

**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  
10:00 a.m. Tuesday, September 16, 2014 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff**

<b>Book</b>	<b>Writ</b>	<b>Address</b>	<b>Ward</b>	<b>Dimensions</b>	<b>Book</b>	<b>Writ</b>	<b>Address</b>	<b>Ward</b>	<b>Dimensions</b>
1409	4001	631 South Felton Street	3rd wd.	Front: 20'x100'	1409	4051	5037 Tacoma Street	13th wd.	Front: 14'1-3/8"x50'
1409	4002	319 Cobbs Creek Parkway	3rd wd.	Front: 15'9"x87'6"	1409	4052	1319 North 7th Street	14th wd.	Front: 18'x90'
1409	4003	5537 Pearl Street	4th wd.	Front: 15'x107'	1409	4053	811 N. 16th Street	15th wd.	Irregular
1409	4004	5553 Wyalusing Avenue	4th wd.	Irregular	1409	4054	1542 Ogden Street	15th wd.	Front: 14'x42'
1409	4005	5528 West Girard Avenue	4th wd.	Front: 20'x90'	1409	4055	2441 North 16th Street	16th wd.	Irregular
1409	4006	661 North Yewdall Street	4th wd.	Front: 14'x44'	1409	4056	2228 North Chadwick Street	16th wd.	Front: 14'?"x50'
1409	4007	5434 Merion Avenue or 5434 Stewart Street	4th wd.	Front: 17'x90'	1409	4057	1624 West York Street	16th wd.	Front: 15'9"x71'1"
1409	4008	1329 N. 55th Street	4th wd.	Front: 15'x84'	1409	4058	1726 Roselyn Street	17th wd.	Front: 16'x90'
1409	4009	5912 Summer Street	4th wd.	Front: 15'x66'	1409	4059	5933 East Wister Street	17th wd.	Front: 14'x88'
1409	4010	5832 Master Street	4th wd.	Front: 16'x74'6"	1409	4060	163 W. Palmer Street	18th wd.	Front: 15'x32'6"
1409	4011	5617 West Master Street	4th wd.	Front: 16'x57'6"	1409	4061	1826 Kinsey Street	23rd wd.	Irregular
1409	4012	1453 North Frazier Street	4th wd.	Front: 14'x50'	1409	4062	1740 Margaret Street	23rd wd.	Front: 24'9"x100'
1409	4013	1439 North 57th Street	4th wd.	Front: 15'x65'7-5/8"	1409	4063	1663 Foulkrod Street	23rd wd.	Front: 14'x61'7"
1409	4014	519 N. Wanamaker Street	4th wd.	Front: 15'x55'	1409	4064	4932 Mulberry Street	23rd wd.	Front: 30'x104'3-3/4"
1409	4015	553 North Wanamaker Street	4th wd.	Front: 15'x55'	1409	4065	1427 Adams Avenue	23rd wd.	Irregular
1409	4016	5776 Nassau Road	4th wd.	Front: 16.480'x93.250'	1409	4066	1915 E. Somerset Street	25th wd.	Front: 14'3/4"x55'3/8"
1409	4017	666 North 42nd Street	6th wd.	Front: 14'x82'	1409	4067	1829 Hart Lane	25th wd.	Front: N/A
1409	4018	756 N. 43rd Street	6th wd.	Front: 16'1-1/2"x90'	1409	4068	2124 East Stella Street	25th wd.	Irregular
1409	4019	838 Hutton Street	6th wd.	Front: 14'x40'	1409	4069	2851 Amber Street	25th wd.	Front: 12'x49'
1409	4020	160 West Lippincott Street	7th wd.	Front: 16'x61'	1409	4070	1218 South 46th Street	27th wd.	Front: 15'8"x90'
1409	4021	3006 North Howard Street	7th wd.	Irregular	1409	4071	1239 South Markoe Street	27th wd.	Front: 15'8"x55'
1409	4022	458 East Elkhart Street	7th wd.	Front: 14'1"x48'	1409	4072	1316 Divinity Street	27th wd.	Irregular
1409	4023	3009 North Swanson Street	7th wd.	Front: 14'6"x45'6"	1409	4073	a/k/a 1316 Divinity Place		
1409	4024	2844 Ormes Street	7th wd.	Front: 11'10-3/4"x78'4"	1409	4074	2522 North Newkirk Street	28th wd.	Front: 14'x50'
1409	4025	3054 Rosehill Street	7th wd.	Front: 13'7"x78'4"	1409	4075	2639 West Arizona Street	28th wd.	Front: 14'x44'
1409	4026	3054 Arbor Street	7th wd.	Front: 14'6"x45'	1409	4076	2825 W. Cumberland Street	28th wd.	Irregular
1409	4027	3129 Hurley Street	7th wd.	Front: 14'4"x44'6"	1409	4077	2417 West Oakdale Street	28th wd.	Front: 14'1"x60'
1409	4028	3033 Gransback Street	7th wd.	Front: 14'x45'6"	1409	4078	2713 West Sterner Street	28th wd.	Front: 14'x45'
1409	4029	3144 E Street	7th wd.	Front: 15'x53'	1409	4079	2928 Hartville Street	7th wd.	Front: 13'9"x47'10-1/2"
1409	4030	3146 E Street	7th wd.	Front: 15'x53'	1409	4080	2431 North Stanley Street	28th wd.	Front: 14'2"x45'2"
1409	4031	3357 Waterloo Street	7th wd.	Front: 14'x41'6"	1409	4081	2455 North Napa Street	28th wd.	Front: 14'2"x50'
1409	4032	3526 North Water Street	7th wd.	Front: 14'x75'3-1/2"	1409	4082	2437 Harlan Street	29th wd.	Front: 14'2"x42'6"
1409	4033	3433 North Ormes Street	7th wd.	Front: 14'x46'	1409	4083	1332 North Newkirk Street	29th wd.	Front: 14'x50'
1409	4034	a/k/a 3433 Ormes Street			1409	4084	2721 Webb Street	31st wd.	Front: 12'x45'
1409	4035	3440 E Street	7th wd.	Front: 14'2"x52'6"	1409	4085	2006 East Huntingdon Street	31st wd.	Front: 15'x76'7"
1409	4036	2066 Haines Street	10th wd.	Front: 12'1/2"x139'6"	1409	4086	1949 North Van Pelt Street	32nd wd.	Front: 15'x70'
1409	4037	3020 North Lambert Street	11th wd.	Front: 16'3"x77'10"	1409	4087	1422-24-26 Callowhill St.	8th wd.	Front: 60'1"x100'
1409	4038	6751 North 13th Street, Oak Lane Gardens, Unit 2J	61st wd.	Irregular	1409	4088	1903 N. Taylor Street	32nd wd.	Front: 14'x50'
1409	4039	3415 North Bouvier Street	11th wd.	Front: 14'x60'	1409	4089	1804 North 27th Street	32nd wd.	Front: 15'8"x66'
1409	4040	3338 North 21st Street	11th wd.	Front: 16'5"x65'	1409	4090	1906 N. Myrtlewood Street	32nd wd.	Front: 15'x51'
1409	4041	30 East Garfield Street	12th wd.	Irregular	1409	4091	3201 Cecil B Moore Avenue	32nd wd.	Front: 19'x100'
1409	4042	826 E. Woodlawn Street	12th wd.	Front: 14'10-1/4"x93'5"	1409	4092	1748 North Bambrey Street	32nd wd.	Front: 14'4"x54'
1409	4043	5613 Heiskell Street	12th wd.	Front: 14'3"x49'11-3/8"	1409	4093	1736 North 26th Street	32nd wd.	Front: 15'x63'
1409	4044	5623 Heiskell Street	12th wd.	Irregular	1409	4094	1636 North 27th Street	32nd wd.	Front: 13'x55'10-1/2"
1409	4045	4834 Germantown Avenue	12th wd.	Front: 15'8-1/2"x81'	1409	4095	1609 N. Newkirk Street	32nd wd.	Front: 15'9"x52'
1409	4046	5115 Wayne Avenue	12th wd.	Front: 25'11"x176'8-1/2"	1409	4096	607 East Clementine Street	33rd wd.	Front: 14'3"x50'
1409	4047	1640 W. Victoria Street	13th wd.	Irregular	1409	4097	644 East Lippincott Street	33rd wd.	Front: 14'3"x50'
1409	4048	6751 N. 13th Street, Unit #3F	61st wd.	Irregular	1409	4098	715 East Hilton Street	33rd wd.	Front: 14'1"x50'
1409	4049	4841 North Sydenham Street	13th wd.	Front: 14'6"x87'5"	1409	4099	843 East Madison Street	33rd wd.	Front: 14'3"x50'
1409	4050	4516 North Colorado Street	13th wd.	Front: 15'x51'10"	1409	4100	820 East Willard Street	33rd wd.	Front: 14'3"x50'
1409	4051	4526 North Gratz Street	13th wd.	Front: 15'1"x84'5"	1409	4101	816 E. Schiller Street	33rd wd.	Irregular
					1409	4102	3126 G Street	33rd wd.	Front: 14'1"x55'

**Tax 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

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  
10:00 a.m. Tuesday, September 16, 2014 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1409	4102	3313 Argyle Street	33rd wd.	Front: 14'x43'	1409	4154	1846 East Thayer Street	45th wd.	Front: 14'2"x69'11-1/2"
1409	4103	3347 Malta Street	33rd wd.	Front: 14'x43'	1409	4155	1928 Castor Avenue	45th wd.	Front: 14'5-1/2"x92'
1409	4104	3841 J Street	33rd wd.	Front: 16.08'x75.00'	1409	4156	3218 Emerald Street	45th wd.	Front: 14'x93'
1409	4105	133 N. Robinson Street	34th wd.	Front: 14'2"x65'6"	1409	4157	3256 Goodman Street	43rd wd.	Irregular
1409	4106	424 North Felton Street	34th wd.	Front: 16'8"x85'	1409	4158	3451 Jasper Street	45th wd.	Front: 14'2'-?"x80'
1409	4107	29 North 63rd Street	34th wd.	Front: 20'6"x83'	1409	4159	5109 Catharine Street	46th wd.	Front: 15'6"x106'
1409	4108	6029 Kershaw Street	34th wd.	Front: 14'6"x77'	1409	4160	5552 Pemberton Street	46th wd.	Front: 15'x60'
1409	4109	6049 Kershaw Street	34th wd.	Front: 14'x77'	1409	4161	5429 Norfolk Street	46th wd.	Front: 15'x65'
1409	4110	242 North Avondale Street	34th wd.	Front: 14'x47'	1409	4162	806 South 56th Street	46th wd.	Front: 16'x80'
1409	4111	902 N. 64th Street	34th wd.	Front: 37'x90'	1409	4163	503 South 57th Street	46th wd.	Front: 16'x77'
1409	4112	2019 Moore Street	36th wd.	Front: 14'x65'	1409	4164	716 South Alden Street	46th wd.	Front: 16'x60'
1409	4113	2303 N. 10th Street	37th wd.	Front: 16'x69'	1409	4165	926 South Cecil Street	46th wd.	Front: 15'x58'6"
1409	4114	1234 West Lehigh Avenue	37th wd.	Front: 16'x120'	1409	4166	1800 Ginnodo Street	47th wd.	Irregular
1409	4115	2818 North 8th Street	37th wd.	Front: 13'6"x48'			a/k/a 1810 Ridge Ave. #2		
1409	4116	2811 North Taney Street	38th wd.	Front: 14'4"x45'	1409	4167	931 Wagner	49th wd.	Irregular Lot
1409	4117	2858 North Marston Street	38th wd.	Front: 15'x62'			a/k/a West Wagner Avenue		
1409	4118	3158 Pennock Street	38th wd.	Front: 15'x42'	1409	4168	7405 Fayette Street	50th wd.	Irregular
1409	4119	3323 West Allegheny Avenue	38th wd.	Front: 16'x97'6"	1409	4169	1630 South Wilton Street	51st wd.	Front: 15'6"x60'10"
1409	4120	2251 S. Darien Street	39th wd.	Front: 28'8-1/2"x107'9-1/2"	1409	4170	1639 South 53rd Street	51st wd.	Front: 16'x70'
1409	4121	1943 South Alden Street	40th wd.	Front: 15'x53'	1409	4171	5343 Yocum Street	51st wd.	Front: 15'5"x93'
1409	4122	2017 South Alden Street	40th wd.	Front: 15'x53'	1409	4172	5530 Broomall Street	51st wd.	Front: 15'x62'
1409	4123	5846 Trinity Street	40th wd.	Front: 16'x82'	1409	4173	5659 Litchfield Street	51st wd.	Front: 16'x56.5'
1409	4124	5958 Trinity Street	40th wd.	Front: 15'3"x90'	1409	4174	1600 South Ithan Street	51st wd.	Front: 15'2"x63'6"
1409	4125	5937 Chester Avenue	40th wd.	Front: 15'3"x95'	1409	4175	5631 Windsor Street	51st wd.	Front: 16'x67'
1409	4126	2000 South Simpson Street	40th wd.	Irregular	1409	4176	1644 South Conestoga Street	51st wd.	Front: 15'x55'6"
1409	4127	6133 Upland Street	40th wd.	Front: 14'x62'	1409	4177	1712 S. Conestoga Street	51st wd.	Front: 15'x60'
1409	4128	6007 Greenway Avenue	40th wd.	Irregular	1409	4178	1808 South Conestoga Street	51st wd.	Front: 16'x67'
1409	4129	6512 Kingsessing Avenue	40th wd.	Irregular	1409	4179	1720 South 55th Street	51st wd.	Front: 15'x65'
1409	4130	6712 Woodland Avenue	40th wd.	Front: 16'x104'	1409	4180	1939 South Ithan Street	51st wd.	Front: 15'x62'9"
1409	4131	7121 Upland St	40th wd.	Front: 25'x130'	1409	4181	847 East Stafford Street	59th wd.	Front: 24'6"x50'
1409	4132	2549 South Bonaffon Street	40th wd.	Front: 15.95'x71'	1409	4182	5241 Delancey Street	60th wd.	Front: 15'x52'
1409	4133	6760 Guyer Avenue	40th wd.	Front: 16'10"x68'	1409	4183	5826 N. Fairhill St.	61st wd.	Front: 16'x95.62'
1409	4134	6317 Torresdale Avenue	41st wd.	Front: 18'9"x92'	1409	4184	5757 North 5th Street	61st wd.	Front: 18'6"x100'
1409	4135	4832 Longshore Avenue	41st wd.	Front: 25'6"x100'	1409	4185	623-37 Unruh Avenue	35th wd.	Front: N/A
1409	4136	7141 Erdrick Street	41st wd.	Front: 18'x82'6"	1409	4186	3018-30 West Sedgley Avenue	32nd wd.	Irregular
1409	4137	7170 Jackson Street	41st wd.	Irregular	1409	4187	4424-4444 North Broad Street	13th wd.	Irregular
1409	4138	5033 Pentridge Street	51st wd.	Front: 20'x39'6"	1409	4188	1126 South 9th Street	2nd wd.	Front: 21'5"x74'6"
1409	4139	4333 North Marshall Street	43rd wd.	Front: 17'x92'2-1/4"	1409	4189	2310 West Montgomery Avenue	47th wd.	Irregular
1409	4140	1215 West Tioga Street	43rd wd.	Irregular	1409	4190	2312 West Montgomery Avenue	47th wd.	Irregular
1409	4141	4024 Old York Road	43rd wd.	Front: N/A	1409	4191	10076 Sandmeyer Lane	58th wd.	Irregular
1409	4142	29th North 50th Street	44th wd.	Front: 23'x110'	1409	4192	913 North 47th Street	6th wd.	Front: 18'x100'
1409	4143	148 Farson Street	44th wd.	Front: 15'x55'	1409	4193	2212 West Indiana Avenue	38th wd.	Front: 47x80
1409	4144	246 North Paxon Street	44th wd.	Front: 16'x72'	1409	4194	5239 Morris Street	12th wd.	Irregular
1409	4145	205 North 54th Street	44th wd.	Front: 18'6"x72'	1409	4195	2350 North 22nd Street	16th wd.	Front: 25'x100'
1409	4146	5075 Ogden Street	44th wd.	Front: N/A	1409	4196	3022 Frankford Avenue	25th wd.	Irregular
1409	4147	4947 Kershaw Street	44th wd.	Front: 15'6-1/4"x85'	1409	4197	2233 N. 27th Street	28th wd.	Front: 14.00'x53.50'
1409	4148	5156 Harlan Street	44th wd.	Irregular	1409	4198	2237 N. 27th Street	28th wd.	Front: 14.00'x53.50'
1409	4149	548 North Paxon Street	44th wd.	Front: 14'x56'6"	1409	4199	2151-61 East Albert Street	31st wd.	Irregular
1409	4150	442 North 52nd Street	44th wd.	Front: 16'x97'	1409	4200	3342-44 Conrad Street	38th wd.	Front: 40'x70'
1409	4151	3631 East Thompson Street	45th wd.	Front: 16'3"x105'			a/k/a 3342-44 35th Street		
1409	4152	3616 Tulip Street	45th wd.	Front: 12'x74.50'					
1409	4153	1936 East Westmoreland Street	45th wd.	Front: 12'x86'					

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Effective: April 2000

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- 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."
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- 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.
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