

## 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. Tuesday, August 16, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1608	4001	526 Cross St	1st wd.	Front: 16'x48'	1608	4067	4560 N 16th St	13th wd.	Front: 15.58'x83.83'
1608	4002	530 Watkins St	1st wd.	Front: 14'x48'9"	1608	4068	4551 N Bouvier St	13th wd.	Front: 14'x51'10"
1608	4003	619 Gerritt St	1st wd.	Front: 14'x47'	1608	4069	1628 Dounton St	13th wd.	Front: 14'x50'
1608	4004	6154 Locust St	3rd wd.	Front: 15'6"x64"	1608	4070	848 N 15th St	15th wd.	Front: 16'x83'
1608	4005	29 S Salford St	3rd wd.	Front: 16'x62'6"	1608	4071	1828 Judson St	32nd wd.	Front: 14'2"x50'
1608	4006	6159 Pine St	3rd wd.	Front: 15'x73'	1608	4072	2552 N Sydenham St	16th wd.	Front: 14.33'x47'
1608	4007	6253 Pine St	3rd wd.	Front: 15'6"x75'	1608	4073	2221 N Mole St	16th wd.	Front: 14'x42'
1608	4008	5953 Osage Ave	3rd wd. (f/k/a	Front: 14'3"x62'	1608	4074	2569 N Bancroft St	16th wd.	Irregular
			46th wd.)		1608	4075	2255 N Chadwick St	16th wd.	Front: 14.16'x49.82'
1608	4009	5414 Pearl St	4th wd.	Front: 14'8"x88'	1608	4076	2425 N Chadwick St	16th wd.	Front: 14'x49'
1608	4010	416 N 58th St	4th wd.	Front: 14.50'x91.50'	1608	4077	2258 N Chadwick St	16th wd.	Front: 14.16'x49.82'
1608	4011	349 N Salford St	4th wd.	Front: 15'x57'	1608	4078	2335 N 17th St	16th wd.	Front: 16'x94'10"
1608	4012	333 N 60th St	4th wd.	Front: 15'3"x67'	1608	4079	2319 N Colorado St	16th wd.	Front: 14'1"x50'
1608	4013	1326 N Hobart St	4th wd. (f/k/a	Front: 15'x57'	1608	4080	2641 N Colorado St	16th wd.	Front: 14'5'-1/2"x48'
			52nd wd.)		1608	4081	2314 N Bouvier St	16th wd.	Front: 14.08'x48'
1608	4014	5621 Haddington Ln	4th wd.	Front: 15'x75'	1608	4082	2512 N Bouvier St	16th wd.	Front: 14'6"x48'
1608	4015	1511 N 58th St	4th wd.	Front: 15'x77'	1608	4083	2221 N 18th St	16th wd.	Front: 16'x65'10"
1608	4016	610 N 43rd St	6th wd.	Front: 25'x100'	1608	4084	2525 N 18th St	16th wd.	Front: 15'6"x66'
1608	4017	4015-1/2 Brown St	6th wd.	Front: 18'x16'11-1/3"	1608	4085	1731 W Huntingdon St	16th wd.	Front: 16'x63'6"
1608	4018	4250 Lancaster Ave	6th wd.	Irregular	1608	4086	1549 W Tucker St	16th wd.	Front: 14'x46'
1608	4019	4217 W Stiles St	6th wd.	Irregular	1608	4087	2413 N Cleveland St	16th wd.	Front: 14.08'x48'
1608	4020	4212 W Thompson St	6th wd.	Irregular	1608	4088	2421 N Cleveland St	16th wd.	Front: 14'1"x50'
1608	4021	4243 Leidy Ave	6th wd.	Front: 16'x86'	1608	4089	2306 N Cleveland St	16th wd.	Front: 14'2"x47'
1608	4022	1109 N 41st St	6th wd.	Front: 17'x100'	1608	4090	2550 N Cleveland St	16th wd.	Front: 14'6"x49'
1608	4023	1220 N 41st St	6th wd.	Front: 18'6"x115'	1608	4091	2253 N Gratz St	16th wd.	Front: 14'x45.25'
1608	4024	1015 N 45th St	6th wd.	Front: 15.25'x85.06'	1608	4092	2535 N Gratz St	16th wd.	Front: 14' x 49'
1608	4025	1017 N 45th St	6th wd.	Front: 15'3"x85'	1608	4093	2436 N 19th St	16th wd.	Front: 15'6"x67'10"
1608	4026	870 N 45th St	6th wd.	Front: 14'x60'3"	1608	4094	2511 N Garnet St	16th wd.	Front: 14'x48'
1608	4027	2836 Mascher St a/k/a 2836 N Mascher St	7th wd.	Front: 15'x53'	1608	4095	2219 N Uber St	16th wd.	Front: 15'x96'
1608	4028	2832 Mutter St	7th wd.	Front: 13'8"x42'6"	1608	4096	2358 N Lambert St	16th wd.	Front: 15'1"x58'
1608	4029	207 E Cambria St	7th wd.	Front: 13'9"x54'	1608	4097	2219 N Van Pelt St	16th wd.	Front: 16'x70'
1608	4030	229 E Mayfield St	7th wd.	Front: 14'x43.50'	1608	4098	2253 N Van Pelt St	16th wd.	Front: 16'x70'
1608	4031	115 E Lippincott St	7th wd.	Front: 14'1"x49'	1608	4099	2324 N Van Pelt St	16th wd.	Front: 14'3'-1/2"x49'6"
1608	4032	2841 N Front St	7th wd.	Front: 14'6"x58'6"	1608	4100	2040 W Boston St	16th wd.	Front: 14.61'x56'
1608	4033	2823 N Lee St	7th wd.	Front: 13'x48'6"	1608	4101	2046 W Boston St	16th wd.	Front: 14'7"x56'
1608	4034	2841 N Water St	7th wd.	Front: 12'11"x49'6"	1608	4102	2054 W Hagert St	16th wd.	Front: 14'x57'
1608	4035	2823 N Swanson St	7th wd.	Front: 13'x48.50'	1608	4103	1821 W Cumberland St	16th wd.	Front: 14.25'x61'
1608	4036	2925 A St	7th wd.	Front: 13'11"x74'	1608	4104	1835 W Cumberland St	16th wd.	Front: 16'x54'
1608	4037	2934 Ella St	7th wd.	Front: 13'x63'	1608	4105	2249 W Cumberland St	16th wd.	Front: 15.25'x90'
1608	4038	1913 N Croskey St	32nd wd.	Front: 14'x72'	1608	4106	5711 N 21st St	17th wd.	Front: 15'x64'
1608	4039	3336 N Howard St	7th wd.	Front: 14'x51'6"	1608	4107	6188 N 21st St	17th wd.	Front: 11'x90'
1608	4040	3316 Waterloo St	7th wd.	Front: 14'x40'6"	1608	4108	6037 N Norwood St	17th wd.	Front: 14.19'x90'
1608	4041	4247 N Bodine St	7th wd.	Front: 14'x60'	1608	4109	6090 N Beechwood St	17th wd.	Front: 13'11"-1/2"x62'
1608	4042	3332 N Lee St	7th wd.	Front: 14'9"x63'	1608	4110	6075 E Wister St	17th wd.	Front: 18'x70'
1608	4043	3308 Gransback St	7th wd.	Front: 14'x46'6"	1608	4111	1810 Judson St	32nd wd.	Front: 14'2"x50'
1608	4044	3406 Hartville St	7th wd.	Irregular	1608	4112	2246 N Reese St	19th wd.	Front: 14'x69'6"
1608	4045	3341 Hartville St	7th wd.	Front: 14'x41'	1608	4113	426 W York St	19th wd.	Front: 14'x62'
1608	4046	1719 Mayland St	10th wd.	Front: 16'x77'	1608	4114	2944 N 2nd St	19th wd.	Front: 14'2"x68'4"
1608	4047	7007 Louise St	10th wd.	Front: 20'x89'9-3/8"	1608	4115	2814 N 3rd St	19th wd.	Front: 15'10'-1/2"x52'
1608	4048	1420 W Mayfield St	11th wd.	Front: 15'x50'	1608	4116	2940 N 3rd St	19th wd.	Front: 14'x59'
1608	4049	2940 N Hicks St	11th wd.	Front: 13'10"x51'6"	1608	4117	2502 N Leithgow St	19th wd.	Front: 13'x38'
1608	4050	2834 N 20th St	11th wd.	Front: 15'x80'	1608	4118	2504 N Leithgow St	19th wd.	Front: 13'x38'
1608	4051	2831 N Croskey St	11th wd.	Front: 14'8'-1/8"x85'	1608	4119	2508 Leithgow St	19th wd.	Front: 12'11"x38'
1608	4052	2731 N Hemberger St	11th wd.	Front: 14.59'x45'	1608	4120	2510 N Leithgow St	19th wd.	Front: 13'x38'
1608	4053	3010 N Hemberger St	11th wd.	Front: 14'x48'6"	1608	4121	1925 N Croskey St	32nd wd.	Front: 14'3"x75'
1608	4054	2740 N Bonsall St	11th wd.	Front: 14.50'x45'	1608	4122	2950 N Orkney St	19th wd.	Front: 20'x43'
1608	4055	3027 Judson St	11th wd.	Front: 14.25'x45'	1608	4123	3426 N Bodine St	19th wd.	Front: 14'2"x50'
1608	4056	2932 Judson St	11th wd.	Front: 16'x46'	1608	4124	3020 N 3rd St	19th wd.	Front: 14'2"x55'
1608	4057	1925 W Hilton St	11th wd.	Front: 14'x66'	1608	4125	234 W Thayer St	19th wd.	Front: 14'5"x48'
1608	4058	1716 W Ontario St	11th wd.	Irregular Lot	1608	4126	212 W Tioga St	19th wd.	Front: 13'8"x51'
1608	4059	1720 W Ontario St	11th wd.	Front: 25'x100'	1608	4127	2170 N Darien St	20th wd.	Front: 15'x45'
1608	4060	3348 N Uber St	11th wd.	Front: 16'x95'	1608	4128	2116 N Percy St	20th wd.	Front: 14'x53'
1608	4061	5635 Heiskell St	12th wd.	Front: 14'3'-1/2"x49'11-3/8"	1608	4129	2136 N Percy St	20th wd.	Front: 14'x53'
1608	4062	5513 Bloyd St	12th wd.	Irregular	1608	4130	51 E Sharpnack St	22nd wd.	Front: 15'x85.50'
1608	4063	4935 Portico St	12th wd.	Front: 14'1"x50'	1608	4131	4715 Duffield St	23rd wd.	Front: 20'x115.01'
1608	4064	1915 W Venango St	13th wd.	Front: 16'x130'	1608	4132	4506 Tackawanna St	23rd wd.	Irregular
1608	4065	3850 N 18th St	13th wd.	Irregular					
1608	4066	4531 N Mole St	13th wd.	Front: 15'2"x45'					

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.

Tax Sale continues from 15

## 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. Tuesday, August 16, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1608	4133	4513-15 Tackawanna St	23rd wd.	Irregular	1608	4167	2534 N Stanley St	28th wd.	Front: 14.17'x50.00'
1608	4134	4561 Ditman St	23rd wd.	Front: 13'7-3/4"x96'6"	1608	4168	2617 N 31st St	28th wd.	Front: 15.16'x66'
1608	4135	4616 Worth St	23rd wd.	Front: 15'x100'	1608	4169	2629 N 31st St	28th wd.	Front: 15.16'x66'
1608	4136	1403 Sellers St	23rd wd.	Irregular Lot	1608	4170	2543 N Patton St	28th wd.	Front: 14'1/8"x50'
1608	4137	3532 Mantua Ave	24th wd.	Irregular	1608	4171	2501 N 32nd St	28th wd.	Front: 16'x62'
1608	4138	3829 Folsom St	24th wd.	Front: 14'x80'	1608	4172	2441 N Natrona St	28th wd.	Front: 14.06'x50'
1608	4139	3811 Pennsgrove St	24th wd.	Front: 14'9"x67'6"	1608	4173	2407 N Douglas St	28th wd.	Front: 14'3"x50'
1608	4140	3805 Poplar St	24th wd.	Front: 15'x100'	1608	4174	2459 N Douglas St	28th wd.	Front: 14'3"x50'
1608	4141	2111 E William St	25th wd.	Front: 12'x73'	1608	4175	2456 N Douglas St	28th wd.	Front: 15.13'x50'
1608	4142	1840 E Monmouth St	25th wd.	Front: 14'4-7/8"x57'6"	1608	4176	2518 N Douglas St	28th wd.	Front: 14'x50'
1608	4143	2101 E Birch St	25th wd.	Irregular	1608	4177	2522 N Douglas St	28th wd.	Front: 14'x50'
1608	4144	2031 E Stella St	25th wd.	Front: 16'x111'11"	1608	4178	2530 N Douglas St	28th wd.	Front: 14'x50'
1608	4145	3010 Jasper St	25th wd.	Irregular	1608	4179	2504 N 34th St	28th wd.	Front: 27'9-3/8"x32'6"
1608	4146	1418 S Fallon St	27th wd.	Front: 14'x49'	1608	4180	3255 Ridge Ave	28th wd.	Front: 16'x73'
1608	4147	1206 S 50th St	27th wd.	Front: 14'x63'	1608	4181	3107 W Dauphin St	28th wd.	Front: 16'x80'
1608	4148	2465 N 28th St	28th wd.	Front: 14'x62'	1608	4182	2911 W Arizona St	28th wd.	Front: 14'x40'
1608	4149	2548 N 28th St	28th wd.	Front: 14'8"x65'6"	1608	4183	3145 W Arizona St	28th wd.	Front: 14'x42'
1608	4150	2416 N Newkirk St	28th wd.	Front: 14'x52'6"	1608	4184	3209 W Arizona St	28th wd.	Front: 14.41'x44.50'
1608	4151	2763 N Dover St	28th wd.	Front: 15'x52.75'	1608	4185	3117 W Huntingdon St	28th wd.	Front: 15'1/2"x60'
1608	4152	2520 W Nevada St	28th wd.	Front: 14'x36.75'	1608	4186	3327 W Huntingdon St	28th wd.	Front: 15'4"x72'8"
1608	4153	2525 W Dakota St	28th wd.	Front: 13.83'x43'	1608	4187	3015 W Oakdale St	28th wd.	Front: 14'x46'
1608	4154	2547 W Arizona St	28th wd.	Front: 12'x45'6"	1608	4188	2942 W Lehigh Ave	28th wd.	Front: 16'x76'
1608	4155	2734 W York St	28th wd.	Front: 14'x65'	1608	4189	2514 W Thompson St	29th wd.	Front: 14.50'x60.16'
1608	4156	2813 W Huntingdon St	28th wd.	Front: 14.19'x53.50'	1608	4190	2521 Ingersoll St	29th wd.	Front: 14'x44'2-7/8"
1608	4157	2427 W Oakdale St	28th wd.	Front: 14.20'x60'	1608	4191	2419 Sharswood St	29th wd.	Front: 14'x49'
1608	4158	2443 W Oakdale St	28th wd.	Front: 14.14'x60'	1608	4192	2434 Jefferson St	29th wd.	Front: 15'x51'
1608	4159	2547 W Silver St	28th wd.	Front: 14.66'x50'	1608	4193	2526 W Oxford St	29th wd.	Front: 12'7"x53'6"
1608	4160	2639 W Seltzer St	28th wd.	Front: 14'3"x46'	1608	4194	2528 W Oxford St	29th wd.	Front: 12'7"x53'6"
1608	4161	2212 N 29th St	28th wd.	Front: 15'1-1/2"x110'	1608	4195	2530 W Oxford St	29th wd.	Front: 12'6-5/8"x53'6"
1608	4162	2645 N Hollywood St	28th wd.	Front: 14'1/2"x48'6"	1608	4196	2534 W Oxford St	29th wd.	Front: 14.41'x81.50'
1608	4163	2637 N 30th St	28th wd.	Front: 15'1"x64'6"	1608	4197	2536 W Oxford St	29th wd.	Front: 14'5"x81'6"
1608	4164	2436 N Corlies St	28th wd.	Front: 14'x45'2"	1608	4198	2618 W Oxford St	29th wd.	Front: 14'x66'9"
1608	4165	2448 N Corlies St	28th wd.	Front: 14'x45.10'	1608	4199	2439 W Oxford St	29th wd.	Front: 16'x69'
1608	4166	2454 N Corlies St	28th wd.	Front: 14'x45.10'	1608	4200	2312 Turner St	29th wd.	Front: 14'x57'

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•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."

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•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.

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