

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, May 20, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1405	4001	3223 North 20th Street	11th wd.	Front: 14.00'x83.83'	1405	4041	6252 North Beechwood Street	17th wd.	Front: 14'1-?"x75'
1405	4002	4604 Kingsessing Avenue	27th wd.	Front: 26'4"x100'	1405	4042	934 South 5th Street	2nd wd.	irregular
1405	4003	4816 North Franklin Street	49th wd.	Front: 15'x61'	1405	4043	3801 Cambridge Street	24th wd.	Front: 16'x78'
1405	4004	1020-1030 West Sedgley Avenue	43rd wd.	irregular	1405	4044	3180 Almond Street	25th wd.	Front: 16'x61'3"
1405	4005	5660 Belmar Street	51st wd.	irregular	1405	4045	1456 North Dover Street	29th wd.	Front: 14'x50'
1405	4006	26 North 53rd Street	44th wd.	Irregular	1405	4046	2308 East Lehigh Avenue	31st wd.	Front: 18'x106'
1405	4007	5410 West Girard Avenue	4th wd.	Front: 15'x75'	1405	4047	316 East Cheltenham Avenue	35th wd.	Irregular
1405	4008	5527 Hunter Lane aka 5527 Hunter Street	4th wd.	Front: 16'x90'6-?"	1405	4048	2114 Oakford Street	36th wd.	Front: 15'x53'2"
1405	4009	1327 North 56th Street	4th wd.	Front: 15'x106'	1405	4049	2627 Oakford Street	36th wd.	Front: 14'x65'
1405	4010	3104 North Front Street	7th wd.	irregular	1405	4050	2058 Gerritt Street	36th wd.	Front: 18'x48'
1405	4011	4255 North Bodine Street	7th wd.	Front: 14'x60'	1405	4051	3239 North Stillman Street	38th wd.	Front: 15'x45'1-3/4"
1405	4012	4344 North Orianna Street	7th wd.	Front: 14'x45'	1405	4052	3110 North 27th Street	38th wd.	Front: 14'6"x42'2"
1405	4013	3437 Ella Street	7th wd.	Front: 14'x68'	1405	4053	2744 South 11th Street	39th wd.	Irregular
1405	4014	3227 Hurley Street	7th wd.	Irregular	1405	4054	6010 Kingsessing Ave.	40th wd.	Front: 20'x75'
1405	4015	1808 Beverly Road	10th wd.	Front: 15'10"x105'	1405	4055	5707 Wheeler Street	40th wd.	Front: 16'3"x67'6"
1405	4016	1537 West Lehigh Avenue	11th wd.	Front: 14'8"x75'				(fka 51st wd.)	
1405	4017	1440 West Glenwood Avenue aka 1438 West Glenwood Avenue	11th wd.	Front: 32'x50'	1405	4056	6548 Regent Street	40th wd.	Front: 14'1-1/2"x65'9"
1405	4018	2219 West Somerset Street	11th wd.	Front: 15'1"x73'5-7/8"	1405	4057	908-14 Callowhill Street and including 917 Carlton St.	5th wd.	Front: 73'x irreg
1405	4019	2918 North 20th Street	11th wd. (fka 38th wd.)	Front: 16'2"x71'	1405	4058	1808 East Russell Street	45th wd.	Front: 14'x73'3-1/2"
1405	4020	3310 North Smedley Street	11th wd.	Front: 15'4'x65'	1405	4059	1929 East Atlantic Street	45th wd.	Front: 15'2"x153'
1405	4021	5166 Henley Street	12th wd.	Front: 15'x76'	1405	4060	5214 Walton Avenue	46th wd.	Front: 19'9"x100'
1405	4022	240 West Clapier Street	13th wd.	Front: 15'x irregular	1405	4061	535 South Conestoga Street	46th wd.	Front: 15'3"x63'6"
1405	4023	2632 North 16th Street	16th wd.	Front: 14'x63'6"	1405	4062	543 South 55th Street	46th wd.	Front: 15'x99'
1405	4024	22 East Slocum St	22nd wd.	irregular	1405	4063	2103 West Oxford Street	47th wd.	Front: 13'x44'
1405	4025	3008 Emerald Street	25th wd.	Front: 14'x irregular	1405	4064	2117 South 28th Street	48th wd.	irregular
1405	4026	2845 West Huntingdon Street	28th wd.	Front: 14'4-1/4"x53'6"	1405	4065	4938 North Warnock Street	49th wd.	Front: 15'6"x73'3/8"
1405	4027	2005-2007 Rear East Dauphin Street	31st wd.	irregular	1405	4066	4946 Old York Road	49th wd.	Front: 15'8"x39'5-1/4"
1405	4028	2130 South Gould St.	40th wd.	Front: 14'x50'	1405	4067	5623 North Camac Street	49th wd.	Front: 16'4"x84'5/8"
1405	4029	6317 Glenloch Street	41st wd.	Front: 15'1"x90'	1405	4068	1217 South Peach Street	51st wd.	Front: 15'x50'
1405	4030	4909 North 12th Street	49th wd.	irregular	1405	4069	5423 Thomas Avenue	51st wd.	Front: 15'x93'
1405	4031	8404 Forrest Avenue	50th wd.	Front: 17'11"x120'				(fka 40th wd.)	
1405	4032	5320 Willows Avenue	51st wd.	Front: 16'x77'	1405	4070	5311 West Berks Street	52nd wd.	Front: 15'10"x105'
1405	4033	112 South Ruby Street	60th wd.	Front: 15'3"x56'6"	1405	4071	1815 Emerson Street	56th wd.	Front: 50'x104'
1405	4034	2248-58 North 7th Street	37th wd.	Front: 20'x79'6"	1405	4072	77-79 E Wister Street	12th wd.	Irregular
1405	4035	2422 West Hunting Park Avenue	11th wd. (fka 38th wd.)	Irregular lot	1405	4073	1218 South 51st Street	51st wd.	Front: 19'6.5"x90'
1405	4036	401 South Watts Street	5th wd.	Front: 16'x25'2"	1405	4074	4273R Frankford Avenue	23rd wd.	irregular
1405	4037	5645 McMahon Avenue	12th wd.	Irregular	1405	4075	542-48 East Haines Street	59th wd.	Irregular
1405	4038	441 West Brighthurst St	12th wd.	Front: 23'x100'	1405	4076	1800-78 North 29th Street	32nd wd.	Irregular
1405	4039	2064 West 65th Avenue	17th wd.	Front: 15'x95'	1405	4077	613-15 South 7th Street	2nd wd.	Front: 54'8-3/8"x40'
1405	4040	6531 Ogontz Avenue	17th wd.	irregular	1405	4078	8030 Ditman Street, Unit 90P	65th wd.	Front: Condominium
					1405	4079	2058-64 East Sergeant St.	31st wd.	irregular
					1405	4080	4453 N Gratz St	13th wd.	Front: 14.00'x50.33'
					1405	4081	7701 Edmunt Street	65th wd.	Irregular lot

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.