

**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, December 16, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1412	4001	415 Manton Street	2nd wd.	Front: 16'x58'	1412	4053	4309 North Carlisle Street	13th wd.	Front: 21'x75'4"
1412	4002	5933 Chestnut Street	3rd wd.	Front: 16'x83.50'	1412	4054	4509 North 15th Street	13th wd.	Front: 15'6"x78'8"
1412	4003	22 South Dewey Street	3rd wd.	Front: 15'x62'6"	1412	4055	4512 N. 17th Street	13th wd.	Front: 16'x62'
1412	4004	6245 Catharine Street	3rd wd.	Front: 20'x100'	1412	4056	4556 North 17th Street	13th wd.	Front: 16'x62'
1412	4005	6032 Catharine Street	3rd wd.	Front: 17'6"x110'	1412	4057	129-41 W. Glenwood Ave	7th wd.	Irregular
1412	4006	5834 Alter Street	3rd wd.	Front: 16'x63'6"	1412	4058	2405 North Carlisle Street	16th wd.	Front: 14'5-3/5"x60'
1412	4007	5511 Haverford Avenue	4th wd.	Irregular	1412	4059	2213 North Bancroft Street	16th wd.	Front: 13.75'x49.50'
1412	4008	641 N. Conestoga Street	4th wd.	Front: 15'6"x44'	1412	4060	2526 North Bancroft Street	16th wd.	Front: 14'5-1/2"x48'
1412	4009	646 North Sickels Street	4th wd.	Front: 14'x44'	1412	4061	5736 North 5th Street	61st wd.	Front: 15'7"x114'7-1/2"
1412	4010	5424 Sharswood Street	4th wd.	Front: 14'x50'	1412	4062	222 West Duval Street	59th wd.	Front: 16'x64'
1412	4011	1530 North Conestoga Street	4th wd.	Front: 14'7"x86'11-1/4"	1412	4063	2427 North Chadwick Street	16th wd.	Front: 13'11-1/2"x49'
1412	4012	1438 North Vogdes Street	4th wd.	Front: 16'x46'1"	1412	4064	2240 North Chadwick Street	16th wd.	Front: 14'11"x49'6"
1412	4013	5626 Appletree Street	4th wd.	Front: 14.16'x47'	1412	4065	2331 N. 17th Street	16th wd.	Front: 16'x94'10"
1412	4014	121 N 60th Street	4th wd.	Front: 16'x85'	1412	4066	2319 N. Colorado Street	16th wd.	Front: 14'1"x50'
1412	4015	5934 Vine Street	4th wd.	Front: 15'x70'	1412	4067	2527 N. 18th Street	16th wd.	Front: 15'6'x66'
1412	4016	316 North Salford Street	4th wd.	Front: 15'x60'	1412	4068	1509 West Firth Street	16th wd.	Front: 14'8-1/2"x49'4"
1412	4017	343 North 60th Street	4th wd.	Front: 15'3"x67'	1412	4069	1712 West Lehigh Avenue	16th wd.	Irregular
1412	4018	637 North 57th Street	4th wd.	Front: 16'x90'	1412	4070	2307 North Cleveland Street	16th wd.	Front: 14'2"x47'
1412	4019	4066 Powelton Avenue	6th wd.	Front: 18'6"x67'1-7/8"	1412	4071	2532 North Cleveland Street	16th wd.	Irregular
1412	4020	4068 Powelton Avenue	6th wd.	Front: 16'5-1/8"x67'1-7/8"	1412	4072	2556 North Cleveland Street	16th wd.	Front: 14'6"x49'
1412	4021	4094 Olive Street	6th wd.	Front: 15'x70.65'	1412	4073	2467 North Gratz Street	16th wd.	Front: 14'1"x50'
1412	4022	649 North 41st Street	6th wd.	Irregular	1412	4074	2225 West Dauphin Street	16th wd.	Irregular
1412	4023	658 Brooklyn Street	6th wd.	Front: 16'x77'6"	1412	4075	5743 North Beechwood Street	17th wd.	Irregular
1412	4024	4141 Parrish Street	6th wd.	Front: 15.75'x73'	1412	4076	222 Cecil B. Moore Avenue	18th wd.	Irregular
1412	4025	4143 Mantua Avenue	6th wd.	Front: 15'x100'	1412	4077	1810 Waterloo Street	18th wd.	Front: 13'x40'
1412	4026	4239 Leidy Avenue	6th wd.	Front: 16'x86'	1412	4078	1922 Hope Street	18th wd.	Front: 13'x42.40'
1412	4027	1128 North 41st Street	6th wd.	Front: 17'x104'	1412	4079	2047 North Philip Street	18th wd.	Front: 24'x54'
1412	4028	929 North Markoe Street	6th wd.	Front: 14'x96'	1412	4080	2323 North 3rd Street	19th wd.	Front: 14.08'x60.67'
1412	4029	851 North 48th Street	6th wd.	Front: 16.17'x90'	1412	4081	2554 Hope Street	19th wd.	Front: 12'x45.50'
1412	4030	156 West Wishart Street	7th wd.	Front: 14'2"x49'	1412	4082	2834 North Orkney Street	19th wd.	Front: 13'x42'
1412	4031	39 East Seltzer Street	7th wd.	Front: 15'5"x49'	1412	4083	2925 North Reese Street	19th wd.	Front: 14'x67'
1412	4032	251 East Indiana Avenue	7th wd.	Front: 14'x59'6"	1412	4084	2846 North Reese Street	19th wd.	Front: 17'x69'
1412	4033	3011 North Water Street	7th wd.	Front: 14'6'x45'6"	1412	4085	2959 North Fairhill Street	19th wd.	Front: 14'x70'
1412	4034	2860 Kensington Avenue	7th wd.	Irregular	1412	4086	3210 North 5th Street	19th wd.	Front: 16'x60'
1412	4035	3445 Palethorp Street	7th wd.	Front: 14'x106'6"	1412	4087	1912 Kinsey Street	23rd wd.	Front: 16.03'x100'
1412	4036	3413 North 2nd Street	7th wd.	Front: 20'x190'	1412	4088	1840-42 Wilmot Street	23rd wd.	Front: 25'x60'
1412	4037	443 West Airdrie Street	7th wd.	Front: 14'x69'	1412	4089	1532 Foulkrod Street	23rd wd.	Front: 12'1/2"x36'3"
1412	4038	3412 A Street	7th wd.	Front: 15'10"x70'	1412	4090	4918 Cottage Street	23rd wd.	Front: 14'5-3/4"x82'
1412	4039	3517 "A" Street	7th wd.	Front: 14'x70'	1412	4091	3842 Brown Street	24th wd.	Front: 15'11-1/4"x80'
1412	4040	206 East Ontario Street	7th wd.	Front: 14'x76'	1412	4092	3971 Reno Street	24th wd.	Front: 13'6"x65'4"
1412	4041	2303 West Somerset Street	11th wd.	Front: 15'x82'	1412	4093	811 N 39th Street	24th wd.	Front: 15'4"x80'
1412	4042	2718 North Garnet Street	11th wd.	Front: 15'x52.50'	1412	4094	3916 Pennsgrove Street	24th wd.	Front: 15.50'x85'
1412	4043	2729 N. Judson Street	11th wd.	Front: 14.5'x45'	1412	4095	3837 Waylusing Avenue	24th wd.	Front: 14'3"x60'
1412	4044	1925 West Hilton Street	11th wd.	Front: 14'x66'	1412	4096	3950 Poplar Street	24th wd.	Front: 15.77'x70.50'
1412	4045	1934 W. Ontario Street	11th wd.	Front: 19'5-1/2"x102'6"	1412	4097	3846 West Girard Avenue	24th wd.	Front: 16'x105'
1412	4046	3314 North Sydenham Street	11th wd.	Front: 15'1"x58'10"	1412	4098	1107 State Street	24th wd.	Front: 13'6"x39'7-5/8"
1412	4047	3421 North Bouvier Street	11th wd.	Front: 14'x60'	1412	4099	1815 East Tusculum Street	25th wd.	Front: 13'6"x52'
1412	4048	5605 Baynton Street	12th wd.	Front: 17'8"x109'7-1/8"	1412	4100	2138 East William Street	25th wd.	Front: 14'x68'6"
1412	4049	5519 Morton Street	12th wd.	Front: 14'1"xIrregular	1412	4101	2262 East Cambria Street	25th wd.	Front: 14'x47'6"
1412	4050	5525 Bloyd Street	12th wd.	Front: 14'x91'7-3/8"	1412	4102	2063 East Birch Street	25th wd.	Irregular
1412	4051	3932 Priscilla Street	13th wd.	Front: 14'x54'					
1412	4052	2402 West Clearfield Street	38th wd.	Front: 26'6"x55'					

*Tax Delinquent Sale continues on 17*

**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, December 16, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1412	4103	3084 Tulip Street	25th wd.	Front: 14'6"x92'	1412	4150	2845 North Franklin Street	37th wd.	Front: 14'x62'
1412	4104	2443 North 26th Street	28th wd.	Front: 16'x84'3"	1412	4151	2740 North Darien Street	37th wd.	Front: 13'x45'
1412	4105	2631 West Dauphin Street	28th wd.	Front: 18'x112'6"	1412	4152	2813 North 9th Street	37th wd.	Front: 15'x64'2-1/4"
1412	4106	2646 West Seltzer Street	28th wd.	Front: 14'3"x46'	1412	4153	2730 North Marvine Street	37th wd.	Front: 15'x70'
1412	4107	2649 North Corlies Street	28th wd.	Front: 14'x50'	1412	4154	2919 North 13th Street	37th wd.	Front: 16'x84'6"
1412	4108	2534 North Douglas Street	28th wd.	Front: 14'x50'	1412	4155	1343 Silver Street	37th wd.	Front: 14'x50'
1412	4109	2216 Seybert Street	29th wd.	Front: 14'x60'	1412	4156	1218 W Rush Street	37th wd.	Front: 14'x48'
1412	4110	2312 Cecil B. Moore Avenue	29th wd.	Front: 18'x80'	1412	4157	1239 W Cambria Street	37th wd.	Front: 22'6"x80'
		a/k/a West Columbia Avenue			1412	4158	1027 W Monmouth Street	37th wd.	Front: 13'11-1/4"x45'
1412	4111	3006 West Baltz Street	29th wd.	Front: 14'4"x50'	1412	4159	2838 North 26th Street	38th wd.	Front: 16'x56'
		a/k/a 3006 Baltz Street			1412	4160	3103 Pennock Street	38th wd.	Front: 14.5'x42'
1412	4112	2928 West Oxford Street	29th wd.	Front: 16'x81'6"	1412	4161	1370 East Haines Street	59th wd.	Front: 50'x70'
1412	4113	1243 North Myrtlewood Street	29th wd.	Front: 14'x50'	1412	4162	2435 South 5th Street	39th wd.	Front: 15'4"x59'
1412	4114	1516 North Myrtlewood Street	29th wd.	Front: 15'3"x52'6"	1412	4163	717 Daly Street	39th wd.	Front: 14'x50'6"
1412	4115	1415 North Corlies Street	29th wd.	Front: 14'2"x47'	1412	4164	2223 South 8th Street	39th wd.	Front: 15'x65'2-3/8"
1412	4116	1932 East Firth Street	31st wd.	Front: 12'x65'6"	1412	4165	2065 South Alden Street	40th wd.	Front: 16'x53'
1412	4117	2000 East Huntingdon Street	31st wd.	Front: 15'x73'7"	1412	4166	2030 South Alden Street	40th wd.	Front: 15'x53'
1412	4118	1816 East Lehigh Avenue	31st wd.	Front: 14'8" x Irregular	1412	4167	6411 Upland Street	40th wd.	Front: 14'x50'
1412	4119	2023 North Lambert Street	32nd wd.	Front: 15'x58'	1412	4168	6415 Upland Street	40th wd.	Front: 14'x50'
1412	4120	1820 Judson Street	32nd wd.	Front: 14'2"x50'	1412	4169	7038 Wheeler Street	40th wd.	Front: 16.33'x68.00'
1412	4121	1850 N Taylor Street	32nd wd.	Front: 14'x53'	1412	4170	6218 Torresdale Avenue	41st wd.	Front: 25'1"x100'
1412	4122	2905 Edgley Street	32nd wd.	Front: 20'x40'	1412	4171	4632 Mascher Street	42nd wd.	Front: 15'x77.25'
1412	4123	1813 Newkirk Street	32nd wd.	Front: 15'x59'	1412	4172	9227 Leon Street	57th wd.	Front: 42.4'x178'
1412	4124	1952 North Newkirk Street	32nd wd.	Front: 14'x47'	1412	4173	16 N 51st Street	44th wd.	Front: 16'x112'
1412	4125	1812 N 31st Street	32nd wd.	Front: 15'6-1/4"x63'11"	1412	4174	110 North 51st Street	44th wd.	Front: 15'6"x110'
1412	4126	1712 North 25th Street	32nd wd.	Front: 15'9"x71'7-3/4"	1412	4175	5023 Aspen Street	44th wd.	Front: 16'x61'
1412	4127	1709 North Dover Street	32nd wd.	Front: 14'1"x42'	1412	4176	4838 Brown Street	44th wd.	Irregular
1412	4128	636 E Indiana Avenue	33rd wd.	Irregular	1412	4177	5135 Reno Street	44th wd.	Front: 14'x45'
1412	4129	812 East Schiller Street	33rd wd.	Irregular	1412	4178	700 North 49th Street	44th wd.	Front: 15'x75'
1412	4130	1308 East Airdrie Street	33rd wd.	Front: 15'x60'	1412	4179	5008 Ogden Street	44th wd.	Front: 14'4"x55'
1412	4131	6114 Callowhill Street	34th wd.	Front: 16'x72'	1412	4180	5146 Hoopes Street	44th wd.	Irregular
1412	4132	6018 Haverford Avenue	34th wd.	Front: 15'x73'	1412	4181	5209 Westminster Avenue	44th wd.	Front: 22'x38'11-1/2"
1412	4133	1501 N 62nd Street	34th wd.	Front: 15'6"x96'	1412	4182	5310 Poplar Street	44th wd.	Irregular
1412	4134	1222 South 26th Street	36th wd.	Front: 15'x53'	1412	4183	931 North St. Bernard Street	44th wd.	Front: 15'x54'11-3/8"
1412	4135	2050 Gerritt Street	36th wd.	Front: 18'x48'			a/k/a 931 North St. Bernard Place		
1412	4136	1834 Fernon Street	36th wd.	Front: 14'x47'6"	1412	4184	1316 North 50th Street	44th wd.	Front: 14'8"x64'
1412	4137	1842 Fernon Street	36th wd.	Front: 14'x47'6"	1412	4185	2749 E. Pacific Street	45th wd.	Front: 14'8"x63'
1412	4138	2010 Fernon Street	36th wd.	Front: 15'x47'	1412	4186	2817 Orthodox Street	45th wd.	Front: 14'x70'
1412	4139	2059 Mountain Street	36th wd.	Front: 15'x47'	1412	4187	5018 North 7th Street	49th wd.	Front: 15'x71'10.5"
1412	4140	1926 Watkins Street	36th wd.	Front: 14'x47'	1412	4188	5036 North Franklin Street	49th wd.	Front: 15'11-1/2"x64'
1412	4141	1702 S 24th Street	36th wd.	Front: 15'3"x55'	1412	4189	1120 South Peach Street	51st wd.	Front: 16'x55'
1412	4142	1623 S Taylor Street	36th wd.	Front: 14'2"x55'	1412	4190	1036 S Paxon Street	51st wd.	Front: 15'x67'6"
1412	4143	1544 S Stanley Street	36th wd.	Front: 16'6"x52'	1412	4191	5622 Beaumont Street	51st wd.	Front: 16'x56'6"
1412	4144	2631 North 8th Street	37th wd.	Front: 14'4"x76'	1412	4192	1601 South 56th Street	51st wd.	Front: 15'8"x63'
1412	4145	2550 North Jessup Street	37th wd.	Front: 14'1"x47'	1412	4193	1732 South Conestoga Street	51st wd.	Front: 15'x60'
1412	4146	2342 N. Camac Street	37th wd.	Front: 14'x48'	1412	4194	4714 Merion Avenue	52nd wd.	Front: 14'x51'6"
1412	4147	702 West York Street	37th wd.	Front: 16'x84'	1412	4195	1337 North 49th Street	52nd wd.	Front: N/A
1412	4148	1219 West Cumberland Street	37th wd.	Front: 14'11-7/8"x60'	1412	4196	7429 Dungan Road	56th wd.	Front: 25'3/16"x110'5"
1412	4149	3227 N 7th Street	37th wd.	Irregular					

## 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.