

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 Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Tuesday, May 24, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Table with 9 columns: Book, Writ, Address, Ward, Dimensions, Book, Writ, Address, Ward, Dimensions. It lists various properties with their respective addresses and dimensions.

Tax Delinquent Sale continues from 16

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1605	4186	3503 Shelbourne St	33rd wd.	Front: 14'4-1/2"x51'6"	1605	4244	6760 Guyer Ave	40th wd.	Front: 16'10"x68'
1605	4187	1600 S 24th St	36th wd.	Front: 16'1-1/2"x65'	1605	4245	235 E Loudon St	42nd wd.	Front: 15'x107.50'
1605	4188	3324 Argyle St	33rd wd.	Front: 14'x43'	1605	4246	268 S Ithan St	60th wd.	Front: 16'x65'
1605	4189	3350 Argyle St	33rd wd.	Front: 14'x43'	1605	4247	1751 Scattergood St	62nd wd.	Front: 15'x68'6"
1605	4190	5942 Lansdowne Ave	34th wd.	Front: 15.16'x69'	1605	4248	4749 Sheffield St	65th wd.	Front: 16'x78'
1605	4191	50 N Hirst St	34th wd.	Front: 14'3"x64'	1605	4249	4941 N 2nd St	42nd wd.	Front: 24'x65'
1605	4192	6125 Lebanon Ave	34th wd.	Front: 16'x94'	1605	4250	3628 N Warnock St	43rd wd.	Front: 14'2"x58'6"
1605	4193	218 N Avondale St	34th wd.	Front: 14'x47'	1605	4251	3539 N 13th St	43rd wd.	Front: 14'1-7/8"x64'9-3/8"
1605	4194	7318 Malvern Ave	34th wd.	Front: 16.081'x150'	1605	4252	1338 W Jerome St	43rd wd.	Front: 16.10'x79.50'
1605	4195	2018 Oakford St	36th wd.	Front: 15.00'x55.00'	1605	4253	619 W Bristol St	43rd wd.	Front: 14'8"x84'
1605	4196	1273 S Newkirk St	36th wd.	Front: 14'x46'	1605	4254	5819 Beaumont St	3rd wd.	Front: 16'x95'
1605	4197	2601 W Huntingdon St	28th wd.	Front: 20'x100'	1605	4255	4114 N Darien St	43rd wd.	Front: 15'9'x39'8.25"
1605	4198	2337 Morris St	36th wd.	Front: 15'6"x62'	1605	4256	1803 W Cayuga St	13th wd.	Front: 16'x65'
1605	4199	1625 S 28th St	36th wd.	Front: 17.58'x57.5'	1605	4257	236 N 50th St	44th wd.	Front: 19'4'x108'6"
1605	4200	1431 S Patton St	36th wd.	Front: 16'x52.66'	1605	4258	42 Farson St	44th wd.	Front: 15'x51'6"
1605	4201	5132 Greenway Ave	27th wd.	Front: 17'6'x48'9"	1605	4259	35 N Peach St	44th wd.	Front: 15'x48'
1605	4202	1451 S Bouvier St	36th wd.	Front: 14'x48'	1605	4260	220 N Peach St	44th wd.	Front: 15'x51'
1605	4203	910 W Dauphin St	37th wd.	Front: 16'x61'	1605	4261	1817 W Cayuga St	13th wd.	Front: 14.50'x62'
1605	4204	908 W York St	37th wd.	Front: 16'8'x90'	1605	4262	5114 Funston St	44th wd.	Front: 15'x54'
1605	4205	1345 W Boston St	37th wd.	Front: 14'11-1/2"x50'8"	1605	4263	5004 Reno St	44th wd.	Front: 14'x50'
1605	4206	1011 W Cumberland St	37th wd.	Front: 16'x64'	1605	4264	4947 Ogden St	44th wd.	Front: 14'x67'
1605	4207	1229 W Hazzard St	37th wd.	Front: 14'2-3/8"x42'	1605	4265	5209 Westminster Ave	44th wd.	Front: 22'x38'11-1/2"
1605	4208	1217 W Harold St	37th wd.	Front: 14'x44'	1605	4266	2959 Edgley St	32nd wd.	Front: 20'x40'
1605	4209	1233 W Harold St	37th wd.	Front: 14'x44'	1605	4267	5021 W Girard Ave	44th wd.	Front: 15'x78'8-3/4"
1605	4210	728 W Lehigh Ave	37th wd.	Front: N/A	1605	4268	953 N St. Bernard St	44th wd.	Front: 15'x55'
1605	4211	2715 N 9th St	37th wd.	Front: 15'1"x51'3-1/4"	1605	4269	954 N 50th St	44th wd.	Irregular
1605	4212	2811 N 9th St	37th wd.	Front: 15'x64'2-1/4"	1605	4270	1471 N 53rd St	44th wd.	Front: 15'x71'
1605	4213	3103 N Hutchinson St	37th wd.	Front: 14.33'x47.82'	1605	4271	1845 E Cornwall St	45th wd.	Front: 14'x69'11-1/2"
1605	4214	2804 N 11th St	37th wd.	Front: 17'x94'	1605	4272	3362 Collins St	45th wd.	Front: 12'x70'
1605	4215	2838 N 11th St	37th wd.	Front: 16'x94'	1605	4273	3526 Stouton St	45th wd.	Front: 14'x59.18'
1605	4216	2804 N Marvine St	37th wd.	Front: 15'3'x78'	1605	4274	5515 Catharine St a/k/a 5515 W Catharine St	46th wd.	Front: 15'x71'
1605	4217	1738 W Oxford St	47th wd.	Front: 20'x87'	1605	4275	838 S Cecil St	46th wd.	Front: 19'2'x63'
1605	4218	1337 W Silver St	37th wd.	Front: 14'x50'	1605	4276	1707 N 21st St	47th wd.	Front: 16'2'x80'
1605	4219	1362 W Seltzer St	37th wd.	Front: 22'10-1/2"x50'	1605	4277	622 W Luray St	49th wd.	Front: 16'x62'
1605	4220	1223 W Somerset St	37th wd.	Front: 15'x98'	1605	4278	4856 N 8th St	49th wd.	Front: 15'7'x89'8-1/4"
1605	4221	1323 W Somerset St	37th wd.	Front: 15'7'x70'	1605	4279	5240 N 9th St	49th wd.	Front: 15.91'x68'
1605	4222	1341 W Somerset St	37th wd.	Front: 15.5'x72'	1605	4280	2414 N 80th Ave	50th wd.	Front: 16'7'x117'7.875"
1605	4223	1224 W Rush St	37th wd.	Front: 14'x67'	1605	4281	924 S Paxon St	51st wd.	Front: 16'x67'6"
1605	4224	1228 W Rush St	37th wd.	Front: 14'x67'	1605	4282	4923 Florence Ave	51st wd.	Front: 16'x67'
1605	4225	1208 W Cambria St	37th wd.	Front: 15'x80'	1605	4283	2945 N Bailey St	38th wd.	Front: 15'x48'
1605	4226	1030 W Monmouth St	37th wd.	Front: 14.16'x44'	1605	4284	4926 Warrington Ave	51st wd.	Front: 16'x78.50'
1605	4227	639 W Mayfield St	37th wd.	Front: 14'x50'	1605	4285	1530 S 52nd St	51st wd.	Front: 18.41'x70'
1605	4228	711 W Clearfield St	37th wd.	Front: 14'5'x63'8"	1605	4286	5518 Hadfield St	51st wd.	Front: 15'x62'
1605	4229	712 W Allegheny Ave	37th wd.	Front: 14.58'x63'	1605	4287	5734 Penridge St	51st wd.	Front: 16'x70'9"
1605	4230	718 W Allegheny Ave	37th wd.	Front: 15'x63'	1605	4288	5641 Florence Ave	51st wd.	Front: 15'11'x80'6"
1605	4231	2847 N Stillman St	38th wd.	Front: 14.41'x45'	1605	4289	5506 Florence Ave	51st wd.	Front: 18'x67.25'
1605	4232	2910 N Taney St	38th wd.	Front: 15'x48'	1605	4290	1330 S 54th St	51st wd.	Front: 16'x77'
1605	4233	2955 N 27th St	38th wd.	Front: 16'x55'	1605	4291	1603 S 56th St	51st wd.	Front: 15.33'x63.00'
1605	4234	2925-27 W Clearfield St	38th wd.	Front: 32'x145'	1605	4292	1841 S 57th St	51st wd.	Front: 16'x78'6"
1605	4235	3342-44 Conrad St a/k/a 3342-44 35th St	38th wd.	Front: 40.00'x70.00'	1605	4293	2943 N 27th St	38th wd.	Front: 16'x55'
1605	4236	515 Mercy St	39th wd.	Front: 14'x44'6"	1605	4294	1335 N 49th St	52nd wd.	Front: 14'xIrregular
1605	4237	619 Cantrell St	39th wd.	Front: 15'x48'	1605	4295	4332 Comly St	55th wd.	Front: 50'x100'
1605	4238	4411 Frankford Ave	23rd wd.	Irregular	1605	4296	4117 Tyson Ave	55th wd.	Front: 29.61'x125.00'
1605	4239	1614 W Susquehanna Ave	32nd wd.	Front: 15'x67'	1605	4297	188 Herman St a/k/a E Herman St	59th wd.	Front: 75.00'x101.00'
1605	4240	1825 S Cecil St	40th wd.	Front: 15'x53'	1605	4298	66 N Peach St	44th wd.	Front: 16'x51'6"
1605	4241	7126 Greenway Ave	40th wd.	Front: 40'x99'	1605	4299	5463 Pine St	60th wd.	Front: 19'x75'
1605	4242	7257 Saybrook Ave	40th wd.	Front: 24.50'x106.50'	1605	4300	5722 Sansom St	60th wd.	Front: 16'x96.67'
1605	4243	6537 Wheeler St	40th wd.	Front: 16'x68'					

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.