

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, September 15, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book Writ Address			Ward	Dimensions	Book Writ Address			Ward	Dimensions
1609	5001	1819 W Cumberland St	16th wd.	Front: 14'3"x61'	1609	5069	2421 N Stanley St	28th wd.	Front: 14'2"x45'2"
1609	5002	5552 Cambridge St	4th wd.	Front: 15'x78'	1609	5070	2521 N 32nd St	28th wd.	Front: 15'3"x62'
1609	5003	518 N Vogdes St	4th wd.	Front: 15'x63'	1609	5071	519 W Cambria St	19th wd.	Front: 17'x61'
1609	5004	5548 Lansdowne Ave	4th wd.	Front: 15'x87'	1609	5072	122 E Hortter St	22nd wd.	Irregular Lot
1609	5005	1511 N Conestoga St	4th wd.	Irregular	1609	5073	3143 W Dakota St	28th wd.	Front: 20'5"x57'
1609	5006	1417 N 56th St	4th wd.	Front: 15'7"x107'	1609	5074	2430 W Thompson St	29th wd.	Front: 16'x67'
1609	5007	6130-38 Rear Osage Ave	3rd wd.	Front: 21.5'x162.27'	1609	5075	3427 N Philip St	19th wd.	Front: 14'x50'
1609	5008	634 N Frazier St	4th wd.	Front: 15'4"x77'3-1/4"	1609	5076	2316 Turner St	29th wd.	Front: 14'x57'
1609	5009	4234 Otter St	6th wd.	Front: 22'x72'2"	1609	5077	2342 Turner St	29th wd.	Front: 14'x57'
1609	5010	2846 Waterloo St a/k/a 2846 N Waterloo St	7th wd.	Front: 14'x43'10"	1609	5078	4321 Tackawanna St	23rd wd.	Front: 16.32'x92.03'
1609	5011	928 S 58th St	3rd wd.	Front: 16'x82'	1609	5079	2348 Turner St	29th wd.	Front: 14'x57'
1609	5012	2941 Ella St	7th wd.	Front: 14'x68'	1609	5080	2350 Turner St	29th wd.	Front: 14'x57'
1609	5013	2953 Kip St	7th wd.	Front: 13'x68'6"	1609	5081	2412 Nicholas St	29th wd.	Front: 14.25'x62'
1609	5014	944 N 42nd St	6th wd.	Front: 16'2"x90'	1609	5082	1430 N 24th St	29th wd.	Front: 15'x70.39'
1609	5015	2831 Boudinot St	7th wd.	Front: 17'x50'	1609	5083	2735 W Stiles St	29th wd.	Front: 13'10-1/2"x51'3"
1609	5016	3038 Gransback St	7th wd.	Front: 14'x45.50'	1609	5084	1552 N 27th St	29th wd.	Front: 14'2"x60'4-1/2"
1609	5017	3124 Hartville St	7th wd.	Front: 15'x44'6"	1609	5085	1456 N Marston St	29th wd.	Front: 14'1"x50'
1609	5018	3301 Waterloo St	7th wd.	Front: 15'x40'	1609	5086	1519 N 28th St	29th wd.	Front: 18'x78'
1609	5019	501 E Westmoreland St	7th wd.	Front: 16'x51.50'	1609	5087	1327 N Dover St	29th wd.	Front: 14'x50'3"
1609	5020	1519 Kinsdale St	10th wd.	Irregular	1609	5088	1345 N Dover St	29th wd.	Front: 14'x50'3"
1609	5021	7130 Louise St	10th wd.	Front: 16'x90'	1609	5089	1335 N Myrtlewood St	29th wd.	Front: 14'x50'
1609	5022	2924 N 19th St	11th wd.	Front: 18'x35'	1609	5090	743 S 15th St	30th wd.	Irregular
1609	5023	1950 W Hilton St	11th wd.	Front: 14'x37'6"	1609	5091	2528 N Water St	31st wd.	Front: 12'x67.50'
1609	5024	1913 W Hilton St	11th wd.	Front: 14'x66'	1609	5092	2427 Jasper St	31st wd.	Front: 13'7"x53'6"
1609	5025	1921 W Willard St	11th wd.	Front: 14'10"x60'	1609	5093	2624 Emerald St	31st wd.	Front: 14'3"x58'
1609	5026	1726 W Atlantic St	11th wd.	Front: 14'6"x70'	1609	5094	2439 Cedar St	31st wd.	Front: 14'3'x60'
1609	5027	516 E Queen Ln	12th wd.	Front: 14'8"x52'9"	1609	5095	2009 E Susquehanna Ave	31st wd.	Front: 22'x81'4"
1609	5028	3535 N 5th St	7th wd.	Front: 20'x104.62'	1609	5096	2019 N Gratz St	32nd wd.	Front: 16'x52'
1609	5029	3629 N 17th St	13th wd.	Irregular	1609	5097	1941 N Uber St	32nd wd.	Irregular
1609	5030	285 Shawmont Ave Unit 4C2	21st wd.	Irregular	1609	5098	2110 N Woodstock St	32nd wd.	Front: 16'x60'
1609	5031	1416 W Jerome St	13th wd.	Front: 15'xIrregular	1609	5099	2156 N Lambert St	32nd wd.	Front: 15'x60'
1609	5032	4439 Greene St	13th wd.	Front: 15'3"x55'6"	1609	5100	2013 N Van Pelt St	32nd wd.	Front: 15'x70'
1609	5033	2441 N Carlisle St	16th wd.	Front: 14'x64'	1609	5101	4278 Torresdale Ave	23rd wd.	Irregular
1609	5034	2432 N Bancroft St	16th wd.	Front: 14'1/2"x49'	1609	5102	2453 W Berks St	32nd wd.	Front: 16'x89.87'
1609	5035	2632 N Bancroft St	16th wd.	Front: 14'x48'	1609	5103	1945 N 33rd St	32nd wd.	Front: 16'x90'
1609	5036	2419 N Chadwick St	16th wd.	Front: 14'x47'	1609	5104	1704 N 25th St	32nd wd.	Front: 15'9"x71'7-3/4"
1609	5037	2423 N 15th St	16th wd.	Front: 14.77'x103.83'	1609	5105	1627 N Corlies St	32nd wd.	Front: 15'5-3/4"x54'7"
1609	5038	1521 W Cumberland St	16th wd.	Front: 15'2-1/2"x68'	1609	5106	965 E Schiller St	33rd wd.	Front: 16'x68'6"
1609	5039	2544 N 19th St	16th wd.	Front: 15'6"x67'10"	1609	5107	3347 Rand St	33rd wd.	Front: 14'x43'
1609	5040	2320 N Garnet St	16th wd.	Front: 14'x46.32'	1609	5108	337 N Robinson St	34th wd.	Front: 15'x66'6"
1609	5041	2350 N Garnet St	16th wd.	Front: 14'x46'4"	1609	5109	1315 N 62nd St	34th wd.	Front: 18'x64'1-1/2"
1609	5042	1724 Belfield Ave	17th wd.	Front: 16'x107'6"	1609	5110	6614 Lansdowne Ave	34th wd.	Front: 15'x94'10-7/8"
1609	5043	6340 N Opal St	17th wd.	Front: 15'x61'	1609	5111	729 N 64th St	34th wd.	Front: 15'11"x98'6"
1609	5044	1512 W Boston St	16th wd.	Front: 14.05'x50'	1609	5112	1420 Deal St	23rd wd.	Irregular
1609	5045	1212 N Randolph St	18th wd.	Front: 16'x62'	1609	5113	1247 S Taylor St	36th wd.	Front: 15'x54'6"
1609	5046	1948 N Leithgow St	18th wd.	Front: 12'x38'	1609	5114	2635 Earp St	36th wd.	Front: 14'x50'6"
1609	5047	2027 N 5th St	18th wd.	Front: 12'x49'1/2"	1609	5115	3217 Latona St	36th wd.	Front: 14'x42.50'
1609	5048	2555 Mutter St	19th wd.	Front: 13'3"x42'10"	1609	5116	2014 Morris St	36th wd.	Front: 15'3'x67'3"
1609	5049	2519 N Lawrence St	19th wd.	Front: 14'5"x52'	1609	5117	2342 Cross St	36th wd.	Front: 14'x49'
1609	5050	3067 N Lawrence St	19th wd.	Front: 14'6"x49'	1609	5118	1715 S Ringgold St	36th wd.	Front: 14'2"x48'
1609	5051	3038 N Lawrence St	19th wd.	Front: 14'1-3/8"x41'6"	1609	5119	1613 S Taney St	36th wd.	Front: 14'2"x46'6"
1609	5052	3224 N Randolph St	19th wd.	Front: 14'x50'	1609	5120	1731 S Mole St	36th wd.	Front: 14'x44'
1609	5053	3236 N Fairhill St	19th wd.	Front: 14'3"x45'10-3/4"	1609	5121	2634 N 9th St	37th wd.	Front: 15'x97'
1609	5054	555 W Allegheny Ave	19th wd.	Front: 15'x58'	1609	5122	2621 N 13th St	37th wd.	Front: 15'1/4"x67'
1609	5055	1942 N Marshall St	20th wd.	Front: 12'6"x74'10-5/8"	1609	5123	816 W Firth St	37th wd.	Front: 13'4'x42'
1609	5056	2166 N Franklin St	20th wd.	Front: 14'2"x70'	1609	5124	1227 W Tucker St	37th wd.	Front: 14'x46'
1609	5057	559 Gerhard St	21st wd.	Front: 16'2-1/8"x125'	1609	5125	2723 N Darien St	37th wd.	Front: 14'11-9/16"x44'10-7/8"
1609	5058	2547 N Gratz St	16th wd.	Front: 14'x49'	1609	5126	2749 N Darien St	37th wd.	Front: 14'11-9/16"x44'10-7/8"
1609	5059	4827 Griscom St	23rd wd.	Irregular	1609	5127	2728 N Darien St	37th wd.	Front: 13'x45'
1609	5060	4148 Paul St	23rd wd.	Irreuglar	1609	5128	3147 N Percy St	37th wd.	Front: 14'1-7/8"x48'
1609	5061	629 N 32nd St	24th wd.	Front: 17'x99'	1609	5129	2810 N Marvine St	37th wd.	Front: 15'3'x78'
1609	5062	3961 Wallace St	24th wd.	Front: 15'6"x80'6"	1609	5130	3018 N Marvine St	37th wd.	Irregular
1609	5063	2125 E Monmouth St	25th wd.	Irregular	1609	5131	909 W Sterner St	37th wd.	Front: 12.92'x45'
1609	5064	2302 N 26th St	28th wd.	Front: 14'x64'6"	1609	5132	923 W Sterner St	37th wd.	Front: 13'x43.40'
1609	5065	2312 W Montgomery Ave	47th wd.	Irregular	1609	5133	1812-16 E Moyamensing Ave	1st wd.	Irregular
1609	5066	2538 W Seltzer St	28th wd.	Front: 14'1"x42'6"	1609	5134	1310 W William St	37th wd.	Front: 14.25' x 36'
1609	5067	1736 Church Ln	17th wd.	Front: 16'x87'					
1609	5068	2919 N 6th St	19th wd.	Front: 17'x66.37'					

Tax Sale continues on 19

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 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, September 15, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

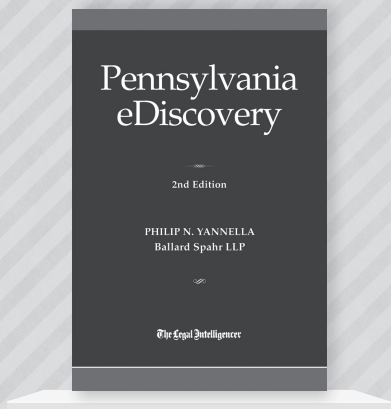
Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1609	5135	1023 W Monmouth St	37th wd.	Front: 13.97'x45'	1609	5168	219 Krams Ave Unit A2 a/k/a Unit 1-3	21st wd.	Irregular
1609	5136	718 W Allegheny Ave	37th wd.	Front: 15'x63'	1609	5169	931 N St Bernard St a/k/a 931 N St Bernard Pl	44th wd.	Front: 15'x54' 11-3/8"
1609	5137	2914 N Ringgold St	38th wd.	Front: 14'1"x41'	1609	5170	1510 N Myrtlewood St	29th wd.	Front: 15.25'x51'
1609	5138	2867 N Stillman St	38th wd.	Front: 16'x45'	1609	5171	3254 Emery St	45th wd.	Front: 14'x37'6"
1609	5139	3223 N Marston St	38th wd.	Front: 14'3"x62'6"	1609	5172	2076 Albright St a/k/a 2076 E Albright St	45th wd.	Front: 14'5"x60'9-3/8"
1609	5140	631 W Moyamensing Ave	39th wd.	Front: 16'x57'	1609	5173	3218 Emerald St	45th wd.	Front: 14'x93'
1609	5141	731 Tree St	39th wd.	Front: 14'x50'	1609	5174	719 S 58th St	46th wd.	Front: 15.50'x75'
1609	5142	1634 S Jessup St	39th wd.	Irregular	1609	5175	1237 N 19th St	47th wd.	Front: 15'x67'8"
1609	5143	1937 S Salford St	40th wd.	Front: 14'x63'6"	1609	5176	2054 Sigel St	48th wd.	Front: 14'x47'3"
1609	5144	5932 Greenway Ave	40th wd.	Irregular Lot	1609	5177	2841 Winton St	48th wd.	Front: 14'x50'
1609	5145	6112 Upland St	40th wd.	Front: 14'x62'	1609	5178	1821 S 28th St	48th wd.	Front: 18'3"x89'
1609	5146	2341 S 4th St	39th wd.	Front: 18'x64'9"	1609	5179	1409 N 30th St	29th wd.	Front: 14'x60'
1609	5147	2058 E Orleans St	25th wd.	Irregular	1609	5180	2318 E Harold St	31st wd.	Front: 14.08'x40'
1609	5148	2549 S Millick St	40th wd.	Front: 16'x47'	1609	5181	5330 Malcom St	51st wd.	Front: 16'x65'
1609	5149	6150 Glenmore Ave	40th wd.	Front: 15'x48'	1609	5182	1229 S Peach St	51st wd.	Front: 15'x50'
1609	5150	2108 S 65th St	40th wd.	Front: 16'x64'	1609	5183	5340 Glenmore Ave	51st wd.	Front: 14'x47'
1609	5151	2063 E Orleans St	25th wd.	Front: 15'x50'	1609	5184	1859 N 21st St	32nd wd.	Front: 17'x62'
1609	5152	2619-2621 W York St	28th wd.	Front: 40'x139'	1609	5185	2006 N 25th St	32nd wd.	Front: 16'x75'
1609	5153	2612 S 70th St	40th wd.	Front: 16'x73'10"	1609	5186	2034 S Frazier St	51st wd.	Front: 15'x62'
1609	5154	6943 Theodore St	40th wd.	Front: 15'x65'6"	1609	5187	5140 Parkside Ave	52nd wd.	Front: 15.33'x82'
1609	5155	6435 Guyer Ave	40th wd.	Irregular	1609	5188	1321 N 49th St	52nd wd.	Irregular
1609	5156	316R-28 E Clarkson Ave #4	42nd wd.	Front: 11'x22'	1609	5189	1727 N Paxon St	52nd wd.	Front: 14'4"x74'4"
1609	5157	313 Lindley Ave	42nd wd.	Front: 20'x77'	1609	5190	1952 N Patton St	32nd wd.	Front: 14'2"x48'
1609	5158	4720 N Front St	42nd wd.	Irregular	1609	5191	2450 Jefferson St	29th wd.	Front: 19.39'x51'
1609	5159	1237 W Sedgley Ave	43rd wd.	Irregular	1609	5192	3525 N Smedley St a/k/a 3521-23-25 N Smedley St	11th wd.	Front: 50.33'x80.33'
1609	5160	3612 N 9th St	43rd wd.	Front: 15'x65'	1609	5193	5817 Walker St	62nd wd.	Front: 47'1/2"x100'
1609	5161	3555 N 11th St	43rd wd.	Front: 15'5"x85'6"	1609	5194	1937 N 32nd St	32nd wd.	Front: 19'5'x65'
1609	5162	3845 N 10th St	43rd wd.	Front: 16'x51'	1609	5195	5221 Baltimore Ave	46th wd.	Irregular Lot
1609	5163	3841 N 13th St	43rd wd.	Front: 15'1"x65'	1609	5196	2200 N Bouvier St	16th wd.	Front: 18'2"x48'
1609	5164	4037 N 8th St	43rd wd.	Front: 15'x74'3/8"	1609	5197	1829 W Cumberland St	16th wd.	Front: 15'x61'
1609	5165	2643 W York St	28th wd.	Front: 12.91'x53'	1609	5198	1717 N 24th St	29th wd.	Front: 16'x38.32'
1609	5166	4935 Reno St	44th wd.	Front: 14'4"x62'	1609	5199	5801 Crittenden St	59th wd.	Front: 15.16'x73.71'
1609	5167	5062 Hoopes St	44th wd.	Front: 14'x57'8"	1609	5200	2726 N 13th St	37th wd.	Front: 15'11"x101'6"

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By Philip N. Yannella, Ballard Spahr LLP

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