

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, November 18, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1311	4001	823 Tasker Street	1st wd.	Front: 15.66'x68'	1311	4054	6655 Ross Street	22nd wd.	Irregular lot
1311	4002	130 South 61st Street	3rd wd.	Front: 15'x80'	1311	4055	6408 Musgrave St	22nd wd.	Front: 16.21'x111.31'
1311	4003	5931 Addison Street	3rd wd.	Front: 14'3"x63'6"	1311	4056	24 East Mount Airy Avenue	22nd wd.	Front: 16'x94'4"
1311	4004	6024 Cedar Avenue	3rd wd.	Front: 16'x103'6"	1311	4057	6721-23 Musgrave Street	22nd wd.	Front: 30'x105'
1311	4005	5950 Walton Avenue	3rd wd.	Front: 15'x100'	1311	4058	7128 Chew Street	22nd wd.	Irregular lot
1311	4006	630 South 59th Street	3rd wd.	Front: 15'11"x79'					
1311	4007	521 South Salford Street	3rd wd.	Front: 14.33'x63.5'	1311	4059	4726 Oxford Avenue	23rd wd.	Irregular Lot
1311	4008	415 South 62nd Street	3rd wd.	Front: 15'x72'	1311	4060	4242 Griscom Street	23rd wd.	Irregular
1311	4009	708 South 59th Street	3rd wd.	Front: 16'x78'	1311	4061	4807 Griscom St	23rd wd.	Front: 24.83'x78.50'
1311	4010	1231 South 61st Street	3rd wd.	Front: 16'x81.5'	1311	4062	1309 Arrott St	23rd wd.	Irregular
1311	4011	5847 Angora Terrace	3rd wd.	Front: 15.66'x67'	1311	4063	4314 Leiper Street	23rd wd.	Front: 25'x100'
1311	4012	5851 Angora Terrace	3rd wd.	Front: 16'x67'	1311	4064	3203 Powelton Ave.	24th wd.	Front: 17.50'x91.30'
1311	4013	5857 Willows Avenue	3rd wd.	Front: 16'x115'	1311	4065	613 N. 38th St	24th wd.	Front: 16'x50'
1311	4014	5967 Springfield Avenue	3rd wd.	Front: 15.66'x82'	1311	4066	2821 Salmon St.	25th wd.	Front: 16'x80.77'
1311	4015	1635 South 59th Street	3rd wd.	Front: 15.83'x89'	1311	4067	3071 Tilton St.	25th wd.	Front: 12'x48'
1311	4016	1431 N 56th St	4th wd.	Front: 15.58'x107'	1311	4068	3110 Livingston St.	25th wd.	Front: 14.75'x50'
1311	4017	5718 Harmer Street	4th wd.	Front: 15'x58'	1311	4069	1930 E Somerset St	25th wd.	Front: 14'x63'
1311	4018	1214 North 56th Street	4th wd.	Front: 15'x83'	1311	4070	1928 E Mommouth St.	25th wd.	Front: 14.50'x79.50'
1311	4019	1320 North Hobart Street	4th wd.	Front: 15'x57'	1311	4071	1910 E Lippincott Street	25th wd.	Front: 16.00'x60.00'
1311	4020	426 Wiota Street	6th wd.	Front: 12.42'x65'	1311	4072	2937 Weikel Street	25th wd.	Front: 14'4'x62"
1311	4021	4125 Poplar St	6th wd.	Front: 65.61' x irregular	1311	4073	3071 Janney Street	25th wd.	Front: 14'x55'8"
1311	4022	4339 N Orianna St.	7th wd.	Front: 14.33'x47.25'	1311	4074	2864 Jasper Street	25th wd.	Front: 14'x54'
1311	4023	3432 E Street	7th wd.	Front: 14.2'x52.6'	1311	4075	1407 South 52nd Street	27th wd.	Front: 15'x93'6"
1311	4024	1726 Mohican St.	10th wd.	Front: 16.08'x85'	1311	4076	1411 S. 52nd St.	27th wd.	Front: 15'x93.50'
1311	4025	1719 Mayland Street	10th wd.	Front: 16'x77'	1311	4077	4928 Woodland Avenue	27th wd.	Front: 16'4'x110'
1311	4026	7012 Louise St	10th wd.	Front: 18.67'x90.29'	1311	4078	2451 West Cumberland Street	28th wd.	Front: 16'x103.44'
1311	4027	3113 North 17th Street	11th wd.	Front: 14'x61.5'	1311	4079	2632 N Hollywood St	28th wd.	Irregular
1311	4028	2757 North 24th Street	11th wd.	Front: 14'6'x60'7-1/2"	1311	4080	2312 N 31st St	28th wd.	Front: 15'x70'
1311	4029	1428 West Venango Street	11th wd.	Front: 15'8'x100'	1311	4081	2415 W Seybert St	29th wd.	Front: 13.83'x43.24'
1311	4030	3229 North 20th Street	11th wd.	Front: 15'x60.5'	1311	4082	2430 West Jefferson Street	29th wd.	Front: 15'x51'
1311	4031	41 East Collom St aka 41 Collom St	12th wd.	Front: 80'1'8'x14'1/2"	1311	4083	1333 aka 1333-35 N. 28th Street	29th wd.	Irregular lot
1311	4032	4838 Stenton Avenue	12th wd.	Front: 15'x54'	1311	4084	2319 E Letterly St	31st wd.	Front: 14.33'x70'
1311	4033	4943 Royal St.	12th wd.	Irregular	1311	4085	735 E Willard St	33rd wd.	Front: 14.92'x50'
1311	4034	3729 North 18th Street	13th wd.	Front: 15'2'x91'10"	1311	4086	801 East Willard Street	33rd wd.	Front: 15'6'x50'
1311	4035	3750 North 18th Street	13th wd.	Front: 16.00'x93.67'	1311	4087	821 E Westmoreland St	33rd wd.	Front: 15'x61.50'
1311	4036	2020 Rowan St	13th wd.	Irregular	1311	4088	847 E Westmoreland St	33rd wd.	Front: 15'x61.50'
1311	4037	4468 North 17th Street	13th wd.	Front: 14.00x58.00'	1311	4089	938 E Ontario St	33rd wd.	Front: 14'x73'
1311	4038	4529 North Colorado Street	13th wd.	Front: 15'x54'	1311	4090	1046 East Tioga Street	33rd wd.	Front: 14'2-1/4'x72'
1311	4039	3964 Elser Street	13th wd.	Front: 20'x200'	1311	4091	3144 Custer Street	33rd wd.	Front: 14'2'x50'
1311	4040	1603 West Mentor Street	13th wd.	Front: 16'x65'	1311	4092	3215 "H" Street	33rd wd.	Front: 55.77'x39.51'
1311	4041	1447 West Loudon Street	13th wd.	Front: 15'8'x76'	1311	4093	3340 Kensington Ave	33rd wd.	Front: 15'x70'
1311	4042	4529 Fernhill Road	13th wd.	Front: 15'10'x74'	1311	4094	6141 Arch Street	34th wd.	Front: 17'2'x60'
1311	4043	1113 Mount Vernon St	14th wd.	Irregular	1311	4095	6012 Spring Street	34th wd.	Front: 14'6'x50'
1311	4044	2249 W Cumberland St	16th wd.	Front: 15.25'x90'	1311	4096	525 North Robinson Street	34th wd.	Front: 14.72'x75'
1311	4045	1805 W Albanus St	17th wd.	Front: 15'3'x70'	1311	4097	353 Horton St.	34th wd.	Front: 15'x70'
1311	4046	1517 W Olney Ave	17th wd.	Front: 16'x92.50'	1311	4098	6007 W Oxford St	34th wd.	Front: 15.88'x150'
1311	4047	1918 Sparks St	17th wd.	Front: 15'x98'	1311	4099	510 North Gross Street	34th wd.	Front: 14'x82'
1311	4048	6325 N. Norwood St	17th wd.	Front: 14.42'x80'	1311	4100	717 Edgemore Road	34th wd.	Front: 15'x92'6"
1311	4049	6104 North Beechwood Street	17th wd.	Front: 21'x90'	1311	4101	666 Adams Avenue	35th wd.	Front: 16'3'x105'10"
1311	4050	3265 North American Street	19th wd.	Front: 15.33'x56.83'	1311	4102	2114 Latona Street	36th wd.	Front: 14.00'x46.25'
1311	4051	1604 North 7th Street	20th wd.	Irregular lot	1311	4103	2543 Ellsworth St.	36th wd.	Front: 15'x55'
1311	4052	604 East Johnson Street	22nd wd.	Front: 15'x73'9"	1311	4104	2227 Latona St.	36th wd.	Front: 14'x45'
1311	4053	222 E Hortter St	22nd wd.	Front: 17.50'x102.50'					

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 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.

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Properties to be sold by **Jewell Williams, Sheriff**
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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1311	4105	1314 S. 30th Street	36th wd.	Front: 15'6"x55'	1311	4137	3911 North 10th Street	43rd wd.	Front: 16'x51'
1311	4106	1549 S Bambrey Street	36th wd.	Front: 14'x44'	1311	4138	4400 N. 7th St.	43rd wd.	Front: 15'x71'6"
1311	4107	1534 South Corlies Street	36th wd.	Front: 16'x52'	1311	4139	5222 Arch St.	44th wd.	irregular
1311	4108	1525 South Patton Street	36th wd.	Front: 15'x51'2"	1311	4140	43 N 53rd St	44th wd.	Front: 15'x74'
1311	4109	1213 S. 17th Street	26th wd.	Front: 15'6"x65'	1311	4141	39 North Ruby Street	44th wd.	Front: 15'7"x60'6"
1311	4110	1322 South Bouvier Street	36th wd.	Front: 14'x50'	1311	4143	1829 E Thayer Street	45th wd.	Front: 12'x51'
1311	4111	1135 South 18th Street	36th wd.	Front: 16'x60'	1311	4144	3372-78 Braddock St.	45th wd.	irregular
1311	4112	1716 Alter Street	26th wd.	Front: 16'x45'	1311	4145	5636 Pemberton Street	46th wd.	Front: 15'x60'
1311	4113	3140 N. 25th Street	38th wd.	Front: 15'x60.08'	1311	4146	5738 Catharine Street	46th wd.	Irregular lot
1311	4114	2902 North Taney Street	38th wd.	Front: 15'x48'	1311	4147	702 S 57th street	46th wd.	Front: 15.00'x76.50'
1311	4115	2543 S 3rd St.	39th wd.	Front: 14.67'x54.50'	1311	4148	741 South Alden Street	46th wd.	Front: 15'x62'10"
1311	4116	346 Roseberry Street	39th wd.	Front: 14'7'-1/2"x50'	1311	4149	2014 Mifflin Street	48th wd.	Front: 16'x53'
1311	4117	2524 South Reese Street	39th wd.	Front: 14'x47'	1311	4150	2036 South Bouvier Street	48th wd.	Front: 13'10"x50'
1311	4118	2530 South Fairhill Street	39th wd.	Front: 14'x50'	1311	4151	2030 S Croskey Street	48th wd.	Front: 14.50'x54.00'
1311	4119	2515 South 7th Street	39th wd.	Front: 15'x57'	1311	4152	4936 N Warnock Street	49th wd.	Front: 15'6"x73'3/8"
1311	4120	6304 Chester Avenue	40th wd.	Front: 16'x73'	1311	4153	4538 N Camac St	49th wd.	Front: 15'x81.10'
1311	4121	6306 Chester Avenue	40th wd.	Front: 16'x73'	1311	4154	7740 Michener Avenue	50th wd.	Front: 16'x78'4"
1311	4122	6316 Kingessing Avenue	40th wd.	Front: 15'x80'	1311	4155	1825 South 54th Street	51st wd.	Front: 15.49'x75'
1311	4123	6000 Buist Avenue	40th wd.	Irregular Lot	1311	4156	5539 Angora Terrace	51st wd.	Front: 16'x70'
1311	4124	6713 Linmore Avenue	40th wd.	Front: 16'x50'	1311	4157	5628 Angora Terrace	51st wd.	Front: 16'x70'
1311	4125	7015 Upland Street	40th wd.	Front: 25'x100'	1311	4158	1316 South 56th Street	51st wd.	Front: 15.5'x82.5'
1311	4126	7040 Greenway Avenue	40th wd.	Front: 18.42'x109'	1311	4159	5426 Hadfield Street	51st wd.	Front: 15'x61'
1311	4127	7252 Saybrook Avenue	40th wd.	Front: 16.3'x90.6'	1311	4160	1248 East Stafford Street	59th wd.	Irregular lot
1311	4128	6624 Edmund Street	41st wd.	Front: 16'x90'	1311	4161	5838 Crittenden Street	59th wd.	Front: 16'3"x80'
1311	4129	147 W Luray Street	42nd wd.	irregular lot	1311	4162	6125 Mc Mahon Ave	59th wd.	irregular
1311	4130	163 West Luray Street	42nd wd.	Front: 14'x57'	1311	4163	4933 Pine Street	60th wd.	Front: 16'x100'
1311	4131	201 West Loudon Street	42nd wd.	Irregular Lot	1311	4164	111 S. Peach St	60th wd.	Front: 15.25'x56.5'
1311	4132	155 W. Albanus Street	42nd wd.	Front: 15.00'x70.00'	1311	4165	548 West Chew Avenue	61st wd.	Front: 21.67'x112.5'
1311	4133	3431 Germantown Avenue	43rd wd.	irregular lot	1311	4166	5345 Leshner Street	62nd wd.	Front: 14'x58.5'
1311	4134	3835 N. 6th Street	43rd wd.	Front: 15'x77'8"	1311	4167	6132 Yocum Street	40th wd.	Front: 25'x80'
1311	4135	3802 North Marshall Street	43rd wd.	Front: 15'x90'8-1/4"	1311	4168	3103 S 61st Street	40th wd.	irregular lot
1311	4136	1303-1317 West Luzerne Street	43rd wd.	Irregular Lot			aka 2503 S 61st Street		

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