

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 **Jewell Williams, Sheriff**
10:00 a.m. Thursday, July 24, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1407	2001	1632 South Orkney Street	1st wd.	Front: 14'7"x50'	1407	2049	6137 Vine Street	34th wd.	Front: 16'x81'8"
1407	2002	624 Sigel Street	1st wd.	Front: 14'x50'	1407	2050	2011 Oakford Street	36th wd.	Front: 14'x48'
1407	2003	5932 Delancey Street	3rd wd.	Front: 14'6"x97'	1407	2051	2221 Sears Street	36th wd.	Front: 14'x52'
1407	2004	5436 Haverford Avenue	4th wd.	Front: 21'x93'5"	1407	2052	1309 S. Myrtlewood Street	36th wd.	Front: 14'x48'
1407	2005	505 N. 55th Street	4th wd.	Irregular Size Property	1407	2053	3211 Latona Street	36th wd.	Front: 14'x42'6"
1407	2006	211 North Alden Street	4th wd.	Front: 14'6"x63'	1407	2054	2023 Wilder Street	36th wd.	Front: 14'x48'
1407	2007	438 North Salford Street	4th wd.	Front: 15'x65'	1407	2055	2329 Tasker Street	36th wd.	Front: 15'x63'
1407	2008	1417 North Wanamaker Street	4th wd.	Front: 15'x63'6"	1407	2056	1409 S. Ringgold Street	36th wd.	Front: 14'x50'
1407	2009	510 South Front Street	5th wd.	Front: 23'7-1/2"x100'	1407	2057	1507 South Corlies Street	36th wd.	Front: 16'x52'
1407	2010	1325 Rodman Street	5th wd.	Front: 18'x46'	1407	2058	2624 N. 11th Street	37th wd.	Front: 16'x70'
1407	2011	851 North 43rd Street	6th wd.	Front: 15'5"x112'6"	1407	2059	901 W. Dauphin Street	37th wd.	Front: 17'6"x50'3"
1407	2012	3044 "D" Street, Unit B a/k/a 3044 "D" Street	7th wd.	Front: 14'6"x51'11"	1407	2060	925 W. Dauphin Street	37th wd.	Front: 16'8"x90'
1407	2013	3612 North 3rd Street	7th wd.	Front: 15'5/8"x117'6"	1407	2061	2961 North Ringgold Street	38th wd.	Front: 14'1"x40'9-1/2"
1407	2014	3712 N. Lawrence Street	7th wd.	Front: 14'x61'7"	1407	2062	2910 N. Stillman Street	38th wd.	Front: 14'1"x45'9"
1407	2015	3225 Hartville Street	7th wd.	Front: 15'x42'	1407	2063	3010 North Stillman Street	38th wd.	Front: 14'2"x45'9"
1407	2016	1831 Dallas Street	10th wd.	Irregular Size Property	1407	2064	2843 Marston Street	38th wd.	Front: 15'x62'
1407	2017	1537 East Pastorius Street	10th wd.	Front: 17'9"x88'	1407	2065	a/k/a 2843 North Marston Street	38th wd.	Irregular Size Property
1407	2018	3129 N. Carlisle Street	11th wd.	Irregular Size Property	1407	2066	3427 West Clearfield Street	38th wd.	Irregular Size Property
1407	2019	3126 N. Bancroft Street	11th wd.	Front: 14'x46'6"	1407	2067	3203 West Hilton Street	38th wd.	Front: 15'x54'
1407	2020	3021 North Woodstock Street	11th wd.	Front: 14'6"x45'	1407	2068	6453 Upland Street	40th wd.	Front: 14'x50'
1407	2021	3056 North 23rd Street	11th wd.	Front: 15'x60'8"	1407	2069	2110 S. Daggett Street	40th wd.	Front: 14'x50'
1407	2022	1627 West Ontario Street	11th wd.	Irregular Size Property	1407	2070	1140 W. Tioga Street	43rd wd.	Front: 15'2-5/8"x90'
1407	2023	2217 West Tioga Street	11th wd.	Front: 27'1"x230'	1407	2071	3542 North Marvine Street	43rd wd.	Front: 15'3"x89'4-1/2"
1407	2024	3446 North 16th Street	11th wd.	Front: 20'x95'	1407	2072	4132 N. Reese Street	43rd wd.	Front: 14'4"x60'
1407	2025	3530 North 18th Street	11th wd.	Front: 16'4"x98'	1407	2073	4105 North 9th Street	43rd wd.	Front: 15'10-1/2"x53'
1407	2026	3407 N. 19th Street	11th wd.	Front: 20'x97'10"	1407	2074	5056 Summer Street	44th wd.	Front: 15'x57'
1407	2027	3429 N. 22nd Street	11th wd.	Irregular Size Property	1407	2075	55 N. 52nd Street	44th wd.	Front: 15'x113'
1407	2028	521 East Brighthurst Street	12th wd.	Front: 15'4"x60'	1407	2076	5119 Kershaw Street	44th wd.	Front: 13'8"x64'1/8"
1407	2029	230 East Queen Lane	12th wd.	Irregular Size Property	1407	2077	a/k/a 5119 W. Kershaw Street	45th wd.	Front: 14'x56'4-3/4"
1407	2030	5613 Baynton Street	12th wd.	Front: 17'8"x109'7"	1407	2078	1854 Clarence Street	46th wd.	Front: 15'x61'6"
1407	2031	5548 Crowson Street	12th wd.	Irregular Size Property	1407	2079	738 South Cecil Street	46th wd.	Front: 22'8"x72'
1407	2032	1711 West Erie Avenue	13th wd.	Front: 15'8"x100'	1407	2080	803 S. 58th Street	46th wd.	Front: 22'8"x72'
1407	2033	1652 W. Bristol Street	13th wd.	Front: 14'x49'	1407	2081	1604 E. Durham Street	50th wd.	Front: 56'x77'6"
1407	2034	1538 W. Oakdale Street	16th wd.	Front: 14'x53'	1407	2082	5118 Hadfield Street	51st wd.	Front: 15'x67'
1407	2035	2515 N. 24th Street	16th wd.	Irregular Size Property	1407	2083	5730 Malcolm Street	51st wd.	Front: 15'x65'
1407	2036	4906 North Smedley Street	17th wd.	Front: 15'x67'	1407	2084	1838 S. Conestoga Street	51st wd.	Front: 15'x67'
1407	2037	1659-61 Cadwallader Street	18th wd.	Irregular Size Property	1407	2085	2826 Belmont Avenue	52nd wd.	Front: 16'6"x62'
1407	2038	48 Good Street	22nd wd.	Front: 15'3"x74'4"	1407	2086	6604 Gillespie Street	55th wd.	Front: 16'1-1/2"x90'
1407	2039	1683 Kinsey Street	23rd wd.	Irregular Size Property	1407	2087	1335 E. Narragansett Street	59th wd.	Front: 15'x74'
1407	2040	856 Union Street	24th wd.	Front: 20'x72'	1407	2088	a/k/a 1335 Narragansett Street	59th wd.	Irregular Size Property
1407	2041	a/k/a 856 North Union Street	25th wd.	Front: 14'x67'9-3/4"	1407	2089	247 E. Haines Street	59th wd.	Irregular Size Property
1407	2042	3087 Memphis Street	25th wd.	Front: 14'8"x50'	1407	2090	72 East Walnut Lane	59th wd.	Irregular Size Property
1407	2043	2537 W. Silver Street	28th wd.	Front: 14'2"x51'6"	1407	2091	122 West Price Street	59th wd.	Irregular Size Property
1407	2044	2530 N. Myrtlewood Street	28th wd.	Front: 14'10-3/8"x66'8"	1407	2092	5237 Chancellor Street	60th wd.	Front: 15'5-1/4"x66'10-3/4"
1407	2045	2208 Master Street a/k/a 2208 W. Master Street	29th wd.	Front: 11'8"x84'6"	1407	2093	5546 Spruce Street	60th wd.	Front: 15'4"x75'
1407	2046	2613 Jefferson Street	29th wd.	Front: 11'8"x84'6"	1407	2094	224 South Frazier Street	60th wd.	Front: 15'x63'
1407	2047	a/k/a 2613 West Jefferson Street	31st wd.	Front: 13'7"x57'9"	1407	2095	618-620 Jefferson Street	30th wd.	Front: 36'x52'2-1/2"
1407	2048	2430 Jasper Street	31st wd.	Front: 16'1"x52'4"	1407	2096	a/k/a 618-620 W. Jefferson Street	43rd wd.	Irregular Size Property
1407	2049	2032 Martha Street	31st wd.	Front: 14'4"x69'6-3/8"	1407	2097	3233-35 Germantown Avenue	3rd wd.	Front: 16'x100'
1407	2050	2050 East Arizona Street	31st wd.	Front: 14'4"x69'6-3/8"	1407	2098	447 S. 60th Street	3rd wd.	Front: 16'x100'

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 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 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 **Jewell Williams, Sheriff**
10:00 a.m. Thursday, July 24, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1407	2095	4407 Frankford Avenue	23rd wd.	Irregular Size Property	1407	2124	3833 Lawndale Street a/k/a 3833	33rd wd.	Front: 15'x75'
1407	2096	3118 Ridge Avenue	32nd wd.	Front: 15'x67'			Lawndale Avenue		
1407	2097	2704 Cecil B. Moore a/k/a 2704 West Columbia Avenue	32nd wd.	Front: 14'3"x59'	1407	2125	4500 North Uber Street	13th wd.	Irregular Size Property
1407	2098	2300-06 Tasker Street	36th wd.	Front: 62'x248'	1407	2126	530 Brinton Street a/k/a 530 East Brinton Street	59th wd.	Irregular Size Property
1407	2099	3659 N. 11th Street	43rd wd.	Irregular Size Property	1407	2127	5901 Lansdowne Avenue	34th wd.	Front: 15'x95'
1407	2100	4468-70 Edgemont Street	45th wd.	Front: 47'x95'9-1/2"	1407	2128	1260 North 54th Street	4th wd.	Irregular Size Property
1407	2101	907 North Fallon Street	44th wd.	Front: 15'x55'11-5/8"	1407	2129	4513 Shelmire Avenue	65th wd.	Front: 16'2"x78'2-5/16"
1407	2102	5701-03 Market Street	4th wd.	Irregular Size Property	1407	2130	5457 Erdrick Street	62nd wd.	Front: 28'4-1/2"x80'
1407	2103	2212 Jefferson Street	29th wd.	Irregular Size Property	1407	2131	5326 Oxford Street	52nd wd.	Irregular Size Property
1407	2104	4558 Mulberry Street	23rd wd.	Irregular Size Property	1407	2132	1344 S. Markoe Street a/k/a 1344 Markoe Street	27th wd.	Front: 14'x58'6"
1407	2105	3839 Cambridge Street	24th wd.	Front: 15'10"x78'	1407	2133	2245 North Broad Street	37th wd.	Front: 18'x151'
1407	2106	1211 Adams Avenue	23rd wd.	Front: 15'7-1/2"x100'	1407	2134	53 W. Logan Street	12th wd.	Irregular Size Property
1407	2107	1910 Gerritt Street	36th wd.	Front: 15'x49'6"	1407	2135	4605 North 15th Street	23rd wd.	Front: 15'10"x72'
1407	2108	5634 Overbrook Avenue	52nd wd.	Irregular Size Property	1407	2136	1616 East Hewson Street	18th wd.	Front: 11'8"x63'5-3/4"
1407	2109	3521 North 19th Street	11th wd.	Front: 19'x114'2"	1407	2137	4557 Melrose Street	23rd wd.	Front: 23'x100'
1407	2110	835 Barlow Street	58th wd.	Front: 30'5-7/8"x0	1407	2138	5761 North Beechwood Street	17th wd.	Front: 14'3"x61'8-3/8"
1407	2111	9948 Woodfern Road	58th wd.	Irregular Size Property	1407	2139	3303 Hartville Street	7th wd.	Front: 14'x46'6"
1407	2112	2961 D Street	7th wd.	Irregular Size Property	1407	2140	418 North Edgewood Street	34th wd.	Front: 12'4"x104'
1407	2113	1333 Rodman Street	5th wd.	Front: 18'x94'	1407	2141	2534 Master Street a/k/a 2534 West Master Street	29th wd.	Front: 15'x63'
1407	2114	5246 2 Market Street a/k/a 5246 1/2 Market Street	46th wd.	Front: 15'x77'	1407	2142	30 Meehan Avenue a/k/a 30 East Meehan Avenue	22nd wd.	Front: 22'x82'2"
1407	2115	48 E. Abington Avenue	9th wd.	Front: 16'x90'	1407	2143	6606 Ross Street	22nd wd.	Irregular Size Property
1407	2116	1259 North Alden Street	4th wd.	Front: 15'x64'6-7/8"	1407	2144	2047 West Boston Avenue a/k/a 2047 West Boston Street	16th wd.	Irregular Size Property
1407	2117	1723 Erdman Street	15th wd.	Irregular Size Property	1407	2145	1533 North 33rd Street	29th wd.	Front: 17'10"x100'
1407	2118	3756 North 10th Street	43rd wd.	Front: 15'x90'	1407	2146	1801 North Newkirk Street	32nd wd.	Front: 15'4"x59'
1407	2119	820 North 42nd Street	6th wd.	Front: 13'11"x58'	1407	2147	3418 Crystal Street	33rd wd.	Front: 14'2"x42'6"
1407	2120	870 Brooklyn Street	6th wd.	Front: 15'5"x102'6"	1407	2148	1210 North 29th Street	29th wd.	Front: 14'x50'
1407	2121	1034 Pallas Street a/k/a 1034 North Pallas Street	6th wd.	Front: 14'x63'	1407	2149	38 North Felton Street	34th wd.	Front: 15'x62'
1407	2122	883 Belmont Avenue	6th wd.	Front: 16'x80'10"	1407	2150	607 Rosalie Street	35th wd.	Front: 18'x68'
1407	2123	6737 North Sydenham Street	10th wd.	Irregular Size Property					

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