

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, August 4, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book Writ Address	Ward	Dimensions	Book Writ Address	Ward	Dimensions
1608 5001 1811 N Ringgold St	32nd wd.	Front: 14'x48'6"	1608 5069 2828 N Hutchinson St	56th wd.	Front: 13.01'x48.40'
1608 5002 1811 N Bailey St	32nd wd.	Front: 14'x42'	1608 5070 2832 N Hutchinson St	37th wd.	Front: 12'11"x50'7-3/8"
1608 5003 1826 N Bailey St	32nd wd.	Front: 13.91'x42'	1608 5071 4100 N Fairhill St	43rd wd.	Front: 14'6"x58'10-1/4"
1608 5004 1861 N 27th St	32nd wd.	Front: 15'6"x70'3"	1608 5072 3029 N Warnock St	37th wd.	Front: 14'x43.20'
1608 5005 3004 Euclid Ave	32nd wd.	Irregular	1608 5073 2736 N Marvine St	37th wd.	Front: 14'x70'
1608 5006 2934 Westmont St	32nd wd.	Front: 13.75'x49'	1608 5074 2812 N Marvine St	37th wd.	Front: 15.25'x78'
1608 5007 2938 French St	32nd wd.	Front: 14'x51'	1608 5075 3012 N Marvine St	37th wd.	Front: 14.50'x57'
1608 5008 2719 French St	32nd wd.	Front: 14.33'x59'	1608 5076 2839 N 13th St	37th wd.	Front: 14'9"x76'
1608 5009 2929 French St	32nd wd.	Front: 13'10"x51'	1608 5077 934 W Silver St	37th wd.	Front: 14'8"x76'1/8"
1608 5010 3028 W Susquehanna Ave	32nd wd.	Front: 15'x57'	1608 5078 1325 W Somerset St	37th wd.	Front: 15.58'x70'
1608 5011 2016 N Etting St	32nd wd.	Front: 14'7"x50'	1608 5079 1333 W Somerset St	37th wd.	Front: 15.50'x72'
1608 5012 2132 N Corlies St	32nd wd.	Front: 14'x50'	1608 5080 1335 W Somerset St	37th wd.	Front: 15.50'x72'
1608 5013 1912 N Napa St	32nd wd.	Front: 14.33'x48'	1608 5081 1300 W Rush St	37th wd.	Front: 14'6"x46'6"
1608 5014 2710 W Eyre St	32nd wd.	Front: 15'x62'2"	1608 5082 1314 W Rush St	37th wd.	Front: 14.50'x46.50'
1608 5015 1730 N Bambrey St	32nd wd.	Front: 14'x52'	1608 5083 1016 W Monmouth St	37th wd.	Front: 14'1"x44'
1608 5016 1603 N 26th St	32nd wd.	Irregular	1608 5084 1015 W Monmouth St	37th wd.	Front: 14'x45'
1608 5017 1727 N Taney St	32nd wd.	Front: 15'x51'9"	1608 5085 1021 W Monmouth St	37th wd.	Front: 14.03'x45'
1608 5018 1724 N Taney St	32nd wd.	Front: 15'x51.75'	1608 5086 1041 W Orleans St	37th wd.	Front: 13'6-3/4"x45'
1608 5019 1614 N 27th St	32nd wd.	Front: 16'5"x53'1"	1608 5087 1026 W Indiana Ave	37th wd.	Front: 14'8"x64'
1608 5020 1748 N 27th St	32nd wd.	Front: 16'x72.50'	1608 5088 1032 W Indiana Ave	37th wd.	Front: 14.66'x64'
1608 5021 1717 N Newkirk St	32nd wd.	Front: 14'1"x51'	1608 5089 710 W Allegheny Ave	37th wd.	Front: 14.58'x63'
1608 5022 1743 N Dover St	32nd wd.	Front: 14'2"x42'	1608 5090 2909 N Ringgold St	38th wd.	Front: 14.08'x40.75'
1608 5023 2946 W Glenwood Ave	32nd wd.	Front: 14'x60.49'	1608 5091 2913 N Ringgold St	38th wd.	Front: 14.08'x40.75'
1608 5024 1632 N Natrona St	32nd wd.	Front: 15'x66'	1608 5092 2928 N Ringgold St	38th wd.	Front: 14.08'x41'
1608 5025 644 E Ontario St	33rd wd.	Front: 15'x57'6"	1608 5093 2958 N Ringgold St	38th wd.	Front: 14'1"x41'
1608 5026 849 E Tioga St	33rd wd.	Front: 15'10-1/2"x72'	1608 5094 2943 N Taylor St	38th wd.	Front: 14'1"x50'
1608 5027 3349 Malta St	33rd wd.	Front: 14'x43'	1608 5095 2907 N Stillman St	38th wd.	Front: 14.08'x45.75'
1608 5028 3314 I St	33rd wd.	Front: 14'x53'6"	1608 5096 2811 N Taney St	38th wd.	Front: 14'4"x45'
1608 5029 4017 Ormond St	33rd wd.	Front: 15'6"x65'	1608 5097 2601 Manton St	36th wd.	Front: 16'x55'4-3/8"
1608 5030 6148 Callowhill St	34th wd.	Front: 15'5"x72'4"	1608 5098 3101 Pennock St	38th wd.	Front: 15'x42'
1608 5031 160 N Robinson St	34th wd.	Front: 14'2"x65'	1608 5099 3247 N Etting St	38th wd.	Front: 14'3"x60'
1608 5032 1406 N 60th St	34th wd.	Front: 15'x73'1-1/4"	1608 5100 2821 N Newkirk St	38th wd.	Front: 16'x66'
1608 5033 1715 N Felton St	34th wd.	Front: 15'x97'	1608 5101 3053 N 35th St	38th wd.	Irregular
1608 5034 871 Marcella St	35th wd.	Front: 18'x70'	1608 5102 2429 S Beulah St	39th wd.	Front: 14'x50'
1608 5035 5130 F St	35th wd.	Irregular	1608 5103 1824 Cecil St a/k/a 1824 S Cecil St	40th wd.	Front: 15'x53'
1608 5036 2533 Oakford St	36th wd.	Front: 14'x60'9"	1608 5104 3329 N 21st St	11th wd.	Front: 18.50'x89.58'
1608 5037 1253 S 29th St	36th wd.	Front: 15'x68'	1608 5105 6131 Upland St	40th wd.	Front: 14'x62'
1608 5038 3222 Latona St	36th wd.	Front: 15'x42'6"	1608 5106 2430 S Frazier St	40th wd.	Front: 18'4"x60'9"
1608 5039 2019 Fernon St	36th wd.	Front: 14'x44'	1608 5107 6720 Woodland Ave	40th wd.	Front: 16'x104'
1608 5040 2033 Mountain St	36th wd.	Front: 14'x47'	1608 5108 7112 Upland St	40th wd.	Irregular
1608 5041 2119 Pierce St	36th wd.	Front: 14'6"x45'	1608 5109 435 E Eleanor St	42nd wd.	Front: 16'1"x111'3"
1608 5042 1515 S 21st St	36th wd.	Front: 14'x60'	1608 5110 223 Rubicam St	42nd wd.	Front: 14'x65'
1608 5043 1412 S Taylor St	36th wd.	Front: 14'3"x47'9-5/8"	1608 5111 4931 N 2nd St	42nd wd.	Front: 16'x65'
1608 5044 1441 S Colorado St	36th wd.	Front: 14'x50'	1608 5112 4940 N 4th St	42nd wd.	Front: 80'x104'9-1/4"
1608 5045 1412 S Bouvier St	36th wd.	Front: 14'x48'	1608 5113 1312 W Clementine St	43rd wd.	Front: 14'x40'
1608 5046 1614 Manton St a/k/a 1614 W Manton St	36th wd.	Irregular	1608 5114 1318 W Clementine St	43rd wd.	Front: 14'x40'
1608 5047 2514 N Marshall St	37th wd.	Front: 14'x81.32'	1608 5115 743 W Russell St	43rd wd.	Front: 14.50'x50'
1608 5048 2657 N Franklin St	37th wd.	Front: 14'2"x66'6"	1608 5116 644 W Schiller St	43rd wd.	Front: 14'x60'
1608 5049 2644 N Darien St	37th wd.	Front: 15.25'x38'	1608 5117 3141 N Camac St	43rd wd.	Front: 16'x84'
1608 5050 2443 N Delhi St	37th wd.	Front: 12.75'x45'	1608 5118 3259 N 13th St	43rd wd.	Front: 15'x96'
1608 5051 2252 N Delhi St	37th wd.	Front: 16.41'x75'	1608 5119 3261 N 13th St	43rd wd.	Front: 15'x96'
1608 5052 2614 N Hutchinson St	37th wd.	Front: 14'5"x61'6"	1608 5120 807 W Tioga St	43rd wd.	Front: 13'1-1/2"x41'6"
1608 5053 2620 N Hutchinson St	37th wd.	Front: 14.41'x61.50'	1608 5121 3546 N 9th St	43rd wd.	Front: 14'x56'
1608 5054 2314 N 10th St	37th wd.	Front: 16.50'x90'	1608 5122 3521 N Warnock St	43rd wd.	Front: 14'x56'
1608 5055 2561 N Jessup St	37th wd.	Front: 14.03'x48'	1608 5123 3527 N Warnock St	43rd wd.	Front: 14'x56'
1608 5056 2534 N Jessup St	37th wd.	Front: 14'1/2"x48'6"	1608 5124 3535 N Warnock St	43rd wd.	Front: 14'x56'
1608 5057 2611 N Sartain St	37th wd.	Front: 14'x40'	1608 5125 3549 N Marvine St	43rd wd.	Front: 16'5/8"x84'
1608 5058 2621 N Sartain St	37th wd.	Front: 14'x40'	1608 5126 3631 Old York Rd	43rd wd.	Front: 15'x104.12'
1608 5059 2534 N Sartain St	37th wd.	Front: 14'x51'	1608 5127 905 W Butler St	43rd wd.	Front: 16'x61'
1608 5060 932 W Dauphin St	37th wd.	Front: 17'x90'	1608 5128 3706 N Marshall St	43rd wd.	Irregular
1608 5061 930 W Boston St	37th wd.	Front: 13'6"x60'	1608 5129 1348 Kerbaugh St	43rd wd.	Front: 15'x67'
1608 5062 1225 W Tucker St	37th wd.	Front: 14'x46'	1608 5130 4118 N Reese St	43rd wd.	Front: 14'4"x60'
1608 5063 804 W Lehigh Ave	37th wd.	Front: 16.17'x67'	1608 5131 4337-39 N 6th St	43rd wd.	Irregular
1608 5064 2846 N Marshall St	37th wd.	Front: 14'9"x92'	1608 5132 5039 Arch St	44th wd.	Front: 16'6"x77'
1608 5065 6147 Germantown Ave	59th wd.	Front: 15'2-3/4"xIrregular	1608 5133 5328 Vine St	44th wd.	Front: 17'4"x106'
1608 5066 2719 N Darien St	37th wd.	Front: 14.96'x44.89'	1608 5134 40 N Dearborn St	44th wd.	Front: 15'x44'6"
1608 5067 2726 N Darien St	37th wd.	Front: 13'x45'			
1608 5068 3014 N 9th St	37th wd.	Front: 15'1"x69'			

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, August 4, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1608	5135	125 N Paxon St	44th wd.	Front: 15'8"x110'	1608	5168	1309 Robbins St a/k/a 1309 Robbins Ave	53rd wd.	Front: 17'11-1/2"x70'
1608	5136	126 N Lindenwood St	44th wd.	Front: 15'x65'	1608	5169	2029 Faunce St	56th wd.	Irregular
1608	5137	37 N Peach St	44th wd.	Front: 15'x48'	1608	5170	845 E Stafford St	59th wd.	Front: 24'6"x50'
1608	5138	39 N Ruby St	44th wd.	Front: 15'7"x60'6"	1608	5171	911 E Price St	59th wd.	Front: 18'x92'
1608	5139	137 N 54th St	44th wd.	Front: 16'x70'	1608	5172	26 E Pastorius St	59th wd.	Irregular
1608	5140	5023 Haverford Ave	44th wd.	Front: 20'x116'6-3/4"	1608	5173	2043 Chelten Ave a/k/a 2043 E Chelten Ave	17th wd.	Front: 22.50'x95'
1608	5141	4844 Brown St	44th wd.	Front: 15'x88.29'	1608	5174	5211 Chancellor St	60th wd.	Front: 15.42'x67.32'
1608	5142	5117 Reno St	44th wd.	Front: 14'x45'	1608	5175	5241 Chancellor St	60th wd.	Irregular
1608	5143	5227 Kershaw St	44th wd.	Irregular	1608	5176	5454 Sansom St	60th wd.	Front: 16'x105'
1608	5144	7202 Frankford Ave	55th wd.	Irregluar Lot	1608	5177	5419 Spruce St	60th wd.	Front: 16'x84'
1608	5145	1442 N 53rd St	44th wd.	Front: 14'5"x97'6-1/2"	1608	5178	5468 Delancey St	60th wd.	Front: 15'x62'
1608	5146	3224 Frankford Ave	45th wd.	Front: 25'x97'9-1/2"	1608	5179	5315 Osage Ave	60th wd.	Front: 16'x70'
1608	5147	5209 Rodman St	46th wd.	Front: 14'x62'	1608	5180	5310 Addison St	60th wd.	Front: 15'x60'
1608	5148	5614 Catharine St	46th wd.	Front: 15'5-1/2"x80'3"	1608	5181	5342 Addison St	60th wd.	Front: 15'x60'
1608	5149	715 S 58th St	46th wd.	Front: 15'6"x75'	1608	5182	5422 Addison St	60th wd.	Front: 15'x63'
1608	5150	1825 Ingersoll St	47th wd.	Front: 14'x64'	1608	5183	125 S Peach St	60th wd.	Front: 16'x56'6"
1608	5151	2117 McKean St	48th wd.	Front: 15'x63'	1608	5184	9 S Ruby St	60th wd.	Front: 16'x62'
1608	5152	2819 Winton St	48th wd.	Front: 14'x50'	1608	5185	12 S Yewdall St	60th wd.	Front: 16'x67'3"
1608	5153	2007 S Croskey St	48th wd.	Front: 14'x54'	1608	5186	25 S 55th St	60th wd.	Front: 16'x65'9"
1608	5154	1330 W Wingohocking St	49th wd.	Front: 16'x69'	1608	5187	5748-50 Sansom St	60th wd.	Irregular
1608	5155	5006 N 6th St a/k/a 5022 N 6th St	49th wd.	Irregular	1608	5188	5509 Irving St	60th wd.	Front: 15'x75'
1608	5156	4841 N 10th St	49th wd.	Front: 15'x86'	1608	5189	39 S 56th St	60th wd.	Front: 14'x70'
1608	5157	1013 W Nedro Ave	49th wd.	Front: 19'11-3/8"x100'	1608	5190	233 S 57th St	60th wd.	Front: 15'x82'6"
1608	5158	5114 Hadfield St	51st wd.	Front: 15'x67'	1608	5191	156 Widener St	61st wd.	Front: 15'1"x69'2"
1608	5159	2135 N 63rd St	34th wd.	Irregular Lot	1608	5192	1636 Howell St	62nd wd.	Front: 16'1/2"x108'9"
1608	5160	1444 S 52nd St	51st wd.	Front: 16'x77'	1608	5193	7204 Frankford Ave	55th wd.	Front: 17.77'x100.43'
1608	5161	5432 Baltimore Ave	51st wd.	Front: 15.58'x136.28'	1608	5194	8012 Craig St	64th wd.	Irregular
1608	5162	5520 Broomall St	51st wd.	Front: 15'x62'	1608	5195	9237 Cambridge St	65th wd.	Front: 25'x100'
1608	5163	5622 Beaumont St	51st wd.	Front: 16'x56'6"	1608	5196	4219 Fairdale Rd	66th wd.	Irregular
1608	5164	1814 S Allison St	51st wd.	Front: 14'x50'	1608	5197	3312 Belgreen Rd	66th wd.	Irregular
1608	5165	2038 S Frazier St	51st wd.	Front: 15'x62'	1608	5198	108-110 E Bringham St	12th wd.	Front: 28.96'x52.57'
1608	5166	5359 Morse St	52nd wd.	Front: 15'x83.501'	1608	5199	601 N 52nd St	44th wd.	Irregular
1608	5167	5417 Arlington St	52nd wd.	Front: 16'x107'	1608	5200	310 S 60th St	3rd wd.	Front: 15.50'x79'

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Pennsylvania eDiscovery

2nd Edition

PHILIP N. YANNELLA
Ballard Spahr LLP

The Legal Intelligencer

Pennsylvania eDiscovery

2nd Edition

By Philip N. Yannella, Ballard Spahr LLP

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The Legal Intelligencer

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