

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, October 21, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1310	4001	155 Cobbs Creek Parkway	3rd wd.	Front: 15.58'x103'	1310	4045	1534 S Taylor Street	36th wd.	Front: 14.25'x51.8'
1310	4002	2865 North 2nd Street	7th wd.	Front: 16'x60.5'	1310	4046	1540 South Taylor Street	36th wd.	Front: 14.25'x47.8'
1310	4003	2834 North 20th Street	11th wd.	Front: 15'x80'	1310	4047	1550 South Stillman Street	36th wd.	Front: 14'x44'
1310	4004	2767 North 23rd Street	11th wd.	Front: 14.5'x63'	1310	4048	1537 South Bambrey Street	36th wd.	Front: 14'x44'
1310	4005	3312 N 15th St	11th wd.	Front: 19.33'x110'	1310	4049	2626 Wilder Street	36th wd.	Front: 14'x48'
1310	4006	629 East Woodlawn Street	12th wd.	Front: 15'9"x171'8"	1310	4050	1516 South Taney Street	36th wd.	Front: 14'x49'
1310	4007	5601 Crowson Street	12th wd.	Front: 18'x72'	1310	4051	1418 South Newkirk Street	36th wd.	Front: 14.17'x48'
1310	4008	5650 Ardleigh Street	12th wd.	Front: 15'x60'	1310	4052	1531 South Stanley Street	36th wd.	Front: 16.5'x52'
1310	4009	3848 N. Smedley St	13th wd.	Front: 15.50'x80'	1310	4053	1525 South 32nd Street	36th wd.	Front: 15'x51.16'
1310	4010	1447 Kerbaugh St	13th wd.	Irregular	1310	4054	1330 S Colorado St	36th wd.	Front: 14'x47'
1310	4011	242 West Apsley Street	13th wd.	Front: 16'x87'	1310	4055	1434 S Colorado St	36th wd.	Front: 14'x48'
		aka Apsley Street			1310	4056	1436 S Colorado St	26th wd.	Front: 13'x48'
1310	4012	848 N 15th St	15th wd.	Front: 16'x83'	1310	4057	1440 South Colorado Street	36th wd.	Front: 13'x48'
1310	4013	1509 Ridge Avenue	15th wd.	Front: 14'xIrregular	1310	4058	1310 South Bouvier Street	36th wd.	Front: 14'x49'
1310	4014	2238 North Chadwick Street	16th wd.	Front: 14.91'x49.5'	1310	4059	913 Hoffman Street	39th wd.	Front: 14'4"x48"
1310	4015	2351 North Cleveland Street	16th wd.	Front: 14.16'x47'	1310	4060	2041 S Redfield Street	40th wd.	Front: 16.33'x66'
		aka 2351 North Cleveland Avenue			1310	4061	6050 Allman Street	40th wd.	Front: 16'x58.50'
1310	4016	2227 North 21st Street	16th wd.	Front: 15.5'x76.25'	1310	4062	6353 Wheeler Street	40th wd.	Irregular
1310	4017	1812 Sulis Street	17th wd.	Front: 15'3"x70'	1310	4063	6344 Wheeler Street	40th wd.	Front: 15'x65'
1310	4018	5741 Virginian Road	17th wd.	Front: 16'x102	1310	4064	6512 Saybrook Avenue	40th wd.	Front: 18'x52.5'
1310	4019	5807 East Wister Street	17th wd.	Front: 16'x83.39'	1310	4065	6535 Linmore Avenue	40th wd.	Front: 20'x39'
1310	4020	5809 East Wister Street	17th wd.	Front: 16'x83'4-3/4"	1310	4066	2329 South 71st Street	40th wd.	Irregular lot
1310	4021	431-33 West Cambria Street	19th wd.	Irregular lot	1310	4067	508 East Thelma Street	42nd wd.	Front: 15'x70'
1310	4022	1120 Jefferson St	20th wd.	Front: 18.02'x90'	1310	4068	3531 North Marvine Street	43rd wd.	Front: 15.25'x79.00'
		aka 1120 W Jefferson St			1310	4069	1318 Kerbaugh Street	43rd wd.	Front: 15'x67'
1310	4023	1905 Berkshire Street	23rd wd.	Irregular lot	1310	4070	141 N. Lindenwood Street	44th wd.	Front: 15'x62.50'
1310	4024	4423 Hedge St	23rd wd.	Front: 20'x91.52'	1310	4071	5146 West Stiles Street	44th wd.	Front: 15'x105'
1310	4025	1341 Sellers st	23rd wd.	Front: 25'x100'	1310	4072	5148 Kershaw Street	44th wd.	Front: 16'x90'
1310	4026	3912 Pennsgrove St	24th wd.	Front: 15.50'x85'	1310	4073	3356 Amber Street	45th wd.	Front: 23'x45'2"
1310	4027	2730 East Clearfield	25th wd.	Front: 15'5"x57'9"	1310	4074	624 South 56th Street	46th wd.	Front: 15'6"x74'
1310	4028	3005 Memphis St	25th wd.	Front: 14'x68.15'	1310	4075	837 South Alden Street	46th wd.	Front: 15'x60.83'
1310	4029	1922 E Clementine St	25th wd.	Front: 16'x70'	1310	4076	1408 Willington Street	47th wd.	Front: 16'x71'
1310	4030	2534 N Stanley Street	28th wd.	Front: 14.17'x50.00'			aka N. Willington Street		
1310	4031	1248 North 25th Street	29th wd.	Irregular Lot	1310	4077	1930 South Woodstock Street	48th wd.	Front: 14'x66'
1310	4032	839 East Willard Street	33rd wd.	Front: 14.25'x50.00'	1310	4078	2129 South 22nd Street	48th wd.	Front: 14.3'x57.0'
1310	4033	1336 East Airdrie Street	33rd wd.	Front: 15'x60'	1310	4079	5034 North 7th Street	49th wd.	Front: 15'x71.875'
1310	4034	3429 Keim St	33rd wd.	Front: 14.17'x44'	1310	4080	5516 Broomall Street	51st wd.	Front: 15'x62'
1310	4035	3348 Argyle Street	33rd wd.	Front: 14'x43'	1310	4081	1634 South Conestoga Street	51st wd.	Front: 15'x55.5'
1310	4036	2427 Oakford St	36th wd.	Front: 15'x70'	1310	4082	1860 South 56th Street	51st wd.	Front: 18'x79'9"
1310	4037	2803 Wharton Street	36th wd.	Front: 16'x50'	1310	4083	708 Saint Vincent Street	53rd wd.	Front: 25'x125'
1310	4038	2807 Wharton Street	25th wd.	Front: 16'x50'	1310	4084	2110-2112 South St., Unit #1,	30th wd.	Front: Condominium
1310	4039	1431 South 19th Street	36th wd.	Front: 16'x67'			Bldg 2112		
1310	4040	1538 South Opal Street	36th wd.	Front: 14'x50'	1310	4085	6330 Morton Street	59th wd.	Front: 25'x100'
1310	4041	1538 South Ringgold street	36th wd.	Front: 14.25'x51'	1310	4086	5627 Sansom Street	60th wd.	Front: 15'9"x72'2"
1310	4042	1503 South Taylor Street	36th wd.	Front: 14.25'x51'	1310	4087	1530 Ridge Avenue	15th wd.	Irregular lot
1310	4043	1513 South Taylor Street	36th wd.	Front: 14.25'x51'	1310	4088	1360-62 Kerbaugh Street	43rd wd.	Irregular lot
1310	4044	1520 South Taylor Street	36th wd.	Front: 14.25'x47.8'	1310	4089	122 E Hortter Street	22nd wd.	Irregular lot

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.