

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. Wednesday, February 20, 2013 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1302	4001	6663 Edmund Street	41st wd.	Front: 14.00'x90.00'	1302	4029	417 West Delphine Street	42nd wd.	Front: 18.08'x48.25'
1302	4002	6603 Ditman Street	41st wd.	Front: 16.00'x90.00'			aka 417 Delphine Street		
1302	4003	2555 S. Fairhill Street	39th wd.	Front: 15'x43'	1302	4030	4420 Aldine Street	41st wd.	Front: 19.75'x80.00'
1302	4004	1619 Ridge Avenue	15th wd.	Irregular lot	1302	4031	4104-06 Manayunk Avenue	21st wd.	Irregular lot
		5917 N 13th Street AKA			1302	4032	3744 Germantown Avenue	13th wd.	Front: 18.00'x92.00'
1302	4005	5913-17 N 13th Street	49th wd.	Front: 60.00'x84.05'	1302	4033	7324 Oxford Avenue	56th wd.	Irregular Lot
1302	4006	6528 N Lambert Street	10th wd.	Front: 15.50'x78.00'	1302	4034	1701 Montrose Street	30th wd.	Front: 13.00'x47.00'
1302	4007	4602 N. 5th Street	49th wd.	Front: 19.33'x80'	1302	4035	1919 Ellsworth Street	36th wd.	Front: 16.00'x74.75'
1302	4008	5933 Ogontz Avenue	17th wd.	Front: 16'x75'	1302	4036	2029 S 10th Street	39th wd.	Front: 16.00'x83.75'
1302	4009	1805 North 54th Street	52nd wd.	Front: 16.00'x94.50'	1302	4037	426 E Walnut Lane	59th wd.	Front: 19.83'x132.00'
1302	4010	1803 North 54th Street	52nd wd.	Front: 16'x105'	1302	4038	2317 E Somerset Street	25th wd.	Front: 18'x64'
		5465 W. Montgomery			1302	4039	942 E Price Street	59th wd.	Front: 16.25'x74'
		Avenue	52nd wd.	Front: 16'x76.51'	1302	4040	3403 Keim Street	33rd wd.	Front: 14.41'x44'
1302	4012	6743 North 16th Street	10th wd.	Front: 16'x96.10'	1302	4041	3411 Keim Street	33rd wd.	Front: 14.16'x44.00'
1302	4013	1262 South 24th Street	36th wd.	Front: 15.00'x60.00'	1302	4042	2220 S 56th Street	40th wd.	Irregular lot
1302	4014	2241 Pierce Street	36th wd.	Front: 14.00'x48.00'	1302	4043	2530 Lloyd Street	40th wd.	Front: 16.42'x70.00'
1302	4015	1620 South Marston Street	36th wd.	Front: 14.25'x52.50'	1302	4044	42 North 50th Street	44th wd.	Front: 23.00'x115.00'
1302	4016	318 W Logan Street	13th wd.	Front: 23.39'x120.84'	1302	4045	3439 N Front Street	7th wd.	Front: 15'x75'
1302	4017	5112 N. Carlisle Street	17th wd.	Front: 20.83'x77.00'	1302	4046	306 East Queen Street	12th wd.	Irregular lot
1302	4018	1445 N. Alden Street	4th wd.	Front: 15.00'x71.25'	1302	4047	5332 Lena Street	12th wd.	Front: 16.03'x90.00'
1302	4019	1440 Ithan Street	34th wd.	Front: 15.00'x48.00'	1302	4048	946 Jackson Street	39th wd.	Front: 15.81'x62.00'
1302	4020	1600 Godfrey Street	17th wd.	Front: 13.25'x93.00'	1302	4049	2631 W. Hagert Street	28th wd.	Irregular lot
1302	4021	1528 Church Street	23rd wd.	Front: 15.00'x85.00'	1302	4050	1924 Dennie Street	13th wd.	Front: 15'x108'
1302	4022	3025 Frankford Avenue	25th wd.	Front: 20.00'x153.45'	1302	4051	2636 South Felton Street	40th wd.	Front: 16'x62.5'
1302	4023	1354 S. 51st Street	27th wd.	Front: 16.00'x85.50'			2036 S. Bonnafon AKA		
1302	4024	916 N. 48th Street	44th wd.	Front: 20.00'x73.96'	1302	4052	Bonnafon St.	40th wd.	Front: 16.00'x62.00'
1302	4025	2640 S. 62nd Street	40th wd.	Front: 16.00'x73.00'	1302	4053	4279 Frankford Avenue	23rd wd.	Front: 17.5'x112'
		2119 E. Susquehanna			1302	4054	3454 Braddock Street	45th wd.	Front: 15.25'x50'
		Avenue	31st wd.	Front: 16.00'x60.00'	1302	4055	2078 E Lippincott Street	25th wd.	Irregular Lot
1302	4027	1949 S 60th Street	40th wd.	Front: 15.00'x64.08'	1302	4056	366 Jackson Street	39th wd.	Front: 14.5'x60'
1302	4028	515 North 52nd Street	44th wd.	Front: 18.66'x80.00'					

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.