

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 ROCHELLE BILAL Sheriff on
Tuesday, January 21, 2020 at First District Plaza, 3801 Market Street, at 9:00 AM (EST) (Prevailing Time)**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2001	2001	4224 Mantua Ave	6th wd.	IRREGULAR SIZE PROPERTY	2001	2041	3115 W Montgomery Ave a/k/a 3115 W Montgomery St	32nd wd.	Front: 16'2"x100'
2001	2002	320 E Sterner St	7th wd.	Front: 14'x44'	2001	2042	6041 Upland St	40th wd.	Front: 15'6"x60'
2001	2003	2955 N Hicks St	11th wd.	Front: 13'10-1/2"x54'6"	2001	2043	6018 Upland St	40th wd.	Front: 14'6"x58'
2001	2004	2858 N Bonsall St a/k/a 2858 Bonsall St	11th wd.	Front: 15'x46'9"	2001	2044	1325 S Lindenwood St	51st wd.	Front: 16'x62.60'
2001	2005	1929 W Westmoreland St a/k/a 1929 Westmoreland St	11th wd.	Front: 15'x71'	2001	2045	129 E Pastorius St	59th wd.	IRREGULAR SIZE PROPERTY
2001	2006	1935 W Westmoreland St	11th wd.	Front: 15'x75'	2001	2046	1045 N 46th St	6th wd.	Front: 15'3"x66'11-3/4"
2001	2007	713 N Shedwick St	24th wd.	Front: 13'7-5/8"x68'6"	2001	2047	3446 N Water St	7th wd.	Front: 14'x78'
2001	2008	2062 E Auburn St	25th wd.	Front: 17'6"x73'3"	2001	2048	1437 W Indiana Ave	11th wd.	Front: 16'x60'
2001	2009	2418 N Stanley St a/k/a 2418 Stanley St	28th wd.	Irregular Size Property	2001	2049	2238 N Cleveland St	16th wd.	Front: 14'x45'3"
2001	2010	440 Durfor St	39th wd.	Front: 14'x52'	2001	2050	4323-27 Stiles St	23rd wd.	Front: 20'x100'
2001	2011	7049 Yocum St a/k/a 7027 Yocum St	40th wd.	Front: 14'9-3/4"x77'	2001	2051	2514 N Dover St	28th wd.	Front: 14'x50'
2001	2012	6628 Tulip St	41st wd.	Front: 35'2-1/2"x90'	2001	2052	3032 W York St	28th wd.	Front: 15'x80'
2001	2013	645 N Peach St	44th wd.	Front: 15'x77'	2001	2053	2023 N 20th St	32nd wd.	Front: 15'x68'7-5/8"
2001	2014	1841 S Vogdes St	51st wd.	Front: 15'x62'	2001	2054	2455 N 10th St	37th wd.	Front: 19'x62'
2001	2015	1902-04 W Tioga St a/k/a 1904 W Tioga St	88th wd.	Front: 37'6"x125'	2001	2055	3029 N 9th St	37th wd.	Front: 14'4"x57'6"
2001	2016	3013 N Croskey St	11th wd.	IRREGULAR SIZE PROPERTY	2001	2056	6628 Elmwood Ave	40th wd.	Front: 16'x71'
2001	2017	836 E Chelton Ave	12th wd.	Front: 25'x90'	2001	2057	205 W Ashdale St a/k/a 205 Ashdale St	42nd wd.	IRREGULAR SIZE PROPERTY
2001	2018	2343 N Garnet St	16th wd.	Front: 14'x50'	2001	2058	1353 Colwyn St	43rd wd.	Front: 16'x78'6"
2001	2019	1408 Lindley Ave a/k/a 1408 W Lindley Ave	17th wd.	IRREGULAR SIZE PROPERTY	2001	2059	3466 Helen St	45th wd.	Front: 14'6"x78'
2001	2020	2641 N Reese St	19th wd.	Front: 14'x61'	2001	2060	1328 Greeby St	53rd wd.	IRREGULAR SIZE PROPERTY
2001	2021	2030 N Stillman St	32nd wd.	Front: 16'x49'6"	2001	2061	6610 Oakland St	54th wd.	Front: 18'2-1/2"x75'10"
2001	2022	1540 N Robinson St	34th wd.	Front: 15'x98'	2001	2062	6330 Morton St	59th wd.	Front: 25'x100'
2001	2023	2926 Ridge Ave	32nd wd.	Front: 18'10-1/2"x100'	2001	2063	6356 Ross St	59th wd.	Front: 20'x100'
2001	2024	405 W Clearfield St	19th wd.	IRREGULAR SIZE PROPERTY	2001	2064	25 S Yewdall St	60th wd.	Front: 16'x67'3"
2001	2025	5841 Warrington Ave	3rd wd.	Front: 15'x100'	2001	2065	5415 Discher St	62nd wd.	IRREGULAR SIZE PROPERTY
2001	2026	2234 W Indiana Ave	11th wd.	Front: 15'x68'	2001	2066	4345 Holmesburg Ave	65th wd.	IRREGULAR SIZE PROPERTY
2001	2027	850 Locust Ave	12th wd.	Front: 19'x83'	2001	2067	5516 Cambridge St	4th wd.	Front: 15'x78'
2001	2028	273 W Cornwall St	19th wd.	Front: 14'x45'	2001	2068	2712 N Croskey St	11th wd.	Front: 14'6"x45'
2001	2029	3838 Folsom St	24th wd.	Front: 14'x80'	2001	2069	5412 Lena St	12th wd.	IRREGULAR SIZE PROPERTY
2001	2030	1507 S 47th St	27th wd.	Front: 15'8"x60'	2001	2070	5602 Heiskell St	12th wd.	IRREGULAR SIZE PROPERTY
2001	2031	1862 N Taney St	32nd wd.	Front: 15'x49'9"	2001	2071	1637 Dounton St	13th wd.	Front: 14'2"x51'
2001	2032	1735 N Bailey St	32nd wd.	Front: 15'x51'9"	2001	2072	1501 W Oakdale St	16th wd.	Front: 15'10"x46'
2001	2033	2836 N 25th St	38th wd.	Front: 15'6"x60'	2001	2073	1547 S 58th St	51st wd.	IRREGULAR SIZE PROPERTY
2001	2034	6007 Upland St	40th wd.	Front: 16'x60'	2001	2074	272 S 60th St	3rd wd.	Front: 16'x80'
2001	2035	2114 S 67th St a/k/a 2114-16 S 16th St	40th wd.	Front: 30'x85'	2001	2075	7200 Umbria St	21st wd.	IRREGULAR SIZE PROPERTY
2001	2036	60 N Ruby St	44th wd.	Front: 16'x60'6"					
2001	2037	5050 Ogden St	44th wd.	Front: 14'x55'					
2001	2038	1542 N Peach St	44th wd.	IRREGULAR SIZE PROPERTY					
2001	2039	1747 N Croskey St	47th wd.	Front: 13'10"x56'					
2001	2040	2519 Seybert St a/k/a 2519 W Seybert St	29th wd.	Front: 14'x44'2-7/8"					

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 by the highest bidder 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.

ROCHELLE BILAL
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City and County of Philadelphia
www.phillysheriff.com

www.TheLegalIntelligencer.com

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