

Tax Sale continued from 19

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 Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Tuesday, September 20, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1609	4134	1850 Judson St a/k/a 1850 N Judson St	32nd wd.	Front: 14'2"x50'	1609	4168	1707 N 29th St	32nd wd.	Front: 15'x65'
1609	4135	1862 Judson St	32nd wd.	Front: 14'2"x50'	1609	4169	1621 N 32nd St	32nd wd.	Front: 17'x90'
1609	4136	1809 N Ringgold St	32nd wd.	Front: 14'x48'6"	1609	4170	2647 Deacon St	38th wd.	Front: 14'x50'
1609	4137	1916 N Taylor St	32nd wd.	Front: 15'x68'9-1/2"	1609	4171	8141 Lindbergh Blvd a/k/a 8141-43 Lindbergh Blvd	40th wd.	Irregular
1609	4138	1922 N Taylor St	32nd wd.	Front: 13.41'x50'	1609	4172	3809 N Delhi St	43rd wd.	Front: 16'x45'
1609	4139	2023 N 25th St	32nd wd.	Front: 16'x80'	1609	4173	4049 N 12th St	43rd wd.	Front: 15'x87'
1609	4140	1846 N Taney St	32nd wd.	Front: 15'x49'9"	1609	4174	3921 N Broad St	43rd wd.	Irregular
1609	4141	2519 W Montgomery Ave	32nd wd.	Irregular	1609	4175	3923 N Broad St	43rd wd.	Irregular
1609	4142	2239 Page St	32nd wd.	Front: 16'x63'9"	1609	4176	702 W Bristol St	43rd wd.	Front: 14'x54'
1609	4143	2241 Page St	32nd wd.	Front: 15'6"x63'9"	1609	4177	2816-20 Bridge St	45th wd.	Irregular
1609	4144	2549 Page St	32nd wd.	Irregular	1609	4178	4801-03 Richmond St	45th wd.	Front: 39.25'x85'8"
1609	4145	2241 Fountain St a/k/a 2241 N Fountain St	32nd wd.	Front: 15.50'x63.75'	1609	4179	1515-17 W Thompson St	47th wd.	Front: 32'x100'
1609	4146	2717 W Berks St	32nd wd.	Front: 15'x39.96'	1609	4180	1711 Seybert St	47th wd.	Front: 14'x47'8-7/8"
1609	4147	2710 Ridge Ave	32nd wd.	Front: 15'x65'	1609	4181	1312 N 15th St	47th wd.	Front: 15'3"x48'
1609	4148	2740 W Glenwood Ave	32nd wd.	Front: 14'x50'	1609	4182	1606 Wilington St	47th wd.	Front: 16.32'x72.82'
1609	4149	2744 W Glenwood Ave	32nd wd.	Front: 27.17'x53'	1609	4183	1712 N Bouvier St	47th wd.	Front: 14.25'x60'
1609	4150	3041 W Sedgley Ave	32nd wd.	Front: 15'x57.92'	1609	4184	1325 N 18th St	47th wd.	Front: 18'x68'
1609	4151	3045 Fountain St	32nd wd.	Front: 14.50'x60'	1609	4185	2101 W Oxford St	47th wd.	Front: 12'x44'
1609	4152	3132 French St	32nd wd.	Front: 14'x63'6"	1609	4186	2113 W Oxford St	47th wd.	Irregular
1609	4153	1811 N Marston St	32nd wd.	Front: 14'1"x42'	1609	4187	1930 Nicholas St	47th wd.	Front: 14'x57'
1609	4154	1868 N Marston St	32nd wd.	Front: 14'x41.50'	1609	4188	559 Mayland St	59th wd.	Front: 16'x86'
1609	4155	1819 N Newkirk St	32nd wd.	Front: 15'x59'	1609	4189	2320 W Montgomery Ave	47th wd.	Front: 14.83'x67.32'
1609	4156	1936 N Newkirk St	32nd wd.	Front: 14'x47.82'	1609	4190	2330 W Montgomery Ave	47th wd.	Front: 16'xIrregular
1609	4157	2124 N 32nd St	32nd wd.	Front: 15'2"x67'	1609	4191	2332 W Montgomery Ave	47th wd.	Irregular
1609	4158	2535 Turner St	32nd wd.	Front: 13.66'x62'	1609	4192	2402 W Montgomery Ave	47th wd.	Front: 18'x53'11"
1609	4159	3118-3124 Cecil B Moore Ave	32nd wd.	Front: 60'x238.03'	1609	4193	1725 N 21st St	47th wd.	Front: 16'2"x80'
1609	4160	3016 Clifford St	32nd wd.	Front: 15'x72'7-1/2"	1609	4194	1700-02 N 23rd St	47th wd.	Irregular
1609	4161	3018 Clifford St	32nd wd.	Front: 15'x72'7-1/2"	1609	4195	1722 N 23rd St	47th wd.	Irregular
1609	4162	3020 Clifford St	32nd wd.	Front: 15'x72'7-1/2"	1609	4196	4805 N Franklin St	49th wd.	Front: 15'1"x61'
1609	4163	3022 Clifford St	32nd wd.	Front: 15'x72'7-1/2"	1609	4197	4547 N Marvine St	49th wd.	Front: 15.67'x81.10'
1609	4164	1714 N 26th St	32nd wd.	Front: 15'x64'9"	1609	4198	7325 Limekiln Pike	50th wd.	Front: 35'x140'
1609	4165	1722 N 26th St	32nd wd.	Front: 15'x64'9"	1609	4199	5710 Malcolm St	51st wd.	Front: 15'x65'
1609	4166	1738 N 27th St	32nd wd.	Front: 16'x67'8"	1609	4200	5449 Kingsessing Ave	51st wd.	Front: 15'x65'
1609	4167	1647 N 29th St	32nd wd.	Front: 15'10"x66'					

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.



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