

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, August 18, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1608	2001 511 S 62nd St	3rd wd.	Front: 15'x70'	1608	2052 2411 N Clarion St	37th wd.	Front: 14'1"x36'6"
1608	2002 5918 Summer St	4th wd.	Front: 15'x66'	1608	2053 2402 N Clarion St	37th wd.	Irregular Size Property
1608	2003 5910 Haverford Ave	4th wd.	Front: 19'6"x86'	1608	2054 2434 N Clarion St	37th wd.	Front: 14'x36'6"
1608	2004 4230 Viola St	6th wd.	Front: 16'x70'	1608	2055 1342 W Boston St	37th wd.	Front: 15'1"x50'
1608	2005 2937 Rosehill St a/k/a 2937 N Rosehill St	7th wd.	Front: 14'x42'8"	1608	2056 1243 W Hazzard St	37th wd.	Front: 14'x42'
1608	2006 3104 Arbor St	7th wd.	Front: 14'x48'8"	1608	2057 2954 N 6th St	37th wd.	Front: 14'x75'
1608	2007 3933-35 Ridge Ave	38th wd.	Irregular Size Property	1608	2058 3110 N 7th St	37th wd.	Front: 14'9"x69'
1608	2008 1640 W Clearfield St	11th wd.	Front: 15'x60'	1608	2059 2821 N 12th St	37th wd.	Front: 15'6"x91'6"
1608	2009 2742 N Gratz St	11th wd.	Front: 15'x48'	1608	2060 1214 W Seltzer St	37th wd.	Front: 15'x71'6"
1608	2010 254 E Armat St	12th wd.	Front: 20'x95'	1608	2061 1336 W Rush St	37th wd.	Front: 15'x60'
1608	2011 5512 Crowson St	12th wd.	Irregular Size Property	1608	2062 2843 N 25th St	38th wd.	Front: 15'x63'6"
1608	2012 6118 Wister St a/k/a 6118 Wister St	12th wd.	Front: 20'x100'	1608	2063 2501 W Somerset St	38th wd.	Front: 16'x67'
1608	2013 129 W Ashmead St	12th wd.	Front: 15'5-1/4"x75'	1608	2064 2916 W Clementine St	38th wd.	Front: 15'x83'6"
1608	2014 1412 Lenox Ave	13th wd.	Front: 14'x67'	1608	2065 3427 W Clearfield St	38th wd.	Irregular Size Property
1608	2015 1539 W Butler St	13th wd.	Front: 15'8"x77'	1608	2066 3520 W Allegheny Ave	38th wd.	Irregular Size Property
1608	2016 1942 Rowan St	13th wd.	Irregular Size Property	1608	2067 312 Porter St	39th wd.	Front: 15'9"x65'
1608	2017 810 N 12th St	14th wd.	Irregular Size Property	1608	2068 1938 S Salford St	40th wd.	Front: 14'x64'1"
1608	2018 1837 N Huntingdon St	16th wd.	Irregular Size Property	1608	2069 2022 S 61st St	40th wd.	Irregular Size Property
1608	2019 5988 N Opal St	17th wd.	Irregular Size Property	1608	2070 2118 S Daggett St	40th wd.	Front: 14'x50'
1608	2020 6065 N Beechwood St	17th wd.	Irregular Size Property	1608	2071 6751 Paschall Ave	40th wd.	Irregular Size Property
1608	2021 2614 Palethorp St	19th wd.	Front: 12'1"x48'	1608	2072 7116-18 Upland St	40th wd.	Front: 60'x133'
1608	2022 2748 N 2nd St	19th wd.	Front: 14'x70'9"	1608	2073 6935 Linmore Ave a/k/a 6935 Linmore St	40th wd.	Front: 14'x60'
1608	2023 2628 N Orianna St	19th wd.	Front: 15'x40'	1608	2074 4915 B St	42nd wd.	Front: 15'6"x72'6"
1608	2024 2960 N Fairhill St	19th wd.	Front: 13'10-5/8"x63'	1608	2075 3413 N 11th St	43rd wd.	Front: 25'x75'
1608	2025 3245 N Philip St	19th wd.	Front: 14'4"x56'10"	1608	2076 625 W Tioga St	43rd wd.	Front: 15'8"x51'5/8"
1608	2026 3246 N Philip St	19th wd.	Front: 14'4"x56'10"	1608	2077 3514 N 11th St	43rd wd.	Front: 15'3"x91'
1608	2027 3037 Leithgow St	19th wd.	Front: 13'6"x4'	1608	2078 4155 N 7th St	43rd wd.	Front: 15'x100'
1608	2028 3006 N Leithgow St	19th wd.	Front: 13'x41'	1608	2079 226 Ramsey St	44th wd.	Front: 15'x60'
1608	2029 3349 N Orkney St	19th wd.	Front: 13'x36'6"	1608	2080 115 N Wilton St	44th wd.	Front: 15'x61'6"
1608	2030 522 W Westmoreland St	19th wd.	Irregular Size Property	1608	2081 4941 Olive St	44th wd.	Irregular Size Property
1608	2031 1525 Overington St	23rd wd.	Front: 20'x100'	1608	2082 5046 Parrish St	44th wd.	Front: 15'x61'6"
1608	2032 2122 E Ann St	25th wd.	Front: 14'x48'	1608	2083 4934 Westminster Ave	44th wd.	Front: 15'x80'
1608	2033 2528 N 25th St	28th wd.	Irregular Size Property	1608	2084 5017 Westminster Ave	44th wd.	Front: 14'x90'
1608	2034 2514 N 29th St	28th wd.	Front: 15'6"x65'	1608	2085 4970 W Thompson St a/k/a 4970 Thompson St	44th wd.	Front: 15'3"x75'
1608	2035 1323 N 27th St	29th wd.	Irregular Size Property	1608	2086 1211 N St Bernard St	44th wd.	Front: 15'8"x58'
1608	2036 1325 N 27th St	29th wd.	Irregular Size Property	1608	2087 5323 Baltimore Ave	46th wd.	Irregular Size Property
1608	2037 1437 N Newkirk St	29th wd.	Front: 14'x50'	1608	2088 4916 N 12th St	49th wd.	Front: 22'4"x86'
1608	2038 1308 N Hollywood St	29th wd.	Front: 14'x50'6"	1608	2089 5231 N Warnock St	49th wd.	Front: 14'11-1/2"x81'
1608	2039 1915 W Van Pelt St	32nd wd.	Front: 15'x75'	1608	2090 1603 E Mount Pleasant Ave	50th wd.	Front: 28'x85'
1608	2040 3141 Fountain St	32nd wd.	Front: 14'x60'	1608	2091 1532 S Vogdes St	51st wd.	Front: 16'x50'
1608	2041 3038 W Diamond St	32nd wd.	Front: 16'x90'	1608	2092 1612 S Conestoga St	51st wd.	Front: 15'x55'6"
1608	2042 1849 N 28th St	32nd wd.	Front: 15'7"x50'	1608	2093 5910 Jackson St	55th wd.	Irregular Size Property
1608	2043 646 E Lippincott St	33rd wd.	Front: 14'3"x50'	1608	2094 2328 Benson St	56th wd.	Irregular Size Property
1608	2044 623 E Cornwall St	33rd wd.	Front: 15'x49'6"	1608	2095 1352 E Haines St	59th wd.	Front: 15'x74'
1608	2045 144 N Millick St	34th wd.	Front: 15'2"x67'	1608	2096 5711 Delancey St	60th wd.	Front: 15'x62'
1608	2046 327 N 62nd St	34th wd.	Front: 15'8"x70'	1608	2097 5126 Leiper St	62nd wd.	Front: 16'x92'3/4"
1608	2047 939 Anchor St	35th wd.	Front: 15'x62'6"	1608	2098 4217 Mantua Ave	24th wd.	Front: 15'10"x97'
1608	2048 2613 N Franklin St	37th wd.	Front: 15'x64'6-3/8"	1608	2099 2864 Mascher St	7th wd.	Front: 20'x90'
1608	2049 2528 N 11th St	37th wd.	Front: 15'x70'	1608	2100 2636 N 22nd St	28th wd.	Front: 15'8"x84'6"
1608	2050 2530 N 11th St	37th wd.	Front: 15'x68'6"	1608	2101 4431-35 Lancaster Ave	6th wd.	Irregular Size Property
1608	2051 2636 N Sartain St	37th wd.	Front: 14'x40'				

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.

The Legal Intelligencer

PENNSYLVANIA
LawWeekly

DELAWARE LAW
WEEKLY

Turn Your Good Press into Great Marketing!

Order your reprints as published in The Legal Intelligencer, Pennsylvania Law Weekly, and Delaware Law Weekly today. **Contact Kyle Heymann at 347-227-3172 or kheymann@alm.com.**

ALM REPRINTS
www.almreprints.com

Scan barcode to
get a quote.



Hard Copy Reprints



E-Prints



Plaques