

Tax Collection Sale

City of Philadelphia TAX COLLECTION 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 on Tuesday, January 17, 2017 at First District Plaza, 3801 Market Street, at 9:00 AM. (EST) (Prevailing Time)

Table with columns: Book Writ, Address, Ward, Dimensions. It lists two columns of property details for sale, including street names, lot numbers, and dimensions.

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Tuesday, January 17, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1701	2193	3640 N 9th St	43rd wd.	Front: 15'x65'	1701	2247	273 S Ithan St	60th wd.	Front: 16'x65'
1701	2194	1326 W Pike St	43rd wd.	Front: 16'x88'	1701	2248	108 Rosemar St a/k/a 108 W Rosemar St	61st wd.	Front: 15'10"x70'
1701	2195	3762 N 10th St	43rd wd.	Front: 15'x90'	1701	2249	5742 Leonard St	62nd wd.	Irregular Size Property
1701	2196	1339 W Jerome St a/k/a 1339 Jerome St	43rd wd.	Front: 15'11"x80'	1701	2250	1900 W Hilton St	38th wd.	Irregular Size Property
1701	2197	1312 W Hunting Park Ave	43rd wd.	Front: 16'x116'	1701	2251	3909 Germantown Ave	13th wd.	Irregular Size Property
1701	2198	4350 N 6th St	43rd wd.	Irregular Size Property	1701	2252	100 N 54th St	34th wd.	Front: 16'x57'
1701	2199	4307 N 8th St	43rd wd.	Front: 15'7"x70'3/8"	1701	2253	5739 Woodland Ave	40th wd.	Front: 16'x82'
1701	2200	5114 Arch St	44th wd.	Front: 16'x90'	1701	2254	5503 Baltimore Ave	46th wd.	Irregular Size Property
1701	2201	25 N 51st St	44th wd.	Front: 15'x53'	1701	2255	4255-57 Lancaster Ave	6th wd.	Front: 36'1-1/2"x45'10-1/4"
1701	2202	20 N Paxon St	44th wd.	Irregular Size Property	1701	2256	118 E Tioga St	7th wd.	Front: 16'x56'
1701	2203	53 N 52nd St	44th wd.	Front: 16'x113'	1701	2257	2911 N 23rd St	11th wd.	Irregular Size Property
1701	2204	5130 Funston St	44th wd.	Irregular Size Property	1701	2258	2300 N 21st St	16th wd.	Front: 18'1/2"x72'
1701	2205	316 N 52nd St	44th wd.	Front: 20'4"x90'	1701	2259	2831 Kensington Ave	25th wd.	Irregular Size Property
1701	2206	5125 Kershaw St	44th wd.	Irregular Size Property	1701	2260	2616 W Lehigh Ave	28th wd.	Front: 15'6"x58'
1701	2207	914 Farson St a/k/a 914 N Farson St	44th wd.	Front: 14'2"x70'	1701	2261	6057 Haverford Ave	34th wd.	Irregular Size Property
1701	2208	1231 N 51st St a/k/a 1229-31 N 51st St	44th wd.	Irregular Size Property	1701	2262	1541 S 24th St	36th wd.	Front: 20'x63'
1701	2209	1300 N 51st St	44th wd.	Irregular Size Property	1701	2263	5437 N 5th St	42nd wd.	Front: 20'x100'
1701	2210	657 N 52nd St	44th wd.	Front: 15'3"x80'	1701	2264	2359 Orthodox St	45th wd.	Front: 20'5"x100'
1701	2211	665 N 52nd St	44th wd.	Front: 15'3"x80'	1701	2265	1323 N 49th St	52nd wd.	Irregular Size Property
1701	2212	3645 Richmond St	45th wd.	Front: 18'x54'	1701	2266	5737 Woodland Ave	40th wd.	Front: 16'x82'
1701	2213	3564 Witte St	45th wd.	Front: 18'x56'	1701	2267	246-52 S 59th St	3rd wd.	Irregular Size Property
1701	2214	2133 E Tioga St	45th wd.	Front: 14'x68'6"	1701	2268	2803-09 N Fairhill St	19th wd.	Front: 51'x70'
1701	2215	5343 Eadom St	45th wd.	Irregular Size Property	1701	2269	2843 Kensington Ave	25th wd.	Front: 17'x120'
1701	2216	5402 Webster St	46th wd.	Front: 15'x65'	1701	2270	3923 Wissahickon Ave	38th wd.	Irregular Size Property
1701	2217	733 S Cecil St	46th wd.	Front: 15'x61'4"	1701	2271	6021 Wharton St	3rd wd.	Front: 15'9"x103'6"
1701	2218	1519 W Stiles St	47th wd.	Front: 16'6"x64'	1701	2272	1223 Cobbs Creek Pkwy a/k/a 1223 S 59th St	3rd wd.	Front: 15'8"x92'
1701	2219	1913 Ingersoll St a/k/a 1913 W Ingersoll St	47th wd.	Front: 13'11-1/2"x49'5"	1701	2273	719 N 44th St	6th wd.	Front: 15'10"x82'
1701	2220	1702 N Lambert St a/k/a 1702 Lambert St	47th wd.	Front: 14'x60'	1701	2274	5361 Newhall St	12th wd.	Front: 23'x75'
1701	2221	1806 S Chadwick St	48th wd.	Front: 14'x50'	1701	2275	1608 W Lindley Ave a/k/a 1608 Lindley Ave	17th wd.	Front: 25'x100'
1701	2222	3124 Tasker St	48th wd.	Front: 15'x64'	1701	2276	1269 S St Bernard St	27th wd.	Front: 14'4"x50'9"
1701	2223	1321 Blavis St	49th wd.	Front: 16'x68'6"	1701	2277	1437 N Felton St	34th wd.	Front: 15'x54'
1701	2224	542 W Rockland St	49th wd.	Front: 29'2"x35'	1701	2278	1548 S Newkirk St	36th wd.	Front: 14'2"x50'
1701	2225	7962 Thouron Ave	50th wd.	Front: 18'2-1/2"x82'6"	1701	2279	3524 Braddock St	45th wd.	Front: 15'3"x47'
1701	2226	1732 S Ruby St a/k/a 1732 Ruby St	51st wd.	Irregular Size Property	1701	2280	5650 Rodman St	46th wd.	Front: 15'x65'
1701	2227	5506 Baltimore Ave	51st wd.	Front: 18'x100'	1701	2281	1218 S Peach St	51st wd.	Front: 15'x50'
1701	2228	5510 Baltimore Ave	51st wd.	Front: 18'x100'	1701	2282	1743 N Lindenwood St	52nd wd.	Front: 15'x50'
1701	2229	5512 Baltimore Ave	51st wd.	Front: 18'x100'	1701	2283	2211 Griffith St a/k/a 2211 E Griffith St	56th wd.	Irregular Size Property
1701	2230	1148 S 54th St	51st wd.	Front: 15'10"x83'	1701	2284	5721 Larchwood Ave	60th wd.	Front: 15'4"x80'
1701	2231	1400 S 55th St	51st wd.	Front: 15'8"x64'	1701	2285	5711 N Beechwood St	17th wd.	Irregular Size Property
1701	2232	1739 S Frazier St	51st wd.	Irregular Size Property	1701	2286	3312 N 20th St	11th wd.	Front: 15'x73'3"
1701	2233	5714 Belmar St a/k/a 5714 Belmar Terr	51st wd.	Front: 14'4"x60'	1701	2287	3646 N 21st St	13th wd.	Front: 15'6"x96'
1701	2234	2035 S 56th St	51st wd.	Front: 15'x50'	1701	2288	4865 N 18th St	17th wd.	Front: 15'x70'
1701	2235	5201 Lebanon Ave	52nd wd.	Irregular Size Property	1701	2289	5975 N 21st St	17th wd.	Front: 15'x87'
1701	2236	2420 N 51st St	52nd wd.	Front: 50'x150'	1701	2290	4818 Parrish St	44th wd.	Front: 19'11-1/2"x79'
1701	2237	1240 Gilham St	53rd wd.	Front: 18'1"x67'6"	1701	2291	2430 N Hollywood St	28th wd.	Front: 15'6"x52'6"
1701	2238	1301 Gilham St	53rd wd.	Front: 16'x67'6"	1701	2292	652 N 52nd St	44th wd.	Front: 18'10"x80'
1701	2239	174 E Stafford St	59th wd.	Irregular Size Property	1701	2293	5243 Florence Ave	51st wd.	Front: 15'4"x69'8-1/4"
1701	2240	6135 Baynton St	59th wd.	Front: 16'10"x75'	1701	2294	5420 Baltimore Ave	51st wd.	Irregular Size Property
1701	2241	4919 Chancellor St	60th wd.	Front: 19'x64'	1701	2295	5523 Malcolm St	51st wd.	Front: 15'x62'
1701	2242	5444 Ludlow St	60th wd.	Front: 14'x84'6"	1701	2296	5422 Pentridge St	51st wd.	Front: 15'x65'
1701	2243	5426 Chancellor St	60th wd.	Front: 24'x65'4-3/4"	1701	2297	5431 Springfield Ave	51st wd.	Front: 23'8"x85'
1701	2244	206 S 53rd St	60th wd.	Irregular Size Property	1701	2298	7242 Leonard St	54th wd.	Front: 24'7"x90'
1701	2245	33 S Ruby St	60th wd.	Front: 16'x70'8-1/4"	1701	2299	27 S 53rd St	60th wd.	Front: 16'x70'11-7/8"
1701	2246	219 S Ithan St	60th wd.	Front: 15'x63'	1701	2300	5619 Larchwood Ave	60th wd.	Front: 15'x78'6"

Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

- 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 his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.
- Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of 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 his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. 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.
- The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.
- The deposit 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 cost, 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.
- No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.
- The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed 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 will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. 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 after 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 writ has not appeared and is not present at the sale.
- Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.
- Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) brtweb.phila.gov for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website philadox.phila.gov and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

NOTICE OF SCHEDULE OF DISTRIBUTION

- The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND BANK SALE

- Notwithstanding the foregoing, if the Philadelphia Land Bank ("Land Bank") exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa.C.S.A. § 2117(d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency.
- Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq.
- N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

- The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.
- The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.
- Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com