

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. Tuesday, June 17, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1406	4001	6438 Ogontz Avenue	10th wd.	Front: 15'x86'9"	1406	4055	6137 North 11th Street	49th wd.	Front: 16'x84'6-3/8"
1406	4002	2510 West Silver Street	28th wd.	Front: 15'x50'	1406	4056	6020 North 12th Street	49th wd.	Front: 20'1"x84'?"
1406	4003	2518 North Myrtlewood Street	28th wd.	Front: 14'2"x51'6"	1406	4057	5111 Old York Road	49th wd.	Irregular
1406	4004	1926 Moore Street	48th wd.	Front: 16'x67'	1406	4058	7336 Sommers Road	50th wd.	Irregular
1406	4005	868 Brooklyn St	6th wd.	Front: 15'5"x102'6"	1406	4059	5460 Baltimore Avenue	51st wd.	Irregular
1406	4006	4355 Germantown Ave	13th wd.	Irregular	1406	4060	1420 South 54th Street	51st wd.	Front: 16'x80'
1406	4007	1550 South 24th Street	36th wd.	Front: 16'x62'	1406	4061	5642 Windsor Avenue	51st wd.	Front: 16'x65'
1406	4008	2112 South Simpson St	40th wd.	Front: 15'x76'	1406	4062	9030 Wesleyan Road	57th wd.	Irregular
1406	4009	639 Fernon Street	1st wd.	Front: 14'4-1/4"x50'2-1/8"	1406	4063	73 East Duval Street	59th wd.	Irregular
1406	4010	6217 Pine Street	3rd wd.	Front: 15'3"x75'	1406	4064	6100 Baynton Street	59th wd.	Irregular
1406	4011	1320 North Wanamaker Street	4th wd.	Front: 15'x57'	1406	4065	19 West Pomona Street	59th wd.	Irregular
1406	4012	1436 N Wanamaker St	4th wd.	Front: 15'x53'6"	1406	4066	5416 Irving Street	60th wd.	Front: 15'x83'
1406	4013	4424 North Orianna Street	7th wd.	Front: 15'1"x47'3"	1406	4067	6736 North 13th Street	61st wd.	Irregular
1406	4014	7411 Andrews Avenue	10th wd.	Front: 15'1-x80'	1406	4068	128 Colonial Street	61st wd.	Front: 16'1-3/4"x102"
1406	4015	3900 Pulaski Avenue	13th wd.	Irregular	1406	4069	5861 North 7th Street	61st wd.	Front: 15'x88'
1406	4016	1538 Ridge Avenue	15th wd.	Irregular	1406	4070	4616 Kendrick Street	65th wd.	Front: 16'x133'9-3/4"
1406	4017	2221 North Gratz Street	16th wd.	Front: 14'6"x45'3"	1406	4071	12505 Fedor Road	66th wd.	Irregular
1406	4018	2046 Cheltenham Avenue	17th wd.	Irregular	1406	4072	4281 Frankford Avenue	23rd wd.	Irregular
1406	4019	5937 East Wister Street	17th wd.	Front: 14'x88'	1406	4073	6800-14 Bingham Street	35th wd.	Irregular
1406	4020	1938 North 4th Street	18th wd.	Front: 16'x54'	1406	4074	3222 West Susquehanna Avenue	32nd wd.	Front: 15'x77'
1406	4021	2995 Gaul Street	25th wd.	Front: 14'9.5"x59'	1406	4075	422-24 North 38th Street	24th wd.	Irregular
1406	4022	2130 East William Street	25th wd.	Front: 15'x68'6"	1406	4076	1420 Locust Street, Unit 10J	8th wd.	Front: N/A
1406	4023	3064 Joyce Street	25th wd.	Front: 14'x65'2"	1406	4077	2155-61 aka 2155-63 North 2nd street	19th wd.	Irregular
1406	4024	3143 Kensington Avenue	25th wd.	Irregular	1406	4078	1719 South 4th Street	1st wd.	Front: 16'x62'
1406	4025	1832 North 27th Street	32nd wd.	Front: 15'7"x65'	1406	4079	230 South Cecil Street	60th wd.	Front: 15'x57'
1406	4026	2122 North 28th Street	32nd wd.	Irregular	1406	4080	5516 West Thompson Street	4th wd.	Front: 15'x91'
1406	4027	838 East Madison Street	33rd wd.	Front: 14'3"x50'	1406	4081	26 North 54th Street	4th wd.	Front: 16'x62'
1406	4028	3444 Crystal Street	33rd wd.	Front: 14'2"x42'6"	1406	4082	660 North Yewdall Street	4th wd.	Front: 14'x44'
1406	4029	3437 H Street	33rd wd.	Front: 15'x67'	1406	4083	1211 North Allison Street	4th wd.	Front: 15'x105'
1406	4030	3316-32 North 15th Street	11th wd.	Front: 174'x110'	1406	4084	5713 Commerce Street	4th wd.	Front: 15'x62'
1406	4031	6232 Lawndale Street	35th wd.	Irregular	1406	4085	433 N 60th Street	4th wd.	Front: 16'x76'
1406	4032	2021 Wharton Street	36th wd.	Front: 14'x75'	1406	4086	5603 Haverford Avenue	4th wd.	Irregular Lot
1406	4033	2505 Manton Street	36th wd.	Front: 15'1-1/2" x 57'3"	1406	4087	4226 Aspen Street	6th wd.	Front: 17'1-1/4"x100"
1406	4034	1119 South 24th Street	36th wd.	Front: 16'x60'	1406	4088	1023 North 46th Street	6th wd.	Front: 15'x90'6"
1406	4035	1236 South 27th Street	36th wd.	Front: 14'x61'	1406	4089	3060 Rosehill Street	7th wd.	Front: 13'5"x78'4"
1406	4036	1425 Point Breeze Avenue	36th wd.	Front: 68'11-3/4"x16'5-1/4"	1406	4090	3248 Rorer Street	7th wd.	Front: 15'x51'6"
1406	4037	1615 South 22nd Street	36th wd.	Front: 17'x66'	1406	4091	7335 North Bouvier Street	10th wd.	Front: 16'3.5"x70"
1406	4038	807 West Somerset Street	37th wd.	Front: 15'x63'6"	1406	4092	502 East Queen Lane	12th wd.	Front: 14'8"x52'6"
1406	4039	2923 North Bailey Street	38th wd.	Front: 15'x48'	1406	4093	483 Potterton Hts	12th wd.	Front: 15'4-1/4 x irregular
1406	4040	1929 South 3rd Street	39th wd.	Irregular	1406	4094	527 Parnell Place	12th wd.	Irregular
1406	4041	2701 South Fairhill Street	39th wd.	Front: 16'x57'6"	1406	4095	830 East Woodlawn Street	12th wd.	Front: 25'x123'4-5/8"
1406	4042	2020 South Cecil Street	40th wd.	Front: 15'x53'	1406	4096	5324 Lena Street	12th wd.	Front: 15'11-3/4" x Irregular
1406	4043	5920 Trinity Street	40th wd.	Front: 15'3"x90'	1406	4097	5613 Boyer Street	12th wd.	Front: 15'4-3/4"x90'
1406	4044	2411 South Frazier Street	40th wd.	Front: 18.361'x60.751'	1406	4098	5544 Matthew Street	12th wd.	Front: 16'x50'
1406	4045	7035 Greenway Avenue	40th wd.	Front: 25'x100'	1406	4099	5226 Germantown Road	12th wd.	Irregular
1406	4046	5511 Torresdale Avenue	41st wd.	Front: 15'2"x73'	1406	4100	5225 Morris Street	12th wd.	Front: 28'8-5/8"x irregular
1406	4047	233 West Fisher Avenue	42nd wd.	Front: 16'4"x65'	1406	4101	3853 North Smedley Street	13th wd.	Front: 15'6"x80'
1406	4048	4630 Melrose Street	45th wd.	Irregular	1406	4102	4228 N Hicks Street	13th wd.	Front: 15'4"x44'
1406	4049	5627 Washington Avenue	46th wd.	Front: 15'2"x80'	1406	4103	2208 West Cumberland Street	16th wd.	Irregular
1406	4050	501 South 55th Street	46th wd.	Front: 16'4"x92'	1406	4104	1414 Sparks Street	17th wd.	Front: 19'x70'
1406	4051	810 South Allison Street	46th wd.	Front: 15'x68'6"	1406	4105	6062 N Norwood Street	17th wd.	Front: 14'6"x90'
1406	4052	726 South 56th Street	46th wd.	Front: 16'4"x74'10"	1406	4106	1737 Mascher Street	18th wd.	Front: 16'x51'
1406	4053	814 South 56th Street	46th wd.	Front: 16'x80'					
1406	4054	2708 Mifflin Street	48th wd.	Front: 16'2"x82'					

Tax 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.

Public Notices

Tax Sale continued from 16

Tax Delinquent Sale

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1406	4107	1153 Overington Street	23rd wd.	Front: 16'3-1/2"x100'	1406	4153	4810-12 N Broad Street	13th wd.	Irregular Lot
1406	4108	3617 Brandywine Street	24th wd.	Front: 16'8"x50'	1406	4154	2561 North 11th Street	37th wd.	Front: 18'x66'
1406	4109	3096 1/2 Ruth Street	25th wd.	Front: 14'x50'	1406	4155	2860 N 26th Street	38th wd.	Front: 20'8"x56'
1406	4110	2912 West Dauphin Street	28th wd.	Front: 18'x120'	1406	4156	8311 Torresdale Avenue	65th wd.	Irregular
1406	4111	2317 East Sergeant Street	31st wd.	Front: 16'x138'1-?"	1406	4157	1905-07 East Clearfield Street	25th wd.	Irregular
1406	4112	2220 Eat Albert Street	31st wd.	Front: 12'x45'	1406	4158	139 Hansberry Street	12th wd.	Front: 15'2-1/2"x75'10-1/2"
1406	4113	1841 N Ringgold Street	32nd wd.	Front: 14'1"x47'	1406	4159	1958 Brunner Street	13th wd. (fka	Front: 15'5"x62'
1406	4114	3253 Potter Street	33rd wd.	Front: 14'x50'6"				38th wd.)	
1406	4115	117 North Millick Street	34th wd.	Front: 15'2"x62'6"	1406	4160	4312 North Carlisle Street	13th wd.	Front: 15'x86'5"
1406	4116	517 North Robinson Street	34th wd.	Irreg	1406	4161	4855 North Sydenham Street	13th wd.	Front: 15'x87'5"
1406	4117	343 Horton Street	34th wd.	Front: 15'x70'	1406	4162	4509 North 16th Street	13th wd. (fka	Front: 15'2"x58'7"
1406	4118	1826 Manton Street	36th wd.	Front: 15'x54'				42nd wd.)	
1406	4119	1620 South Ringgold Street	36th wd.	Front: 14'2"x52'	1406	4163	240 Zeralda Street	13th wd.	Front: 16'x72'
1406	4120	1227 W Hazzard Street	37th wd.	Front: 14'1-1/2"x42'	1406	4164	1515 West Cumberland Street	16th wd.	Front: 14'7"x68'
1406	4121	2848 North Hutchinson Street	37th wd.	Front: 13'6"x71'6"	1406	4165	2304 West Hagert Street	16th wd. (fka	Front: 15'3"x100'
1406	4122	512 Mifflin Street	39th wd.	Front: 16'x66'				28th wd.)	
1406	4123	2435 South 7th Street	39th wd.	Front: 14'x63'	1406	4166	2851 Sellers Street	45th wd.	Front: 15'x80'
1406	4124	1136 Mercy Street	39th wd.	Front: 13'8"x44'	1406	4167	1612 Sparks Street	17th wd. (fka	Irregular
1406	4125	1129 Cantrell Street	39th wd.	Front: 15'x43'6"				42nd wd.)	
1406	4126	1824 Cecil Street aka 1824 Ceil Street	40th wd.	Front: 15'x53'	1406	4168	6546 North 17th Street	17th wd.	Front: 15'8"x88'4"
1406	4127	5724 Kingsessing Avenue	40th wd.	Front: 15'6"x75'8"	1406	4169	5967 North 20th Street (fka 6047	17th wd.	Irregular
1406	4128	5932 Greenway Avenue	40th wd.	Irregular lot					
1406	4129	6129 Elmwood Avenue	40th wd.	Front: 15'10"x85'	1406	4170	5608 Angora Terrace	51st wd.	Front: 16'x70'
1406	4130	6823 Chester Avenue	40th wd.	Front: 16'x106'	1406	4171	6307 E Wister Street	17th wd.	Irregular
1406	4131	2612 Bonaffon Street	40th wd.	Front: 16'x70'6"	1406	4172	2864 Orianna Street	19th wd.	Front: 13'x46'6"
1406	4132	2331 South 71st Street	40th wd.	Front: 16'x50'	1406	4173	2105 North 8th Street	20th wd.	Front: 15'x71'
1406	4133	546 East Wyoming Avenue	42nd wd.	Front: 15'6"x92'11"	1406	4174	1942 Harrison Street	23rd wd.	Irregular
1406	4134	317 West Annsbury Street	42nd wd.	Front: 16'9"x45'	1406	4175	3213 Haverford Avenue	24th wd.	Front: 19'10"x90'
1406	4135	8030 Ditman Street, Unit 88P	65th wd.	Front: N/A	1406	4176	704 N 37th Street	24th wd.	Front: 16'4"x85'
1406	4136	611 W Venango Street	43rd wd.	Front: 15'4-1/2"x98'	1406	4177	1111 State Street	24th wd.	Front: 13'6"x39'7-?"
1406	4137	3734 North 8th Street	43rd wd.	Front: 16'x46'	1406	4178	1843 East Hart Lane aka 1843 Hart	25th wd.	Irregular
1406	4138	2821 Castor Avenue	45th wd.	Front: 14'3"x73'6"					
1406	4139	3635 East Thompson Street	45th wd.	Irregular	1406	4179	1924 East Clementine Street	25th wd.	Front: 16'x70'
1406	4140	2058 East Venango Street	45th wd.	Front: 14'11"x80'3"	1406	4180	2833 West Albert Street	28th wd.	Front: 14'3-1/2"x52'10-1/2"
1406	4141	4705 Almond Street	45th wd.	Irregular	1406	4181	2644 North Hollywood Street	28th wd.	irregular
1406	4142	4836 N Camac Street	49th wd.	Front: 22'x86'6"	1406	4182	2521 North 32nd Street	28th wd.	Front: 15'3"x62'
1406	4143	2841 Winton Street	48th wd.	Front: 14'x50'	1406	4183	2514 North 33rd Street	28th wd.	Front: 15'8"x60'
1406	4144	2244 Winton Street	48th wd.	Front: 14'x47'	1406	4184	250 South 17th Street, Unit 202	8th wd.	Front: Condominium
1406	4145	4815 North Hutchinson Street	49th wd.	Front: 15'x84'6-1/2"	1406	4185	1206 North 24th Street	29th wd.	Front: 16'x67'
1406	4146	4904 North Hutchinson Street	49th wd.	Front: 15'9"x77'6-1/2"	1406	4186	1317 North Newkirk Street	29th wd.	Front: 15'x50'
1406	4147	5843 Oxford Avenue	53rd wd.	Irregular	1406	4187	1319 Newkirk Street	29th wd.	Front: 15'x50'
1406	4148	9503 Hilspach Street Unit #A aka	58th wd.	Front: 28'x87'1/2"	1406	4188	2143 North Van Pelt Street	32nd wd.	Front: 16'x70'
		9503A Hilspach Street			1406	4189	1917 North Croskey Street	32nd wd.	Front: 19'x50'
1406	4149	1358 Narragansett Street	59th wd. (fka	Front: 15'x71'	1406	4190	1804 N 26th Street	32nd wd.	Front: 15'5"x62'
			22nd wd.)		1406	4191	2529 (West) Montgomery Avenue	32nd wd.	Irregular
1406	4150	434 East Walnut Lane	59th wd.	Front: 19'9"x132'	1406	4192	2715 W Berks Street	32nd wd.	Irregular
1406	4151	5534 Addison Street	60th wd.	Front: 15'x65'	1406	4193	2111 North 29th Street	32nd wd.	Front: 14'6"x71'
1406	4152	811 Lindley Avenue aka 811 W Lind-	49th wd.	Front: 15'7"x89'	1406	4194	1244 South Harmony Street	36th wd.	Front: 14'x50'
		ley Avenue			1406	4195	3825 North Franklin Street	43rd wd.	Front: 15'x63'

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