

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

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1304	4001	110 West Byberry Road, Unit J-7	58th wd.	Front: Condo Unit	1304	4038	6128 Chew Street AKA 128 Chew Avenue	59th wd.	Front: 15'3/4"x86'9"
1304	4002	430 Greenwich Street	1st wd.	Front: 16'x48'	1304	4039	6745 Harley Ave	40th wd.	Front: 16.06'x102'
1304	4003	1431 South Patton Street	36th wd.	Front: 16'x52.66'			AKA 6745 Harley Street		
1304	4004	1508 South 30th Street	36th wd.	Front: 16'x52'	1304	4040	3400 W Allegheny Avenue	38th wd.	Front: 95'x125'
1304	4005	4614 Benner Street	41st wd.	Front: 24.96'x85.50'	1304	4041	2657 S Felton Avenue	40th wd.	Front: 16'x73'
1304	4006	2718 West Oakdale Street	28th wd.	Front: 14'x43'	1304	4042	3228 North Front Street	7th wd.	Front: 14.5'x59'
1304	4007	3548 Teton Road	66th wd.	Front: 20'x100'	1304	4043	1710 Cambridge Street	47th wd.	Irregular Lot
1304	4008	7353 Sackett Street	64th wd.	Front: 22.16'x101.5'	1304	4044	1407 N 29th Street	29th wd.	Front: 16'x64'
1304	4009	5448 Walnut Street	60th wd.	Front: 17.75'x90'	1304	4045	628 N 56th Street	4th wd.	Front: 16'x90'
1304	4010	5630 Haddington Lane	52nd wd.	Front: 15'x75'	1304	4046	3116 Levick Street	55th wd.	Front: 18'1"x75'
1304	4011	5466 Baltimore Avenue	51st wd.	Irregular Lot	1304	4047	6124 Delancey Street	3rd wd.	Front: 15'x64'
1304	4012	6516 Allman Street	40th wd.	Front: 14.16'x58.5'	1304	4048	35 N 56th Street	4th wd.	Front: 15.33'x80'
1304	4013	1221 North Alden Street	4th wd.	Front: 15'x64.57'	1304	4049	5312 Pine Street	46th wd.	Front: 21'x85'
1304	4014	809 S 49th Street	46th wd.	Front: 22'x110'	1304	4050	1516 North 54th Street	4th wd.	Front: 20.29'x129.75'
1304	4015	3000-3050 Master Street Unit L	29th wd.	Front: Condo Unit	1304	4051	4557 North 18th Street	13th wd.	Front: 16'x60'
		AKA 3000 Master Street, Unit L			1304	4052	131 East Coulter Street	12th wd.	Front: 15.67'x96.25'
1304	4016	3000-3050 Master Street, Unit A	29th wd.	Front: Condo Unit	1304	4053	160 East Tulpehocken Street	59th wd.	Front: 16'x143.61'
		AKA 3000 Master Street, Unit A			1304	4054	4429 North Lawrence Street	7th wd.	Irregular Lot
1304	4017	5327 North Marvine Street	49th wd.	Irregular Lot	1304	4055	5110 Gainor Road	52nd wd.	Front: 16'x87.5'
1304	4018	3000-3050 Master Street, Unit N	29th wd.	Front: Condo Unit	1304	4056	1726 N Peach Street	52nd wd.	Front: 16.08'x75'
		AKA 3000 Master Street, Unit N			1304	4057	2940 Hellerman Street	55th wd.	Front: 16.29'x140'
1304	4019	613 Wynnewood Rd	34th wd.	Front: 25'x97' 8-3/4"	1304	4058	3720 N Carlisle Street	13th wd.	Front: 15'x77'
1304	4020	257 East Albanus Street	42nd wd.	Front: 15'x65'	1304	4059	6352 Ardleigh Street	22nd wd.	Front: 24.33'x100.4'
1304	4021	3422 West Clearfield Street	38th wd.	Irregular Lot	1304	4060	2763 N 25th Street	28th wd.	Front: 14.5'x60.83'
1304	4022	272 Montana AKA E. Montana Street	22nd wd.	Front: 14'1"x101'	1304	4061	2237 W Somerset Street	11th wd.	Front: 15'x82.12'
1304	4023	2634 E. Birch Street	25th wd.	Front: 14.08'x57.41'	1304	4062	148 Fernon Street	1st wd.	Front: 12'x53'
1304	4024	1323 East Hewson Street	18th wd.	Front: 17'x56.69'	1304	4063	4426 N 18th Street	13th wd.	Front: 15'x63'
1304	4025	2434 Cecil B Moore Avenue	29th wd.	Front: 15.33'x69.5'	1304	4064	1541 West Loudon Street	13th wd.	Front: 17.67'x75'
1304	4026	5933 Windsor Avenue	3rd wd.	Front: 17.66'x64'	1304	4065	35 Narragansett Street	59th wd.	Front: 14'x59.75'
1304	4027	6327 Magnolia Street	59th wd.	Front: 18'x96.39'	1304	4066	5628 Whitby Avenue	51st wd.	Front: 16'x81.5'
1304	4028	1509 W Cumberland Street	16th wd.	Front: 17.83'x80'	1304	4067	7141 Theodore Street	40th wd.	Front: 16.5'x77.83'
1304	4029	2129 Medary Ave	17th wd.	Front: 15'x67'	1304	4068	1323 W. Victoria Street	43rd wd.	Irregular Lot
1304	4030	5341 N 15th Street	17th wd.	Front: 15.25'x77.67'	1304	4069	1725 Tasker Street	36th wd.	Front: 18'x63'
1304	4031	4283 Frankford Avenue	23rd wd.	Irregular Lot	1304	4070	1723 Tasker Street	36th wd.	Front: 17'x63'
1304	4032	1821 E Clementine Street	25th wd.	Front: 14'x57'	1304	4071	3746 N 17th Street	13th wd.	Front: 15.25'x84.83'
1304	4033	1831 Nolan Street	10th wd.	Front: 16.08'x80'	1304	4072	2132 N 32nd Street	32nd wd.	Front: 15.16'x67'
1304	4034	1528 N 27th Street	29th wd.	Front: 12'x80'	1304	4073	145 Markle Street	21st wd.	Irregular Lot
1304	4035	2709 W Glenwood Ave	32nd wd.	Front: 15'5"x64'	1304	4074	208 W. Widener St AKA 208 Widener St	61st wd.	Front: 15'x61'
1304	4036	2044 E Fletcher Street	31st wd.	Front: 15'3-3/16"x49'8"	1304	4075	5923 Summer Street	52nd wd.	Front: 15'x65'
1304	4037	1503 W Nedro Avenue	49th wd.	Front: 24'6"x103'					

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.