

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, July 15, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1307	4001	3528 North 22nd Street	11th wd.	Front: 15.5’x77’	1307	4049	4533 North Camac Street	49th wd.	Front: 15’x81.1’
1307	4002	4130 Cambridge Street	6th wd.	Front: 21.00’x77.00’	1307	4050	2139 West Venango Street	13th wd.	Front: 25’x225’
1307	4003	3739 North 10th Street	43rd wd.	Front: 16’x51’	1307	4051	1310 South Reese Street	1st wd.	Front: 15’x51.25’
1307	4004	4302-4304 Wayne Avenue	13th wd.	Front: 15.25’x43’	1307	4052	736 Wharton Street	1st wd.	Front: 15’x48’
1307	4005	6413 Vine Street	34th wd.	Front: 18’x95’	1307	4053	1116 Christian Street	2nd wd.	Front: 16’x irreg
1307	4006	5923 Kingsessing Ave	40th wd.	Front: 16.83’x55’	1307	4054	541 Washington Avenue	2nd wd.	Front: 16’x24.27’
1307	4007	171 Saber Street	42nd wd.	Front: 14’x57’	1307	4055	415 Manton Street	2nd wd.	Front: 16’x58’
1307	4008	3617 North 11th Street	43rd wd.	Front: 15’x80’	1307	4056	4034 Cambridge Street	6th wd.	Front: 14.5’x93’
1307	4009	3751 N. Percy Street	43rd wd.	Front: 16’x45’	1307	4057	3509 North Hope	7th wd.	Front: 15.33’x40.78’
1307	4010	4158 N. Darien Street	43rd wd.	Front: 15.75’x39.68’			aka 3509 Hope Street		
1307	4011	4773 Vista St	65th wd.	Front: 19.70’x63’	1307	4058	3354 N. Howard St	7th wd.	Front: 14’x51.5’
1307	4012	4611-13 Howell Street	41st wd.	Front: 75’x100’	1307	4059	3603 Lawrence	7th wd.	Front: 20.17’x63.00’
1307	4013	4020 Cambridge Street	6th wd.	Front: 14’3’’x93’			aka 3603 North Lawrence Street		
1307	4014	1756 W. Pacific St	13th wd.	Front: 12’x40’	1307	4060	1628 West Victoria Street	13th wd.	Front: 14.00’x57.50’
1307	4015	3634 North Sydenham Street	13th wd. (formerly part of 38th wd.)	Front: 20’x72’10’’	1307	4061	3640 North Sydenham Street	13th wd.	Front: 15.00’x72.83’
					1307	4062	3712 North Sydenham Street	13th wd.	Front: 15.58’x80.00’
1307	4016	4253 North 17th Street	13th wd.	Irregualr Lot	1307	4063	3833 N. 16th Street	13th wd.	Front: 15.50’x97.50’
1307	4017	1017 West Sedgley Ave	43rd wd.	Irregular Lot	1307	4064	3749 North 18th Street	13th wd.	Front: 15.16’x91.83’
1307	4018	1229 West Hilton Street	37th wd.	Front: 15’x104’3-1/8’’	1307	4065	1948 Rowan Street	13th wd.	Front: 15.50’x82.30’
1307	4019	3263 N. 13th Street	43rd wd. (formerly part of the 37th wd.)	Front: 15’x96’	1307	4066	4218 North Hicks Street	13th wd.	Front: 18’x50.5’
					1307	4067	3450 North Philip Street	19th wd.	Front: 13.00’x40.00’
1307	4020	407 Budd Street	6th wd.	Irregular Lot	1307	4068	3253 North Reese Street	19th wd.	Front: 16’x49’
1307	4021	3722 North Delhi Street	43rd wd.	Front: 16x45’	1307	4069	3225 N. Randolph Street	19th wd.	Front: 14.25’x50’
1307	4022	1322 W Lycoming Street	43rd wd.	Front: 15’x80’	1307	4070	253 W. Westmoreland Street	19th wd.	Front: 15.00’x56.50’
1307	4023	3306 Mutter Street	7th wd.	Front: 14.00’x44.50’	1307	4071	234 West Tioga Street	19th wd.	Front: 14.00’x72.00’
1307	4024	1935 Stenton Avenue	10th wd.	Front: 18.29’x56.00’	1307	4072	2210 South Carlisle Street	26th wd.	Front: 15’x46’
1307	4025	617 North Brooklyn St	6th wd.	Front: 20.17’x103.39’	1307	4073	2510 West Oxford Street	29th wd.	Front: 15.25’x76’
		aka 617 Brooklyn Street			1307	4074	1423 N. 21st Street	29th wd.	Front: 16.21’x90.00’
1307	4026	3431 N. Smedley Street	11th wd.	Front: 15.00’x75.00’	1307	4075	714 South Hicks Street	30th wd.	Front: 15.5’x50.58’
1307	4027	3214 N. 17th Street	11th wd.	Front: 15.83’x109’	1307	4076	2129 Manton St	36th wd.	Front: 14’x48’
1307	4028	1819 West Pike Street	13th wd.	Irregular Lot	1307	4077	2018 Oakford Street	36th wd.	Front: 15.00’x55.00’
1307	4029	3934 N Smedley Street	13th wd.	Front: 15’x88.92’	1307	4078	2122 Oakford Street	36th wd.	Front: 15’x53.17’
1307	4030	3927 Donath Street	38th wd.	Front: 15’x69’	1307	4079	2012 Latona Street	36th wd.	Front: 14.00’x62.00’
1307	4031	4653 North 16th Street	13th wd.	Front: 15.25’x83.92’	1307	4080	2138 Sears Street	36th wd.	Front: 14.00’X54.25’
1307	4032	4019-4021 Germantown Avenue	13th wd.	Front: 40.00’x102.07’	1307	4081	2125 Earp Street	36th wd.	Front: 14.00’x54.25’
1307	4033	6155 N. Norwood Street	17th wd.	Front: 21.00’x90.00’	1307	4082	1333 S. Woodstock Street	36th wd.	Front: 13.61’x40.00’
1307	4034	1713 N. Edgewood Street	34th wd.	Front: 15.38’x81.33’	1307	4083	2427 Manton Street	36th wd.	Front: 14.00’x60.50’
1307	4035	3049 Wharton Street	36th wd.	Front: 17.11’x51’	1307	4084	2533 Manton Street	36th wd.	Front: 15.00’x50.00’
1307	4036	1343 South Corlies Street	36th wd.	Front: 14’x48’	1307	4085	2226 Manton Street	36th wd.	Front: 15’x55’
1307	4037	1429 South 21st Street	36th wd.	Front: 16’x49’	1307	4086	2238 Titan Street	36th wd.	Front: 14’x45’
1307	4038	2315 Gerritt Street	36th wd.	Front: 14’x48’	1307	4087	2246 Titan Street	36th wd.	Front: 14.00x’45.00’
1307	4039	748 North 43rd Street	6th wd.	Front: 16.12’x90’	1307	4088	2215 Wharton Street	36th wd.	Front: 14.00’x53.17’
1307	4040	2214 Dickinson Street	36th wd.	Front: 14’x70’	1307	4089	2422 Wharton Street	36th wd.	Front: 15.07’x61.50’
1307	4041	3313 W. Allegheny Avenue	38th wd.	Front: 16.00’x97.50’	1307	4090	2232 Sears St	36th wd.	Front: 14’x50’
1307	4042	1237 W Hilton Street	43rd wd.	Front: 15’x104.26’	1307	4091	2234 Sears Street	36th wd.	Front: 14.00’x50.00’
1307	4043	706 W Tioga Street	43rd wd.	Front: 14.5’x61.5’	1307	4092	1317 S. 23rd Street	36th wd.	Front: 17.00’x59.00’
1307	4044	3244 Goodman Street	43rd wd.	Front: 14.16’x54’	1307	4093	1112 S. 27th Str	36th wd.	Front: 15’x46’
1307	4045	1218 West Airdrie Street	43rd wd.	Front: 16’x105’	1307	4094	1262 South 27th Street	36th wd.	Front: 14’x57’
1307	4046	3731 N. Randolph Street	43rd wd.	Front: 16.00’x113.71’	1307	4095	1241 South 28th Street	36th wd.	Front: 17.58’x61’
1307	4047	3747 North Park Avenue	43rd wd.	Front: 15’x100’	1307	4096	1335 South Newkirk Street	36th wd.	Front: 14.16’x49’
1307	4048	936 W Lycoming Street	43rd wd.	Irregular Lot	1307	4097	1254 South Dover Street	36th wd.	Front: 14’x48’

Tax Sale continues on 16

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.

Tax Collection 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, July 15, 2013 at the First District Plaza, 3801 Market Street

Tax Sale continued from 15

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1307	4098	1337 South 30th Street	36th wd.	Front: 15’x64’	1307	4108	3831 N. 9th Street	43rd wd.	Front: 21.00’x46.19’
1307	4099	2935 N. Ringgold Street	38th wd.	Front: 14.083’x40.12’	1307	4109	3726 North Percy Street	43rd wd.	Front: 16.00’x45.00’
1307	4100	7918 Buist Avenue aka 7918-24 Buist Avenue	40th wd.	Front: 100’x127.5’	1307	4110	3757 N. Delhi Street	43rd wd.	Front: 16.00x45.00’
1307	4101	6727 Marsden Street	41st wd.	Front: 15.06’x65.50’	1307	4111	3847 N. Delhi Street	43rd wd.	Front: 16.00’x45.00’
1307	4102	113 East Mentor Street	42nd wd.	Front: 20.00’x112.50’	1307	4112	3916 North Percy Street	43rd wd.	Front: 16’x45’
1307	4103	223 West Sheldon Street	42nd wd.	Front: 14’x65’	1307	4113	4144 N. Fairhill Street	43rd wd.	Front: 14.00’x58.85’
1307	4104	1340 W. Westmoreland Street	43rd wd.	Front: 16.46’x60.25’	1307	4114	4942 North 7th Street	49th wd.	Front: 15’x70.37’
1307	4105	3306 North 13th Street	43rd wd.	Front: 15.00’x96.00’	1307	4115	1212 S 52nd Street	51st wd.	Front: 20.00’x108.00’
1307	4106	3537 N. 8th Street	43rd wd.	Front: 20.00’x107.00’	1307	4116	209 Mountain Street	1st wd.	Front: 15.00’x64.00’
1307	4107	3630 North Camac Street	43rd wd.	Irregular Lot	1307	4117	1124-1128 Dickinson Street	1st wd.	Irregular lot
					1307	4118	1412 N Hobart Street	4th wd.	Front: 15’x53.5’

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