

Tax Delinquent Sale

City of Philadelphia
TAX DELINQUENT 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 **Jewell Williams, Sheriff**
10:00 a.m. Tuesday, January 21, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1401	4001	437 Greenwich Street	1st wd.	Front: 12'x irregular	1401	4054	730 E Madison Street	33rd wd.	Front: 15'x50'
1401	4002	714 St Albans St	2nd wd.	Front: 13.00'x42.40'	1401	4055	1105 East Tioga Street	33rd wd.	Front: 18'x70'
1401	4003	36 South Millick Street	3rd wd.	Front: 16'x72'	1401	4056	201 Horton St	34th wd.	Front: 16'x44.50'
1401	4004	34 North 54th Street	4th wd.	Front: 15'x63'3"	1401	4057	6201-03 Haverford Avenue	34th wd.	Front: 40'8-3/8"x irreg
1401	4005	5527 W Thompson Street	4th wd.	Front: 15.5'x81'	1401	4058	5900 West Oxford Street	34th wd.	Front: 18.36'x100.00'
1401	4006	5434 Media Street	4th wd.	Front: 15'x87'4-3/4"	1401	4059	754 Hellerman Street	35th wd.	Irregular lot
1401	4007	37 North Frazier Street	4th wd.	Front: 15'x64'	1401	4060	1405 South 21st Street	36th wd.	Front: 16'x45'
1401	4008	532 N. 58th St	4th wd.	Front: 19'10"x71'	1401	4061	1625 S 28th Street	36th wd.	Front: 17.58'x57.5'
1401	4009	5784 W Oxford St	4th wd.	Front: 15'x 93'3"	1401	4062	1400 South 31st Street	36th wd.	Front: 16'x53'
1401	4010	4014 Aspen Street	6th wd.	Front: 15'x75'	1401	4063	728 West Glenwood Avenue	37th wd.	Front: 15'x58'1"
1401	4011	4028 Aspen Street	6th wd.	Front: 15'x75'	1401	4064	3114 North Taylor Street	38th wd.	Front: 15'x90'
1401	4012	4322 Brown Street	6th wd.	Front: 15'x61'	1401	4065	3112 N Bambrey Street	38th wd.	Front: 14'x45'9"
1401	4013	4326 Brown Street	6th wd.	Front: 15'x61'	1401	4066	3227 North 26th Street	38th wd.	Front: 18'x55'
1401	4014	526 N Preston St	6th wd.	Front: 25'x100'	1401	4067	415 Hoffman Street	39th wd.	Front: 14'x48'
1401	4015	619 Brooklyn Street	6th wd.	Front: 20'x irregular	1401	4068	5966 Springfield Ave	40th wd.	Front: 15.25'x96.5'
1401	4016	635 North 43rd Street	6th wd.	Front: 16'x97'	1401	4069	5917 Trinity Street	40th wd.	Front: 15.25'x91.50'
1401	4017	1019 North 45th Street	6th wd.	Front: 15'3"x85'	1401	4070	2646 South Felton Street	40th wd.	Front: 16'x62'6"
1401	4018	1515 Kinsdale Street	10th wd.	Front: 15.7'x69'	1401	4071	2045 South 68th Street	40th wd.	Front: 15'x76'
1401	4019	1910 Plymouth Street	10th wd.	Front: 15'x70'	1401	4072	2115 South 71st Street	40th wd.	Front: 15'9"x80'
1401	4020	6438 Ogontz Avenue	10th wd.	Front: 15'x86'9"	1401	4073	2530 Carroll Street	40th wd.	Front: 16'x77'
1401	4021	6553 N Uber Street	10th wd.	Front: 17'8"x67'6"			aka South Carroll Street		
1401	4022	6607 N Uber Street	10th wd.	Front: 15'11"x74'5-7/8"	1401	4074	2600 Sylmar Street	40th wd.	Front: 18'x58'
1401	4023	6553 N. 20th Street	10th wd.	Front: 16'x72'6"	1401	4075	6356 Torresdale Avenue	41st wd.	Front: 15'x86'
1401	4024	2004 W Westmoreland St	11th wd.	Front: 14'x60'	1401	4076	4905 Knorr Street	41st wd.	Front: 20'3"x99'3-1/4"
1401	4025	2124 Bellevue Street	11th wd.	Front: 20'x112'6"	1401	4077	4529 Aldine Street	41st wd.	Front: 15'11-1/2"x66'
1401	4026	2004 West Ontario Street	11th wd.	Irregular lot	1401	4078	620 East Wyoming Avenue	42nd wd.	Front: 15'10-1/2"x80'
1401	4027	2242 W Eastaugh St	11th wd.	Front: 15'x108.5'	1401	4079	312 East Roosevelt Boulevard	42nd wd.	Front: 20'x104'5-1/2"
1401	4028	1810 W Tioga St	11th wd.	Front: 18.17'x129'	1401	4080	150 W Albanus Street	42nd wd.	Front: 15'x75'
1401	4029	3404 N 23 Street	11th wd.	Irregular lot	1401	4081	217 Rubicam Street	42nd wd.	Front: 15'x64'3"
1401	4030	3416 N 23rd Street	11th wd.	Front: 16'x96'	1401	4082	1225 West Hilton Street	43rd wd.	Front: 15'x104'3-1/8"
1401	4031	16 E Abbottsford Ave	12th wd.	Irregular lot	1401	4083	3647 North 9th Street	43rd wd.	Front: 16'x46'2-1/4"
1401	4032	5514 Boyer St	12th wd.	Front: 14.76'x125'	1401	4084	3529 Old York Road	43rd wd.	Irregular
1401	4033	5540 Ardleigh Street	12th wd.	Front: 18.43'x63.45'	1401	4085	3544 N Camac Street	43rd wd.	Front: 14'x62'
1401	4034	3961 N 17th St	13th wd.	Front: 15'x88.92'	1401	4086	3722 N Percy Street	43rd wd.	Front: 16'x45'
1401	4035	1626 St. Paul St	13th wd.	Front: 14'x71'	1401	4087	3943 North Reese Street	43rd wd.	Front: 16'7"x62'
1401	4036	1636 Ridge Avenue	15th wd.	Front: 16'x59'9"	1401	4088	3923 North 6th Street	43rd wd.	Front: 14'x74'10-1/4"
1401	4037	2610 North 17th Street	16th wd.	Front: 15'x67'	1401	4089	3904 North Franklin Street	43rd wd.	Front: 15'x63'
1401	4038	2203 North 18th Street	16th wd.	Front: 16'x65'10"	1401	4090	37 North St. Bernard Street	44th wd.	Front: 21'x irregular
1401	4039	2208 Gratz Street	16th wd.	Front: 14.5'x45.5'			aka 37 North St. Bernard Place		
1401	4040	1957 Medary Avenue	17th wd.	Irregular	1401	4091	1210 N Wilton Street	44th wd.	Front: 15.00'x64.00'
1401	4041	3226 North Philip Street	19th wd.	Front: 14'4"x56'10"	1401	4092	1233 North 53rd Street	44th wd.	Front: 15'11"x89'6"
1401	4042	1422 Deal Street	23rd wd.	Irregular lot	1401	4093	2837 East Venango Street	45th wd.	Front: 14'6"x73'8-3/8"
1401	4043	3846 Brown Street	24th wd.	Front: 16'1/4"x80'	1401	4094	3544 Janney Street	45th wd.	Front: 27'1-1/4"x irregular
1401	4044	3098 1/2 Ruth Street	25th wd.	Irregular lot	1401	4095	1925 East Ontario Street	45th wd.	Front: 13'3"x60'
1401	4045	1201 S 49th Street	27th wd.	Front: 16'x63'4-1/8"	1401	4096	2005 East Ontario Street	45th wd.	Front: 13'6-3/4"x68'1-1/2"
1401	4046	4830 Woodland Ave	27th wd.	Irregular lot	1401	4097	2083 E Clarence St	45th wd.	Front: 15.33'x62.5'
1401	4047	2326 North 25th Street	28th wd.	Front: 17.50'x57.65'			aka 2083 Clarence St		
1401	4048	2752 North Newkirk Street	28th wd.	Front: 15'x52'9"	1401	4098	3487 Amber Street	45th wd.	Front: 14'x68'
1401	4049	1935 West George Street	29th wd.	Front: 16'x36'6"	1401	4099	3350 Amber Street	45th wd.	Front: 14'7-1/2"x40'1"
1401	4050	1939 West George Street	29th wd.	Front: 16'x35'	1401	4100	3424 Braddock Street	45th wd.	Front: 14'x69.57'
1401	4051	1339 North Myrtlewood Street	29th wd.	Front: 14'x50'	1401	4101	3452 Braddock Street	45th wd.	Front: 15.25'x50'
1401	4052	2413 Amber Street	31st wd.	Front: 15'x70'	1401	4102	3325 Jasper Street	45th wd.	Front: 14'4"x70'
1401	4053	601 East Allegheny Avenue	33rd wd.	Front: 16'x102'6"					

Tax Delinquent Sale continues on **XX**

TAX DELINQUENT SALE CONDITIONS OF SHERIFF'S SALE

Effective: April 2000

- Ten percent of the highest bid for each property auctioned off shall be deposited in cash, 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 cash, 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 cash, 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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10:00 a.m. Tuesday, January 21, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1401	4103	3558 Jasper Street	45th wd.	Front: 14'7"x58'6"	1401	4139	613 East Stafford Street	59th wd.	Front: 16'x60'6"
1401	4104	5644 Hazel Ave	46th wd.	Front: 15'x63.5'	1401	4140	5839 McMahon Street	59th wd.	Irregular lot
1401	4105	5630 Carpenter St	46th wd.	Front: 15.17'x62'	1401	4141	572 Herman Street	59th wd.	Front: 15'x50'
1401	4106	1939 McClellan St	48th wd.	Front: 14'x45'			aka 572 East Herman Street		
1401	4107	2100 S Opal St	48th wd.	Front: 16'x47'	1401	4142	6325 Homer Street	59th wd.	Front: 18'x90'
1401	4108	2346 Moore St	48th wd.	Front: 14.5'x60'	1401	4143	6124 Musgrave Street	59th wd.	Front: 15'6"x70'3-3/8"
1401	4109	1936 South Bonsall St	48th wd.	Front: 14'x50'	1401	4144	6238 Belfield Avenue	59th wd.	Front: 16'9-1/8"x101'10"
1401	4110	4942 North Hutchinson Street	49th wd.	Front: 15'9"x77'6-1/2"	1401	4145	173 West Price Street	59th wd.	Irregular lot
1401	4111	5023 N Warnock St	49th wd.	Front: 20'x78.03'	1401	4146	5003 Chestnut Street	60th wd.	Front: 19'6"x94'2"
1401	4112	4724 N Marvine St	49th wd.	Front: 15'x75'	1401	4147	5135 Chancellor Street	60th wd.	Front: 15'3"x62'4-3/4"
1401	4113	4800 N Camac St	49th wd.	Front: 16'x82'	1401	4148	5228 Chancellor Street	60th wd.	Front: 15'x66'
1401	4114	4561 N 13th Street	49th wd.	Front: 16'4"x84'	1401	4149	263 S 51st Street	60th wd.	Irregular lot
1401	4115	820 West Fisher Ave	49th wd.	Front: 15'x90'	1401	4150	5439 Spruce Street	60th wd.	Front: 16'x84'
1401	4116	5453 N Marvine St	49th wd.	Front: 15'x82'	1401	4151	5429 Pine Street	60th wd.	Front: 16'x75'
1401	4117	1247 South 54th Street	51st wd.	Front: 15'x70'6"	1401	4152	430 South 54th Street	60th wd.	Front: 16'x86'
1401	4118	5232 Broomall Street	51st wd.	Front: 25'x100'	1401	4153	5551 Chestnut Street	60th wd.	Front: 15.2'x124.5'
1401	4119	1220 South Wilton Street	51st wd.	Front: 20'x97'8"	1401	4154	5542 Irving Street	60th wd.	Front: 15'x88'6"
1401	4120	5038 Springfield Ave	51st wd.	Front: 20'x108'	1401	4155	5519 Delancey Street	60th wd.	Front: 15'8"x60'
1401	4121	5134 Chester Avenue	51st wd.	Front: 16'x94'	1401	4156	5731 Osage Avenue	60th wd.	Front: 14'3"x65'
1401	4122	1547 South 53rd Street	51st wd.	Front: 16'x77'	1401	4157	269 S Frazier Street	60th wd.	Front: 16'x65'
1401	4123	1839 South 54th Street	51st wd.	Irregular lot	1401	4158	233 South 57th Street	60th wd.	Front: 15'x82'6"
1401	4124	1037 South Ithan Street	51st wd.	Front: 16'x58'6"	1401	4159	43 South 58th Street	60th wd.	Front: 15' 78.5'
1401	4125	5507 Angora Terrace	51st wd.	Front: 16'x70'	1401	4160	259 South 58th Street	60th wd.	Front: 16'x80'
1401	4126	5441 Thomas Avenue	51st wd.	Front: 15'x93'	1401	4161	401 Roselyn Street	61st wd.	Front: 15'x60'x70.00'
1401	4127	5625 Pentridge Street	51st wd.	Front: 15'4"x62'	1401	4162	4000 Carteret Drive	65th wd.	Irregular
1401	4128	5652 Pentridge Street	51st wd.	Front: 16'x65'	1401	4163	626 South 60th Street	3rd wd.	Front: 16'6"x82'
1401	4129	2016 South Frazier Street	51st wd.	Front: 15'x62'	1401	4164	1803 North 54th Street	52nd wd.	Front: 16'x105'
1401	4130	2139 South 57th Street	51st wd.	Front: 15'x76'	1401	4165	1805 North 54th Street	52nd wd.	Front: 16.00'x94.50'
1401	4131	5521 Woodland Avenue	51st wd.	Front: 20'4"x120'	1401	4166	2736 North 11th Street	37th wd.	Front: 25'x105'
1401	4132	5350 Turner Street	52nd wd.	Front: 15'x60'	1401	4167	7701 Edmund Street	65th wd.	Irregular lot
1401	4133	5359 Morse Street	52nd wd.	Front: 15'x83.501'	1401	4168	1722 West Venango Street	38th wd.	Irregular lot
1401	4134	1767 N Peach Street	52nd wd.	Front: 16.63'x77'	1401	4169	2100 Bolton Street	29th wd.	Irregular
1401	4135	5465 W Montgomery Avenue	52nd wd.	Front: 16'x76.51'	1401	4170	176 East Tulpehocken Street	59th wd.	irregular
1401	4136	5469 West Berks Street	52nd wd.	Front: 15'10"x105'	1401	4171	3475 Collins Street, Unit #1	45th wd.	Front: Condo Unit
1401	4137	5673 Lebanon Avenue	52nd wd.	Front: 16'x100'	1401	4172	5121 Brown Street	44th wd.	Front: 18.5' x irregular
1401	4138	1245 East Chelten Avenue	59th wd.	Front: 15'11-3/4"x120'					

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