

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 **Jewel Williams, Sheriff**
10:00 a.m. Monday, May 20, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1305	4001	4027 Higbee Street	62nd wd.	Front: 15'5-1/2"x65'	1305	4052	1846 N 23rd Street	32nd wd.	Front: 15.58'x70.25'
1305	4002	6801 Guyer Avenue	40th wd.	Front: 21.50'x74.00'	1305	4053	2947 W Flora Street	29th wd.	Front: 14.00'x50.00'
1305	4003	3327 D Street	7th wd.	Front: 26.66'x225.00'	1305	4054	1737 Ingersoll Street	47th wd.	Front: 14.66'x67.00'
1305	4004	1432 N Wanamaker Street	4th wd.	Front: 15.00'x53.50'	1305	4055	2440 W Allegheny Avenue	38th wd.	Front: 16.00'x87.00'
1305	4005	4922 N Lawrence Street	42nd wd.	Front: 40.00'x100.00'	1305	4056	1937 North 9th Street	20th wd.	Irregular Lot
1305	4006	616 N Frazier Street	4th wd.	Front: 16.00'x77.27'	1305	4057	3401 Goodman Street	43rd wd.	Irregular lot
1305	4007	4719 Oakmont Street	65th wd.	Front: 15.17'x63.50'	1305	4058	4715 N. Lawrence Street	42nd wd.	Front: 16'x66'9-1/2"
1305	4008	938 E Price Street	59th wd.	Front: 16.25'x74.00'	1305	4059	1511 W Tucker Street	16th wd.	Front: 14.00'x46.75'
1305	4009	200 E Wellens Street	42nd wd.	Front: 15.17'x87.00'	1305	4060	228 W Fisher Avenue	42nd wd.	Front: 14.13'x75.00'
1305	4010	2830 W Glenwood Avenue	32nd wd.	Front: 15.00'x54.92'	1305	4061	5315 Reedland Street	35th wd.	Irregular lot
1305	4011	4924 Brown Street	44th wd.	Irregular lot	1305	4062	335 N Edgewood Street	34th wd.	Front: 14'x110.5'
1305	4012	2720 North Hemberger Street	11th wd.	Front: 14.5'x45.75'	1305	4063	248 East Montana Street	22nd wd.	Front: 14'1"x101'11"
1305	4013	1432 S 52nd Street	51st wd.	Front: 16.33'x77.00'	1305	4064	222 W Pomona Street	59th wd.	Front: 79.17'x83.00'
1305	4014	1430 S. Allison Street	51st wd.	Front: 15.33'x61.50'	1305	4065	6535 Reedland Street	40th wd.	Front: 15.33'x68.00'
1305	4015	1953 North 9th Street	20th wd.	Front: 14.00'x53.59'	1305	4066	3838 Brown Street	24th wd.	Front: 16'1/2"x80'
1305	4016	6542 Allman Street	40th wd.	Front: 14.17'x58.50'	1305	4067	1545 N. Edgewood Street	34th wd.	Front: 14.00'x70.00'
1305	4017	1449 N. Peach Street	44th wd.	Front: 14.58'x95.00'	1305	4068	2802 N Darien Street	37th wd.	Front: 13.50'x40.00'
1305	4018	1907 North 9th Street	20th wd.	Front: 13.50'x56.00'	1305	4069	736 Brooklyn Street	6th wd.	Front: 17'3-3/4"x82'
1305	4019	1812 E Clementine Street	25th wd.	Front: 15.66'x57.00'	1305	4070	4620 Reach Street	42nd wd.	Front: 16.08'x75.00'
1305	4020	6320 Reedland Street	40th wd.	Front: 15'x65'	1305	4071	5412 Chancellor Street	60th wd.	Front: 22.00'x65.39'
1305	4021	1620 N 62nd Street	34th wd.	Front: 15.50'x100'	1305	4072	682 Brooklyn Street	6th wd.	Front: 16.00'x80.50'
1305	4022	716 W Nedro Avenue	61st wd.	Front: 15'x90.03'			AKA 682 North Brooklyn Street		
1305	4023	2101-17 Chestnut St and 32-34 S 21st St, Unit #CS-E	8th wd.	Front: Condo Unit	1305	4073	108 Apsley Street	12th wd.	Front: 21.00'x123.76'
					1305	4074	4317 Brown Street	6th wd.	Front: 15'4"x80'
1305	4024	2232 N 20th Street	16th wd.	Front: 17.00'x75.00'	1305	4075	3133 Hurley Street	7th wd.	Front: 14.42'x44.50'
1305	4025	2213 North 10th Street	37th wd.	Front: 15'x97'	1305	4076	2093 Pickwick Street	45th wd.	Front: 14.17'x54.61'
1305	4026	3007 North Croskey Street	11th wd.	Front: 15'x46.5'	1305	4077	3844 Brown Street	24th wd.	Front: 16'x80'
1305	4027	5147 Arbor Street	42nd wd.	Front: 16'x93.75'	1305	4078	255 W Ruscomb Street	42nd wd.	Front: 15.00'x70.00'
1305	4028	2731 N Jasper Street	25th wd.	Front: 12'x41.3'	1305	4079	2503 Robinson Street	40th wd.	Front: 15.00'x70.00'
1305	4029	4259 N. 9th Street	43rd wd.	Front: 15.75'x51.19'	1305	4080	6736 Woodland Avenue	40th wd.	Front: 16.00'x104.00'
1305	4030	1509 S 53rd Street	51st wd.	Front: 16'x77'	1305	4081	3939 Brandywine Street	24th wd.	Front: 12'3/8"x50'3"
1305	4031	5635 Lansdowne Avenue	4th wd.	Front: 15'x97'	1305	4082	3139 W Norris Street	32nd wd.	Front: 15.00'x67.00'
1305	4032	1501 W Tucker Street	16th wd.	Front: 15.83'x45'	1305	4083	427 N Robinson Street	34th wd.	Front: 15'x66.5'
1305	4033	853 E Willard Street	33rd wd.	Front: 14.25'x50'	1305	4084	1212 Belmont Avenue	52nd wd.	Front: 15'8"x84'6"
1305	4034	1407 S 54th Street	51st wd.	Front: 16'x106'	1305	4085	4218 Aspen Street	6th wd.	Front: 14'x67'6-3/4"
1305	4035	3331-33D St AKA 3333-35 D St	7th wd.	Front: 28.67'x110.5'	1305	4086	627 North Brooklyn Street	6th wd.	Front: 20'x92'2-1/2"
1305	4036	5427 Walker Street	62nd wd.	Front: 18'x71'6"	1305	4087	2000 Rosalie Street	41st wd.	Front: 30.08'x74.50'
1305	4037	7269 N. 21st Street	10th wd.	Front: 16.50'x118.00'	1305	4088	1418 N Hobart Street	4th wd.	Front: 15x53.5'
1305	4038	3118 N Spangler Street	38th wd.	Front: 15.00'x105.00'	1305	4089	668 Brooklyn Street	6th wd.	Front: 16.00'x77.50'
1305	4039	1830 Green Street Unit #3R	15th wd.	Irregular lot			AKA 668 North Brooklyn Street		
1305	4040	2447 N. Marston Street	28th wd.	Front: 14.02'x68.18'	1305	4090	3254 N Hope Street	7th wd.	Front: 14.25'x47.28'
1305	4041	2319 North Opal Street	16th wd.	Front: 14'x46.33'	1305	4091	4543 N. Hicks Street	13th wd.	Front: 15.17'x45.00'
1305	4042	2250 East Tioga Street	45th wd.	Front: 14'x68'	1305	4092	4530 N. Mole Street	13th wd.	Front: 15.17'x45.00'
1305	4043	305 Berkley Street AKA 305 W Berkley Street	13th wd.	Front: 18.33'x101.44'	1305	4093	4448 N. 16th Street	13th wd.	Front: 14.83'x65.83'
1305	4044	4344 Wayne Avenue	13th wd.	Irregular Lot	1305	4094	1639 Staub Street	13th wd.	Front: 14.00'x65.50'
1305	4045	3740 N Franklin Street	43rd wd.	Front: 15.00'x60.00'	1305	4095	2030 Newcomb Street	13th wd.	Irregular lot
1305	4046	3807 N 9th Street	43rd wd.	Front: 21'x46.18'	1305	4096	4634 Marvine Street	49th wd.	Front: 15.42'x75.00'
1305	4047	3920 Brown Street	24th wd.	Front: 16'2"x88'			AKA 4634 North Marvine Street		
1305	4048	244 Rubicam Street	42nd wd.	Front: 14'x65'	1305	4097	1910 N. 4th Street	18th wd.	Irregular Lot
1305	4049	1630 Glenwood Avenue AKA 1630 W Glenwood Avenue	11th wd.	Front: 69'8-1/2"x14'11-3/8"	1305	4098	4450 North 16th Street	13th wd.	Front: 65.83'x14.83'
1305	4050	3229 Tyson Avenue	55th wd.	Front: 16'3"x106'6"	1305	4099	3917 N. 8th Street	43rd wd.	Front: 15.00'x70.50'
1305	4051	2222 N. 20th Street	16th wd.	Front: 17.00'x75.00'	1305	4100	2928 E Street	7th wd.	Front: 16.58'x49.17'
					1305	4101	3726 N. 17th Street	13th wd.	Front: 15'3"x84'10"
					1305	4102	3342 Conrad Street	38th wd.	Front: 40'x70'

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.