

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 **Jewel Williams, Sheriff**
10:00 a.m. Monday, June 17, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1306	4001	1131 East Passyunk Avenue	2nd wd.	Front: 15.25'x40'	1306	4048	3609 North 11th Street	43rd wd.	Front: 15.00'x80.00'
1306	4002	18-28 South 62nd Street	3rd wd.	Front: 16'x1/2"x54'8-1/8"	1306	4049	3629 N. Marvine Street	43rd wd.	Front: 15.00'x87.00'
1306	4003	512 S Salford Street	46th wd.	Front: 14.33'x62.00'	1306	4050	3626 North Camac Street	43rd wd.	Front: 15.00'x62.33'
1306	4004	5541 Harmer Street	4th wd.	Front: 15'x60'	1306	4051	3515 North 13th Street	43rd wd.	Front: 25.29'x59.10'
1306	4005	5454 Lansdowne Avenue	4th wd.	Front: 15'x92'	1306	4052	3519 North 13th Street	43rd wd.	Irregular Lot
1306	4006	5635 Master Street	4th wd.	Front: 16.00'x70.90'	1306	4053	3541 N 13th Street	43rd wd.	Front: 14.15'x64.92'
1306	4007	4016 Aspen Street	6th wd.	Front: 15.00'x75.00'	1306	4054	3839 N. 6th Street	43rd wd.	Front: 15'x77.66'
1306	4008	951 Belmont Avenue	6th wd.	Front: 16'x87'10"	1306	4055	3754 North Marshall Street	43rd wd.	Front: 15.50'x81.38'
1306	4009	862 North 45th Street	6th wd.	Front: 14.00'x58.50'	1306	4056	3759 N. Percy Street	43rd wd.	Front: 16.00'x45.00'
1306	4010	3040 Ella Street	7th wd.	Front: 14.00'x68.00'	1306	4057	3815 North 13th Street	43rd wd.	Front: 15.17'x65.00'
1306	4011	3304 North Mascher Street	7th wd.	Front: 14.00'x45.50'	1306	4058	3829 N Park Avenue	43rd wd.	Front: 15'x103.96'
		AKA 3304 Mashcer Street			1306	4059	1331 West McFerran Street	43rd wd.	Front: 15.00'x82.75'
1306	4012	3443 North Palethorp Street	7th wd.	Front: 14.00'x106.50'			AKA 1331 McFerran Street		
		AKA 3443 Palethorp Street			1306	4060	4033 N. Reese Street	43rd wd.	Front: 14.04'x59'
1306	4013	3518 North Sydenham Street	11th wd.	Front: 13.58'x55.42'	1306	4061	3959 North 9th Street	43rd wd.	Front: 15.92'x46.00'
1306	4014	3342 North Smedley Street	38th wd.	Front: 15.00'x57.33'	1306	4062	4029 North 13th Street	53rd wd.	Front: 15.58'x41.00'
1306	4015	306 East Queen Lane	12th wd.	Irregular Lot	1306	4063	3944-46 Dell Street and	33rd wd.	Front: 40.00'x100.42'
1306	4016	5619 McMahon Street	12th wd.	Front: 15.33'x110.00'			3937-39 Bakers Lane		
1306	4017	3828 Smedley Street	13th wd.	Front: 15.50'x80.00'	1306	4064	4041 North Broad Street	43rd wd.	Front: 16.00'x100.00'
1306	4018	3854 N. Gratz Street	13th wd.	Front: 15'x82.83'	1306	4065	4436 N. Reese Street	43rd wd.	Front: 15.00'x75.00'
1306	4019	3825 N. 19th Street	13th wd.	Front: 15.08'x91.00'	1306	4066	4241 North Franklin Street	43rd wd.	Front: 15.25'x60.00'
1306	4020	1751 W. Juniata Street	13th wd.	Front: 16'x80'	1306	4067	4102 N. 8th Street	43rd wd.	Front: 15.00'x52.50'
1306	4021	4533 N. Hicks Street	13th wd.	Front: 15.16'x45'	1306	4068	1221 North 54th Street	44th wd.	Front: 16.00'x90.00'
1306	4022	4547 North Hicks Street	13th wd.	Front: 15.17'x45.00'	1306	4069	3535 Kensington Avenue	45th wd.	Front: 14.50'x76.08'
1306	4023	4543 North 16th Street	13th wd.	Front: 15.17'x58.58'	1306	4070	2827 Orthodox Street	45th wd.	Front: 14.00'x70.00'
1306	4024	1624 Dounton Street	13th wd.	Front: 14.00'x50.00'	1306	4071	2211 Sigel Street	48th wd.	Front: 14.25'x47.50'
1306	4025	1519 W Tucker Street	16th wd.	Front: 14.00'x45.00'	1306	4072	2217 S. Beechwood Street	48th wd.	Front: 14'2"x46'6"
1306	4026	1803 W Rockland Street	17th wd.	Front: 15.25'x70'	1306	4073	4617 North 13th Street	49th wd.	Front: 15.17'x85.00'
1306	4027	3404 North Bodine Street	19th wd.	Front: 14.17'x50.00'	1306	4074	4526 North 13th Street	49th wd.	Front: 15'x77.6'
1306	4028	3521 North Reese Street	19th wd.	Front: 14.05'x49.00'	1306	4075	4558 North 13th Street	49th wd.	Front: 15.00'x77.60'
1306	4029	1941 N. 9th Street	20th wd.	Front: 12.29'x52.09'	1306	4076	6139 N. 11th Street	49th wd.	Front: 16.00'x84.53'
1306	4030	3829 Baring Street	24th wd.	Front: 20.00'x79.81'	1306	4077	5910 North Marvine Street	49th wd.	Front: 30.00'x84.05'
1306	4031	2225 Christian Street	30th wd.	Front: 15.92'x60.00'	1306	4078	1035 East Durham Street	50th wd.	Front: 45.38'x112.50'
1306	4032	2018 East Sergeant Street	31st wd.	Front: 16.00'x64.00'	1306	4079	5502 Whitby Avenue	51st wd.	Front: 16.00'x81.50'
1306	4033	3462 F Street	33rd wd.	Front: 15.50'x64.50'	1306	4080	5500 Willows Ave	51st wd.	Front: 17.00'x83.50'
1306	4034	1104 E Cayuga Street	33rd wd.	Front: 20.10'x88.41'	1306	4081	4117 Tyson Avenue	55th wd.	Front: 29.61'x125.00'
1306	4035	6008 Nassau Road	34th wd.	Front: 15.60'x66.60'	1306	4082	1329 Bleigh Avenue	56th wd.	Front: 25'x112.5'
1306	4036	1547 North Edgewood Street	34th wd.	Front: 14.16'x70.00'	1306	4083	1839 Tolbut Street	56th wd.	Front: 36.33'x115.00'
1306	4037	1324 North Robinson Street	34th wd.	Front: 15.00'x70.94'	1306	4084	9322 Academy Road	57th wd.	Front: 60'x149'
1306	4038	1225 E Alcott Street	35th wd.	Front: 15.72'x73.39'	1306	4085	6335 Wayne Avenue	59th wd.	Irregular Lot
		AKA 1225 Alcott Street			1306	4086	5334 Pine Street	60th wd.	Front: 21.00'x85.00'
1306	4039	1227 Point Breeze Avenue	36th wd.	Front: 18.00'x48.43'	1306	4087	205 East Walnut Park Drive	61st wd.	Front: 16.15'x100.00'
1306	4040	3304 West Allegheny Avenue	38th wd.	Front: 15.00'x80.00'	1306	4088	1349 Dyre Street	62nd wd.	Front: 15'6"x97'5-3/8"
1306	4041	6107 Glenmore Avenue	40th wd.	Front: 15'x50'	1306	4089	1659 Granite Street	23rd wd.	Front: 28.5'x100'
1306	4042	2508 South 72nd Street	40th wd.	Front: 16'1/2"x50'	1306	4090	811 Cates Way	63rd wd.	Front: 85.00'x122.90'
1306	4043	180 West Albanus Street	42nd wd.	Front: 15'x70'	1306	4091	3536 Drumore Drive	66th wd.	Irregular Lot
1306	4044	1121 West Rising Sun Avenue	43rd wd.	Irregular Lot	1306	4092	5052-54 Walnut Street	30th wd.	Front: 49.09'x96.50'
		AKA 1121 Rising Sun Avenue			1306	4093	534-42 West Olney Avenue	42nd wd.	Irregular Lot
1306	4045	1020 W Schiller Street	43rd wd.	Front: 15.50'x71.25'	1306	4094	1723-25 South 20th Street	36th wd.	Front: 33.34'x68.0'
1306	4046	3248 N. 13th Street	43rd wd.	Front: 15.00'x100.00'					
1306	4047	1009 W Tioga Street	43rd wd.	Front: 20'x71.83'					

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.



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