

Public Notices

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. Monday, September 16, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1309	4001	246 Sigel Street	1st wd.	Front: 14.00’x52.00’	1309	4042	1347 South Taylor Street	36th wd.	Front: 5’x51.5’
1309	4002	1154 South 12th Street	2nd wd.	Front: 16.5’x62.42’	1309	4043	2633 Oakford Street	36th wd.	Front: 14’x65’
1309	4003	6200 Market Street	3rd wd.	Irregular Lot	1309	4044	2733 Latona Street	36th wd.	Front: 14’x49.08’
1309	4004	6123 Cobbs Creek Parkway	3rd wd.	Front: 27’x110’	1309	4045	2751 Earp Street	36th wd.	Front: 14’x50’
1309	4005	5504 Master Street	4th wd.	Front: 15.5’x81.0’	1309	4046	1309 S Corlies Street	36th wd.	Front: 14’x48’
1309	4006	540 North 56th Street	4th wd.	Front: 15.8’x79.6’	1309	4047	1336 S Stanley Street	36th wd.	Front: 14’x51’
1309	4007	1443 North Ithan Street	4th wd.	Front: 15’x47.63’				fka 34th wd.	
1309	4008	3344 Mutter Street	7th wd.	Front: 14’x44.50’	1309	4048	2310 Gerritt Street	36th wd.	Front: 14’x50’
1309	4009	1543 E Mohican Street	10th wd.	Front: 16’x82.5	1309	4049	2306 Greenwich Street	36th wd.	Front: 14.00’x49.00
1309	4010	3421 N 18th St	11th wd.	Front: 60’x160.33	1309	4050	1436 S 23rd St	36th wd.	Front: 16’x60’
1309	4011	3323 North 22nd Street	11th wd.	Front: 16.00’x77.33’	1309	4051	1429 S Napa St	36th wd.	Front: 16’x52.67
1309	4012	5143 Stenton Avenue	12th wd.	Front: 15’x85’	1309	4052	1428 S Bancroft Street	36th wd.	Front: 15.33’x52’
1309	4013	739 East Woodlawn Street	12th wd.	Front: 14’x119.5’	1309	4053	1538 S 17th Street	36th wd.	Front: 17’x63’
		aka 739 East Woodlawn Avenue			1309	4054	1442 S Colorado St	26th wd.	Front: 13.89’x48’
1309	4014	1441 W Venango Street	13th wd.	Front: 16’x97’	1309	4055	1643 Annin Street	36th wd.	Front: 15’x61.21’
1309	4015	1922 Brunner Street	13th wd.	Front: 13.61’x62.00’	1309	4056	6513 Allman Street	40th wd.	Front: 14.67’x66.00’
1309	4016	4531 N Mole Street	13th wd.	Front: 15’2’’x45’	1309	4057	1123 W Westmoreland St	43rd wd.	Front: 14’2’’x74’
1309	4017	4560 Gratz St aka 4560 N Gratz St	13th wd.	Front: 15’1’’x84’5’’	1309	4058	700 W Venango Street	43rd wd.	Front: 80’x17’7/8’’
1309	4018	1614 West St Paul St	13th wd.	Front: 14’x71’	1309	4059	529 W Venango Street	43rd wd.	Front: 14.88’x97’
		aka 1614 St Paul St			1309	4060	3646 N 6th Street	43rd wd.	Front: 15’x92.19’
1309	4019	1712 W Wingohocking Street	13th wd.	Front: 13.67’x50’	1309	4061	3628 N Camac Street	43rd wd.	Front: 62’44’’x14’117/8’’
1309	4020	2109 Chelten Avenue	17th wd.	Front: 22.5’x95’	1309	4062	813 West Erie Avenue	43rd wd.	Front: 16.00’x92.00’
1309	4021	6192 N 21st Street	17th wd.	Front: 14.21’x90.00’	1309	4063	3749 North Percy Street	43rd wd.	Front: 16’x45’
1309	4022	1904 N Leithgow St	18th wd.	Front: 12’x40’	1309	4064	940 W Lycoming Street	43rd wd.	Front: 16.86’x60.56’
1309	4023	2020 N Randolph Street	18th wd.	Irregular	1309	4065	3903 N 9th Street	43rd wd.	Front: 16’x46’
1309	4024	3347 North Orkney Street	19th wd.	Front: 13’x36’6’’	1309	4066	4151 N Fairhill Street	43rd wd.	Front: 14.08’x63’
1309	4025	220 W Rittenhouse Square, Unit 4D	8th wd.	Irregular	1309	4067	4951 Ogden Street	44th wd.	Front: 14’x67.25’
1309	4026	6439 Clearview Street	22nd wd.	Front: 15.00’x60.00’	1309	4068	5134 Harlan Street	44th wd.	Front: 16’x80’
1309	4027	3600 Conshohocken Avenue, Unit #601	52nd wd.	Irregular Lot	1309	4069	5536 Catherine Street	46th wd.	Front: 15’x112
1309	4028	1319 Unity Street	23rd wd.	Front: 14’x64’	1309	4070	1735 Cambridge Street	47th wd.	Front: 12’x60’
1309	4029	3867 Aspen Street	24th wd.	Front: 15’x80’	1309	4071	1737 Cambridge Street	47th wd.	Front: 12’x60’
1309	4030	2716 N Taylor Street	28th wd.	Front: 14.50’x45.00’	1309	4072	724 West Roosevelt Blvd	49th wd.	Front: 19’x114’63/8’’
1309	4031	2437 West Firth Street	28th wd.	Front: 14.25’x53.50’	1309	4073	4545 N 13th Street	49th wd.	Front: 15’x84’
1309	4032	2562 N Myrtlewood St	28th wd.	Front: 14.17’x51.50’	1309	4074	5615 Thomas Avenue	51st wd.	Front: 15’x81’6’’’’
1309	4033	2319 Nicholas Street	29th wd.	Front: 15.3’x56	1309	4075	221 W Duval Street	59th wd.	Front: 15’x110.01’
1309	4034	2450 Kimball Street	30th wd.	Front: 14’x61’	1309	4076	5139 Chancellor Street	60th wd.	Front: 15.25’x62.39’
1309	4035	2024 East Hazzard Street	31st wd.	Front: 15’x67’	1309	4077	438 S 50th Street	60th wd.	Front: 16’x97’
1309	4036	6055 Haverford Avenue	34th wd.	Front: 15.6’x119.02	1309	4078	5334 Chancellor Street	60th wd.	Front: 15’x65’
1309	4037	6231 W Jefferson Street	34th wd.	Front: 25’x93.25’	1309	4079	226 S 53rd Street	60th wd.	Front: 20.41’x80’
1309	4038	1522 North 61st Street	34th wd.	Front: 15’x98’	1309	4080	1123 Brill Street	62nd wd.	Front: 16’x125’
1309	4039	616 Vankirk Street	35th wd.	Front: 16.08’x80.00’	1309	4081	2091 Bridge Street	62nd wd.	Front: 14’x100’
1309	4040	2330 Ellsworth Street	36th wd.	Front: 16’x72’	1309	4082	11857 Academy Road, Unit F5	66th wd.	Irregular
1309	4041	1331 South Taylor Street	36th wd.	Front: 15’x51.5’	1309	4083	220 W Rittenhouse, Unit 2B	8th 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 cash, 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 cash, 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 cash, 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.