Tax Delinguent 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, September 20, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1609	4001	6225 Morton St	59th wd.	Front: 16'x91.90'	1609	4069	2342 Cecil B. Moore Ave a/k/a 2342	29th wd.	Front: 20'3"x80'
1609	4002	2918 B St	7th wd.	Front: 13'6"x68'6"			Columbia Ave		
1609	4003	2816 D St	7th wd.	Front: 16'8"x112'6"	1609	4070	2321 Cecil B Moore Ave	29th wd.	Irregular
1609	4004	4434 N 4th St	7th wd.	Irregular	1609	4071	2409 Cecil B Moore Ave	29th wd.	Front: 16'x80'
1609	4005	6700 Limekiln Pike	10th wd.	Irregular	1609	4072	2415 Cecil B Moore Ave	29th wd.	Front: 16'x80'
1609	4006	6664 Cornelius St	10th wd.	Front: 16'x87.50'	1609	4073	2423 Cecil B Moore Ave	29th wd.	Front: 16'x80'
1609	4007	3334 N Gratz St	11th wd.	Front: 15'2"x77'	1609	4074	2427 Cecil B Moore Ave	29th wd.	Front: 16'x80'
1609 1609	4008 4009	34 E Abbottsford Ave 324 Shedaker St	12th wd. 12th wd.	Irregular	1609		2429 Cecil B Moore Ave	29th wd.	Front: 16'x80'
1609	4010	73 E Wister St	12th wd. 12th wd.	Front: 14.55'x90' Irregular	1609		1710 N 24th St	29th wd.	Front: 16'x72'
1609	4011	534 E Ashmead St	12th wd.	Front: 15'x55'	1609 1609	4077 4078	1439 N 25th St	29th wd. 29th wd.	Front: 23.62'x54.39' Front: 15.33'x72'
1609	4012	307 E Bringhurst St	12th wd.	Front: 35'x148.50'	1609	4078	1721 N 25th St 1725 N 25th St	29th wd.	Front: 15.08'x72'
1609	4013	309-311 E Bringhurst St	12th wd.	Front: 35'x148.50'	1609	4080	2710 W Cabot St	29th wd.	Front: 18'6"x65'
1609	4014	5134-36 Wakefield St	12th wd.	Irregular	1609	4080	2810 Master St	29th wd.	Front: 16'x65'
1609		4934 Sheldon St	12th wd.	Front: 13'8-1/4"x99'	1609	4082	2830 Master St	29th wd.	Front: 16'x65'2"
1609	4016	4946 Sheldon St	12th wd.	Front: 35.70'x140'	1609	4082	2704 Jefferson St	29th wd.	Front: 13'x43'6"
1609	4017	4981 Sheldon St	12th wd.	Irregular	1609	4084	2704 Jefferson St	29th wd.	Front: 13'x43'6"
1609	4018	341 E Armat St	12th wd.	Front: 16.05'x97.26'	1609	4085	2720 Jefferson St	29th wd.	Front: 20'x47.28'
1609	4019	610 Locust Ave	12th wd.	Front: 19'1"x100'	1609	4086	2701 Jefferson St	29th wd.	Front: 14.86'x54.50'
1609	4020	609 Locust Ave	12th wd.	Front: 18.66'x80'	1609	4087	2711 Jefferson St	29th wd.	Front: 14'x81'6"
1609	4021	829 E Woodlawn St	12th wd.	Front: 14'x87.25'	1609	4088	1352 N 27th St	29th wd.	Irregular
1609	4022	5563 Baynton St	12th wd.	Irregular	1609	4089	1400 N 27th St	29th wd.	Front: 18'2-1/2"x38'
1609	4023	5565 Baynton St	12th wd.	Front: 17.41'x67.06'	1609	4090	1201 N Etting St	29th wd.	Irregular
1609	4024	5674 Heiskell St	12th wd.	Front: 14'x57'10-1/8"	1609	4091	1530 N Marston St	29th wd.	Front: 13'4"x63'
1609	4025	5617 Heiskell St	12th wd.	Front: 14'2"x49'11-3/4"	1609	4092	1451 N 28th St	29th wd.	Front: 14'1"x71'
1609	4026	5621 Heiskell St	12th wd.	Front: 14'1"x49'11-3/8"	1609	4093	1535 N 28th St	29th wd.	Front: 15'5"x68'11"
1609	4027	5690 Morton St	12th wd.	Irregular	1609	4094	1545 N 28th St	29th wd.	Front: 14'x67.25'
1609	4028	5657 McMahon Ave	12th wd.	Front: 29.32'x103.23'	1609	4095	1547 N 28th St	29th wd.	Front: 14'x67.25'
1609	4029	5645 Bloyd St	12th wd.	Front: 14'3/4"x47'	1609	4096	1512 N 28th St	29th wd.	Front: 15'6"x64'
1609	4030	5543 Boyer St	12th wd.	Front: 14.05'x80'	1609	4097	1262 N Newkirk St	29th wd.	Front: 14'x40'3"
1609		5600 Sprague St	12th wd.	Front: 16'3/8"x100'	1609	4098	1420 N Newkirk St	29th wd.	Front: 14'x50'
1609	4032	153 Apsley St	12th wd.	Front: 19.10'x100'	1609	4099	1450 N Dover St	29th wd.	Front: 14'x50'
1609		166 W Seymour St	12th wd.	Front: 20'x77'7"	1609	4100	1415 N 29th St	29th wd.	Front: 16'x64'
1609	4034	119 Hansberry St	12th wd.	Front: 15.50'x55.04'	1609	4101	3034 Cambridge St	29th wd.	Irregular
1609	4035	408 W Queen Ln	12th wd.	Front: 22'x100'	1609	4102	2925 Master St	29th wd.	Front: 16'x60'
1609	4036	5310 Wayne Ave	12th wd.	Front: 25'9-3/4"xIrregular	1609	4103	3014 W Oxford St	29th wd.	Front: 15'4"x81'6"
1609	4037 4038	4562 N 15th St 4649 N 16th St	13th wd.	Front: 15'2"x58'7" Front: 19'x83'11"	1609	4104	3050 W Oxford St	29th wd.	Front: 16'x80'
1609 1609	4038		13th wd. 13th wd.	Front: 23'x85.82'	1609	4105	1311 N Myrtlewood St	29th wd.	Front: 14'x50'
1609	4040	241 W Seymour St 4530 Wayne Ave	13th wd.	Irregular	1609	4106	1244 N Myrtlewood St	29th wd.	Front: 14'x56.75'
1609	4041	4532 Wayne Ave	13th wd.	Front: 16.19'x88.81'	1609 1609	4107 4108	1320 N Myrtlewood St 1332 N Myrtlewood St	29th wd. 29th wd.	Front: 14'x54.25'
1609		4614 Wayne Ave	13th wd.	Irregular	1609	4108	1332 N Myrtlewood St 1414 N Myrtlewood St	29th wd.	Front: 14'x54.25' Front: 14'x54'
1609	4043	6132 Morton St	59th wd.	Front: 21.32'x96.79'	1609	4110	1422 N Myrtlewood St	29th wd.	Front: 14'1-1/2"x54'
1609	4044	2542 N Bouvier St	16th wd.	Front: 14'6"x48'	1609		1432 N Myrtlewood St	29th wd.	Front: 14'x54'
1609		2143 W Susquehanna Ave	16th wd.	Front: 17'x75'	1609	4112	1434 N Myrtlewood St	29th wd.	Front: 14'x54'
1609	4046	2124 Chelten Ave	17th wd.	Front: 20'x100'	1609	4113	1442 N Myrtlewood St	29th wd.	Front: 14'x54'
1609	4047	2146 Chelten Ave	17th wd.	Front: 20'x100'	1609	4114	1444 N Myrtlewood St	29th wd.	Front: 14'x54'
1609	4048	5900-04 Kemble Ave	17th wd.	Front: 52.43'x70'	1609	4115	1446 N Myrtlewood St	29th wd.	Front: 13.94'x54'
1609	4049	5800 N 20th St	17th wd.	Irregular	1609	4116	1450 N Myrtlewood St	29th wd.	Front: 13.86'x54'
1609	4050	5835 N Woodstock St	17th wd.	Front: 15'x70'	1609	4117	2505 N Water St	31st wd.	Front: 14'x60'
1609	4051	6194 N 21st St	17th wd.	Front: 14'2-1/2"x90'	1609	4118	2510 N Water St	31st wd.	Front: 12'x67.50'
1609	4052	6001-6003 E Wister St	17th wd.	Front: 31.75'x49.50'	1609	4119	2040 Coral St	31st wd.	Irregular
1609	4053	6023 E Wister St	17th wd.	Front: 16.50'x90'	1609	4120	2208 Coral St	31st wd.	Front: 11.91'x58'
1609	4054	6037 E Wister St	17th wd.	Front: 21'x90'	1609	4121	2210 Amber St	31st wd.	Front: 12'x57'
1609	4055	2015 N 5th St	18th wd.	Front: 16'x89.62'	1609	4122	2212 Amber St	31st wd.	Front: 12'x57'
1609	4056	233 E Johnson St	22nd wd.	Front: 31.25'x170'	1609	4123	2230 Frankford Ave	31st wd.	Front: 18'x100'
1609	4057	2102 Orthodox St	23rd wd.	Irregular	1609		2512 Emery St	31st wd.	Front: 16'7-1/4"x34'10"
1609	4058	434 Sloan St	24th wd.	Front: 13'4-5/8"x48'4"		4125	1914 E Arizona St	31st wd.	Front: 14'7"x66'6"
1609	4059	2610 N Hollywood St	28th wd.	Irregular	1609	4126	2217 E Gordon St	31st wd.	Front: 17'2"x55'6-1/8"
1609	4060	2641 N Myrtlewood St	28th wd.	Front: 14'x52' Front: 14'x50'	1609	4127	2039 E Cumberland St	31st wd.	Front: 14'x78'
1609	4061 4062	2534 N Douglas St 2408 W Thompson St	28th wd.		1609	4128	1938 E Firth St	31st wd.	Front: 12'x65.50'
1609 1609	4062	2408 W Thompson St 2428 W Thompson St	29th wd. 29th wd.	Front: 16'x67' Front: 16'x67'	1609	4129	1905 E Huntingdon St	31st wd.	Front: 14'x67'
1609	4064	2115 Seybert St	29th wd.	Front: 16 x67 Front: 16'x60'	1609	4130	1836 E Lehigh Ave	31st wd.	Irregular Front: 27'0"y75'
1609	4065	2506 Master St	29th wd.	Irregular	1609 1609	4131 4132	2015 N Croskey St 1802 Judson St	32nd wd. 32nd wd.	Front: 27'9"x75' Front: 14.16'x50'
1609	4066	2508 W Oxford St	29th wd.	Front: 15'3"x76'	1609	4132	1804 Judson St 1804 Judson St	32nd wd. 32nd wd.	Front: 14.16 x50 Front: 14'2"x50'
1609	4067	2514 W Oxford St	29th wd.	Front: 17'5"xIrregular	1007	T133	100-7 Judson St	Janu wu.	110Ht. 17 2 AJU
1609	4068	2344 Turner St	29th wd.	Front: 14'x57'					Tax Sala continue on 20
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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 th 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.

Tax Sale continued from 19

Tax Delinguent 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, September 20, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1609	4134	1850 Judson St a/k/a 1850 N Judson St	32nd wd.	Front: 14'2"x50'	1609	4168	1707 N 29th St	32nd wd.	Front: 15'x65'
1609	4135	1862 Judson St	32nd wd.	Front: 14'2"x50'	1609		1621 N 32nd St	32nd wd.	Front: 17'x90'
1609	4136	1809 N Ringgold St	32nd wd.	Front: 14'x48'6"	1609	4170	2647 Deacon St	38th wd.	Front: 14'x50'
1609	4137	1916 N Taylor St	32nd wd.	Front: 15'x68'9-1/2"	1609	4171	8141 Lindbergh Blvd a/k/a 8141-43	40th wd.	Irregular
1609	4138	1922 N Taylor St	32nd wd.	Front: 13.41'x50'			Lindbergh Blvd		
1609	4139	2023 N 25th St	32nd wd.	Front: 16'x80'	1609	4172	3809 N Delhi St	43rd wd.	Front: 16'x45'
1609	4140	1846 N Taney St	32nd wd.	Front: 15'x49'9"	1609	4173	4049 N 12th St	43rd wd.	Front: 15'x87'
1609	4141	2519 W Montgomery Ave	32nd wd.	Irregular	1609	4174	3921 N Broad St	43rd wd.	Irregular
1609	4142	2239 Page St	32nd wd.	Front: 16'x63'9"	1609	4175	3923 N Broad St	43rd wd.	Irregular
1609	4143	2241 Page St	32nd wd.	Front: 15'6"x63'9"	1609	4176	702 W Bristol St	43rd wd.	Front: 14'x54'
1609	4144	2549 Page St	32nd wd.	Irregular	1609		2816-20 Bridge St	45th wd.	Irregular
1609	4145	2241 Fontain St a/k/a 2241 N Fontain St	32nd wd.	Front: 15.50'x63.75'	1609		4801-03 Richmond St	45th wd.	Front: 39.25'x85'8"
1609	4146	2717 W Berks St	32nd wd.	Front: 15'x39.96'	1609		1515-17 W Thompson St	47th wd.	Front: 32'x100'
1609	4147	2710 Ridge Ave	32nd wd.	Front: 15'x65'	1609		1711 Seybert St	47th wd.	Front: 14'x47'8-7/8"
1609	4148	2740 W Glenwood Ave	32nd wd.	Front: 14'x50'	1609		1312 N 15th St	47th wd.	Front: 15'3"x48'
1609	4149	2744 W Glenwood Ave	32nd wd.	Front: 27.17'x53'	1609		1606 Wilington St	47th wd.	Front: 16.32'x72.82'
1609	4150	3041 W Sedgley Ave	32nd wd.	Front: 15'x57.92'	1609		1712 N Bouvier St	47th wd.	Front: 14.25'x60'
1609 1609	4151 4152	3045 Fontain St 3132 French St	32nd wd.	Front: 14.50'x60'	1609		1325 N 18th St	47th wd.	Front: 18'x68'
			32nd wd.	Front: 14'x63'6"	1609		2101 W Oxford St	47th wd.	Front: 12'x44'
1609 1609	4153 4154	1811 N Marston St	32nd wd.	Front: 14'1"x42'	1609		2113 W Oxford St	47th wd.	Irregular
1609	4154	1868 N Marston St 1819 N Newkirk St	32nd wd. 32nd wd.	Front: 14'x41.50' Front: 15'x59'	1609		1930 Nicholas St	47th wd.	Front: 14'x57'
1609	4156	1936 N Newkirk St	32nd wd.	Front: 13 x39 Front: 14'x47.82'	1609		559 Mayland St	59th wd.	Front: 16'x86'
1609	4150	2124 N 32nd St	32nd wd.	Front: 14 x47.82 Front: 15'2"x67'	1609	4189	2320 W Montgomery Ave	47th wd.	Front: 14.83'x67.32'
1609	4157	2535 Turner St	32nd wd.	Front: 13.2 x67 Front: 13.66'x62'	1609		2330 W Montgomery Ave	47th wd.	Front: 16'xIrregular
1609	4159	3118-3124 Cecil B Moore Ave	32nd wd.	Front: 60'x238.03'	1609		2332 W Montgomery Ave	47th wd.	Irregular
1609	4160	3016 Clifford St	32nd wd. 32nd wd.	Front: 15'x72'7-1/2"	1609	4192	2402 W Montgomery Ave	47th wd.	Front: 18'x53'11"
1609	4161	3018 Clifford St	32nd wd.	Front: 15 x / 2 / - 1/2 Front: 15 x 72 ' 7 - 1/2"	1609		1725 N 21st St	47th wd.	Front: 16'2"x80'
1609	4162	3020 Clifford St	32nd wd.	Front: 15 x72 7-172 Front: 15'x72'7-1/2"	1609		1700-02 N 23rd St	47th wd.	Irregular
1609	4163	3022 Clifford St	32nd wd.	Front: 15 x / 2 / - 1/2 Front: 15 x 72 ' 7 - 1/2"	1609		1722 N 23rd St	47th wd.	Irregular
1609	4164	1714 N 26th St	32nd wd.	Front: 15'x64'9"	1609		4805 N Franklin St	49th wd.	Front: 15'1"x61'
1609	4165	1714 N 20th St 1722 N 26th St	32nd wd.	Front: 15'x64'9"	1609		4547 N Marvine St	49th wd.	Front: 15.67'x81.10'
1609	4166	1738 N 27th St	32nd wd.	Front: 16'x67'8"	1609		7325 Limekiln Pike	50th wd.	Front: 35'x140'
1609	4167	1647 N 29th St	32nd wd.	Front: 15'10"x66'	1609		5710 Malcolm St	51st wd.	Front: 15'x65'
1007	7107	1017112/11101	Jana wa.	110m. 13 10 A00	1609	4200	5449 Kingsessing Ave	51st wd.	Front: 15'x65'

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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.

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