

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 22, 2019 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1901	2001	2907 N 2nd St	7th wd.	Front: 14'2"x58'6"	1901	2047	2164 E Monmouth St	25th wd.	IRREGULAR SIZE PROPERTY
1901	2002	3003 Arbor St	7th wd.	IRREGULAR SIZE PROPERTY	1901	2048	2747 N Ringgold St	28th wd.	Front: 14'6"x45'
1901	2003	2716 N Croskey St	11th wd.	Front: 14'6"x45'	1901	2049	2543 N 29th St	28th wd.	Front: 15'6"x65'6"
1901	2004	2458 N Orkney St	19th wd.	Front: 18'x39'9-1/2"	1901	2050	2617 W Gordon St a/k/a 2617 Gordon St	28th wd.	Front: 14'x50'
1901	2005	249 W Stella St	19th wd.	Front: 13'x50'	1901	2051	2621 W Gordon St	28th wd.	Front: 14'x50'
1901	2006	620 N Union St a/k/a 620 Union St	24th wd.	Front: 17'x56'6"	1901	2052	2307 Collins St	31st wd.	IRREGULAR SIZE PROPERTY
1901	2007	814 Union St a/k/a 814 N. Union St	24th wd.	Front: 14'10"x64'	1901	2053	1949 N Patton St	32nd wd.	Front: 14'2"x48'
1901	2008	2428 N 25th St	28th wd.	Front: 16'1"x54'	1901	2054	915 W Susquehanna Ave	37th wd.	Front: 15'6-5/8"x62'2"
1901	2009	2542 N Marston St	28th wd.	Front: 15'x70'	1901	2055	3038 N Darien St	37th wd.	Front: 14'4"x41'7-1/8"
1901	2010	2334 Seybert St	29th wd.	Front: 14'x60'	1901	2056	1013 W Stella St	37th wd.	IRREGULAR SIZE PROPERTY
1901	2011	1815 N. Taney St a/k/a 1815 Taney St	32nd wd.	Front: 15'x63'6"	1901	2057	6055 Upland St	40th wd.	Front: 15'6"x60'
1901	2012	706 Edgemore Rd	34th wd.	Front: 15'x91'6"	1901	2058	2112 S Daggett St	40th wd.	Front: 14'x50'
1901	2013	829 W Cumberland St	37th wd.	Front: 14'x72'	1901	2059	218 W Huntingdon St a/k/a 218 Huntingdon St	19th wd.	Front: 13'x39'
1901	2014	6512 Gesner St	40th wd.	Front: 18'x52'6"	1901	2060	2701 N Warnock St	37th wd.	IRREGULAR SIZE PROPERTY
1901	2015	312 W Courtland St	42nd wd.	Front: 14'8"x43'9"	1901	2061	641 N Sickels St	4th wd.	Front: 15'6"x44'
1901	2016	3526 N 8th St	43rd wd.	Front: 20'x114'1-1/8"	1901	2062	5518 Jefferson St a/k/a 5518 W Jefferson St	4th wd.	Front: 14'10"x99'
1901	2017	1938 E Willard St	45th wd.	IRREGULAR SIZE PROPERTY	1901	2063	4432 N Orianna St	7th wd.	Front: 15'1"x47'3"
1901	2018	5343 Eadom St	45th wd.	IRREGULAR SIZE PROPERTY	1901	2064	1934 W York St	16th wd.	Front: 15'x62'
1901	2019	5716 N 13th St	49th wd.	Front: 25'x84'	1901	2065	1820 Wakeling St	23rd wd.	Front: 26'x34'
1901	2020	844 N Holly St	6th wd.	IRREGULAR SIZE PROPERTY	1901	2066	1909 E Sterner St	25th wd.	Front: 12'4"x36'2"
1901	2021	5614 Media St	4th wd.	Front: 16'x57'4-3/4"	1901	2067	2236 N Natrona St	28th wd.	IRREGULAR SIZE PROPERTY
1901	2022	1501 W Oakdale St	16th wd.	Front: 15'10"x46'	1901	2068	1910 Monument St	32nd wd.	Front: 14'x44'
1901	2023	2229 Mutter St a/k/a 2229 N. Mutter St	19th wd.	Front: 12'2-1/2"x40'	1901	2069	236 N Robinson St	34th wd.	Front: 15'11"x50'
1901	2024	2943 N Fairhill St	19th wd.	Front: 14'x70'	1901	2070	1005 W Stella St	37th wd.	IRREGULAR SIZE PROPERTY
1901	2025	2052 N Darien St	20th wd.	Front: 13'6"x43'7-1/8"	1901	2071	6508 Paschall Ave	40th wd.	Front: 15'4"x55'
1901	2026	2056 N Darien St	20th wd.	Front: 13'6"x43'7-1/8"	1901	2072	1137 Roy St	43rd wd.	IRREGULAR SIZE PROPERTY
1901	2027	2025 E Rush St	25th wd.	Front: 11'2-3/4"x36'7/8"	1901	2073	3737 N Marshall St	43rd wd.	Front: 15'x72'
1901	2028	1238 Hanson St a/k/a 1238 S. Hanson St	27th wd.	Front: 14'x61'	1901	2074	25 N Dearborn St a/k/a 25 Dearborn St	44th wd.	Front: 15'x44'6"
1901	2029	1240 S Hanson St a/k/a 1240 Hanson St	27th wd.	Front: 14'x61'	1901	2075	4811 Fairmount Ave	44th wd.	Front: 15'x88'6"
1901	2030	1226 S 50th St	27th wd.	Front: 14'x63'	1901	2076	1217 W Wingohocking St	49th wd.	Front: 16'x110'
1901	2031	2538 N Corlies St	28th wd.	Front: 14'2"x50'	1901	2077	1208 E Stafford St a/k/a 1208 Stafford St	59th wd.	IRREGULAR SIZE PROPERTY
1901	2032	21 N Edgewood St	34th wd.	Front: 15'x62'6"	1901	2078	5735 Hope St	61st wd.	Front: 14'11"x91'
1901	2033	1538 S Bouvier St	36th wd.	Front: 14'x48'	1901	2079	1924 S 5th St	39th wd.	Front: 16'2-1/2"x61'7-1/2"
1901	2034	3119 N Wendle St a/k/a 3119 Wendle St	37th wd.	Front: 14'x51'6"	1901	2080	628 S 56th St	46th wd.	Front: 15'x74'
1901	2035	3128 N Wendle St	37th wd.	Front: 14'x51'4-1/2"	1901	2081	222 N Alden St	4th wd.	Front: 14'6"x62'6"
1901	2036	2054 S 71st St	40th wd.	IRREGULAR SIZE PROPERTY	1901	2082	157 E Lippincott St	7th wd.	Front: 14'1"x49'
1901	2037	8330 Forrest Ave	50th wd.	IRREGULAR SIZE PROPERTY	1901	2083	2116 W Ontario St	11th wd.	Front: 20'x112'6"
1901	2038	5936 Chew Ave a/k/a 5936 Chew St	59th wd.	Front: 15'x95'	1901	2084	836 E Chelten Ave	12th wd.	Front: 25'x90'
1901	2039	261 W Cambria St	19th wd.	Front: 13'8"x57'	1901	2085	2224 Ruffner St	13th wd.	Front: 15'x40'6"
1901	2040	2044 S 71st St	40th wd.	Front: 16'x50'	1901	2086	6331 Ogontz Ave	17th wd.	Front: 22'8"x96'
1901	2041	1806 E Moyamensing Ave	1st wd.	Front: 13'x43'	1901	2087	2611 N Napa St	28th wd.	Front: 14'x50'
1901	2042	355 E Tusculum St	7th wd.	Front: 12'9"x52'6"	1901	2088	6112 Vine St	34th wd.	Front: 20'x110'
1901	2043	3519 N Sydenham St a/k/a 3519 Sydenham St	11th wd.	Front: 25'x72'10"					
1901	2044	1837 N Leithgow St	18th wd.	Front: 14'x46'8-5/8"					
1901	2045	168 W Huntingdon St	19th wd.	Front: 16'x60'					
1901	2046	6511 Belfield Ave	22nd wd.	IRREGULAR SIZE PROPERTY					

Tax Sale continues on 19

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.

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

Tax Sale continued from 18

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 22, 2019 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1901	2089	2220 N 7th St	37th wd.	Front: 15'8"x66'	1901	2096	932 N 42nd St a/k/a 932-34 N. 42nd St	6th wd.	Front: 16'2"x90'
1901	2090	7125 Guy St a/k/a 7125 Guyer Ave	40th wd.	Front: 15'11-1/4"x74'6"	1901	2097	906 S 25th St a/k/a 2509 Grays Ferry Ave	30th wd.	IRREGULAR SIZE PROPERTY
1901	2091	719 W Russell St	43rd wd.	Front: 14'3"x50'	1901	2098	4945-47 Wayne Ave	12th wd.	IRREGULAR SIZE PROPERTY
1901	2092	4818 N Marvine St	49th wd.	Front: 16'x84'6"	1901	2099	3032 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY
1901	2093	5131 N Hutchinson St	49th wd.	Front: 14'8"x80'4-1/2"	1901	2100	5641 Sprague St	12th wd.	IRREGULAR SIZED PROPERTY
1901	2094	6119 McMahan St a/k/a 6119 McMahan Ave	59th wd.	IRREGULAR SIZE PROPERTY					
1901	2095	5307 Gillespie St	62nd wd.	Front: 19'11"x75'					

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- 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.
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- 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.
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- Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.
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- 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.

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- 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



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