

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
10:00 a.m. Thursday, July 23, 2015 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions
1507	2001	207 Monroe Street	2nd wd.	Irregular Size Property
1507	2002	6146 Ludlow Street	3rd wd.	Front: 15'10"x90'
1507	2003	725 South 60th Street	3rd wd.	Front: 15'8"x100'
1507	2004	1400 South 58th Street	3rd wd.	Front: 23'x95'
1507	2005	57 North Yewdall Street	4th wd.	Front: 15'x54'
1507	2006	657 North Yewdall Street	4th wd.	Front: 14'x44'
1507	2007	5751 Filbert Street	4th wd.	Front: 15'x62'
1507	2008	5737 Cherry Street	4th wd.	Front: 14'8"x70'
1507	2009	641 May Place	6th wd.	Irregular Size Property
1507	2010	4041 W. Girard Avenue	6th wd.	Front: 18'x95'
1507	2011	4130 Leidy Avenue	6th wd.	Irregular Size Property
1507	2012	3112 Hurley Street	7th wd.	Front: 14'6"x44'3"
1507	2013	3011 "D" Street	7th wd.	Front: 14'2-1/2"x54'6"
1507	2014	3335 North Howard Street	7th wd.	Front: 16'x56'3-3/8"
1507	2015	1415 West Indiana Avenue	11th wd.	Front: 16'x60'
1507	2016	3030 North Sydenham Street	11th wd.	Front: 14'x77'6"
1507	2017	2735 North 20th Street	11th wd.	Front: 15'x66'
1507	2018	2738 N. 23rd Street	11th wd.	Front: 14'6"x60'7-1/2"
1507	2019	3115 Judson Street	11th wd.	Front: 14'10"x56'
		a/k/a 3115 North Judson Street		
1507	2020	3225 N. 15th Street	11th wd.	Front: 16'x87'8"
1507	2021	3313 N. 16th Street	11th wd.	Front: 19'11"x120'
1507	2022	3438 N. 16th Street	11th wd.	Front: 20'x95'
1507	2023	3260 N. 17th Street	11th wd.	Front: 16'x99'
1507	2024	3332 North 17th Street	11th wd.	Front: 19'11-1/2"x105'
1507	2025	3325 North 18th Street	11th wd.	Front: 15'2"x98'
1507	2026	3425 North 18th Street	11th wd.	Front: 16'x116'4"
1507	2027	54 East Bringham Street	12th wd.	Front: 17'6"x148'6"
1507	2028	433 E. Penn Street	12th wd.	Irregular Size Property
1507	2029	852 East Chelton Avenue	12th wd.	Front: 16'x117'
1507	2030	6310 East Wister Street	12th wd.	Irregular Size Property
		a/k/a 6310 Wister Street		
1507	2031	5361 Newhall Street	12th wd.	Front: 23'x75'
1507	2032	5325 Morris Street	12th wd.	Irregular Size Property
1507	2033	1813 West Erie Avenue	13th wd.	Front: 16'x96'4"
1507	2034	3905 N. Smedley Street	13th wd.	Front: 15'8"x80'
1507	2035	4106 North Broad Street	13th wd.	Front: 15'6"x100'
1507	2036	1433 West Jerome Street	13th wd.	Irregular Size Property
1507	2037	1514 West Rockland Street	13th wd.	Front: 18'x83'5"
1507	2038	2331 N. 16th Street	16th wd.	Front: 15'x86'
1507	2039	2326 North 16th Street	16th wd.	Front: 15'5"x92'4"
1507	2040	2408 North 16th Street	16th wd.	Front: 17'x65'2"
1507	2041	2341 N. 17th Street	16th wd.	Front: 16'x94'10"
1507	2042	5000 North 15th Street	17th wd.	Front: 15'6"x86'4"
1507	2043	5256 North Sydenham Street	17th wd.	Irregular Size Property
1507	2044	4686 Duffield Street	23rd wd.	Front: 23'6"x93'
1507	2045	4524 Mulberry Street	23rd wd.	Front: 30'x100'
1507	2046	739 Herkness Street	23rd wd.	Front: 16'x80'
1507	2047	5307 Whitaker Avenue	23rd wd.	Front: 16'x90'
1507	2048	1300 2 Sellers Street	23rd wd.	Irregular Size Property
		a/k/a 1300-1/2 Sellers Street		
1507	2049	4356-58 Leiper Street	23rd wd.	Irregular Size Property
1507	2050	665 Union Street	24th wd.	Front: 25'6"x100'6"
1507	2051	3934 Brown Street	24th wd.	Irregular Size Property

Book	Writ	Address	Ward	Dimensions
1507	2052	2517 North Marston Street	28th wd.	Front: 15'x62'1/4"
1507	2053	2659 North 28th Street	28th wd.	Front: 14'x55'9"
1507	2054	2415 W. Sergeant Street	28th wd.	Front: 14'4"x67'
1507	2055	2417 North 30th Street	28th wd.	Front: 15'6"x65'
1507	2056	2524 North Corlies Street	28th wd.	Front: 14'2"x50'
1507	2057	2553 N. Napa Street	28th wd.	Front: 14'x50'
1507	2058	2412 Ridge Avenue	29th wd.	Front: 18'x80'
1507	2059	1215 Pennock Street	29th wd.	Front: 13'x55'6"
		a/k/a 1215 North Pennock Street		
1507	2060	1408 N. Hollywood Street	29th wd.	Front: 14'8"x50'
		a/k/a 1408 N. Hollywood Avenue		
1507	2061	1439 N. Myrtlewood Street	29th wd.	Front: 13'11"x46'
1507	2062	2651 Cedar Street	31st wd.	Irregular Size Property
1507	2063	1904 East Albert Street	31st wd.	Front: 17'6"x66'
1507	2064	1823 North Taney Street	32nd wd.	Irregular Size Property
1507	2065	1810 North Taney Street	32nd wd.	Irregular Size Property
1507	2066	2701-07 Cecil B. Moore Avenue	32nd wd.	Front: 68'x70'
1507	2067	839 E. Hilton Street	33rd wd.	Front: 14'3"x50'
1507	2068	3447 E. Street	33rd wd.	Front: 14'2"x52'6"
1507	2069	3153 Custer Street	33rd wd.	Front: 14'x50'
1507	2070	2045 Watkins Street	36th wd.	Front: 14'x45'
1507	2071	2049 Watkins Street	36th wd.	Front: 14'x45'
1507	2072	913-21 W. York Street	37th wd.	Front: 82'11"x90'
1507	2073	1141 West Somerset Street	37th wd.	Front: 15'8"x66'
1507	2074	2804 North Ringgold Street	38th wd.	Front: 14'4"x46'6"
1507	2075	2932 North Bambrey Street	38th wd.	Front: 14'1"x45'9"
1507	2076	3137 Pennock Street	38th wd.	Front: 14'4"x42'1"
		a/k/a 3137 North Pennock Street		
1507	2077	2733 West Somerset Street	38th wd.	Front: 16'x94'
1507	2078	2606 South Franklin Street	39th wd.	Irregular Size Property
1507	2079	818 Winton Street	39th wd.	Front: 13'x48'
1507	2080	1936 South Salford Street	40th wd.	Front: 14'x64'1"
1507	2081	5950 Chester Avenue	40th wd.	Front: 16'x75'
1507	2082	2110 S. Edgewood Street	40th wd.	Front: 15'x77'
1507	2083	6095 Chester Avenue	40th wd.	Front: 16'x97'6"
1507	2084	2550 S. 58th Street	40th wd.	Irregular Size Property
1507	2085	6225 Wheeler Street	40th wd.	Front: 14'9"x60'
1507	2086	6935 Linmore Avenue	40th wd.	Front: 14'x60'
		a/k/a 6935 Linmore Street		
1507	2087	7312 Elmwood Avenue	40th wd.	Irregular Size Property
1507	2088	5042 Homestead Street	41st wd.	Front: 15'x85'
1507	2089	4733 "A" Street	42nd wd.	Front: 19'6"x110'
1507	2090	4530 Hurley Street	42nd wd.	Irregular Size Property
1507	2091	252 W. Wellens Street	42nd wd.	Front: 14'x64'6"
1507	2092	266 Delphine Street	42nd wd.	Front: 14'1"x47'
		a/k/a 266 West Delphine Street		
1507	2093	1125 Rising Sun Avenue	43rd wd.	Irregular Size Property
1507	2094	3225 N Park Avenue	43rd wd.	Front: 15'x100'
		a/k/a 3225 Park Avenue		
1507	2095	1129 West Erie Avenue	43rd wd.	Front: 15'x100'6-1/2"
1507	2096	3838 North 9th Street	43rd wd.	Front: 16'x61'
1507	2097	3722 N. 13th Street	43rd wd.	Front: 15'x100'

Tax Sale continues on 16

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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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1507	2098	3924 North 13th Street	43rd wd.	Front: 15'x75'	1507	2124	924 South Saint Bernard Street	51st wd.	Front: 24'x87'6"
1507	2099	4435 North Marshall Street	43rd wd.	Front: 16'x45'			a/k/a 924 South St. Bernard Pl.		
1507	2100	205 North 50th Street	44th wd.	Irregular Size Property			a/k/a 924 South St. Bernard Street		
1507	2101	143 Farson Street	44th wd.	Front: 16'x96'	1507	2125	5626 Thomas Avenue	51st wd.	Front: 15'1"x81'6"
		a/k/a 143 North Farson Street			1507	2126	1439 South 58th Street	51st wd.	Front: 16'x81'
1507	2102	51 Dearborn Street	44th wd.	Front: 15'x44'6"	1507	2127	5447 Florence Avenue	51st wd.	Front: 16'4"x64'
1507	2103	40 N 53rd Street	44th wd.	Front: 15'x73'	1507	2128	1915 North 52nd Street	52nd wd.	Front: 16'x67'
1507	2104	216 N Ruby Street	44th wd.	Front: 15'x50'4"	1507	2129	1923 North 52nd Street	52nd wd.	Irregular Size Property
1507	2105	5160 Funston Street	44th wd.	Irregular Size Property	1507	2130	731 E. Haines Street	59th wd.	Front: 18'x180'10-1/2"
1507	2106	5156 Ogden Street	44th wd.	Front: 15'x55'	1507	2131	448 East Walnut Lane	59th wd.	Front: 19'9"x132'
1507	2107	5334 West Girard Avenue	44th wd.	Front: 16'x90'	1507	2132	5455 Delancey Street	60th wd.	Front: 15'x62'
1507	2108	881 Farson Street	44th wd.	Front: 14'x83'5/8"	1507	2133	5400 Delancey Street	60th wd.	Irregular Size Property
		a/k/a 881 North Farson Street			1507	2134	445 S. 55th Street	60th wd.	Front: 15'8'x92'
1507	2109	1307 Farson Street	44th wd.	Front: 14'8"x45'	1507	2135	6613 N 10th Street	61st wd.	Irregular Size Property
1507	2110	540 S. 52nd Street	46th wd.	Front: 16'4"x90'	1507	2136	233 Colonial Street	61st wd.	Front: 15'11-1/2"x85'
1507	2111	5651 Hazel Avenue	46th wd.	Front: 15'x63'6"	1507	2137	5609 North 4th Street	61st wd.	Front: 25'x117'8"
1507	2112	5402 Webster Street	46th wd.	Front: 15'x65'	1507	2138	1404 Alcott Street	62nd wd.	Front: 18'3-1/2"x83'
1507	2113	5633 Montrose Street	46th wd.	Front: 15'2"x58'	1507	2139	2163 Haworth Street	62nd wd.	Irregular Size Property
1507	2114	526 S. Conestoga Street	46th wd.	Front: 15'x97'	1507	2140	3051 North 22nd Street	11th wd.	Front: 14'1/2"x61'7"
1507	2115	833 South 56th Street	46th wd.	Front: 16'x79'9-7/8"	1507	2141	4178 Germantown Avenue	13th wd.	Irregular Size Property
1507	2116	2328 North Park Street	48th wd.	Front: 14'6"x60'	1507	2142	3118 Ridge Avenue	32nd wd.	Front: 15'x67'
1507	2117	2130 Sigel Street	48th wd.	Front: 14'2"x50'	1507	2143	4162 N. 5th Street	43rd wd.	Front: 18'x70'
1507	2118	1934 South 21st Street	48th wd.	Front: 15'3"x61'6"	1507	2144	2802 Jackson Street	48th wd.	Irregular Size Property
1507	2119	1311 West Loudon Street	49th wd.	Front: 17'x87'	1507	2145	1429 West Girard Avenue	47th wd.	Front: 19'x110'
1507	2120	6028 North Park Avenue	49th wd.	Irregular Size Property	1507	2146	4688 Duffield Street	23rd wd.	Front: 16'3-7/8"x99'11-7/8"
1507	2121	7834 Temple Road	50th wd.	Front: 15'x62'6"	1507	2147	4556 Worrell Ct	23rd wd.	Irregular Size Property
1507	2122	5226 Beaumont Street	51st wd.	Front: 16'x60'6"			a/k/a 4556 Worrells Ct		
		a/k/a 5226 Beaumont Avenue			1507	2148	2325 S. 64th Street	40th wd.	Irregular Size Property
1507	2123	1328 South 52nd Street	51st wd.	Front: 16'x65'	1507	2149	1019-25 W. Schiller Street	43rd wd.	Front: 82'x71'3"
					1507	2150	671 North 13th Street Unit 3G	61st wd.	Front: Declaration 0.0190051279%

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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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