

**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, October 21 2014 at the First District Plaza, 3801 Market Street**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1410	4001	417 Manton Street	2nd wd.	Front: 11'8"x56'6"	1410	4056	1808 Tulip Street	18th wd.	Front: 14.25'x30.00'
1410	4002	1220 Latona Street	2nd wd.	Front: 15'x50'	1410	4057	528-40 W Oxford Street	18th wd.	Irregular
1410	4003	6123 Chestnut Street	3rd wd.	Front: 15'5"x121'5"	1410	4058	1818 Waterloo Street	18th wd.	Front: 13'x40'
1410	4004	6026 Sansom Street	3rd wd.	Front: 16'x101'	1410	4059	1734 Waterloo Street rear	18th wd.	Front: 16.66'x95.50'
1410	4005	5939 Irving Street	3rd wd.	Front: 15'7-1/2"x47'			a/k/a 1731 Mascher Street		
1410	4006	214 South Millick Street	3rd wd.	Front: 14'7"x65'	1410	4060	2510 N Fairhill Street	19th wd.	Front: 16'x62'8-1/2"
1410	4007	248 South 61st Street	3rd wd.	Front: 16'x77'	1410	4061	2738 Federal Street	36th wd.	Front: 16.00'x100.00'
1410	4008	6138 Hazel Street	3rd wd.	Front: 20'x112.5'			a/k/a 2738-40 Federal Street		
1410	4009	434 North 60th Street	3rd wd.	Front: 16'x80'	1410	4062	6609 Musgrave St	22nd wd.	Front: 15.66'x81.62'
1410	4010	5533 Pearl Street	4th wd.	Front: 15'x107'	1410	4063	4827 Griscom Street	23rd wd.	Irregular
1410	4011	5505 Hunter Street	4th wd.	Front: 25'x91.57'	1410	4064	1512 W Girard Avenue	47th wd.	Irregular Lot
		a/k/a 5505 Hunters Lane			1410	4065	2959 Weikel Street	25th wd.	Front: 14'4"x62'
1410	4012	5832 Arch Street	4th wd.	Front: 16'x71'	1410	4066	2736 North 11th Street	37th wd.	Front: 25'x105'
1410	4013	16 N. 57th Street	4th wd.	Front: 16'x85'6"	1410	4067	2544-46 North 27th Street	28th wd.	Front: 31'x70'1/2"
1410	4014	141 North 58th Street	4th wd.	Front: 15'x70'	1410	4068	3008-14 Clifford Street	32nd wd.	Irregular
1410	4015	125 N. Hobart Street	4th wd.	Front: 15'x71'6"			a/k/a 3000 W. Montgomery Avenue		
1410	4016	1469 N 57th Street	4th wd.	Front: 16.00'x65.63'	1410	4069	2825 West Harold Street	28th wd.	Front: 14'3"x52'
1410	4017	1719 North 59th Street	4th wd.	Front: 15'x98'6"	1410	4070	2605 North Hollywood Street	28th wd.	Irregular
1410	4018	238 N. 53rd Street a/k/a 5300 Vine Street	44th wd.	Irregular Lot	1410	4071	2535 North Natrona Street	28th wd.	Front: 14'3"x50'
1410	4019	1061 North 46th Street	6th wd.	Front: 15'3"x66'11-3/4"	1410	4072	2638 North Douglas Street	28th wd.	Irregular
1410	4020	101-71 W. Gurney Street	7th wd.	Irregular	1410	4073	2111 Seybert Street	29th wd.	Front: 16.00'x60.00'
1410	4021	129 West Wishart Street	7th wd.	Front: 14'3"x49'5"	1410	4074	2403 Jefferson Street	29th wd.	Front: 16'x100'
1410	4022	3346 Mascher Street a/k/a 3346 North Mascher Street	7th wd.	Front: 14'x45'6"	1410	4075	1412 North 29th Street	29th wd.	Front: 16'x64'
					1410	4076	1428 Kenilworth Street	30th wd.	Irregular Lot
1410	4023	7106 N Broad Street	10th wd.	Front: 25.00'x150.00'	1410	4077	816 S. 19th Street	30th wd.	Front: 15.00'x60.00'
1410	4024	7150 N 19th Street	10th wd.	Irregular	1410	4078	1916 West Berks Street	32nd wd.	Front: 15'8-3/4"x85'
1410	4025	1546 Orland Street	10th wd.	Front: 16'10"x60'	1410	4079	1804 N. 23rd Street	32nd wd.	Front: 15.58'x70.25'
1410	4026	2056 Haines Street	10th wd.	Front: 15'9-1/2"x148'	1410	4080	2841 West Montgomery Avenue	32nd wd.	Front: 15'x60'
1410	4027	1602 East Walnut Lane	10th wd.	Front: 18'2"x95'6"	1410	4081	2124 North Corlies Street	32nd wd.	Irregular
1410	4028	7025 Forrest Avenue	10th wd.	Front: 16'x100'	1410	4082	2522 West Montgomery Avenue	32nd wd.	Front: 14'x60'
1410	4029	926-928 Race Street	5th wd.	Front: N/A	1410	4083	6103 Nassau Road	34th wd.	Front: 25'x93.25'
1410	4030	901 Penn Street, Unit No. P-1202, The Peninsula Condominium and Spa at Waterfront Square a/k/a 901 North Penn Street, Unit No. P-1202	5th wd.	Front: N/A	1410	4084	5210-5224 Broomall Street	51st wd.	Irregular
					1410	4085	1317 S. Taylor Street	36th wd.	Front: 14.00'x51.50'
1410	4031	2930 North Judson Street a/k/a 2930 Judson Street	11th wd.	Front: 16'x46'	1410	4086	2321 Gerritt Street	36th wd.	Front: 14'x48'
					1410	4087	2242 Wilder Street	36th wd.	Front: 14'x50'
1410	4032	2927 North 24th Street	11th wd.	Front: 18'4"x59'3"	1410	4088	1716 South 22nd Street	36th wd.	Front: 16'x66'
1410	4033	3219 N. 15th Street	11th wd.	Front: 87'8"x15'9"	1410	4089	3114 North Sheridan Street	37th wd.	Front: 14'4"x50'
1410	4034	809 Locust Avenue	12th wd.	Front: 15'x62'11"	1410	4090	2911 North Ringgold Street	38th wd.	Front: 14'1"x40'9"
1410	4035	5559 Baynton Street	12th wd.	Front: 15'2-1/8"x100'	1410	4091	3236 North 27th Street	38th wd.	Front: 16'x67'3"
1410	4036	143 W Sylvania Street	12th wd.	Irregular Lot	1410	4092	3235 West Hilton Street	38th wd.	Front: 15'x54'
1410	4037	5120 Germantown Avenue	12th wd.	Front: 16'10'-?"x130"	1410	4093	449 Fitzgerald Street	39th wd.	Front: 14.12'x49.00'
1410	4038	1424 West Pacific Street	13th wd.	Front: 16'x51'	1410	4094	Oak Lane Unit 2-K, 6751 N. 13th Street	61st wd.	Irregular
1410	4039	1717 W. Butler Street	13th wd.	Front: 15'2"x80'	1410	4095	2600 South Warnock Street	39th wd.	Front: 15.00'x50.00'
1410	4040	3716 North Sydenham Street	13th wd.	Front: 15'7"x80'	1410	4096	1927 South 65th Street	40th wd.	Front: 16'x70'
1410	4041	3740 North 17th Street	13th wd.	Front: 15.25'x84.82'	1410	4097	6038 Chester Avenue	40th wd.	Front: 15'6"x67'
1410	4042	6751 N. 13th Street, Unit #3N	61st wd.	Irregular	1410	4098	2218 South 56th Street	40th wd.	Front: 18.361'x93.501'
1410	4043	3823 Archer Street	13th wd.	Front: 13.50'x42.00'	1410	4099	6162 Glenmore Avenue	40th wd.	Front: 15'x48'
1410	4044	3924 Priscilla Street	13th wd.	Front: 14'x54'	1410	4100	6119 Elmwood Avenue	40th wd.	Front: 15'10"x85'
1410	4045	1954 Bonitz Street	13th wd.	Front: 14'3"x45'6"	1410	4101	3954-56 Elser Street	13th wd.	Front: 40'x100'
1410	4046	4439 Greene Street	13th wd.	Front: 15'3"x55'6"	1410	4102	2101-05 South 70th Street	40th wd.	Irregular Lot
1410	4047	2544 North Bancroft Street	16th wd.	Front: 13.625'x48'	1410	4103	7112 Paschall Avenue	40th wd.	Front: 25'x110'
1410	4048	2610 N 18th Street	16th wd.	Front: 14'6"x61'	1410	4104	2502 South Hobson Street	40th wd.	Front: 16'x71'
1410	4049	2231 North Lambert Street	16th wd.	Front: 15'x60'			a/k/a 5202 Hobson Street		
1410	4050	2342 West Oakdale Street	16th wd.	Front: 14'1/2"x58'	1410	4105	4025 Bleigh Avenue	41st wd.	Irregular
1410	4051	2234 W Lehigh Avenue	16th wd.	Front: 15'11"x90'	1410	4106	139 West Lury Street	42nd wd.	Front: 21.16'x60.00'
1410	4052	1618 Lindley Avenue	17th wd.	Front: 25'x100'	1410	4107	218 W. Roosevelt Boulevard	42nd wd.	Front: 16'3"x70'
1410	4053	1981 W. Spencer Street	17th wd.	Front: 15.00'x88.00'	1410	4108	276 West Rubicam Street	42nd wd.	Front: 14.00'x65.00'
1410	4054	6339 North 18th Street	17th wd.	Front: 16.00'x100.00'	1410	4109	529 W. Venango Street	43rd wd.	Front: 14.88'x97'
1410	4055	6323 East Wister Street	17th wd.	Front: 20'x90'	1410	4110	702 W. Bristol Street	43rd wd.	Front: 14'x54'
					1410	4111	704 West Bristol Street	43rd wd.	Front: 13'11"x49'
					1410	4112	4128 N. 5th Street	43rd wd.	Front: 15'8"x70'

*Tax Delinquent Sale continues on 16*

**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 **Jewell Williams, Sheriff**  
10:00 a.m. Tuesday, October 21 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1410	4113	4331 North Franklin Street	43rd wd.	Front: 15'2"x59'	1410	4146	1302 Wagner Avenue	49th wd.	Irregular
1410	4114	4325 North Ninth Street	43rd wd.	Front: 15'x99'1-2"	1410	4147	6026 N. 11th Street	49th wd.	Front: 16'x84.05'
1410	4115	4901-07 Market Street	44th wd.	Irregular	1410	4148	5813 North Park Avenue	49th wd.	Front: 20x118'4-15/16"
1410	4116	5047 Haverford Avenue	44th wd.	Irregular Lot	1410	4149	1350 South Lindenwood Street	51st wd.	Front: 16'x60'
1410	4117	5030 Parrish Street	44th wd.	Front: 15'x61'6"	1410	4150	1321 South 58th Street	51st wd.	Front: 17'x97'
1410	4118	340 North Wilton Street	44th wd.	Front: 20'x73'	1410	4151	5514 Elliott St.	51st wd.	Front: 15'x63.50'
1410	4119	6751 N. 13th Street, Unit #2L	61st wd.	Irregular	1410	4152	5710 Malcolm St.	51st wd.	Front: 15'x65'
1410	4120	4928 Kershaw Street	44th wd.	Front: 20'x70'	1410	4153	4833 Merion Avenue	52nd wd.	Front: 14'x70'
1410	4121	4957-59 Kershaw Street	44th wd.	Front: 14.78'x86'	1410	4154	947 East Price Street	59th wd.	Front: 18'x92'
1410	4122	5228 Master Street	44th wd.	Front: N/A	1410	4155	5823 Anderson Street	59th wd.	Front: 18.00'x100.00'
1410	4123	5155-57 Master St a/k/a 5155-57 West Master St	44th wd.	Front: 38'x100'	1410	4156	583 East Haines Street	59th wd.	Front: 15'11'x80'
1410	4124	5218 Harlan Street	44th wd.	Front: 14'x71'	1410	4157	41 W. Pomona Street	59th wd.	Front: 21'x78.64'
1410	4125	5131 Harlan Street	44th wd.	Front: 14'3'x95'	1410	4158	6343 Greene Street	59th wd.	Front: 30'x149'3-3/8"
1410	4126	5223 Harlan Street	44th wd.	Irregular	1410	4159	5644 Pine Street	60th wd.	Front: 19'6'x80'
1410	4127	887 North 50th Street	44th wd.	Front: N/A	1410	4160	5812 Sansom Street	60th wd.	Front: 15'6'x91'8"
1410	4128	643 N. 52nd Street	44th wd.	Front: 15'3'x80"	1410	4161	5822 Delancey Street	60th wd.	Front: 15'6'x60'
1410	4129	2823 Hedley Avenue a/k/a 2823 Hedley Street	45th wd.	Front: 12'x63'10-3/4"	1410	4162	160 Benjamin Court, Unit G160	57th wd.	Irregular Lot
1410	4130	4422 Richmond Street	45th wd.	Irregular	1410	4163	2018 East Granite Street	62nd wd.	Front: 14'x90'
1410	4131	2244 Brill Street	45th wd. (f/k/a 23rd wd.)	Irregular Lot	1410	4164	4420-30 Convent Lane	65th wd.	Irregular
1410	4132	5114 Webster Street	46th wd.	Front: 25'x54'6-1/8"	1410	4165	2047 Cheltenham Avenue	(f/k/a 41st wd.) 19th wd.	Front: 22'6'x95'
1410	4133	726 South Alden Street	46th wd.	Front: 16'x60'	1410	4166	1634 South 58th Street	(f/k/a 50th wd.) 3rd wd.	Front: 15'10'x70'
1410	4134	5933 Ogontz Avenue	17th wd.	Front: 16'x75'	1410	4167	2435 West Lehigh Avenue	28th wd.	Front: 15.25'x76'
1410	4135	2159 Ridge Avenue a/k/a 2136 West Nicholas Street	47th wd.	Front: N/A	1410	4168	2425 Kensington Avenue	31st wd.	Front: 15'x62'
1410	4136	2026 McClellan Street	48th wd.	Front: 14'x47'	1410	4169	2431 Kensington Avenue	31st wd.	Front: 15'x100'
1410	4137	2035 Mercy Street	48th wd.	Front: 14'x47'	1410	4170	2626 Cecil B Moore Avenue a/k/a 2626 Columbia Avenue	29th wd.	Irregular
1410	4138	2339 McClellan Street	48th wd.	Front: 14'9'x49'3"	1410	4171	2960 Kensington Avenue	33rd wd.	Front: 16'x41.70'
1410	4139	2836 Winton Street	48th wd.	Front: 14'x54'	1410	4172	6854 Elmwood Avenue	40th wd.	Front: 20'x77'
1410	4140	2026 South Norwood Street	48th wd.	Front: 14'x51'	1410	4173	4602 N. 5th Street	49th wd.	Front: 19.33'x80.00'
1410	4141	2038 South Croskey Street	48th wd.	Front: 14'6'x54'	1410	4174	218 South 52nd Street	60th wd.	Front: 15'4-1/2'x60'
1410	4142	550 West Lindley Avenue a/k/a 550 Lindley Avenue	49th wd.	Front: 14'2-1/2'x97'	1410	4175	1616 S. 2nd Street	1st wd.	Irregular Lot
1410	4143	616 West Lindley Avenue a/k/a 616 Lindley Avenue	49th wd.	Front: 16.00'x60.00'	1410	4176	3228 North Front Street	7th wd.	Front: 14.50'x59.00'
1410	4144	5018 North 12th Street	49th wd.	Front: 23.50'x84.00'	1410	4177	3329 North 21st Street	11th wd.	Front: 18.50'x89.58'
1410	4145	4807 Old York Road	49th wd.	Irregular	1410	4178	4468 North 17th Street	13th wd.	Front: 14.00'x58.00'
					1410	4179	1003 N. Marshall Street	14th wd.	Front: 17.58'x72'
					1410	4180	1029 West Ruscomb Street	49th wd.	Front: 19'11'x60'

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