

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

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1412	2001	6037 Osage Ave	3rd wd.	Front: 20'x112'6"	1412	2050	4935 North Marvine Street	49th wd.	Front: 24'6"x84'
1412	2002	1522 S 58th St	3rd wd.	Irregular Size Property	1412	2051	4818 N 12th St	49th wd.	Front: 20'x84'
1412	2003	895 North 45th Street	6th wd.	Front: 15'3"x38'5-3/4"	1412	2052	753 S 52nd St	51st wd.	Front: 16'x60'
1412	2004	344 E Somerset St	7th wd.	Front: 18'x100'	1412	2053	1527 S Wilton St	51st wd.	Front: 15'x53'
1412	2005	3021 N Lee St	7th wd.	Front: 14'x45'6"	1412	2054	5434 Ridgewood Street	51st wd.	Front: 15'7"x65'
1412	2006	3425 N Water St	7th wd.	Front: 14'1/2"x67'	1412	2055	1643 S Frazier St	51st wd.	Front: 15'2"x63'6"
1412	2007	1447 Indiana Ave	11th wd.	Front: 16'60'	1412	2056	5437 Regent Street	51st wd.	Front: 15'x60'
		a/k/a 1447 W Indiana Ave			1412	2057	5505 N Upland St	51st wd.	Front: 14'6"x62'
1412	2008	5542 Catharine Street	46th wd.	Front: 15'x112'			a/k/a 5505 Upland St		
1412	2009	3103 N 16th St	11th wd.	Front: 17'4"x100'	1412	2058	5373 West Montgomery Avenue	52nd wd.	Front: 15'x102'6"
1412	2010	3109 N Bancroft St	11th wd.	Front: 13'10"x54'	1412	2059	1136 Magee Avenue	53rd wd.	Front: 25'x110'
1412	2011	3106 North Bancroft Street	11th wd.	Front: 14'x46'6"	1412	2060	5036 Sansom St	60th wd.	Irregular Size Property
1412	2012	3108 North Bancroft Street	11th wd.	Front: 14'x46'6"	1412	2061	6735 N Broad St	61st wd.	Front: 50'x40'
		a/k/a 3108 North Smedley Street			1412	2062	5867 Oakland St	62nd wd.	Irregular Size Property
1412	2013	2845 Judson Street	11th wd.	Front: 15'x46'6"	1412	2063	4255-57 Lancaster Ave	87th wd.	Irregular Size Property
1412	2014	447 E Wister St	12th wd.	Front: 20'x100'	1412	2064	106 West Ontario Street	7th wd.	Front: 16'x50'
1412	2015	48 East Earlham Street	12th wd.	Irregular Size Property	1412	2065	2900 North 13th Street	37th wd.	Front: 16'x66'
1412	2016	1739 Dounton Street	13th wd.	Front: 16'x60'	1412	2066	4500 North 5th Street	49th wd.	Front: 18'x73'
1412	2017	1008 R Fairmount Avenue	14th wd.	Irregular Size Property	1412	2067	3609 Rhawn Street	87th wd.	Irregular Size Property
1412	2018	1440 West York Street	16th wd.	Irregular Size Property	1412	2068	2530 W Hagert St	88th wd.	Front: 22'6"x112'6"
1412	2019	2238 West Firth Street	16th wd.	Front: 14'6"x60'	1412	2069	102-104 N 2nd Street Unit 102	88th wd.	Front: 8.70% (A to Unit No. 102)
1412	2020	1526 W Nedro Ave	17th wd.	Front: 15'10"x100'			a/k/a 104 N 2nd Street, Unit 102		
1412	2021	2061-63 Germantown Ave	18th wd.	Irregular Size Property	1412	2070	470 East Rittenhouse Street	59th wd.	Irregular Size Property
1412	2022	3433 Philip Street	19th wd.	Front: 14'x50'	1412	2071	3020 N 23rd St	11th wd.	Front: 15'x60'8"
		a/k/a 3433 North Philip Street			1412	2072	1524 Federal St	36th wd.	Front: 14'x68'
1412	2023	1627 N Marshall St	20th wd.	Front: 15'6"x86'2"	1412	2073	5879 N 7th St	61st wd.	Irregular Size Property
1412	2024	2807 Emerald Street	25th wd.	Irregular Size Property	1412	2074	310 Delphine Street	42nd wd.	Front: 14'3"x47'
1412	2025	3046 West Colona Street	28th wd.	Front: 14'6"x61'			a/k/a 310 West Delphine Street		
1412	2026	3309 West Harold Street	28th wd.	Front: 15'4"x87'10"	1412	2075	5166 Funston St	44th wd.	Irregular Size Property
1412	2027	3002 W Lehigh Ave	28th wd.	Front: 16'x76'	1412	2076	6053 Chester Ave	40th wd.	Front: 15'2"x97'6"
1412	2028	1437 North Newkirk Street	29th wd.	Front: 14'x50'	1412	2077	2530 Amber St.	31st wd.	Irregular Size Property
1412	2029	2905 West Sedgley Avenue	32nd wd.	Front: 15'x55'6-5/8"	1412	2078	8225 Stenton Avenue	15th wd.	Front: 25'x125'
1412	2030	1631 North 30th Street	32nd wd.	Front: 16'x67'	1412	2079	4718 Tacony Street	45th wd.	Front: 30'x100'
1412	2031	239 N Gross St	34th wd.	Front: 14'2"x58'7"	1412	2080	4846-50 North 5th Street	49th wd.	Front: 49'x121'7-1/2"
1412	2032	762 Wynnewood Road	34th wd.	Front: 16'4"x98'6"	1412	2081	3734 Wallace St.	24th wd.	Front: 16'8"x57'
1412	2033	2045 Dickinson Street	36th wd.	Front: 15'x63'	1412	2082	7942 Fayette St.	50th wd.	Front: 17'10"x89'11"
1412	2034	2902 N 13th St	37th wd.	Front: 15'x66'	1412	2083	4504 North Reese Street	49th wd.	Front: 16'5"x61'6"
1412	2035	3017 North Bambrey Street	38th wd.	Front: 14'2"x45'9"	1412	2084	5477 Euclid St	52nd wd.	Front: 18'3-5/8"x89'
1412	2036	2437 W Toronto St	38th wd.	Irregular Size Property	1412	2085	1701 N. Robinson St.	34th wd.	Irregular Size Property
1412	2037	735 Mercy Street	39th wd.	Front: 15'x46'	1412	2086	5110 Brown Street	44th wd.	Front: 16'x62'
1412	2038	741 Cantrell Street	39th wd.	Front: 16'2-3/4"x43'6"	1412	2087	3742 North Percy Street	43rd wd.	Front: 16'x45'
1412	2039	5733 Reedland St	40th wd.	Front: 16'x67'6"	1412	2088	4136 North 7th Street	43rd wd.	Front: 15'3"x70'
1412	2040	3800 N 10th St	43rd wd.	Front: 16'x57'	1412	2089	26 North 56th Street	4th wd.	Front: 16'x81'
1412	2041	247 Ramsey St	44th wd.	Front: 15'x94'	1412	2090	4146 North 7th Street	43rd wd.	Front: 15'3"x70'
		a/k/a 247 N Ramsey St			1412	2091	2329 North Smedley Street	16th wd.	Front: 14'x58'
1412	2042	121 North Peach Street	44th wd.	Front: 14'7"x59'6"	1412	2092	649 North Creighton Street	44th wd.	Front: 14'3"x66'3-1/2"
1412	2043	321 N 52nd St	44th wd.	Irregular Size Property	1412	2093	3506 North 24th Street	11th wd.	Front: 16'x96'
1412	2044	5319 Ogden Street	44th wd.	Irregular Size Property	1412	2094	3626 North 3rd Street	7th wd.	Front: 14'9-1/8"x117'6"
1412	2045	875 N Fallon St	44th wd.	Front: 18'x100'	1412	2095	3961 Wyalusing Avenue	24th wd.	Front: 14'x45'
1412	2046	419 North Wilton Street	44th wd.	Front: 15'x64'	1412	2096	1927 Hoffman Street	48th wd.	Front: 14'x43'
1412	2047	1842 East Cornwall Street	45th wd.	Front: 14'x70'	1412	2097	5213 Pentridge Street	51st wd.	Front: 15'3"x80'
1412	2048	5522 Pemberton St	46th wd.	Front: 15'x60'	1412	2098	40 East Walnut Lane	59th wd.	Irregular Size Property
1412	2049	819 South 57th Street	46th wd.	Front: 16'6"x80'					

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
1412	2099	3015 Ruth Street	25th wd.	Irregular Size Property	1412	2111	2612 Holbrook St	40th wd.	Front: 15'11-1/2"x73'10"
1412	2100	1821-45 East Hagert Street a/k/a 2444 North Jasper Street	31st wd.	Irregular Size Property	1412	2112	a/k/a 2612 S. Holbrook St	44th wd.	Front: 16'x60'6"
1412	2101	5413 Springfield Ave.	51st wd.	Front: 16'x65'	1412	2113	11 N. Ruby St.	12th wd.	Irregular Size Property
1412	2102	3132 N. 24th St.	38th wd.	Front: 15'x82'9-1/2"	1412	2114	5623 Nelson Street	7th wd.	Front: 14'x41'
1412	2103	233 N. Alden St.	4th wd.	Front: 14'x77'	1412	2115	3444 North Rosehill Street a/k/a 3444 Rosehill Street	45th wd.	Irregular Size Property
1412	2104	6825 Vandike St	41st wd.	Irregular Size Property	1412	2116	3434 Amber St.	29th wd.	Irregular Size Property
1412	2105	4438 Leiper St.	23rd wd.	Irregular Size Property	1412	2117	1321 and 1323 N. Marston Street	29th wd.	Irregular Size Property
1412	2106	3045 Gilham St.	55th wd.	Irregular Size Property	1412	2118	1325 N. Marston Street	29th wd.	Front: 80'6"x100'
1412	2107	110 N. 58th St.	4th wd.	Front: 15'x80'	1412	2119	1327 to 1333 N. Marston Street	7th wd.	Front: 14'x43'6"
1412	2108	2057 Gerritt St.	36th wd.	Front: 14'x48'	1412	2120	235 E Stella St.	12th wd.	Front: 12'4"x55'4-3/4"
1412	2109	1146 South Street, Unit A	2nd wd.	Irregular Size Property			5327 Morris St.		
1412	2110	2426 N Bouvier St.	16th wd.	Front: 14'1"x50'					

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