

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, July 7, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book Writ Address			Ward	Dimensions	Book Writ Address			Ward	Dimensions
1607	5001	37 S Salford St	3rd wd.	Front: 16'x62.50'	1607	5069	2260 N Chadwick St	16th wd.	Front: 14'2"x49'6"
1607	5002	6154 Delancey St	3rd wd.	Front: 15'x64'	1607	5070	2259 N 17th St	16th wd.	Front: 16.03'x68.50'
1607	5003	6031 Hazel Ave	3rd wd.	Front: 14'x109.50'	1607	5071	2629 N 17th St	16th wd.	Front: 14.03'x63.50'
1607	5004	611 S 61st St	3rd wd.	Front: 15.33'x80'	1607	5072	2265 N Colorado St	16th wd.	Front: 14.16'x48'
1607	5005	6057 Angora Terr a/k/a 6057 Angora Ave	3rd wd.	Front: 16'x72'	1607	5073	2307 N Colorado St	16th wd.	Front: 14'1"x50'
1607	5006	5823 Pentridge St	3rd wd.	Front: 15'x112.5'	1607	5074	2333 N Colorado St	16th wd.	Front: 14'1"x50'
1607	5007	5826 Windsor St	3rd wd.	Front: 15'6"x62'9"	1607	5075	2351 N Colorado St	16th wd.	Front: 14'1"x50'
1607	5008	5529 Harmer St	4th wd.	Front: 15'x60'	1607	5076	2433 N Colorado St	16th wd.	Front: 13'x47'
1607	5009	5502 W Girard Ave	4th wd.	Front: 20'x90'	1607	5077	2435 N Colorado St	16th wd.	Front: 13'x47'
1607	5010	30 N 54th St	4th wd.	Front: 16'x63.25'	1607	5078	2306 N Colorado St	16th wd.	Front: 14'1"x50'
1607	5011	527 N Allison St	4th wd.	Front: 15'x63.28'	1607	5079	2456 N Colorado St	16th wd.	Irregular
1607	5012	5409 W Thompson St a/k/a 5409 Thompson St	4th wd.	Irregular	1607	5080	2508 N Colorado St	16th wd.	Irregular
1607	5013	5709-11 Market St	4th wd.	Front: 37'x96'	1607	5081	2514 N Colorado St	16th wd.	Front: 14'x49'
1607	5014	5745 Market St	4th wd.	Front: 19.50'x96'	1607	5082	2620 N Colorado St	16th wd.	Front: 14'6"x49'
1607	5015	5929 Arch St	4th wd.	Front: 15.50'x71'	1607	5083	2321 N Bouvier St	16th wd.	Front: 14'3'x47'
1607	5016	224 N Wanamaker St	4th wd.	Front: 14'x71'	1607	5084	2457 N Bouvier St	16th wd.	Front: 14'1"x50'
1607	5017	5631 Master St	4th wd.	Front: 16'x70'10-3/4"	1607	5085	2457 N 18th St	16th wd.	Front: 15'6"x67'10"
1607	5018	1445 N Frazier St	4th wd.	Front: 14'x50'	1607	5086	1508 W Sergeant St	16th wd.	Front: 14.66'x49.33'
1607	5019	715 N Preston St	6th wd.	Front: 12.75'x68'	1607	5087	1551 W Tucker St	16th wd.	Front: 14'x46'
1607	5020	779 N Preston St	6th wd.	Irregular	1607	5088	2230 N 18th St	16th wd.	Front: 16'x71'10"
1607	5021	4630 Merion Ave	6th wd.	Front: 12'5-1/2"x85'	1607	5089	2446 N 18th St	16th wd.	Front: 15.50'x65.82'
1607	5022	4206 Westminster Ave	6th wd.	Front: 12'11-1/2"x40'	1607	5090	1508 N Stillman St	29th wd.	Front: 15'x65'
1607	5023	4247 Westminster Ave	6th wd.	Front: 16'x80'	1607	5091	2411 N Cleveland St	16th wd.	Front: 14'1"x50'
1607	5024	4114 W Girard Ave	6th wd.	Front: 17'x105'	1607	5092	2314 N Cleveland St	16th wd.	Front: 14.16'x47'
1607	5025	4211 Leidy Ave	6th wd.	Front: 15'x80'	1607	5093	2316 N Cleveland St	16th wd.	Front: 14'2"x47'
1607	5026	829 Hutton St	6th wd.	Front: 15'x51'	1607	5094	2318 N Cleveland St	16th wd.	Front: 14'2"x47'
1607	5027	2844 Waterloo St	7th wd.	Front: 14'x43'10"	1607	5095	2215 N Gratz St	16th wd.	Front: 14.50'x45.25'
1607	5028	216 E Cambria St	7th wd.	Front: 14'x53.10'	1607	5096	2231 N Gratz St	16th wd.	Front: 14'x45'3"
1607	5029	6714 Limekiln Pike	10th wd.	Front: 15'4"x72'	1607	5097	2239 N Gratz St	16th wd.	Front: 14'x14.25'
1607	5030	1422 W Rush St	11th wd.	Front: 16'x62'	1607	5098	2251 N Gratz St	16th wd.	Front: 14'x45.25'
1607	5031	1412 W Mayfield St	11th wd.	Front: 16'x50'	1607	5099	1344 N Newkirk St	29th wd.	Front: 14'x50.25'
1607	5032	2820 N Garnet St	11th wd.	Front: 15'x45'	1607	5100	2212 N Gratz St	16th wd.	Front: 14'6"x45'6"
1607	5033	2751 N Croskey St	11th wd.	Front: 14'6"x45'	1607	5101	2454 N Gratz St	16th wd.	Front: 14'6"x50'
1607	5034	2757 N Croskey St	11th wd.	Front: 14.50'x45'	1607	5102	2345 N 19th St	16th wd.	Front: 15.25'x68'
1607	5035	2761 N Croskey St	11th wd.	Front: 14'6"x45'	1607	5103	2455 N Garnet St	16th wd.	Front: 14'1"x50'
1607	5036	2723 N Hemberger St	11th wd.	Front: 14.59'x45'	1607	5104	2523 N Garnet St	16th wd.	Front: 14'x50'
1607	5037	2724 N Hemberger St	11th wd.	Front: 14.59'x45'	1607	5105	2308 N Garnet St	16th wd.	Front: 14.50'x46.32'
1607	5038	2742 N Hemberger St	11th wd.	Front: 14.59'x45'	1607	5106	2322 N Garnet St	16th wd.	Front: 14'x46'4"
1607	5039	2762 N Hemberger St	11th wd.	Front: 14.59'x45'	1607	5107	2351 N Opal St	16th wd.	Front: 14'x46.32'
1607	5040	3119 N 24th St	11th wd.	Front: 15'x68'	1607	5108	2426 N Opal St	16th wd.	Front: 14'6"x50'
1607	5041	1809 W Ontario St	11th wd.	Front: 19'9-1/2"x125'	1607	5109	2303 N Lambert St	16th wd.	Front: 15'x58'
1607	5042	3308 N 15th St	11th wd.	Front: 19'4"x110'	1607	5110	2338 N Lambert St	16th wd.	Front: 15'x58'
1607	5043	3342 N 18th St	11th wd.	Front: 15'2"x98'	1607	5111	2313 N Van Pelt St	16th wd.	Front: 14'4-1/2"x49'6"
1607	5044	3345 N Uber St	11th wd.	Front: 16'xIrregular	1607	5112	2343 N Van Pelt St	16th wd.	Front: 14.33'x48'
1607	5045	3426 N 23rd St	11th wd.	Front: 16'x96'	1607	5113	2355 N Beechwood St	16th wd.	Front: 14'5"x48'
1607	5046	37 Reger St	12th wd.	Front: 13.59'x49.89'	1607	5114	2038 W Boston St	16th wd.	Front: 14'6"x56'
1607	5047	1903 W Venango St	13th wd.	Front: 18'11"x130'	1607	5115	2060 W Boston St	16th wd.	Front: 14.58'x56'
1607	5048	3629 N 19th St	13th wd.	Front: 15'x96'	1607	5116	2225 W Firth St	16th wd.	Front: 14.09'x53.50'
1607	5049	2229 Ruffner St	13th wd.	Irregular	1607	5117	1812 W Huntingdon St	16th wd.	Irregular
1607	5050	3963R Elser St	13th wd.	Front: 20'x37'5-5/8"	1607	5118	2014 W Glenwood Ave	16th wd.	Front: 15'x70'
1607	5051	2341 N Carlisle St	16th wd.	Front: 15'x75'	1607	5119	2232 W Lehigh Ave	16th wd.	Front: 15'11"x93'
1607	5052	2419 N 15th St	16th wd.	Front: 14'9-5/16"x103'10"	1607	5120	1808 W Ruscomb St	17th wd.	Front: 15'3"x70'
1607	5053	2339 N Sydenham St	16th wd.	Front: 17'x72'10"	1607	5121	2030 Chelten Ave	17th wd.	Irregular
1607	5054	2343 N Sydenham St	16th wd.	Front: 17'x73'	1607	5122	2036 Chelten a/k/a E Chelten Ave	17th wd.	Irregular
1607	5055	2548 N Sydenham St	16th wd.	Front: 14'4"x47'	1607	5123	2107 Chelten Ave	17th wd.	Front: 22.50'x95'
1607	5056	2547 N Mole St	16th wd.	Front: 14'4"x38'2"	1607	5124	5732 N Beechwood St	17th wd.	Front: 14.25'x62'
1607	5057	2534 N 16th St	16th wd.	Front: 15'x66'	1607	5125	6256 N Beechwood St	17th wd.	Irregular
1607	5058	2628 N 16th St	16th wd.	Front: 14'x63'5"	1607	5126	1506 N Stillman St	29th wd.	Front: 15'x65'
1607	5059	2515 N Bancroft St	16th wd.	Front: 14'4-3/4"x48'	1607	5127	1607 Germantown Ave	18th wd.	Front: 13'9-1/4"xIrregular
1607	5060	2440 N Bancroft St	16th wd.	Front: 14'7-1/2"x49'	1607	5128	2137 N Orianna St	19th wd.	Front: 12'x44'
1607	5061	2219 N Chadwick St	16th wd.	Front: 14'x49.82"	1607	5129	2225 N Reese St	19th wd.	Front: 16'x54'
1607	5062	2265 N Chadwick St	16th wd.	Front: 14'2"x49'10"	1607	5130	2942 N 3rd St	19th wd.	Front: 14'x59'
1607	5063	2417 N Chadwick St	16th wd.	Front: 13'11-3/4"x47'	1607	5131	3417 N Bodine St	19th wd.	Front: 14'x50'
1607	5064	2441 N Chadwick St	16th wd.	Front: 13.86'x49'	1607	5132	3447 N Bodine St	19th wd.	Front: 14'x50'
1607	5065	2443 N Chadwick St	16th wd.	Front: 14'x49'	1607	5133	2110 N 7th St	20th wd.	Front: 14'2"x76'
1607	5066	2216 N Chadwick St	16th wd.	Front: 14.09'x50'	1607	5134	1407-09 N 8th St	20th wd.	Front: 34'x102.76'
1607	5067	2218 N Chadwick St	16th wd.	Front: 14'x50'					
1607	5068	2252 N Chadwick St	16th wd.	Front: 14'2"x49'6"					

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 th irty [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. Thursday, July 7, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1607	5135	1941 N Darien St	20th wd.	Front: 13.50'x41.09'	1607	5168	2418 W Sergeant St	28th wd.	Front: 14.25'x53.50'
1607	5136	2145 N Darien St	20th wd.	Front: 13'6"x42'	1607	5169	2619 W Sterner St	28th wd.	Front: 14'x45'
1607	5137	2128 N Percy St	20th wd.	Front: 14'x53'	1607	5170	2520 W Seltzer St	28th wd.	Front: 14'x42.50'
1607	5138	2150 N Percy St	20th wd.	Front: 14'3"x53'	1607	5171	2530 W Seltzer St	28th wd.	Front: 14'x42'6"
1607	5139	6714 Bass St	22nd wd.	Front: 13.33'x59'	1607	5172	1308 N 25th St	29th wd.	Front: 14'x56'
1607	5140	1659 Meadow St	23rd wd.	Irregular	1607	5173	2540 W Seltzer St	28th wd.	Front: 14'x42.50'
1607	5141	4161 Paul St	23rd wd.	Front: 17.50'x93'	1607	5174	2548 W Seltzer St	28th wd.	Front: 14'x42'6"
1607	5142	4114 Paul St	23rd wd.	Irregular	1607	5175	2626 W Seltzer St	28th wd.	Front: 14'3"x46'
1607	5143	837 N 39th St	24th wd.	Front: 15.28'x69.15'	1607	5176	1717 N 25th St	29th wd.	Front: 16'x72'
1607	5144	3842 Wyalusing Ave	24th wd.	Front: 14'3"x60'	1607	5177	2711 W Seltzer St	28th wd.	Front: 14'x46'
1607	5145	2530 E Birch St	25th wd.	Front: 15'x51.75'	1607	5178	2622 N Hollywood St	28th wd.	Front: 14'x47'
1607	5146	1911 E Monmouth St	25th wd.	Front: 14'2"x63'	1607	5179	2606 N Myrtlewood St	28th wd.	Front: 14'x52'
1607	5147	1823 E Wishart St	25th wd.	Front: 13'x56'6"	1607	5180	2628 N Myrtlewood St	28th wd.	Front: 14'x52'
1607	5148	2849 Amber St	25th wd.	Front: 12'x49'	1607	5181	2615 N 30th St	28th wd.	Front: 15'1"x64'6"
1607	5149	2864 Ruth St	25th wd.	Front: 14'x53'	1607	5182	2649 N 30th St	28th wd.	Front: 16'x50'
1607	5150	2962 Ruth St	25th wd.	Front: 15'x49.96'	1607	5183	2214 N 30th St	28th wd.	Front: 15'x65'6"
1607	5151	2745 N Taylor St	28th wd.	Front: 14'6"x45'	1607	5184	2430 N Cordies St	28th wd.	Front: 14'x45'2"
1607	5152	2755 N Taylor St	28th wd.	Front: 14'6"x45'	1607	5185	2443 N Stanley St	28th wd.	Front: 14'2"x45'2"
1607	5153	2767 N Taylor St	28th wd.	Front: 14'6"x45'	1607	5186	2455 N Stanley St	28th wd.	Front: 14.16'x45'
1607	5154	2344 N 25th St	28th wd.	Front: 16'x56.61'	1607	5187	2549 N Stanley St	28th wd.	Front: 14'2"x50'
1607	5155	2518 N 27th St	28th wd.	Front: 17'1"xIrregular	1607	5188	2462 N Stanley St	28th wd.	Front: 14'x52'
1607	5156	2522 N Marston St	28th wd.	Front: 15'x70'	1607	5189	2566 N Stanley St	28th wd.	Front: 14'2"x50'
1607	5157	2556 N Newkirk St	28th wd.	Front: 14'x50'	1607	5190	2463 N Napa St	28th wd.	Front: 14.16'x50'
1607	5158	2716 N Newkirk St	28th wd.	Front: 15'x52.75'	1607	5191	2510 N Napa St	28th wd.	Front: 14.25'x50'
1607	5159	2718 N Newkirk St	28th wd.	Front: 15'x52.75'	1607	5192	2555 N Patton St	28th wd.	Irregular
1607	5160	2736 N Newkirk St	28th wd.	Front: 15'x52.75'	1607	5193	2414 N Patton St	28th wd.	Front: 14.02'x50'
1607	5161	2756 N Newkirk St	28th wd.	Front: 15'x52.75'	1607	5194	1712 N 24th St	29th wd.	Front: 16'x72'
1607	5162	2761 N 29th St	28th wd.	Front: 15'x62'	1607	5195	2519 N Natrona St	28th wd.	Front: 14'x50'
1607	5163	2619 W Dauphin St	28th wd.	Front: 17'x109.50'	1607	5196	2523 N Natrona St	28th wd.	Front: 14.25'x60'
1607	5164	2447 W Gordon St	28th wd.	Front: 14.45'x55.50'	1607	5197	2206 N Natrona St	28th wd.	Front: 16'x62'
1607	5165	2515 W Gordon St	28th wd.	Front: 15.50'x50.50'	1607	5198	2516 N Natrona St	28th wd.	Front: 14'x50'
1607	5166	2613 W Arizona St	28th wd.	Front: 14'x44'	1607	5199	2465 N Douglas St	28th wd.	Front: 14.25'x50'
1607	5167	2615 W Arizona St	28th wd.	Front: 14'x44'	1607	5200	2424 N Douglas St	28th wd.	Front: 14'x50'

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 - 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.
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2nd Edition

By Philip N. Yannella, Ballard Spahr LLP

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