

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, April 22, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1404	4001	119 Mountain Street	1st wd.	Front: 14'x39'	1404	4051	1426 Kenilworth Street	30th wd.	irregular lot
1404	4002	1312 South 4th Street	1st wd.	Irregular lot	1404	4052	2022 East Cumberland Street	31st wd.	Front: 14'3"x86'
1404	4003	1506 South 5th Street	1st wd.	Front: 17'x79'2-1/2"	1404	4053	902 East Westmoreland Street	33rd wd.	Front: 14'6"x66'
1404	4004	537 League Street	2nd wd.	Front: 14'x Irregular	1404	4054	118 North Robinson Street	34th wd.	Front: 14'2"x65'
1404	4005	734 Ellsworth Street	2nd wd.	Front: 14'x49'	1404	4055	6016 Media Street	34th wd.	Front: 15'x72'
1404	4006	6142 Pine Street	3rd wd.	Front: 15'x102'	1404	4056	6430 West Girard Avenue	34th wd.	Front: 15'x77'
1404	4007	6049 Walton Avenue	3rd wd.	Front: 18'6"x101'x6"	1404	4057	2038 Federal Street	36th wd.	Irregular
1404	4008	617 S 61st Street	3rd wd.	Irregular lot	1404	4058	1938 Titan Street	36th wd.	Front: 14'x55'
1404	4009	5533 Vine Street	4th wd.	Front: 19'x110'	1404	4059	1227 Point Breeze Avenue	36th wd.	Front: 18.00'x48.43'
1404	4010	5431 Haverford Avenue	4th wd.	Irregular lot	1404	4060	1353 South Corlies Street	36th wd.	Front: 14'x48'
1404	4011	149 North Salford Street	4th wd.	Irregular lot	1404	4061	1706 Federal Street	36th wd.	Front: 15'x70'
1404	4012	1715 North 59th Street	4th wd.	Front: 15'x100'	1404	4062	2711 North 11th Street	37th wd.	Front: 15'4"x65'
1404	4013	783 North 44th Street	6th wd.	Front: 16'x68.5'	1404	4063	2440 South Franklin Street	39th wd.	Front: 14'x50'
1404	4014	4025 Brown Street	6th wd.	Front: 16'x90'	1404	4064	2657 S Felton Ave	40th wd.	Front: 16'x73'
1404	4015	4127 Ogden Street	6th wd.	Front: 17'6"x100'	1404	4065	2636 South Felton Street	40th wd.	Front: 16'x62.5'
1404	4016	928 North 43rd Street	6th wd.	Front: 14'x75'	1404	4066	6206 Dickens Avenue	40th wd.	Front: 15'x97'
1404	4017	1017 North 45th Street	6th wd.	Front: 15'3"x85'	1404	4067	2067 Simon Street	41st wd.	Front: 16'1"x72'
1404	4018	3133 Hurley Street	7th wd.	Front: 14.42'x44.50'	1404	4068	4614 Benner Street	41st wd.	Front: 24.96'x85.50'
1404	4019	3456 N Front Street	7th wd.	Front: 14.96'x56.28'	1404	4069	4945 D St	42nd wd.	Front: 15.41'x82.50'
1404	4020	6643 North Opal Street	10th wd.	Front: 18'2"x75'	1404	4070	3151 North Camac Street	43rd wd.	Front: 16'x84'
1404	4021	1539 W Lehigh Avenue	11th wd.	Front: 14.75'x75'	1404	4071	3813 North 6th Street	43rd wd.	Front: 16'x77'8"
1404	4022	2013 West Mayfield Street	11th wd.	Front: 14'x40'	1404	4072	1329 West Jerome Street	43rd wd.	Front: 16'x80'
1404	4023	3525 North 17th Street	11th wd.	Front: 14.00'x82.17'	1404	4073	4307 North Darien Street	43rd wd.	Front: 14'2"x44'
1404	4024	3219 N 20th Street	11th wd.	Front: 14.00'x83.83'	1404	4074	4109 North Broad Street	43rd wd.	Front: 16'x110'
1404	4025	3237 N. 21st St	11th wd.	Front: 15'11.5"X59'2"	1404	4075	4900 Brown Street	44th wd.	Irregular
1404	4026	410 Locust Avenue	12th wd.	Irregular	1404	4076	5050 Parrish Street	44th wd.	Front: 15'x60'
1404	4027	5317 Magnolia Street	12th wd.	Front: 15'6"x82'2-1/8"	1404	4077	936 North 48th Street	44th wd.	Front: 20'x73'11.5"
1404	4028	333-35 West Queen Street or Lane	12th wd.	Front: 25'x100'	1404	4078	3293 Tilton Street	45th wd.	Front: 15'x48.50'
1404	4029	1933 West Erie Avenue	13th wd.	Front: 16'x120'	1404	4079	1862 East Schiller Street	45th wd.	Front: 14'8-1/4"x70'3"
1404	4030	3746 N Sydenham Street	13th wd.	Front: 15.35'x72.83'	1404	4080	1931 East Tioga Street	45th wd.	Front: 14'8-?"x86'
1404	4031	3748 N 17th St	13th wd.	Front: 15.25'x84.83'	1404	4081	2614 Wilmot Street	45th wd.	Front: 18'x100'
1404	4032	4512 North 16th Street	13th wd.	Front: 15'7"x83'10"	1404	4082	5220 Cedar Ave	46th wd.	Front: 16.00'x106.00'
1404	4033	1512 Ridge Avenue aka 1505 Brown Street	15th wd.	Irregular	1404	4083	5622 Christian Street	46th wd.	Front: 15'2"x85'
1404	4034	2326 North Garnet Street	16th wd.	Front: 14'x46'4"	1404	4084	2058 McKean Street	48th wd.	Front: 14'9"x55'
1404	4035	2610 North 23rd Street	16th wd.	Front: 15'x62'1-1/2"	1404	4085	1930 South 22nd Street	48th wd.	Front: 15'3"x65'
1404	4036	2031 West Spencer Street	17th wd.	Front: 20'x55'	1404	4086	4632 North 11th Street	49th wd.	Front: 15'6"x85'
1404	4037	6018 N. Norwood St	17th wd.	Front: 14.17'x85.50'	1404	4087	4558 North 13th Street	49th wd.	Front: 15.00'x77.60'
1404	4038	6228 North Norwood Street	17th wd.	Front: 14'x47'6"	1404	4088	924 West Fisher Avenue	49th wd.	Front: 15'1-1/4"x82'6"
1404	4039	5915 North Beechwood Street	17th wd.	Front: 15'6"x90'	1404	4089	6139 N 11th Street	49th wd.	Front: 16.00'x84.53'
1404	4040	3453 Dillman St.	19th wd.	Front: 13'x40'	1404	4090	7544 Forrest Avenue	50th wd.	Front: 25.00'x125.00'
1404	4041	3246 North 5th Street	19th wd.	Front: 18'x60'	1404	4091	722 South 49th Street	51st wd.	Front: 16'x85'
1404	4042	1937 North 9th Street	20th wd.	Irregular lot	1404	4092	1511 South 53rd Street	51st wd.	Front: 16'x77'
1404	4043	8617 Tiona Street	21st wd.	Front: 46.45'x125.08'	1404	4093	1650 S Wilton Street	51st wd.	Front: 15'9"x60'10"
1404	4044	28 E Springer Street	22nd wd.	Front: 40'x78.5'	1404	4094	5466 Baltimore Avenue	51st wd.	Irregular lot
1404	4045	6672 Chew Avenue	22nd wd.	Front: 15.5'x65.5'	1404	4095	5605 Whitby Avenue	51st wd.	Front: 16'x81'6"
1404	4046	8939-45 Ridge Avenue, Unit 6	21st wd.	Irregular	1404	4096	5424 Hadfield Street	51st wd.	Front: 15'x62'
1404	4047	1105 State Street	24th wd.	Front: 13'6"x39'7-?"	1404	4097	5626 Litchfield Street	51st wd.	Front: 16'x57'
1404	4048	2054 East Ann Street	25th wd.	Front: 15'x52'6"	1404	4098	2424 Golf Road	52nd wd.	Front: 65.00'x175.00'
1404	4049	3224-3226 W York Street	28th wd.	Front: 30'x62'	1404	4099	4156 Greeby Street	55th wd.	Front: 16'1/2"x65'
1404	4050	2109 Seybert Street	29th wd.	Front: 16.00'x60.00'	1404	4100	1314 East Price Street	59th wd.	Irregular

Tax Delinquent Sale continues on 18

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 th irty [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 Delinquent Sale continued from 17

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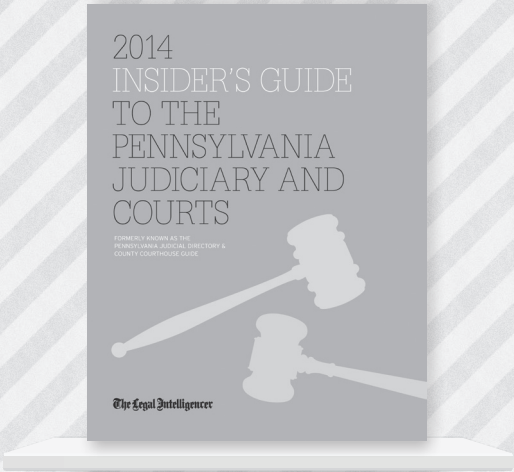
Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1404	4101	143 Mayland St aka 143 E Mayland St	59th wd.	Front: 20.00’x95.00’	1404	4104	116 South 58th Street	60th wd.	Front: 20’x83’3”
1404	4102	5133 Chancellor Street	60th wd. (formerly 46th wd.)	Front: 15’3”x62’4-3/4”	1404	4105	5853 North Marshall Street	61st wd.	Front: 15.00’x82.50’
1404	4103	229 South 57th Street	60th wd.	Front: 15’x82’8”	1404	4106	3536 Drumore Drive	66th wd.	Irregular lot
					1404	4107	899 Marcella Street	35th wd.	Front: 18.02’x70.00’

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The Legal Intelligencer



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