

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. Monday, August 19, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1308	4001	5954 Vine Street	4th wd.	Front: 12.58'x55.27'	1308	4052	1921 Gerritt Street	36th wd.	Front: 14.65'x56'
1308	4002	840 Hutton Street	6th wd.	Front: 14'x40'	1308	4053	1548 South Lambert Street	36th wd.	Front: 13'7-5/8"x45'6"
1308	4003	910 North 43rd Street	6th wd.	Front: 15'x78'	1308	4054	2345 Gerritt Street	36th wd.	Front: 14'x48'
1308	4004	911 Belmont Avenue	6th wd.	Front: 14.96'x80'	1308	4055	2238 Gerritt Street	36th wd.	Front: 14'x50'
1308	4005	3444 North Front Street	7th wd.	Front: 14.29'x53.28'	1308	4056	2328 Wilder Street	36th wd.	Front: 14'x48'
1308	4006	3256 N Hope Street	7th wd.	Front: 14.25'x47.3	1308	4057	2214 Greenwich Street	36th wd.	Front: 14.00'x49.00'
1308	4007	2742 North 19th Street	11th wd.	Front: 15.16'x54.66'	1308	4058	2232 Greenwich Street	36th wd.	Front: 14.00'x49.00'
1308	4008	3329 North 21st Street	11th wd.	Front: 18.50'x89.58'	1308	4059	2244 Cross Street	36th wd.	Front: 14.00'x48.00'
1308	4009	3632 North Sydenham Street	13th wd.	Front: 20.00'x72.83'	1308	4060	1547 South Ringgold Street	36th wd.	Front: 14.25'x50.00'
1308	4010	3831 N 16th Street	13th wd.	Front: 15.50'x97.50'	1308	4061	1534 S Ringgold Street	36th wd.	Front: 14.25'x51.00'
1308	4011	3625 North 17th Street	13th wd.	Front: 20.00'x94.33'	1308	4062	2636 Wilder Street	36th wd.	Front: 14'x48'
1308	4012	3627 N 17th Street	13th wd.	Front: 30'x80'	1308	4063	1526 S Marston Street	36th wd.	Front: 14.25'x52.5'
1308	4013	3935 North 17th Street	13th wd.	Front: 15.00'x88.92'	1308	4064	1730 South Newkirk Street	36th wd.	Front: 16.41'x49.66'
1308	4014	3734 North 17th Street	13th wd.	Front: 15.25'x84.83'	1308	4065	1439 South Napa Street	36th wd.	Front: 16'x52.33'
1308	4015	3835 North Bouvier Street	13th wd.	Front: 15.50'x80.00'	1308	4066	2042 S 2nd Street	39th wd.	Front: 15.33'x60.50'
1308	4016	3631 N 19th Street	13th wd.	Front: 15.00'x96.00'	1308	4067	2548 S 11th Street	39th wd.	Front: 15'4"x58'
1308	4017	3807 Archer Street	13th wd.	Front: 13.5'x42'	1308	4068	5848 Theodore Street	40th wd.	Front: 16'x70'
1308	4018	1931 Bonitz Street	13th wd.	Front: 14.42'x41.5'	1308	4069	4610 Wyalusing Avenue	6th wd.	Irregular Lot
1308	4019	4538 North 17th Street	13th wd.	Front: 16.00'x62.00'	1308	4070	413 West Courtland Street	42nd wd.	Front: 16.08'x66.00'
1308	4020	4540 North 17th Street	13th wd.	Front: 16.00'x62.00'	1308	4071	730 W Tioga Street	43rd wd.	Front: 13.67'x60.00'
1308	4021	4440 N Cleveland St	13th wd.	Front: 14.00'x50.33'	1308	4072	1007 West Tioga Street	43rd wd.	Front: 20.00'x75.00'
		aka 4440 N Cleveland Ave			1308	4073	1314 West Victoria Street	43rd wd.	Front: 14.00'x51.00'
1308	4022	4468 North Gratz Street	13th wd.	Front: 15.00'x50.00'	1308	4074	3517 N Marvine Street	43rd wd.	Front: 15.25'x79.00'
1308	4023	4545 North Uber Street	13th wd.	Front: 16.00'x84.42'	1308	4075	721 W Butler Street	43rd wd.	Front: 15.00'x85.00'
1308	4024	1012 Fairmount Avenue	14th wd.	Front: 17.00'x96.41'	1308	4076	3722 N 9th Street	43rd wd.	Front: 16'x51'
1308	4025	1517 Brown Street	15th wd.	Front: 18'xirregular	1308	4077	3745 N 10th Street	43rd wd.	Front: 16.00'x51.00'
1308	4026	2256 North 20th Street	16th wd.	Front: 16'x75'	1308	4078	3821 North Park Avenue	43rd wd.	Front: 15.00'x103.90'
1308	4027	2043 Chelten Avenue	17th wd.	Front: 22.50'x95'	1308	4079	1307 McFerran Street	43rd wd.	Front: 15.00'x65.42'
		aka 2043 E Chelten Avenue			1308	4080	1233 W Luzerne Street	43rd wd.	Front: 14'x39'
1308	4028	2045 Chelten Avenue	17th wd.	Front: 22.50'x95'x	1308	4081	3924 N 6th Street	43rd wd.	Front: 16.58'x92.33'
		aka 2045 E Chelten Avenue			1308	4082	3924 N 7th Street	43rd wd.	Front: 15'x70.5'
1308	4029	1341 Lombard Street, Unit 3	7th wd.	Front: Condo Unit	1308	4083	4025 N 9th Street	43rd wd.	Front: 15'x51.18'
1308	4030	3209 N Philip Street	19th wd.	Front: 14.33'x56.83'	1308	4084	4215 N 6th Street	43rd wd.	Front: 15.41'x67.85'
1308	4031	3247 N Reese Street	19th wd.	Front: 14'x49'	1308	4085	4130 North 8th Street	43rd wd.	Front: 15.00'x52.50'
1308	4032	3251 N Reese Street	19th wd.	Front: 14.05'x49.00'	1308	4086	4118 North Darien Street	43rd wd.	Front: 15.75'x39.69'
1308	4033	3614 Aspen Street	24th wd.	Front: 20'x80'	1308	4087	4141 N 9th Street	43rd wd.	Front: 15.67'x53.00'
1308	4034	3847 Aspen Street	24th wd.	Front: 15'x80'	1308	4088	1809 N 54th Street	52nd wd.	Front: 16.00'x94.50'
1308	4035	3832 Cambridge Street	24th wd.	Front: 15'x93'	1308	4089	4821 Almond Street	45th wd.	Front: 19.45'x95'
1308	4036	2450 N Corlies Street	28th wd.	Front: 14.00'x45.17'	1308	4090	2210 Mifflin Street	48th wd.	Front: 15'x61.41'
1308	4037	2923 West Flora Street	29th wd.	Front: 14'x50'	1308	4091	2325 South Bonsall Street	48th wd.	Front: 14'2"x48'6"
1308	4038	6007 W Oxford St	34th wd.	Front: 15.88'x150'	1308	4092	1923 S Hollywood Street	48th wd.	Front: 16.04'x80.72'
1308	4039	987 Sanger Street	35th wd.	Front: 15.50' x57.50'	1308	4093	1316 Blavis Street	49th wd.	Front: 16'x73'
1308	4040	6115 Bingham Street	35th wd.	Front: 17.00'x112.50'	1308	4094	7489 E Tulpehocken Street	50th wd.	Front: 14.97'x75'
1308	4041	6117 Bingham Street	35th wd.	Front: 18.00'x112.50'	1308	4095	1310 East Upsal Street	50th wd.	Irregular Lot
1308	4042	3612-14-16 Fairmount Avenue	24th wd.	Front: 50.00'x100.50'	1308	4096	1250 South 53rd Street	51st wd.	Front: 17'x81'
1308	4043	1909 Annin St.	36th wd.	Front: 15'x46'	1308	4097	5455 Regent Street	51st wd.	Front: 15.00'x60.00'
1308	4044	1922 Manton St.	36th wd.	Front: 14'x50'	1308	4098	6506 Algon Avenue	53rd wd.	Front: 26.54'x84.00'
1308	4045	1240 S Bonsall Street	36th wd.	Front: 16.00x'55.00'	1308	4099	1118 Tabor Lane	56th wd.	Front: 28.5'x92'
1308	4046	1266 S Bonsall Street	36th wd.	Front: 15.00'x55.00'	1308	4100	2216 Bowler Street	58th wd.	Front: 28.46'x107.5'
1308	4047	1230 S Bucknell Street	36th wd.	Front: 14.00'x50.00'	1308	4101	6627 N 2nd Street	61st wd.	Irregular Lot
1308	4048	2832 Wharton Street	36th wd.	Front: 16.20'x60.00'	1308	4102	1115 Bridge Street	62nd wd.	Front: 16.00'x100.00'
1308	4049	3139 Wharton Street	36th wd.	Front: 16.00'x58.25'	1308	4103	1711 Wakeling Street	62nd wd.	Front: 19.29'x80.00'
1308	4050	1327 S Corlies Street	36th wd.	Front: 14.00'x48.00'	1308	4104	5254 Ditman Street	62nd wd.	Front: 16.25'x70.80'
1308	4051	1355 South 31st Street	36th wd.	Front: 14'x51'	1308	4105	3439 North 17th Street	38th wd.	Front: 100'x170.33'

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.