. | Front: 16'x56' |
| 1606 | 2056 | 415-1/2 Dupont St a/k/a 415-2 Dupont St | 21st wd. | Front: 42'x85' | 1606 | 2123 | 909 W Susquehanna Ave | 37th wd. | Front: 16'x95' |
| 1606 | 2057 | 267 E Sharpnack St | 22nd wd. | Front: 23'5"x52'9-7/8" | 1606 | 2124 | 1219 W Lehigh Ave | 37th wd. | Irregular Size Property |
| 1606 | 2058 | 6095 Chester Ave | 40th wd. | Front: 16'x97'6" | 1606 | 2125 | 1229 W Lehigh Ave | 37th wd. | Front: 16'x148' |
| 1606 | 2059 | 4461 Paul St | 23rd wd. | Front: 15'3" x 94' | 1606 | 2126 | 1240 W Seltzer St | 37th wd. | Front: 15'x71'6" |
| 1606 | 2060 | 4524 Mulberry St | 23rd wd. | Front: 30'x100' | 1606 | 2127 | 637 W Cambria St | 37th wd. | Front: 15'3"x67' |
| 1606 | 2061 | 4424 E Wingohocking St | 23rd wd. | Irregular Size Property | 1606 | 2128 | 1010 W Clearfield St | 37th wd. | Irregular Size Property |
| 1606 | 2062 | 4332 Leiper St | 23rd wd. | Front: 25'x100' | 1606 | 2129 | 2841 N Taylor St | 38th wd. | Front: 14'4"x46'6-1/4" |
| 1606 | 2063 | 651 N 33rd St | 24th wd. | Irregular Size Property | 1606 | 2130 | 2844 N Ambrey St | 38th wd. | Front: 14'x48'1-3/4" |
| 1606 | 2064 | 3846 Folsom St | 24th wd. | Front: 14'x80' | 1606 | 2131 | 3021 N Taney St | 38th wd. | Front: 14'x45'3" |
| 1606 | 2065 | 3808 Wyalusing Ave | 24th wd. | Front: 14'3"x58'6" | 1606 | 2132 | 138 Emily St | 39th wd. | Front: 14'x46' |
| 1606 | 2066 | 3800 Poplar St | 24th wd. | Front: 15'6"x80' | 1606 | 2133 | 2436 S Lee St | 39th wd. | Irregular Size Property |
| 1606 | 2067 | 1114 N 39th St | 24th wd. | Front: 15'6"x77'5-7/8" | | | | | |

Tax Sale continues on 19

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 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 18

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, June 23, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

| Book Writ Address | | | Ward | Dimensions | Book Writ Address | | | Ward | Dimensions |
|-------------------|------|--|----------|----------------------------|-------------------|------|---|----------|-------------------------|
| 1606 | 2134 | 446 Emily St | 39th wd. | Front: 14'x47' | 1606 | 2172 | 1743 N Croskey St | 47th wd. | Front: 13'10"x56' |
| 1606 | 2135 | 2003 S 5th St | 39th wd. | Front: 16'x70' | 1606 | 2173 | 2809 Winton St | 48th wd. | Front: 14'x50' |
| 1606 | 2136 | 721 Dudley St | 39th wd. | Front: 13'10"x46' | 1606 | 2174 | 5242 N Camac St | 49th wd. | Front: 20'x84' |
| 1606 | 2137 | 2028 S Darien St | 39th wd. | Front: 14'x55' | 1606 | 2175 | 818 S 51st St | 51st wd. | Front: 19'x96' |
| 1606 | 2138 | 1807 S 58th St | 40th wd. | Front: 19'4-1/2"x75' | 1606 | 2176 | 4914 Pentridge St | 51st wd. | Front: 20'x70' |
| 1606 | 2139 | 6119 Yocum St | 40th wd. | Front: 16'x77' | 1606 | 2177 | 5230 Reinhard St a/k/a 5230 Reinhardt St | 51st wd. | Front: 15'x62'10" |
| 1606 | 2140 | 2008 S 65th St | 40th wd. | Irregular Size Property | 1606 | 2178 | 930 S 55th St | 51st wd. | Front: 16'x81'6" |
| 1606 | 2141 | 8514 Luther Pl f/k/a 8514 Lindbergh Blvd | 40th wd. | Front: 20'x100' | 1606 | 2179 | 5740 Belmar Terr a/k/a 5740 Belmar St | 51st wd. | Front: 14'4"x60' |
| 1606 | 2142 | 4716 Howell St | 41st wd. | Front: 25'x170' | 1606 | 2180 | 5623 Chester Ave | 51st wd. | Front: 19'5"x86' |
| 1606 | 2143 | 121 W Roosevelt Blvd | 42nd wd. | Front: 20'x88' | 1606 | 2181 | 1842 S Conestoga St | 51st wd. | Front: 15'x67' |
| 1606 | 2144 | 4925 N Lawrence St | 42nd wd. | Irregular Size Property | 1606 | 2182 | 1305 McKinley St | 53rd wd. | Irregular Size Property |
| 1606 | 2145 | 3131 N 13th St | 43rd wd. | Front: 15'1/2"x85' | 1606 | 2183 | 174 E Stafford St | 59th wd. | Irregular Size Property |
| 1606 | 2146 | 3213 N 13th St | 43rd wd. | Front: 16'x96' | 1606 | 2184 | 966 E Price St | 59th wd. | Irregular Size Property |
| 1606 | 2147 | 930 W Erie Ave | 43rd wd. | Front: 16'x100' | 1606 | 2185 | 146 E Tulpehocken St | 59th wd. | Irregular Size Property |
| 1606 | 2148 | 1204 W Erie Ave | 43rd wd. | Front: 16'x100' | 1606 | 2186 | 530 Brinton St | 59th wd. | Irregular Size Property |
| 1606 | 2149 | 1302 W Erie Ave | 43rd wd. | Front: 16'x103' | 1606 | 2187 | 10 W Pomona St | 59th wd. | Irregular Size Property |
| 1606 | 2150 | 3510 N 11th St | 43rd wd. | Front: 16'x91' | 1606 | 2188 | 33 W Duval St | 59th wd. | Irregular Size Property |
| 1606 | 2151 | 3534 N Marvine St | 43rd wd. | Front: 15'3"x89'4-1/2" | 1606 | 2189 | 5401 Chestnut St | 60th wd. | Front: 20'x94'6" |
| 1606 | 2152 | 3618 N Marvine St | 43rd wd. | Front: 15'x100' | 1606 | 2190 | 5424 Chancellor St | 60th wd. | Front: 24'x65'4-3/4" |
| 1606 | 2153 | 3635 N 13th St | 43rd wd. | Front: 15'5/8"x67'10-7/8" | 1606 | 2191 | 111 S Ruby St | 60th wd. | Front: 15'3"x54'6" |
| 1606 | 2154 | 3843 N 13th St | 43rd wd. | Front: 15'1/2"x65' | 1606 | 2192 | 5722 Market St | 60th wd. | Irregular Size Property |
| 1606 | 2155 | 3847 N 13th St | 43rd wd. | Front: 15'1/2"x65' | 1606 | 2193 | 432 S 56th St | 60th wd. | Irregular Size Property |
| 1606 | 2156 | 3748 N Park Ave | 43rd wd. | Front: 15'x80' | 1606 | 2194 | 2174 Haworth St | 62nd wd. | Front: 34'x76'6" |
| 1606 | 2157 | 3907 N Delhi St | 43rd wd. | Front: 15'11"x45' | 1606 | 2195 | 4015 Marple St | 65th wd. | Front: 16'3-1/4"x60' |
| 1606 | 2158 | 3937 N Delhi St | 43rd wd. | Front: 16'1/2"x45' | 1606 | 2196 | 2262 N Bancroft St | 16th wd. | Front: 14'3"x49'10" |
| 1606 | 2159 | 4427 N Franklin St | 43rd wd. | Front: 15'x64' | 1606 | 2197 | 3909 Germantown Ave | 77th wd. | Irregular Size Property |
| 1606 | 2160 | 1741 N 25th St | 29th wd. | Front: 85'8-5/8"x73'2-3/8" | 1606 | 2198 | 2311 Wilder St | 36th wd. | Front: 14'x50' |
| 1606 | 2161 | 221 N Creighton St | 44th wd. | Front: 15'x63' | 1606 | 2199 | 145 S 60th St | 60th wd. | Front: 15'4"x72' |
| 1606 | 2162 | 809 N 50th St | 44th wd. | Irregular Size Property | 1606 | 2200 | 2511 W Willard St | 38th wd. | Front: 14'9"x55' |
| 1606 | 2163 | 328 N 52nd St | 44th wd. | Front: 20'4"x90' | 1606 | 2201 | 2571 N Napa St | 28th wd. | Front: 14'x50' |
| 1606 | 2164 | 4928 Lancaster Ave | 44th wd. | Front: 20'x100' | 1606 | 2202 | 1606 W Susquehanna Ave | 32nd wd. | Front: 15'x67' |
| 1606 | 2165 | 541 N Creighton St | 44th wd. | Front: 15'2"x66' | 1606 | 2203 | 2019 N 31st St | 32nd wd. | Front: 15'9"x67' |
| 1606 | 2166 | 3476 Emerald St | 45th wd. | Front: 14'10"x80' | 1606 | 2204 | 2866 N Taylor St | 38th wd. | Front: 16'x45'4-3/4" |
| 1606 | 2167 | 4643 E Stiles St a/k/a 4643 Stiles St | 45th wd. | Front: 20'x100' | 1606 | 2205 | 1901-03 E Clearfield St | 25th wd. | Front: 36'x59'6" |
| 1606 | 2168 | 5237 Catharine St | 46th wd. | Front: 19'9"x115' | 1606 | 2206 | 3665 N Marvine St | 43rd wd. | Front: 16'x87' |
| 1606 | 2169 | 628 S 56th St | 46th wd. | Front: 15'x74' | 1606 | 2207 | 2226-28 N 4th St | 19th wd. | Front: 24'x94' |
| 1606 | 2170 | 720 S Ithan St | 46th wd. | Front: 14'2"x68'3-1/2" | 1606 | 2208 | 618-620 Jefferson St a/k/a 618-620 W Jefferson St | 30th wd. | Front: 36'x52'2-1/2" |
| 1606 | 2171 | 758 S 57th St | 46th wd. | Front: 15'x76'6" | 1606 | 2209 | 2944 Gransback St | 88th wd. | Front: 14'10-1/2"x41'6" |

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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 Complied."

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•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.



Included is a CD-ROM with writable forms.

The Legal Intelligencer

2015 PHILADELPHIA
COUNTY COURT RULES

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