

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, July 21, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book Writ Address			Ward	Dimensions	Book Writ Address			Ward	Dimensions
1607	2001	115 Morris St	1st wd.	Front: 14'x41'3"	1607	2069	2130 Fernon St	36th wd.	Front: 14'x47'
1607	2002	6247 Addison St	3rd wd.	Front: 16'x63'6"	1607	2070	1918 Mountain St	36th wd.	Front: 14'x45'
1607	2003	6214 Washington Ave	3rd wd.	Front: 20'11"x110'	1607	2071	2022 Watkins St	36th wd.	Front: 14'x47'
1607	2004	5845 Hoffman Ave	3rd wd.	Front: 16'x102'6"	1607	2072	2046 Pierce St	36th wd.	Front: 14'x47'3"
1607	2005	134 N 54th St	4th wd.	Front: 15'1"x58'6"	1607	2073	1532 S Capitol St	36th wd.	Front: 14'x44'
1607	2006	5440 Master St	4th wd.	Irregular Size Property	1607	2074	1535 S Lambert St	36th wd.	Front: 14'x44'
1607	2007	5413 Harlan St	4th wd.	Front: 15'x66'	1607	2075	2211 Gerritt St	36th wd.	Front: 14'4-1/2"x50'
1607	2008	5540 Jefferson St	4th wd.	Front: 14'6"x100'	1607	2076	2221 Wilder St	36th wd.	Front: 14'x50'
1607	2009	13 N 57th St	4th wd.	Front: 16'x81'	1607	2077	2231 Greenwich St	36th wd.	Front: 14'x48'
1607	2010	4620 Merion Ave	6th wd.	Irregular Size Property	1607	2078	2212 Greenwich St	36th wd.	Front: 14'x49'
1607	2011	4639 Westminster Ave	6th wd.	Irregular Size Property	1607	2079	1525 S Taylor St	36th wd.	Front: 14'3"x51'
1607	2012	4229 Otter St	6th wd.	Front: 22'x76'8"	1607	2080	2938 Gerritt St	36th wd.	Front: 14'x45'
1607	2013	4037 W Girard Ave	6th wd.	Front: 18'x95'	1607	2081	2941 Wilder St	36th wd.	Front: 14'x48'
1607	2014	815 N 46th St	6th wd.	Front: 15'x84'3"	1607	2082	1723 S Newkirk St	36th wd.	Front: 16'4"x53'
1607	2015	2932 Mutter St	7th wd.	Front: 13'10"x43'6"	1607	2083	1410 S Patton St	36th wd.	Front: 16'x52'4"
1607	2016	28 E Silver St	7th wd.	Front: 15'6"x61'	1607	2084	1446 S Bancroft St	36th wd.	Front: 15'4"x52'
1607	2017	322 E Somerset St	7th wd.	Irregular Size Property	1607	2085	1426 S Bouvier St	36th wd.	Front: 14'x48'
1607	2018	2825 N Lee St	7th wd.	Front: 13'x48'6"	1607	2086	2630 N 11th St	37th wd.	Front: 16'x70'
1607	2019	2909 Kip St	7th wd.	Front: 14'x70'	1607	2087	1149 W Oakdale St	37th wd.	Front: 14'2"x43'
1607	2020	2949 Kip St	7th wd.	Front: 13'x68'6"	1607	2088	2923 N 12th St	37th wd.	Front: 15'x75'
1607	2021	3307 Mascher St	7th wd.	Front: 14'x50'	1607	2089	1312 W Seltzer St	37th wd.	Front: 14'2-7/8"x50'6"
1607	2022	435 W Cayuga St	7th wd.	Front: 14'x60'	1607	2090	3039 N 26th St	38th wd.	Front: 15'1"x60'1-3/4"
1607	2023	3447 Hartville St	7th wd.	Front: 14'x43'6"	1607	2091	3517 W Allegheny Ave	38th wd.	Irregular Size Property
1607	2024	7230 Cornelius St	10th wd.	Front: 17'10-1/2"x87'6"	1607	2092	618 Fitzgerald St	39th wd.	Front: 14'x50'
1607	2025	3020 N Judson St a/k/a 3020 N Judson St	11th wd.	Front: 14'3"x45'	1607	2093	6149 Glenmore Ave	40th wd.	Front: 15'x50'
1607	2026	5127 Wakefield St	12th wd.	Irregular Size Property	1607	2094	7124 Upland St	40th wd.	Front: 20'4"x133'
1607	2027	974 E Locust Ave	12th wd.	Irregular Size Property	1607	2095	2130 Carver St	41st wd.	Front: 14'1"x65'
1607	2028	955 E Locust Ave	12th wd.	Front: 15'11"x35'4-3/4"	1607	2096	2632 N Sartain St	37th wd.	Front: 14'x40'
1607	2029	5528 Osceola St	12th wd.	Front: 16'2-1/2"x60'	1607	2097	122 Delphine St	42nd wd.	Front: 20'x100'
1607	2030	35 W Reger St	12th wd.	Irregular Size Property	1607	2098	4534 Rising Sun Ave	42nd wd.	Irregular Size Property
1607	2031	1700 W Bristol St	13th wd.	Irregular Size Property	1607	2099	1214 W Hilton St	43rd wd.	Front: 15'x80'
1607	2032	2523 N Colorado St	16th wd.	Front: 14'6"x48'	1607	2100	1222 W Hilton St	43rd wd.	Front: 15'x80'
1607	2033	1829 W Ashdale St	17th wd.	Irregular Size Property	1607	2101	1138 Rising Sun Ave	43rd wd.	Irregular Size Property
1607	2034	2238 N 4th St	19th wd.	Front: 16'x50'	1607	2102	726 W Russell St	43rd wd.	Front: 14'3"x50'
1607	2035	2438 N 4th St	19th wd.	Front: 15'x50'	1607	2103	3428 Old York Rd	43rd wd.	Irregular Size Property
1607	2036	3422 N 3rd St	19th wd.	Front: 15'x70'	1607	2104	3430 Old York Rd	43rd wd.	Irregular Size Propertaty
1607	2037	3016 N 5th St	19th wd.	Irreuglar Size Property	1607	2105	3146 N Camac St	43rd wd.	Front: 14'x84'
1607	2038	228 W Wishart St	19th wd.	Irregular Size Property	1607	2106	826 W Venango St	43rd wd.	Front: 16'7/8"x100'
1607	2039	556 W Westmoreland St	19th wd.	Front: 15'x41'	1607	2107	3624 N 9th St	43rd wd.	Front: 15'x65'
1607	2040	255 W Tioga St	19th wd.	Irregular Size Property	1607	2108	3520 N 11th St	43rd wd.	Front: 15'3"x91'
1607	2041	2116 N Darien St	20th wd.	Front: 13'6"x40'	1607	2109	3602 Old York Rd	43rd wd.	Front: 15'9-1/2"x90'2-1/8"
1607	2042	2102 N 9th St	20th wd.	Front: 14'x56'	1607	2110	3830 N 6th St	43rd wd.	Front: 15'x90'8-1/4"
1607	2043	2144 N 9th St	20th wd.	Front: 14'3"x56'	1607	2111	3854 N Percy St	43rd wd.	Front: 16'x45'
1607	2044	3866 Folsom St	24th wd.	Front: 24'x80'	1607	2112	3734 N Delhi St	43rd wd.	Front: 16'x45'
1607	2045	3115 Frankford Ave	25th wd.	Irregular Size Property	1607	2113	3812 N 10th St	43rd wd.	Front: 16'x54'
1607	2046	2622 W Hagert St	28th wd.	Front: 20'x115'2"	1607	2114	4047 N Fairhill St	43rd wd.	Front: 14'x63'
1607	2047	2516 N 29th St	28th wd.	Front: 15'6"x65'	1607	2115	4841 Haverford Ave	44th wd.	Irregular Size Property
1607	2048	2637 N Napa St	28th wd.	Irregular Size Property	1607	2116	5109 Folsom St	44th wd.	Front: 15'x50'
1607	2049	2411 W Thompson St	29th wd.	Front: 15'6"x90'	1607	2117	5235 Wyalusing Ave	44th wd.	Irregular Size Property
1607	2050	2613 W Jefferson St a/k/a 2613 W Jefferson St	29th wd.	Front: 11'8"x84'6"	1607	2118	4909 W Girard Ave	44th wd.	Irregular Size Property
1607	2051	2419 Clifford St	29th wd.	Irregular Size Property	1607	2119	1221 N 50th St	44th wd.	Front: 15'x66'
1607	2052	1315 N 25th St	29th wd.	Front: 15'x57'	1607	2120	2133 E Tioga St	45th wd.	Front: 14'x68'6"
1607	2053	2726 W Oxford St	29th wd.	Front: 14'1"x84'6"	1607	2121	3222 Frankford Ave	45th wd.	Irregular Size Property
1607	2054	1439 N Newkirk St	29th wd.	Front: 14'x50'	1607	2122	2758 Buckius St	45th wd.	Irregular Sized Property
1607	2055	1456 N Newkirk St	29th wd.	Front: 14'x50'	1607	2123	1820 W Montgomery Ave	47th wd.	Front: 14'11"x53'-3/4"
1607	2056	2621 Braddock St	31st wd.	Front: 11'6"x81'	1607	2124	1713 N Croskey St	47th wd.	Front: 18'x58'5"
1607	2057	1933 Fountain St	32nd wd.	Front: 14'x76'	1607	2125	1719 Judson St	47th wd.	Irregular Size Property
1607	2058	1927 N 20th St	32nd wd.	Front: 18'x106'10"	1607	2126	1209 W Loudon St a/k/a 1209 W Louden St	49th wd.	Front: 25'x100'
1607	2059	2129 N Woodstock St	32nd wd.	Front: 15'x60'	1607	2127	7310 Walnut Ln a/k/a 7310 E Walnut Ln	50th wd.	Irregular Size Property
1607	2060	1959 N 24th St	32nd wd.	Front: 14'3"x87'6"	1607	2128	5314 Hadfield St	51st wd.	Front: 16'x62'
1607	2061	2118 N Dover St	32nd wd.	Front: 14'x48'	1607	2129	4895-2 Merion Ave a/k/a 4895-1/2 Merion Ave	52nd wd.	Front: 14'x70'
1607	2062	3330 Argyle St	33rd wd.	Front: 14'x43'	1607	2130	8355 Langdon St	56th wd.	Irregular Size Property
1607	2063	537 N 63rd St	34th wd.	Front: 15'x110'	1607	2131	72 E Walnut Ln	59th wd.	Irregular Size Property
1607	2064	1231 S Bucknell St	36th wd.	Front: 14'x52'	1607	2132	6618 N Fairhill St	61st wd.	Front: 20'x97'6"
1607	2065	1246 S 24th St	36th wd.	Front: 15'x62'	1607	2133	528 S 60th St	3rd wd.	Irregular Size Property
1607	2066	1253 S 26th St	36th wd.	Front: 16'x46'	1607	2134	6618 Chew Ave	22nd wd.	Irregular Size Property
1607	2067	1926 Tasker St	36th wd.	Front: 14'x64'					
1607	2068	2033 Fernon St	36th wd.	Front: 14'x44'					

Tax Sale continues on 18

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 17

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, July 21, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book Writ Address			Ward	Dimensions	Book Writ Address			Ward	Dimensions
1607	2135	2542 W Lehigh Ave	28th wd.	Irregular Size Property	1607	2155	2153 N Uber St	32nd wd.	Front: 15'x86'5"
1607	2136	1406 Point Breeze Ave	36th wd.	Irregular Size Property	1607	2156	3961 Parrish St	24th wd.	Front: 15'x72'
1607	2137	5437 N 5th St	42nd wd.	Front: 20'x100'	1607	2157	2420 N Clarion St	37th wd.	Front: 14'1"x36'6"
1607	2138	2101-09 N 2nd St	88th wd.	Front: 90'x109'	1607	2158	1330 W Clearfield St	43rd wd.	Front: 15'x67'6"
1607	2139	1502-08 N 25th St	29th wd.	Front: 36'x88'-3/4"	1607	2159	255 W Stella St	19th wd.	Front: 13'x50'
1607	2140	The Reef Condominium and Spa at Waterfront Square 901 N Penn St Unit #F-1701	5th wd.	Irregular Size Property	1607	2160	2543 N Marshall St	37th wd.	Irregular Size Property
1607	2141	8030 Ditman St Apt 26E	65th wd.	Irregular Size Property	1607	2161	2618 N Jessup St	37th wd.	Front: 16'x56'
1607	2142	3417 N 19th St	11th wd.	Irregular Size Property	1607	2162	923 W Dauphin St	37th wd.	Front: 17'x90'
1607	2143	3840 Folsom St	24th wd.	Front: 14'x80'	1607	2163	2231 N 8th St	37th wd.	Front: 13'4"x60'
1607	2144	2058 E Somerset St	25th wd.	Irregular Size Property	1607	2164	2943 Rutledge St	7th wd.	Front: 13'x42'
1607	2145	2073 Bellmore St	25th wd.	Front: 15'x50'	1607	2165	2317 N Fairhill St	19th wd.	Irregular Size Property
1607	2146	3121 Wharton St	36th wd.	Irregular Size Property	1607	2166	537 N Robinson St	34th wd.	Irregular Size Property
1607	2147	2226 Cross St	36th wd.	Front: 14'x48'	1607	2167	307 E Tusculum St	7th wd.	Irregular Size Property
1607	2148	3130 N Percy St	37th wd.	Front: 14'x48'2"	1607	2168	3815 N Percy St	43rd wd.	Front: 16'x45'
1607	2149	1125 W Somerset St	37th wd.	Front: 15'8"x66'	1607	2169	2549 N Howard St	19th wd.	Front: 14'x60'
1607	2150	2025 S Cecil St	40th wd.	Front: 15'x53'	1607	2170	653 N Creighton St	44th wd.	Irregular Size Property
1607	2151	6151 Reinhard St	40th wd.	Front: 14'x65'	1607	2171	459 Dearborn St	44th wd.	Front: 17'2"x56'
1607	2152	6023 Upland St	40th wd.	Front: 15'6"x60'	1607	2172	1431 N Wanamaker St	4th wd.	Front: 15'x53'6"
1607	2153	5125 Kershaw St	44th wd.	Irregular Size Property	1607	2173	2863 N 9th St	37th wd.	Front: 14'x61'2-1/4"
1607	2154	887 N 49th St	44th wd.	Irregular Size Property	1607	2174	1900 N 24th St	32nd wd.	Front: 19'11-7/8"x65'
					1607	2175	4211 Aspen St	6th wd.	Front: 14'2"x76'
TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE									
<div>Effective: April 2000</div> <p>•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.</p> <p>•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."</p> <p>•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.</p> <p>•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 .</p> <p>•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.</p> <p>•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.</p> <p>•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.</p> <p>•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.</p> <p>•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.</p> <p>•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.</p>									

Pennsylvania eDiscovery

2nd Edition

PHILIP N. YANNELLA
Ballard Spahr LLP

The Legal Intelligencer

Pennsylvania eDiscovery

2nd Edition

By Philip N. Yannella, Ballard Spahr LLP

Perhaps the greatest challenge for attorneys dealing with eDiscovery is keeping up with the ever-changing rules and technologies. Staying informed is critical in Pennsylvania since it is one of the first states to adopt revisions to ABA Model Rule 1.1 (Duty of Competence) requiring that attorneys stay abreast of changes in technology that may impact eDiscovery. Pennsylvania eDiscovery is a reference guide designed to help attorneys practicing in Pennsylvania, New Jersey and Delaware keep up with the dizzying pace of change.

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