

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, September 18, 2014 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1409	2001	5816 Washington Ave.	3rd wd.	Front: 16'x80'	1409	2050	2946 Ridge Ave.	32nd wd.	Front: 15'1"x58'6"
1409	2002	124 North Salford Street	4th wd.	Irregular Size Property	1409	2051	2944 Page St. a/k/a 2944 W. Page St.	32nd wd.	Front: 13'9"x49'
1409	2003	1312 N. 58th St.	4th wd.	Front: 15'3"x70'	1409	2052	3116 Fountain St	32nd wd.	Front: 14'x58'
1409	2004	701 N. 43rd St.	6th wd.	Front: 16'4"x93'			a/k/a 3116 West Fountain St.		
1409	2005	4124 Parrish Street	6th wd.	Front: 16'x85'10'-7/8"	1409	2053	2945 West Diamond Street	32nd wd.	Front: 16'x54'
1409	2006	804 North 41st Street	6th wd.	Front: 17'9"x102'2"			a/k/a 2945 Diamond Street		
1409	2007	872 N. Holly St.	6th wd.	Front: 20'x115'	1409	2054	2612 West Columbia Ave	32nd wd.	Irregular Size Property
1409	2008	861 North 45th Street	6th wd.	Front: 15'x85'			a/k/a 2612 Cecil B. Moore Ave.		
1409	2009	3067 Mascher St	7th wd.	Front: 16'4"x93'	1409	2055	1757 N. Dover St.	32nd wd.	Front: 14'2"x42'
		a/k/a 3067 N. Mascher St.			1409	2056	742 E. Madison St.	33rd wd.	Front: 15'x50'
1409	2010	204 East Indiana Ave	7th wd.	Front: 13'9"x59'	1409	2057	3300 "H" Street	33rd wd.	Front: 15'x67'
1409	2011	152 E. Wishart Street	7th wd.	Front: 14'1"x49'	1409	2058	318 North 61st Street	34th wd.	Front: 15'x70'6"
1409	2012	3055 North Swanson St.	7th wd.	Front: 14'x45'6"	1409	2059	1728 North 61st Street	34th wd.	Front: 15'x100'
1409	2013	6600 N. Uber St.	10th wd.	Irregular Size Property	1409	2060	1727 S. Cleveland Street	36th wd.	Front: 14'x48'
1409	2014	2134 W. Clearfield Street	11th wd.	Front: 16'x53'6"	1409	2061	1105 Nevada Street	37th wd.	Irregular Size Property
1409	2015	2011 West Ontario Street	11th wd.	Irregular Size Property			a/k/a 1105 West Nevada Street		
1409	2016	1210 E. Chelton Ave.	12th wd.	Front: 16'x90'	1409	2062	2757 Germantown Ave.	37th wd.	Front: 16'8"x80'
1409	2017	3714 North 16th Street	13th wd.	Irregular Size Property	1409	2063	2927 N. 12th St.	37th wd.	Front: 15'x75'
1409	2018	3610 North 19th Street	13th wd.	Front: 15'x104'10"	1409	2064	2846 N. Stillman St.	38th wd.	Front: 14'5"x45'
1409	2019	4418 N. 15th St.	13th wd.	Front: 15'9"x72'	1409	2065	3131 Pennock St.	38th wd.	Front: 14'6"x42'1"
1409	2020	4519 N. 19th St.	13th wd.	Front: 15'x84'5"			a/k/a 3131 N. Pennock St.		
1409	2021	4502 N. 19th Street	13th wd.	Front: 15'6"x54'5"	1409	2066	2544 South Fairhill Street	39th wd.	Front: 14'x50'
1409	2022	4417 N. Uber Street	13th wd.	Front: 16'x96'	1409	2067	1817 S. Cecil St.	40th wd.	Front: 15'x53'
1409	2023	669 N. 11th St.	14th wd.	Irregular Size Property	1409	2068	6443 Upland St.	40th wd.	Front: 14'x50'
1409	2024	2234 North Bancroft Street	16th wd.	Front: 13'9"x49'10"	1409	2069	7021 Yocum St.	40th wd.	Front: 15'x80'
1409	2025	2327 N. Smedley Street	16th wd.	Front: 14'x55'			a/k/a 7043 Yocum Street		
1409	2026	2213 N. Cleveland St.	16th wd.	Front: 14'6"x45'6"	1409	2070	8421 Lyons Place	40th wd.	Irregular Size Property
1409	2027	2230 North Gratz Street	16th wd.	Front: 14'6"x45'6"	1409	2071	40 N. 60th St.	34th wd.	Front: 16'x68'
1409	2028	2333 N. Garnet St.	16th wd.	Front: 14'3"x50'	1409	2072	1344 West Toronto Street	43rd wd.	Front: 15'x60'
1409	2029	2302 W. Firth St.	16th wd.	Front: 14'6"x60'	1409	2073	3154 N. Camac St.	43rd wd.	Front: 14'5'-1/4"x84'
1409	2030	2227 W. Huntingdon St.	16th wd.	Front: 14'4"x86'	1409	2074	4911 Fairmount Ave.	44th wd.	Front: 15'x78'8"
1409	2031	321 "A" Cinnaminson Street	21st wd.	Irregular Size Property	1409	2075	5021 Parrish Street	44th wd.	Front: 15'x65'
		a/k/a 321 Cinnaminson Street			1409	2076	1538 N. Peach St.	44th wd.	Irregular Size Property
1409	2032	274 Montana Street	22nd wd.	Irregular Size Property	1409	2077	816 S. Vodges St.	46th wd.	Front: 15'x68'6"
1409	2033	1911 Ruan St.	23rd wd.	Front: 14'x82'	1409	2078	639 South 56th Street	46th wd.	Front: 16'x78'3'-7/8"
1409	2034	4322 Frankford Ave.	23rd wd.	Irregular Size Property	1409	2079	732 S. 57th St.	46th wd.	Front: 15'x76'
1409	2035	717 N. Shedwick Street	24th wd.	Front: 13'11'-1/4"x68'6"	1409	2080	2422 Durfor St.	48th wd.	Front: 14'3"x53'6"
1409	2036	1107 Union St.	24th wd.	Front: 13'6"x39'7'-1/2"	1409	2081	1931 S. Norwood St.	48th wd.	Front: 14'2"x51"
		a/k/a 1107 N. Union St.			1409	2083	1124 S. Peach St.	51st wd.	Front: 16'x55'
1409	2037	2819 Memphis Street	25th wd.	Front: 14'2"x64'3'-3/4"	1409	2084	1141 S. Ruby St.	51st wd.	Front: 16'x55'
1409	2038	2833 Memphis St.	25th wd.	Front: 14'2"x64'3'-3/4"	1409	2085	5315 Malcolm Street	51st wd.	Front: 16'x63'6"
1409	2039	1918 Hart Lane	25th wd.	Irregular Size Property	1409	2086	1547 South 58th Street	51st wd.	Irregular Size Property
		a/k/a 1918 E. Hart Lane			1409	2087	5629 Willows Ave.	51st wd.	Front: 15'11"x81'6"
1409	2040	2149 E. Birch St.	25th wd.	Front: 14'x47'	1409	2088	5504 Florence Ave.	51st wd.	Front: 18'x67'3"
1409	2041	2128 East Lippincott Street	25th wd.	Front: 15'x75'	1409	2089	1425 S. Allison St.	51st wd.	Front: 15'4"x61'6"
1409	2042	4921 Saybrook Avenue	27th wd.	Front: 14'x85'	1409	2090	5431 Springfield Ave.	51st wd.	Front: 23'8"x85'
1409	2043	2758 North Taylor Street	28th wd.	Front: 14'6"x45'	1409	2091	1738 N. Lindenwood St.	52nd wd.	Front: 15'2"x55'
1409	2044	2423 W. Hagert St.	28th wd.	Front: 15'x112'	1409	2092	1810 Fox Chase Rd.	56th wd.	Irregular Size Property
1409	2045	2413 West Sergeant Street	28th wd.	Front: 14'4"x67'	1409	2093	11074 Greiner Road	58th wd.	Irregular Size Property
1409	2046	2451 N. Hollywood Street	28th wd.	Front: 16'6"x51'	1409	2094	528 Brinton St.	59th wd.	Irregular Size Property
1409	2047	2525 N. Corlies St.	28th wd.	Front: 14'1'-1/4"x50'			a/k/a 528 E. Brinton St.		
1409	2048	2422 N. Natrona St.	28th wd.	Front: 14'2"x50'	1409	2095	119 South Ruby Street	60th wd.	Front: 15'3"x54'6"
1409	2049	2447 Jefferson St.	29th wd.	Front: 16'x60'					
		a/k/a 2447 W. Jefferson St.							

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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1409	2097	5628 Osage Ave.	60th wd.	Front: 18'4"x107'	1409	2102	3859 Poplar Street	24th wd.	Front: 15'x100'
1409	2098	5749 Addison Street	60th wd.	Front: 19'x63'6"	1409	2103	916 E. Stafford St.	59th wd.	Front: 24'4"x47'6-5/8"
1409	2099	276 S. 57th St.	60th wd.	Front: 16'x81'	1409	2104	2562 N. 18th St.	16th wd.	Front: 16'x67'
1409	2100	7601 Crittenden Street Unit: C4	88th wd.	Front: DCCx0.01797%	1409	2105	3225 N. Bailey St.	38th wd.	Front: 14'9"x62'6"

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