

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, November 20, 2014 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1410	2064	659 E Westmoreland St.	33rd wd.	Front: 15'x64'6"	1411	2045	2342 Nicholas Street	29th wd.	Front: 15'4"x51'
1410	2095	3627 North 13th Street	43rd wd.	Front: 15'1/4"x60'10-7/8"			a/k/a 2342 W. Nicholas Street		
1411	2001	6034 Baltimore Avenue	3rd wd.	Front: 19'11-5/8"x94'4-7/8"	1411	2046	1316 North Newkirk Street	29th wd.	Front: 14'x50'3"
1411	2002	119 N. Sickels St	4th wd.	Front: 15'x55'	1411	2047	1241 N Dover St	29th wd.	Front: 14'x40'3"
1411	2003	130 North Hobart Street	4th wd.	Front: 16'x62'	1411	2048	2121 East Hagert Street	31st wd.	Front: 12'x51'
1411	2004	317 North Salford Street	4th wd.	Front: 15'x57'	1411	2049	1861 North Marston Street	32nd wd.	Front: 14'4"x42'
1411	2005	4243 Mantua Avenue	6th wd.	Front: 15'10"x97'	1411	2050	2729 West Cecil B. Moore Ave a/k/a	32nd wd.	Front: 15'6"x77'7-3/8"
1411	2006	836 N Brooklyn Street	6th wd.	Front: 15'x51'			2729 Cecil B. Moore Ave, Formerly		
		a/k/a 836 Brooklyn Street					Known as 2729 West Columbia Ave		
1411	2007	1010 Pallas Street	6th wd.	Front: 14'x63'	1411	2051	3110 West Montgomery Avenue	32nd wd.	Front: 15'1/2"x100'
		a/k/a 1010 N. Pallas Street			1411	2052	1710 North Newkirk Street	32nd wd.	Front: 14'1"x49'
1411	2008	3146 Arbor Street	7th wd.	Front: 14'1"x48'8"	1411	2053	736 E. Hilton Street	33rd wd.	Front: 14'1"x50'
1411	2009	3749 N 5th St	7th wd.	Front: 14'x66'3"	1411	2054	3455 E Street	33rd wd.	Front: 14'2"x52'6"
1411	2010	3332 E Street	7th wd.	Front: 14'4"x53'6"	1411	2055	3405 Tampa Street	33rd wd.	Front: 14'2"x52'6"
1411	2011	6919 E. Wister St.	10th wd.	Front: 16'x90'	1411	2056	3159 G Street	33rd wd.	Front: 15'x57'
		a/k/a 6919 Wister St			1411	2057	4131 J Street	33rd wd.	Front: 18'1-1/2"x68'9"
1411	2012	3051 Carlisle St.	11th wd.	Front: 15'x57'	1411	2058	6229 Market St.	34th wd.	Front: 15'6"x92'
		a/k/a 3051 N. Carlisle St.			1411	2059	6218 Race Street	34th wd.	Front: 20'x110'
1411	2013	3109 N. Carlisle St	11th wd.	Front: 13'6-1/2"x51'	1411	2060	416 North 60th Street	34th wd.	Front: 15'x100'
1411	2014	3107 N Chadwick St.	11th wd.	Front: 13'11-1/2"x46'6"	1411	2061	2058 Watkins St.	36th wd.	Front: 15'x47'
1411	2015	2230 W. Venango St.	11th wd.	Front: 25'x130'	1411	2062	1700 South 21st Street	36th wd.	Front: 18'x66'
1411	2016	5152 Wakefield St	12th wd.	Irregular Size Property	1411	2063	2408 Germantown Ave.	37th wd.	Irregular Size Property
1411	2017	6038 East Wister Street	12th wd.	Front: 16'6-5/8"x71'	1411	2064	2843 N. 27th St.	38th wd.	Front: 15'x61'
1411	2018	1531 W Butler St.	13th wd.	Front: 15'5-1/2"x77'	1411	2065	2845 North Marston Street	38th wd.	Front: 15'x62'
1411	2019	3710 Pulaski Avenue	13th wd.	Irregular Size Property	1411	2066	3115 North 29th Street	38th wd.	Irregular Size Property
1411	2020	2036 Newcomb Street	13th wd.	Irregular Size Property	1411	2067	2126 S 6th St.	39th wd.	Front: 16'9"x62'
1411	2021	4534 North Hicks Street	13th wd.	Front: 15'2"x45'	1411	2068	719 Mercy Street	39th wd.	Front: 14'x46'
1411	2022	4415 North Cleveland Street	13th wd.	Front: 14'x50'	1411	2069	739 Cantrell St.	39th wd.	Front: 16'x43'6"
1411	2023	4423 North Gratz Street	13th wd.	Front: 14'x50'4"	1411	2070	6302 Kingsessing Avenue	40th wd.	Irregular Size Property
1411	2024	4533 North Gratz Street	13th wd.	Front: 15'1"x84'5"	1411	2071	6835 Chester Avenue	40th wd.	Front: 16'x70'
1411	2025	4505 North 20th Street	13th wd.	Front: 16'1/2"x84'5"	1411	2072	2631 Muhlfeld Street	40th wd.	Front: 16'x73'10"
1411	2026	2309 North 18th Street	16th wd.	Front: 15'6"x67'10"	1411	2073	155 East Albanus Street	42nd wd.	Front: 15'x70'
1411	2027	2610 North 22nd Street	16th wd.	Front: 16'x76'	1411	2074	1153 West Venango Street	43rd wd.	Irregular Size Property
1411	2028	2304 W Cumberland Street	16th wd.	Front: 15'4"x109'	1411	2075	3916 North 9th Street	43rd wd.	Front: 16'x51'
1411	2029	2021 Conlyn Street	17th wd.	Irregular Size Property	1411	2076	5137 Race St	44th wd.	Front: 20'x80'
1411	2030	1963 W. Laveer St.	17th wd.	Front: 16'x87'	1411	2077	5223 Kershaw St	44th wd.	Irregular Size Property
		a/k/a 1963 Laveer St			1411	2078	1831 East Russell Street	45th wd.	Front: 14'x73'3"
1411	2031	5954 Kemble Avenue	17th wd.	Irregular Size Property	1411	2079	2817 Reynolds St.	45th wd.	Irregular Size Property
1411	2032	6318 North Beechwood Street	17th wd.	Front: 20'2-1/4"x90'	1411	2080	5553 Pemberton Street	46th wd.	Front: 15'x60'
1411	2033	1637 Cadwallader Street	18th wd.	Front: 16'x80'7-1/4"	1411	2081	5608 Walton Ave	46th wd.	Front: 15'x60'
1411	2034	1956 North 8th Street	20th wd.	Front: 16'x67'1-1/8"	1411	2082	649 South Conestoga Street	46th wd.	Front: 15'x80'
1411	2035	90 E. Springer St	22nd wd.	Irregular Size Property	1411	2083	742 South Cecil Street	46th wd.	Front: 15'x61'6"
1411	2036	80 W Sharpnack St.	22nd wd.	Front: 20'x100'	1411	2084	1806 S Chadwick St.	48th wd.	Front: 14'x50'
1411	2037	108 W Sharpnack St.	22nd wd.	Front: 26'x100'	1411	2085	5442 North 11th Street	49th wd.	Front: 15'4"x82'
1411	2038	1828 Kinsey St.	23rd wd.	Irregular Size Property	1411	2086	7244 Sommers Road	50th wd.	Irregular Size Property
1411	2039	3847 Poplar St.	24th wd.	Front: 15'x100'	1411	2087	1345 E Upsal St.	50th wd.	Irregular Size Property
		a/k/a 3847 West Poplar St.			1411	2088	748 S. 52nd St.	51st wd.	Front: 16'x75'
1411	2040	5013 Upland St	27th wd.	Front: 15'x100'	1411	2089	5345 Penridge St.	51st wd.	Irregular Size Property
1411	2041	2535 N. 28th St	28th wd.	Front: 15'7"x84'	1411	2090	1115 South 52nd Street	51st wd.	Front: 15'9"x87'
1411	2042	2762 North Newkirk Street	28th wd.	Front: 15'x52'9"	1411	2091	1230 S Peach St.	51st wd.	Front: 15'x50'
1411	2043	2635 N. 33rd St.	28th wd.	Front: 15'x66'	1411	2092	1306 South Ruby Street	51st wd.	Front: 15'6"x98'
1411	2044	2035 North College Avenue	29th wd.	Irregular Size Property	1411	2093	5320 Reinhard St.	51st wd.	Front: 15'2"x62'10"

Tax Sale continues on XX

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
1411	2094	1510 South 52nd Street	51st wd.	Front: 18'6"x70'	1411	2108	8939 Alton Street	63rd wd.	Irregular Size Property
1411	2095	5528 Elliott St	51st wd.	Front: 15'x63'6"	1411	2109	1011 West Tioga Street	43rd wd.	Irregular Size Property
1411	2096	5432 Malcolm Street	51st wd.	Front: 15'x63'6"	1411	2110	4920 Lancaster Ave	44th wd.	Irregular Size Property
1411	2097	5640 Hadfield Street	51st wd.	Front: 15'x62'	1411	2111	2509 Grays Ferry Avenue	30th wd.	Irregular Size Property
1411	2098	1657 South Conestoga Street	51st wd.	Front: 15'x60'	1411	2112	3644 North Lawrence Street	7th wd.	Irregular Size Property
1411	2099	5220 Jefferson Street	52nd wd.	Front: 16'x120'	1411	2113	400-04 W Penn St.	12th wd.	Irregular Size Property
1411	2100	2237 North 51st Street	52nd wd.	Irregular Size Property	1411	2114	747-749 Cantrell St.	39th wd.	Front: 45'x48'
1411	2101	5839 Woodbine Ave.	52nd wd.	Front: 81'x192'5/10"	1411	2115	963 R S 53rd St.	51st wd.	Irregular Size Property
1411	2102	525 East Tulpehocken Street	59th wd.	Front: 19'8-1/2"x150'7-1/2"	1411	2116	881 North 41st Street	24th wd.	Irregular Size Property
1411	2103	5326 Delancey St.	60th wd.	Front: 15'x59'6"	1411	2117	104 North 2nd Street #101	5th wd.	Front: DEC x 3.59%
1411	2104	107 S. Ruby St.	60th wd.	Front: 15'3"x54'6"	1411	2118	518 W Lycoming St.	43rd wd.	Front: 14'x63'
1411	2105	5619 Larchwood Avenue	60th wd.	Front: 15'x78'6"	1411	2119	1623 W. Toronto St.	11th wd.	Front: 14'x57'
1411	2106	5807 Chestnut Street	60th wd.	Front: 15'x90'2"	1411	2120	2322-30 N American St a/k/a 2322-	19th wd.	Front: 115'x113'4"
1411	2107	439 South 57th Street	60th wd.	Front: 16'x77'			56 N American St.		

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