

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, January 21, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Table with 8 columns: Book, Writ, Address, Ward, Dimensions, Book, Writ, Address, Ward, Dimensions. Lists property details for two columns of sales.

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9:00 a.m. Thursday, January 21, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1601	2194	2448 W Toronto St	38th wd.	Irregular Size Property	1601	2248	2829 Winton St	48th wd.	Front: 14'x50'
1601	2195	2422 W Hilton St	38th wd.	Front: 15'x60'	1601	2249	1844 S 23rd St	48th wd.	Front: 15'x62'
1601	2196	3430 W Allegheny Ave	38th wd.	Irregular Size Property	1601	2250	1844 S Ringgold St	48th wd.	Front: 14'2"x50'
1601	2197	2120 S Alden St	40th wd.	Front: 16'x61'	1601	2251	4818 N 12th St	49th wd.	Front: 20'x84'
1601	2198	5948 Chester Ave	40th wd.	Front: 16'x75'	1601	2252	7826 Fayette St	50th wd.	Front: 16'4"x106'6"
1601	2199	2135 S Simpson St	40th wd.	Front: 15'x76'	1601	2253	8214 Temple Rd	50th wd.	Front: 17'10-1/2"x90'
1601	2200	6045 Regent St	40th wd.	Front: 16'x55'	1601	2254	8083 Temple Rd	50th wd.	Front: 27'11"x95'
1601	2201	5720 Reedland St	40th wd.	Front: 16'x67'6"	1601	2255	5352 Baltimore Ave	51st wd.	Front: 15'7"x147'
1601	2202	2111 S Daggett St	40th wd.	Front: 14'x50'	1601	2256	5024 Florence Ave	51st wd.	Front: 15'x95'
1601	2203	2134 Shields St a/k/a 2134 S Shields St	40th wd.	Irregular Size Property	1601	2257	1325 S 53rd St	51st wd.	Front: 20'x102'4"
1601	2204	6735 Chester Ave	40th wd.	Front: 15'x84'	1601	2258	5528 Elliott St	51st wd.	Front: 15'x63'6"
1601	2205	6535 Regent St	40th wd.	Front: 14'2"x58'6"	1601	2259	1441 S 58th St	51st wd.	Front: 16'x81'
1601	2206	6919 Linmore Ave	40th wd.	Front: 14'x60'	1601	2260	5638 Chester Ave	51st wd.	Front: 16'x88'
1601	2207	7004 Grays Ave	40th wd.	Front: 16'4"x81'	1601	2261	1849 S Yewdall St	51st wd.	Front: 14'10-1/2"x50'
1601	2208	6834 Vandike St	41st wd.	Irregular Sized Property	1601	2262	1545 Cottman Ave	56th wd.	Irregular Size Property
1601	2209	432 W Courtland St	42nd wd.	Front: 15'9"x43'9"	1601	2263	2522 Maxwell St	57th wd.	Irregular Size Property
1601	2210	161 W Thelma St	42nd wd.	Front: 14'x57'	1601	2264	960 E Price St	59th wd.	Front: 16'3"x74'
1601	2211	1152 W Hilton St	43rd wd.	Front: 15'x80'	1601	2265	459 E Price St	59th wd.	Irregular Size Property
1601	2212	1138 W Tioga St	43rd wd.	Front: 15'2-5/8"x90'	1601	2266	911 E Rittenhouse St	59th wd.	Front: 26'4"x100'
1601	2213	3154 N Camac St	43rd wd.	Front: 14'5-1/4"x84'	1601	2267	1352 E Haines St	59th wd.	Front: 15'x74'
1601	2214	3119 N 13th St	43rd wd.	Front: 15'x85'	1601	2268	543 E High St	59th wd.	Irregular Size Property
1601	2215	3149 N 13th St	43rd wd.	Front: 14'x85'	1601	2269	153 E Pomona St	59th wd.	Front: 20'1-5/8"x108'
1601	2216	1213 W Venango St	43rd wd.	Front: 15'8"x85'2"	1601	2270	6329 Magnolia St	59th wd.	Irregular Size Property
1601	2217	3623 N Randolph St	43rd wd.	Irregular Size Property	1601	2271	53 W Duval St	59th wd.	Irregular Size Property
1601	2218	1127 W Erie Ave	43rd wd.	Irregular Size Property	1601	2272	5046 Walnut St	60th wd.	Front: 16'x96'6"
1601	2219	1241 W Erie Ave	43rd wd.	Front: 15'9"x120'	1601	2273	5113 Locust St	60th wd.	Front: 16'3-1/2"x90'
1601	2220	1219 W Butler St	43rd wd.	Front: 15'x90'4"	1601	2274	5144 Delancey St	60th wd.	Front: 15'4"x57'
1601	2221	520 W Pike St	43rd wd.	Front: 16'x62'	1601	2275	5318 Chestnut St	60th wd.	Front: 16'x74'2"
1601	2222	3842 N Park Ave	43rd wd.	Front: 15'x101'	1601	2276	5445 Delancey St	60th wd.	Front: 15'x62'
1601	2223	4013 N Marshall St	43rd wd.	Front: 15'x85'10-1/2"	1601	2277	5413 Osage Ave	60th wd.	Front: 15'x63'
1601	2224	4123 N Broad St	43rd wd.	Front: 15'8"x110'	1601	2278	5514 Chancellor St	60th wd.	Front: 16'x67'
1601	2225	37 N Dearborn St a/k/a 37 N Dearborn St	44th wd.	Front: 15'x44'6"	1601	2279	5522 Chancellor St	60th wd.	Front: 16'x67'
1601	2226	233 N Creighton St	44th wd.	Front: 15'x63'	1601	2280	218 S Ithan St	60th wd.	Front: 15'x60'
1601	2227	214 N Wilton St	44th wd.	Irregular Size Property	1601	2281	31 S 59th St	60th wd.	Front: 15'6"x97'8"
1601	2228	132 N Lindenwood St	44th wd.	Front: 15'x65'	1601	2282	6049 N Philip St	61st wd.	Irregular Size Property
1601	2229	121 N Peach St	44th wd.	Front: 14'7"x59'6"	1601	2283	4206 Welsh Rd	65th wd.	Irregular Size Property
1601	2230	5128 Funston St	44th wd.	Irregular Size Property	1601	2284	2901 Kensington Ave & 2903 Kensington Ave	25th wd.	Front: 34'x100'
1601	2231	5158 Funston St	44th wd.	Irregular Size Property	1601	2285	2935 Diamond St a/k/a 2935 W Diamond St	32nd wd.	Front: 16'x54'
1601	2232	5063 Ogden St	44th wd.	Front: 14'x56'4-3/8"	1601	2286	2552 Cecil B Moore Ave	32nd wd.	Front: 14'2"x72'
1601	2233	5161 Ogden St	44th wd.	Irregular Size Property	1601	2287	1431 S 58th St	57th wd.	Front: 16'6"x81'
1601	2234	5003 Westminster Ave	44th wd.	Front: 15'9-7/8"x68'11-1/2"	1601	2288	121 S 60th St	3rd wd.	Front: 15'9"x77'
1601	2235	1324 N 53rd St	44th wd.	Front: 16'x95'	1601	2289	106 W Allegheny Ave	7th wd.	Irregular Size Property
1601	2236	3614 Richmond St	45th wd.	Front: 15'x97'	1601	2290	30 Maplewood ML a/k/a 30 Maplewood Ave	12th wd.	Irregular Size Property
1601	2237	3260 Joyce St	45th wd.	Front: 14'x52'	1601	2291	2600 W Huntingdon St	28th wd.	Front: 20'x100'
1601	2238	3563 Emerald St	45th wd.	Irregular Size Property	1601	2292	815 E Allegheny Ave	33rd wd.	Front: 14'3"x55'
1601	2239	4494 Salmon St	45th wd.	Irregular Size Property	1601	2293	2538 Tasker St	36th wd.	Front: 20'x69'8-1/8"
1601	2240	4528 Salmon St	45th wd.	Front: 20'x117'6"	1601	2294	2601 N Marshall St	37th wd.	Front: 20'x87'4-1/2"
1601	2241	4425 Richmond St	45th wd.	Irregular Size Property	1601	2295	1327 W Wishart St	87th wd.	Irregular Size Property
1601	2242	5637 Pemberton St	46th wd.	Front: 15'x60'	1601	2296	1216 N 52nd St	44th wd.	Front: 16'x80'6"
1601	2243	5724 Pemberton St	46th wd.	Front: 15'x60'	1601	2297	1902-04 W Tioga St	38th wd.	Front: 37'6"x125'
1601	2244	5547 Webster St	46th wd.	Front: 15'x110'	1601	2298	2105 W Tioga St	38th wd.	Front: 60'x157'
1601	2245	514 S 56th St	46th wd.	Front: 16'x67'	1601	2299	4314 Old York Rd	43rd wd.	Irregular Size Property
1601	2246	742 S Cecil St	46th wd.	Front: 15'x61'6"	1601	2300	6426 Castor Ave	53rd wd.	Irregular Size Property
1601	2247	2224 Mifflin St	48th wd.	Front: 15'10"x61'5"					

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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