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, July 19, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
	4001	1404 N Newkirk St	29th wd.	Front: 14'x50'	1607	4092	1234 W Tucker St	37th wd.	Front: 14'x59'6"
07	4002	1424 N Newkirk St	29th wd.	Front: 14'x50'	1607	4093	2859 N Franklin St	37th wd.	Front: 15'x62'
07	4003	1440 N Newkirk St	29th wd.	Front: 14'x50'	1607	4094	3131 N Hutchinson St	37th wd.	Front: 14'x47'10"
)7	4004	1438 N Dover St	29th wd.	Front: 14'x50'	1607	4095	3024 N Warnock St	37th wd.	Front: 14'x50'
)7	4005	1454 N Dover St	29th wd.	Front: 14'x50'	1607	4096	3026 N Warnock St	37th wd.	Front: 14'x50'
)7)7	4006 4007	2924 W Thompson St 2935 Master St	29th wd. 29th wd.	Front: 15'x66' Front: 15'x60'	1607	4097	10076 Sandmeyer Ln	58th wd.	Irregular
)7)7	4007	9331 Banes St Unit A	56th wd.	Front: N/A	1607	4098	903 W Seltzer St	37th wd.	Front: 13'x45'
)7	4008	1836 E Oakdale St	31st wd.	Front: 13'x57.50'	1607	4099	1226 W Somerset St	37th wd.	Front: 16'x74'
7	4010	2124 N Woodstock St	32nd wd.	Front: 16'3/8"x60'	1607	4100	1314 W Somerset St	37th wd.	Front: 14'3-1/2"x60'6
7	4011	1941 N Van Pelt St	32nd wd.	Front: 13.50'x75'	1607 1607	4101 4102	1212 W Rush St 1020 W Monmouth St	37th wd. 37th wd.	Front: 14'x50' Front: 14'2"x44'
)7	4012	1951 N Van Pelt St	32nd wd.	Front: 15'x70'	1607	4102	1024 W Monmouth St	37th wd.	Front: 14'2"x44'
)7	4013	1802 N 23rd St	32nd wd.	Front: 15'7"x70'3"	1607	4104	1044 W Monmouth St	37th wd.	Front: 14'x44'
)7	4014	1815 N 24th St	32nd wd.	Front: 14'8"x65'	1607	4105	1025 W Monmouth St	37th wd.	Front: 14'1/2"x45'
)7	4015	1829 N 24th St	32nd wd.	Front: 14.66'x65'	1607	4106	1019 W Orleans St	37th wd.	Front: 13'6-5/8"x45'
17	4016	1911 N 24th St	32nd wd.	Front: 14.25'x87.50'	1607	4107	1033 W Orleans St	37th wd.	Front: 13'7-1/4"x45'
7	4017	1913 N 24th St	32nd wd.	Front: 14'3"x87'6"	1607	4108	714 W Indiana Ave	37th wd.	Front: 14.50'x57'
)7	4018	1929 N 24th St	32nd wd.	Front: 14'3"x87'6"	1607	4109	2944 N 24th St	38th wd.	Front: 15.41'x74'
)7)7	4019	1931 N 24th St	32nd wd.	Front: 14'3"x87'6"	1607	4110	2827 N Ringgold St	38th wd.	Front: 14'4"x46'6"
	4020 4021	1925 N Ringgold St	32nd wd. 32nd wd.	Front: 14'x50' Front: 14'x46'9-1/2"	1607	4111	5137 Haverford Ave	44th wd.	Front: 19.16'x109.65
)7)7	4021	1859 N Taylor St 2013 N Stillman St	32nd wd. 32nd wd.	Front: 14 x46 9-1/2 Front: 16'x52'	1607	4112	2961 N Taylor St	38th wd.	Front: 14.08'x50'
7	4022	1804 N 26th St	32nd wd. 32nd wd.	Front: 16 x52 Front: 15'5"x62'	1607	4113	1919 N 31st St	32nd wd.	Front: 14.91'x65'
)7	4023		32nd wd. 32nd wd.	Front: 14'x42'	1607	4114	2814 N Taylor St	38th wd.	Front: 14.33'x43.82'
7	4024	1813 N Bailey St 1816 N Bailey St	32nd wd. 32nd wd.	Front: 14 x42' Front: 13'11"x42'	1607	4115	2968 N Taylor St	38th wd.	Front: 14'7"x50'
<i>7</i>	4025	2117 W Berks St	32nd wd. 32nd wd.	Front: 15 11 x42 Front: 16'x63'4-3/8"	1607	4116	2947 N Stillman St	38th wd.	Front: 14.08'x45.75'
	4026	2408 W Norris St	32nd wd. 32nd wd.	Front: 16'x65'	1607	4117	1800 N 21st St	32nd wd.	Front: 18'x85'
7	4027	2224 Fontain St	32nd wd. 32nd wd.	Front: 16'x63'9"	1607	4118 4119	3243 N Bambrey St	38th wd.	Front: 15'x49'
	4029	2225 Fontain St	32nd wd.	Front: 16'x63'9"	1607 1607	4119	2802 N Bambrey St 2822 N 26th St	38th wd. 38th wd.	Front: 14'x45.07' Front: 16'x56'
7	4030	2227 Fontain St	32nd wd.	Front: 16'x63.75'	1607	4120	2934 N 26th St	38th wd.	Front: 16 x56 Front: 16'x55.50'
7	4031	2229 Fontain St	32nd wd.	Front: 16'x63.75'	1607	4121	2822 N Bailey St	38th wd.	Front: 16 x55.50 Front: 16'x47'
7	4032	3122 Euclid Ave	32nd wd.	Front: 14'2"x71'	1607	4123	2908 N Bailey St	38th wd.	Front: 15'x48'
7	4033	3213 W Berks St	32nd wd.	Front: 16'x70'	1607	4124	2858 N Taney St	38th wd.	Front: 14.08'x45'
7	4034	3035 Page St	32nd wd.	Front: 14'11-1/2"x60'6"	1607	4125	2956 N Taney St	38th wd.	Front: 15'x48'
7	4035	3137 Fontain St	32nd wd.	Front: 14'x60'	1607	4126	3118 N 27th St	38th wd.	Front: 14'6"x42'2"
7	4036	2912 Westmont St	32nd wd.	Front: 13.75'x49'	1607	4127	3220 N Marston St	38th wd.	Front: 14'4"x77'
	4037	2923 W French St a/k/a 2923 French St	32nd wd.	Front: 13.83'x51'	1607	4128	3104 N 28th St	38th wd.	Front: 14.08'x60'
7	4038	1822 N 27th St	32nd wd.	Front: 15'7"x65'	1607	4129	3127 N 29th St	38th wd.	Front: 14'8"x56'
7	4039	1813 N Marston St	32nd wd.	Front: 14'1"x42'	1607	4130	2933 W Clementine St	38th wd.	Front: 14'x37'6"
7	4040	2142 N Marston St	32nd wd.	Front: 14'x50'	1607	4131	3306 W Allegheny Ave	38th wd.	Front: 15'x80'
	4041	2144 N Marston St	32nd wd.	Front: 14'x50'	1607	4132	2030 S Alden St	40th wd.	Front: 15'x53'
,	4042	2164 N Marston St	32nd wd.	Front: 14'x47'	1607	4133	2020 S Cecil St	40th wd.	Front: 15'x53'
7	4043	2166 N Marston St	32nd wd.	Front: 14'x47'	1607	4134	1949 S Redfield St	40th wd.	Front: 14'x62'
7	4044	1813 N 28th St	32nd wd.	Front: 15.58'x50'	1607	4135	6044 Allman St	40th wd.	Front: 18'x58.5'
7	4045	2129 N Corlies St	32nd wd.	Front: 14'x50'	1607	4136	6124 Kingsessing Ave	40th wd.	Front: 15'x75'
7	4046	2144 N Corlies St	32nd wd.	Front: 14'x50'	1607	4137	6135 Reedland St	40th wd.	Front: 16'x58'6"
7	4047	1940 N Napa St	32nd wd.	Front: 14'x48'	1607	4138	603 E Courtland St	42nd wd.	Front: 16.16'x66.67'
7	4048	1952 N Napa St	32nd wd.	Front: 14'x48'	1607	4139	1861 N 21st St	32nd wd.	Front: 17'x62'
)7	4049 4050	2023 N 32nd St 2521 Nicholas St	32nd wd.	Front: 14'4"x76' Front: 16'x56.15'	1607	4140	1005 W Sedgley Ave	43rd wd.	Front: 14.50'x77.50'
)7)7	4050	2525 Nicholas St	32nd wd. 32nd wd.	Front: 16'x56'2"	1607	4141	1313 W Clementine St	43rd wd.	Front: 14'x40'
)7	4051	2539 Cecil B Moore Ave a/k/a 2539 W	32nd wd. 32nd wd.	Front: 15'x71'	1607	4142	950 W Russell St	43rd wd.	Front: 13'11"x51'
' /	4032		32110 wu.	F10Ht. 13 X/1	1607	4143	3137 N Camac St	43rd wd.	Front: 15'x70'
7	4053	Columbia Ave 3124 Clifford St	32nd wd.	Front: 16.16'x90'	1607	4144	1127 W Tioga St	43rd wd.	Front: 16'8"x50'
7 7	4054	3138 Clifford St	32nd wd. 32nd wd.	Front: 16.16'x90'	1607	4145	1219 W Tioga St	43rd wd.	Irregular
7	4055	3217 Clifford St	32nd wd.	Front: 16'6''x90'	1607 1607	4146 4147	3551 N Marvine St 1219 W Airdrie St	43rd wd. 43rd wd.	Front: 15.58'x84' Front: 16'x105'
7	4056	2737 W Eyre St	32nd wd.	Front: 15'x54'	1607	4147	3722 N Darien St	43rd wd. 43rd wd.	Front: 16'x45'
7	4057	1735 N Bambrey St	32nd wd.	Front: 14'x52'	1607	4149	3811 N Delhi St	43rd wd.	Front: 16'x45'
7	4058	1605 N 26th St	32nd wd.	Front: 16'x60'	1607	4150	3737 N Park Ave	43rd wd.	Front: 15'x100'
7	4059	1621 N 26th St	32nd wd.	Front: 14'x72'	1607	4150	3749 N Park Ave	43rd wd. 43rd wd.	Front: 15'x100'
7	4060	1623 N 26th St	32nd wd.	Front: 14'x72'	1607	4151	3749 N Park Ave	43rd wd. 43rd wd.	Front: 15'x80'
7	4061	1711 N Bailey St	32nd wd.	Front: 15'x50'	1607	4153	3920 N Percy St	43rd wd.	Front: 16'x45'
7	4062	1712 N Taney St	32nd wd.	Front: 15'x51'9"	1607	4154	3922 N Percy St	43rd wd.	Front: 16'x45'
7	4063	1647 N Dover St	32nd wd.	Front: 15'9"x52'	1607	4155	1320 W Jerome St	43rd wd.	Front: 16'x79'6"
,	4064	1729 N Hollywood St	32nd wd.	Front: 14.16'x53'	1607	4156	1352 W Jerome St	43rd wd.	Front: 16'1"x79'6"
7	4065	722 E Hilton St	33rd wd.	Front: 14.83'x50'	1607	4157	4110 N Darien St	43rd wd.	Front: 15.75'x39.67'
7	4066	1707 N 24th St	29th wd.	Front: 14'x68'9"	1607	4158	159 Dearborn St	44th wd.	Front: 15'x42.50'
	4067	704 E Willard St	33rd wd.	Front: 15'x50'	1607	4159	4948 Aspen St	44th wd.	Irregular
	4068	3138 Custer St	33rd wd.	Front: 14'2"x50'	1607	4160	4933 Ogden St	44th wd.	Front: 14'x67'
	4069	3333 Malta St	33rd wd.	Front: 14'x43'	1607	4161	5216 Pennsgrove St	44th wd.	Front: 15'x68'3-3/4"
7	4070	3065 Potter St	33rd wd.	Front: 14'x45'	1607	4162	5310 W Girard Ave	44th wd.	Front: 16'x63'
,	4071	6011 Vine St	34th wd.	Front: 14'3-3/4"x107'	1607	4163	5330 W Thompson St	44th wd.	Front: 15'x119'
,	4072	117 N Millick St	34th wd.	Front: 15'2"x62'6"	1607	4164	870 N 49th St	44th wd.	Irregular
,	4073	318 N Robinson St	34th wd.	Front: 15'x68.50'	1607	4165	1226 N 50th St	44th wd.	Front: 16'x78'
,	4074	325 N Felton St	34th wd.	Front: 15'x97'	1607	4166	1492 N 52nd St	44th wd.	Front: 19.98'x80.50'
	4075	6127 Lebanon Ave	34th wd. 34th wd.	Irregular Front: 15 50'v07'	1607	4167	811 S Vogdes St	46th wd.	Front: 15'x68.50'
	4076 4077	1623 N Felton St 1929 Watkins St	34th wd. 36th wd.	Front: 15.50'x97' Front: 14'x45'	1607	4168	726 S Alden St	46th wd.	Front: 16'x60'
	4077	934-36 W York St	36th wd. 37th wd.	Front: 14 x45' Front: 27.50'x47.75'	1607	4169	1816 Seybert St	47th wd.	Front: 14'4"x42'
	4078	1516 S Woodstock St	36th wd.	Front: 14'x44'	1607	4170	1834 Seybert St	47th wd.	Front: 14'4"x44'5"
	4079	2354 Watkins St	36th wd.	Front: 15'x48'	1607	4171	1609 N 18th St	47th wd.	Irregular
	4080	1422 S Colorado St	36th wd.	Front: 14'x48'	1607 1607	4172 4173	2054 McClellan St 5054 N 8th St	48th wd.	Front: 14'x47' Front: 15'10-1/2"x91
,	4081	2615 N 9th St	37th wd.	Front: 14'x57'		41 / 3 41 7 4		49th wd.	
,	4082	2618 N Hutchinson St	37th wd.	Front: 14.41'x61.50'	1607 1607	4174	1023 W Duncannon Ave	49th wd. 28th wd.	Front: 24'3-1/2"x90'0 Front: 15.25'x76'
,	4083	2231 N 10th St	37th wd.	Front: 16'x100'		4175 4176	2435 W Lehigh Ave		
	4085	2542 N Sartain St	37th wd.	Front: 14'x51'	1607 1607	4176	1035 E Durham St 5115 Hadfield St	50th wd.	Irregular Front: 14'x47'
	4085	2342 N Sartain St 2322 N Fawn St	37th wd.	Front: 14'x47'	1607	41//4178	5331 Pentridge St	51st wd. 51st wd.	Front: 14'x4/' Front: 15.33'x65'
	4087	2358 N Camac St	37th wd.	Front: 14'x48'	1607	4178	5331 Pentridge St 5338 Pentridge St	51st wd. 51st wd.	Front: 15.33 x65' Front: 15'x63'
	1007	1339 W Boston St	37th wd.	Front: 15'x50'8"	1607	4179	2651 Potter St	31st wd. 31st wd.	Front: 15'x65' Front: 15'x35'
	4088					4180	1332 S Lindenwood St	51st wd.	Front: 15 x55 Front: 16'x60'
· ·	4088 4089		37th wd	Front: 13 4 X47					
; ; ;	4089	818 W Firth St	37th wd. 37th wd.	Front: 13'4"x42' Front: 14'x47'6"	1607 1607				
7 7 7 7	4089 4090	818 W Firth St 1227 W Sergeant St	37th wd.	Front: 14'x47'6"	1607	4182	1249 S Ruby St	51st wd.	Front: 15'x50'
	4089	818 W Firth St							

Tax Delinquent Sale continues from 27

Tax Delinquent Sale

City of Philadelphia TAX DELINQUENT SALE

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1607 1607 1607 1607 1607 1607 1607	4185 4186 4187 4188 4189 4190 4191 4192	5617 Elliott St 5520 Whitby Ave 5629 Malcolm St 1716 S Frazier St 1625 S Conestoga St 2062 S Frazier St 5518 Linmore Ave a/k/a 5518 Linmore St 5524 Linmore Ave a/k/a 5524 Linmore St		Front: 15'x62' Front: 16'x81'6'' Front: 15'x62' Front: 15'x62' Front: 15'x60' Front: 15'x62' Front: 15.171'x42' Front: 15'x45'	1607 1607 1607 1607 1607 1607 1607	4193 4194 4195 4196 4197 4198 4199 4200	4893-1/2 Merion Ave 7345 Dungan St 711 W Girard Ave 5827 Wakefield St 103 E Pastorius St 5321 Chancellor St 5433 Chancellor St 5416 Delancey St	52nd wd. 56th wd. 14th wd. 59th wd. 59th wd. 60th wd. 60th wd.	Front: 14'x70' Front: 25'3/16"x107'2" Front: 20'x91.17' Front: 15'x40.67' Front: 21'5"x50'1-3/8" Front: 16'x68' Front: 23'6"x65'4" Front: 15'x65'

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 the 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 forteited 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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DELAWARE LAW





