

**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, March 18, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1403	4001	530 Watkins Street	1st wd.	Front: 14'x48'9"	1403	4053	2076 E Birch St	25th wd.	Front: 14'x50'
1403	4002	838 S Front Street	2nd wd.	Front: 16'8"x63'	1403	4054	2026 East Orleans street	25th wd.	Front: 16'x100'
1403	4003	1235 N 55th St	4th wd.	Irregular	1403	4055	2048 E Orleans Street	25th wd.	Front: 14'x52'1-7/8"
1403	4004	5531 Hunter Street	4th wd.	Front: 16'x90.57'	1403	4056	2061 East Clementine Street	25th wd.	Irregular lot
1403	4005	5742 Arch St	4th wd.	Front: 15.5'x80.01'	1403	4057	1827 East Wishart Street	25th wd.	Front: 13'x56'6"
1403	4006	49 N Ithan St	4th wd.	Front: 15'x64'	1403	4058	2418-20 West Harold Street	28th wd.	Front: 36'x60'
1403	4007	429 North Salford Street	4th wd. (fka 34th wd.)	Front: 19'8"x65'	1403	4059	2620 W Seltzer St	28th wd.	Front: 14.25'x46'
1403	4008	1220 N 56th St	4th wd. (fka 34th wd.)	Front: 16'x83'	1403	4060	2630 N 31st St	28th wd.	Front: 14.67'x65.43'
1403	4009	1432 North Ithan Street	4th wd.	Front: 15'x48'	1403	4061	2655 North Napa Street	28th wd.	Front: 14'4-1/2"x50'
1403	4010	5619 Stewart St	4th wd.	Front: 15'x80'	1403	4062	3003 W Susquehanna Ave	28th wd.	Front: 16'x74'
1403	4011	1511 North 58th Street	4th wd.	Front: 15'x77'	1403	4063	3324 West Harold Street	28th wd.	Irregular
1403	4012	519 North Holly Street	6th wd. (fka 24th wd.)	Front: 15'x59'6"	1403	4064	2345 Nicholas Street	29th wd.	Front: 15'4"x56'
1403	4013	1823 72nd Avenue	10th wd.	Front: 15'8"x80'	1403	4065	1314 North 26th Street	29th wd.	Front: 14'1-1/2"x59'
1403	4014	2044-46 Haines Street	10th wd.	Front: 30'x148'	1403	4066	1413 Pemberton Street	30th wd.	Front: 16'x59'
1403	4015	2118 W Stella Street	11th wd.	Front: 14'x50.17'	1403	4067	1415 Pemberton Street	30th wd.	Front: 14'x59'
1403	4016	4601 Greene Street	12th wd.	irregular	1403	4068	743 South 15th Street	30th wd.	Front: 16'x79'
1403	4017	1626 West Butler Street	13th wd. (fka 38th wd.)	irregular	1403	4069	2419-25 North Front Street	31st wd.	Irregular
1403	4018	3823 N 16th St	13th wd.	Front: 15.58'x97.50'	1403	4070	2441 Memphis St	31st wd.	Front: 14.25x51.00'
1403	4019	3928 North 16th Street	13th wd.	Front: 14'11"x94'10"	1403	4071	1808 N 26th Street	32nd wd.	Front: 15'5"x64'
1403	4020	3618 North 18th Street	13th wd.	Front: 15'9'3"8"	1403	4072	1810 North 26th Street	32nd wd.	Front: 15'5"x64'
1403	4021	3647 North 19th Street	13th wd.	Front: 16'x84'	1403	4073	3030 West Susquehanna Avenue	32nd wd.	Front: 15'x57'
1403	4022	3946 Priscilla Street	13th wd.	Front: 14'x54'	1403	4074	1946 North Napa Street	32nd wd.	Front: 14'x48'
1403	4023	263 West Zeralda Street	13th wd.	Front: 16'x72'	1403	4075	631 East Clementine Street	33rd wd.	Front: 14'3"x50'
1403	4024	5017 Tacoma Street	13th wd.	Front: 14'1-3/8"x50'	1403	4076	637 East Wishart Street	33rd wd.	Front: 14'x50'
1403	4025	833-35 N 15th Street	15th wd.	Irregular lot	1403	4077	657 East Thayer Street	33rd wd.	Front: 14'x45'6"
1403	4026	1717 Erdman Street	15th wd.	Irregular lot	1403	4078	3423 Tampa Street	33rd wd.	Front: 14'2"x42'6"
1403	4027	1719 Erdman Street	15th wd.	Front: 12'x39'	1403	4079	4126 M Street	33rd wd.	Front: 15'x72'
1403	4028	1733 Erdman Street	15th wd.	Front: 17'x39'	1403	4080	535 N Robinson St	34th wd.	Front: 17.23'x75'
1403	4029	2651 North Chadwick Street	16th wd.	Front: 14'x48'	1403	4081	112 N Felton Street	34th wd.	Front: 20'x100'
1403	4030	2417 Cleveland Street	16th wd.	Front: 14'1"x50'	1403	4082	1735 N 60th St	34th wd.	Front: 16'x93.5'
1403	4031	2603 North 24th Street	16th wd.	Front: 15'x62'1-1/2"	1403	4083	1442 North Felton Street	34th wd.	Front: 15'x54'
1403	4032	2627 North 24th Street	16th wd.	Front: 16'x63'8"	1403	4084	876 Bridge Street	35th wd.	Front: 14'10"x70'
1403	4033	2347 West Hagert Street	16th wd.	Front: 15'5"x112'	1403	4085	5130 F Street	35th wd.	Irregular
1403	4034	5746 Virginian Road	17th wd.	Front: 16.00'x102.00'	1403	4086	1917 Titan Street	36th wd.	Front: 14'x50'
1403	4035	4917 North 17th Street	17th wd.	Front: 15'x87'4"	1403	4087	1210 South Bonsall Street	36th wd.	Front: 15'x55'
1403	4036	6510 North 18th Street	17th wd.	Front: 15'5"x90'	1403	4088	2735 Latona Street	36th wd.	Front: 14'x49'8/100"
1403	4037	5804 Kemble Avenue	17th wd.	Front: 16'x103'	1403	4089	2626 Latona Street	36th wd.	Front: 14'x46'6"
1403	4038	1103-09 Crease Street	18th wd.	Irregular lot	1403	4090	1265 South Newkirk Street	36th wd.	Front: 14'x46'
1403	4039	105 West Oxford Street	18th wd.	Irregular	1403	4091	2241 Tasker Street	36th wd.	Front: 16'x64'
1403	4040	1944 North Palethorp Street	18th wd.	Front: 30'x50'	1403	4092	1643 South Taney Street	36th wd.	Front: 14'2"x46'6"
1403	4041	2011 North Fourth Street	18th wd.	Front: 16'x60'	1403	4093	1441 South Etting Street	36th wd.	Front: 14'2"x50'
1403	4042	2044 North Randolph Street	18th wd.	Front: 15'x irregular	1403	4094	1518 South Dover Street	36th wd.	Front: 14'x47'
1403	4043	326 Meehan Ave	22nd wd.	Front: 16.16'x93.34'	1403	4095	1524 South Corlies Street	36th wd.	Front: 16'x52'
1403	4044	1515 Adams Avenue	23rd wd.	Front: 14'x irregular	1403	4096	1524 S 31st St	36th wd.	Front: 15'x51.17'
1403	4045	1611 Fillmore Street	23rd wd.	Front: 14'x61'11-7/8"	1403	4097	1312 S Bancroft Street	36th wd.	Front: 14'x44'
1403	4046	4153 Orchard Street	23rd wd.	Front: 15'4"x70'	1403	4098	3001-15 N. 12th Street	37th wd.	irregular
1403	4047	5281 Pennway street	23rd wd.	Front: 18'9-3/8"x irregular	1403	4099	2724 North 12th Street	37th wd.	Front: 16'x80'
1403	4048	3957 Melon Street	24th wd.	Front: 15'x irregular	1403	4100	2830 North 12th Street	37th wd.	Front: 15'x70'
1403	4049	3811 Aspen Street	24th wd.	Front: 15'x80'	1403	4101	3224 North 26th Street	38th wd.	Front: 14'9"x62'6"
1403	4050	3819 Wyalusing Avenue	24th wd.	Front: 14'3"x60'	1403	4102	3317 North Marston Street	38th wd.	Front: 16'4"x55'6"
1403	4051	2048 E Cambria St	25th wd.	Front: 16.5'x71'					
1403	4052	1925 E Monmouth St	25th wd.	Front: 14.17'x63'					

Tax Delinquent Sale continues on 18

**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 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 Delinquent Sale

# City of Philadelphia

## TAX DELINQUENT SALE

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Properties to be sold by **Jewell Williams, Sheriff**  
10:00 a.m. Tuesday, March 18, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1403	4103	2437 West Elkhart Street	38th wd.	Front: 16'x48'	1403	4157	6045 North Camac Street	49th wd.	Front: 15'10"x84'5/8"
1403	4104	2412 W Toronto St	38th wd.	Front: 14.42'x45.32'	1403	4158	7522 East Walnut Lane	50th wd.	Irregular
1403	4105	2630 Deacon Street	38th wd.	Front: 14'x50'	1403	4159	2436 75th Avenue	50th wd.	Front: 16'x97' 6"
1403	4106	2541 South 2nd Street	39th wd.	Front: 14'1"x52'	1403	4160	7628 Williams Avenue	50th wd.	Front: 16'6"x120'
1403	4107	712 Ritner Street	39th wd.	Front: 14'x57'	1403	4161	1013 South 51st Street	51st wd.	Irregular lot
1403	4108	2502 South Camac Street	39th wd.	Front: 14'x48'	1403	4162	5339 Upland Street	51st wd.	Front: 15'2"x62'10"
1403	4109	1944 South 57th Street	40th wd.	Irregular	1403	4163	1030 South Ithan Street	51st wd.	Front: 16'x57'6"
1403	4110	6034 Regent Street	40th wd.	Front: 16'x57'	1403	4164	1050 S Ithan Street	51st wd.	Front: 16.5'x57.5'
1403	4111	6034 Reinhard Street	40th wd.	Front: 15'6"x60'	1403	4165	1007 South Frazier Street	51st wd.	Front: 16'x56'
1403	4112	2451 South Frazier Street	40th wd.	Front: 30.005'x60.0625'	1403	4166	1009 S Frazier Street	51st wd.	Front: 16'x56'
1403	4113	6022 Lindbergh Boulevard	40th wd.	Front: 15'9"x86'6"	1403	4167	5416 Baltimore Avenue	51st wd.	Irregular lot
1403	4114	2548 Holbrook Street	40th wd.	Front: 14'6"x70'	1403	4168	5632 Angora Terrace	51st wd.	Front: 16'x70'
1403	4115	2626 Holbrook Street	40th wd.	Front: 15'11'-3/4"x73'10"	1403	4169	5703 Hoffman Avenue	51st wd.	Front: 15'x80'
1403	4116	4602 Longshore Avenue	41st wd.	Front: 20'x95'	1403	4170	5648 Elliott Street	51st wd.	Front: 15'x63'6"
1403	4117	4951 Rorer Street	42nd wd.	Front: 15.00'x107.50'	1403	4171	5715 Broomall Street	51st wd.	Front: 15'6"x97'
1403	4118	194 West Luray Street	42nd wd.	Front: 14'x57'			aka 5715 Broomall Avenue		
1403	4119	240 West Mentor Street	42nd wd.	Front: 20'x120'	1403	4172	5509 Whitby Ave	51st wd.	Front: 16'x81.5'
1403	4120	128 West Loudon Street	42nd wd.	Irregular	1403	4173	5433 Willows Avenue	51st wd.	Front: 15'x81'6"
1403	4121	240 W Sulis St	42nd wd.	Front: 14'x65'	1403	4174	5445 Pentridge Street	51st wd.	Front: 15'4"x61'6"
1403	4122	4940 North 4th Street	42nd wd.	Front: 80'x104'9-1/4"	1403	4175	1634 S Ithan Street	51st wd.	Front: 14'10"x60'6"
1403	4123	5137 North 5th Street	42nd wd.	Front: 20'x100'	1403	4176	5644 Warrington Avenue	51st wd.	Front: 16'x78'
1403	4124	3265 N Park Ave	43rd wd.	Front: 15'x100'	1403	4177	5605 Springfield Avenue	51st wd.	Front: 15'x81'6"
1403	4125	3033 N Broad St	43rd wd.	Front: 18'x100'	1403	4178	1832 South 55th Street	51st wd.	Front: 19'6"x80'
1403	4126	3859 North Darien Street	43rd wd.	Front: 15'11"x45'	1403	4179	5426 Kingsessing Avenue	51st wd.	Front: 15'4"x62'
1403	4127	3845 North Percy Street	43rd wd.	Front: 16'x45'	1403	4180	2596 Balwynne Park Rd	52nd wd.	Irregular
1403	4128	3861 North Percy Street	43rd wd.	Irregular	1403	4181	5411 Gainor Road	52nd wd.	Front: 25'x125'
1403	4129	3943 North Fairhill Street	43rd wd.	Front: 13'x70'	1403	4182	6410 Dorcas Street	53rd wd.	irregular
1403	4130	4008 North Marshall Street	43rd wd.	Front: 15'x90'	1403	4183	9985 A Sandy Road	58th wd.	Irregular lot
1403	4131	4014 Old York Road	43rd wd.	Irregular			aka 9985 Sandy Road Unit A		
1403	4132	4338 North 7th Street	43rd wd.	Front: 17'x70'			aka 9985 Sandy Road A01		
1403	4133	4826 Olive St	44th wd.	Front: 15'x61'6"	1403	4184	143 East Walnut Lane	59th wd.	Front: 25.41'x151.33'
1403	4134	4832 Olive Street	44th wd.	Front: 15'x61.5'	1403	4185	256 East Johnson Street	59th wd. (fka 22nd wd.)	Irregular lot
1403	4135	5143 Folsom Street	44th wd.	Front: 15'x50'	1403	4186	13 West Duval Street	59th wd.	Front: 20'x81'11"
1403	4136	3253 Joyce Street	45th wd.	Front: 14'1"x52'	1403	4187	5452 Spruce Street	60th wd.	Front: 16'11"x75'
1403	4137	3530 Stouton Street	45th wd.	Front: 14'x59'2-1/2"	1403	4188	123 South 55th street	60th wd.	Front: 19'7"x97'
1403	4138	5218 Larchwood Avenue	46th wd.	Front: 15'6"x86'	1403	4189	5861 Addison Street	60th wd. (fka 46th wd.)	Front: 18'x63'6"
1403	4139	5515 Hazel Avenue	46th wd.	Front: 15'x111'	1403	4190	250 South Cecil Street	60th wd.	Front: 15'x60'
1403	4140	5628 Pemberton Street	46th wd.	Front: 15'x60'	1403	4191	258 South Cecil Street	60th wd.	Front: 15'x60'
1403	4141	5537 Walton Avenue	46th wd.	Front: 15'x60'	1403	4192	1841 Pratt Street	62nd wd.	Irregular
1403	4142	5413 Norfolk Street	46th wd.	Front: 15'x63'6"	1403	4193	5108 Jackson Street	62nd wd.	Front: 82'x17'2-?"
1403	4143	521 South 56th Street	46th wd.	Front: 15'x78'9-7/8"	1403	4194	5322 Harbison Avenue	62nd wd.	Front: 18'3-1/2"x67'6"
1403	4144	2035 West Oxford Street	47th wd.	Front: 15'4"x70'	1403	4195	5601 Thomas Avenue	51st wd.	Front: 15'x81'6"
1403	4146	1721 Mifflin Street	48th wd.	Front: 16'x65'3"	1403	4196	2909-53 North American Street	19th wd.	Irregular lot
1403	4147	2211 McKean Street	48th wd.	Front: 15'x63'	1403	4197	2553-55 North Fairhill Street	19th wd.	Front: 40'x69'6"
1403	4148	2206 Winton Street	48th wd.	Front: 14'x47'	1403	4198	3030 Master Street, Unit M	29th wd.	Irregular
1403	4149	2854 Winton Street	48th wd.	Irregular	1403	4199	1009 Clinton St, Unit 1	5th wd.	Front: Condominium
1403	4150	720 West Roosevelt Boulevard	49th wd.	Irregular lot	1403	4200	901 North Penn Street,	5th wd.	Irregular lot
1403	4151	4644 North 5th Street	49th wd. (fka 46th wd.)	Front: 15'x80'			Unit P2101		
1403	4152	4940 North Franklin Street	49th wd.	Front: 16'x61'	1403	4201	6100 Henry Avenue, Unit #3-C,	21st wd.	Front: Condo Unit
1403	4153	5059 North 8th Street	49th wd.	Front: 15'x63.37'			Dupont Towers Condominium		
1403	4154	4839 N 9th Street	49th wd.	Front: 16'x93'6"					
1403	4155	4859 North 9th Street	49th wd.	Front: 21'x93'6"					
1403	4156	5820 North 12th Street	49th wd.	Front: 16'x90'					

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