

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 23, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1801 2001	2813 N Mutter St a/k/a 2813 Mutter St	7th wd.	Front: 12'x40'	1801 2042	1918 Church St	23rd wd.	IRREGULAR SIZE PROPERTY
1801 2002	3330 N Water St	7th wd.	Front: 14'9"x61'6"	1801 2043	3607 Fairmount Ave	24th wd.	Front: 20'1-1/4"x80'
1801 2003	2403 N 17th St	16th wd.	Front: 16'-1/8"x67'10"	1801 2044	2540 W Oakdale St	28th wd.	IRREGULAR SIZE PROPERTY
1801 2004	2543 N 19th St	16th wd.	Front: 15'x66'	1801 2045	2306 N 30th St	28th wd.	Front: 17'x69'
1801 2005	2432 N 20th St	16th wd.	Front: 16'x70'	1801 2046	2425 N Corlies St	28th wd.	Front: 14'x45'4"
1801 2006	514 W Westmoreland St	19th wd.	Front: 15'x82'	1801 2047	2213 N Natrona St	28th wd.	Front: 16'4"x62'
1801 2007	1827 Fillmore St	23rd wd.	Front: 14'x112'7"	1801 2048	24 N Lindenwood St	44th wd.	Front: 15'x57'
1801 2008	1515 S 49th St	27th wd.	Front: 14'x75'	1801 2049	445 S 55th St	60th wd.	Front: 15'8"x92'
1801 2009	2513 N 29th St	28th wd.	Front: 15'6"x65'6"	1801 2050	2540 W Lehigh Ave	28th wd.	IRREGULAR SIZE PROPERTY
1801 2010	3007 W Dauphin St	28th wd.	Front: 18'x80'	1801 2051	2319 N Garnet St	16th wd.	Front: 14'3"x50'
1801 2011	2641 N Darien St	37th wd.	IRREGULAR SIZE PROPERTY	1801 2052	1820 Wakeling St	23rd wd.	Front: 26'x34'
1801 2012	2526 N 9th St	37th wd.	IRREGULAR SIZE PROPERTY	1801 2053	2131 E William St	25th wd.	Front: 12'x70'9"
1801 2013	2426 N 13th St	37th wd.	Front: 14'8"x47'6"	1801 2054	6549 Regent St	40th wd.	Front: 14'2"x58'6"
1801 2014	4719 N 2nd St	42nd wd.	IRREGULAR SIZE PROPERTY	1801 2055	7136 Guyer Ave	40th wd.	IRREGULAR SIZE PROPERTY
1801 2015	4848 Olive St	44th wd.	Front: 15'x65'	1801 2056	109 W Roosevelt Blvd	42nd wd.	Front: 20'x88'
1801 2016	1736 N Bonsall St	47th wd.	Front: 12'x50'	1801 2057	1750 N Lindenwood St	52nd wd.	Front: 15'5"x55'
1801 2017	5121 Hadfield St	51st wd.	Front: 14'x49'	1801 2058	8053 Charles St	65th wd.	Front: 28'x84'
1801 2018	5649 Appletree St	4th wd.	Front: 14'2"x47'	1801 2059	3047 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY
1801 2019	1700 Dickinson St	36th wd.	Front: 18'x63'	1801 2060	2125 72nd Ave a/k/a 2125 W 72nd Ave	10th wd.	IRREGULAR SIZE PROPERTY
1801 2020	2023 Frankford Ave	31st wd.	Front: 16'x60'	1801 2061	514 E Cambria St	7th wd.	Front: 14'x46'
1801 2021	5209 Wakefield St	12th wd.	IRREGULAR SIZE PROPERTY	1801 2062	3417 N 22nd St	11th wd.	Front: 16'x102'
1801 2022	2239 19th St a/k/a 2239 N 19th St	16th wd.	Front: 15'5"x72'	1801 2063	852 E Cheltenham Ave	12th wd.	Front: 16'x117'
1801 2023	2332 W Sergeant St	16th wd.	Front: 14'5"x53'6"	1801 2064	3710 Pulaski Ave	13th wd.	IRREGULAR SIZE PROPERTY
1801 2024	512 Diamond St a/k/a 512 W Diamond St	18th wd.	Front: 12'x60'	1801 2065	1944 Rowan St	13th wd.	IRREGULAR SIZE PROPERTY
1801 2025	2456 N 2nd St	19th wd.	Front: 16'6"x65'9"	1801 2066	1608 W Mentor St	13th wd.	Front: 16'x65'
1801 2026	2149 E Orleans St	25th wd.	IRREGULAR SIZE PROPERTY	1801 2067	2219 W Huntingdon St	16th wd.	Front: 14'4"x86'
1801 2027	2155 N Dover St	32nd wd.	Front: 14'x48'	1801 2068	9024 Ridge Ave	21st wd.	IRREGULAR SIZE PROPERTY
1801 2028	1832 N Natrona St	32nd wd.	Front: 16'x64'6"	1801 2069	41 E Rittenhouse St a/k/a 40 Narragansett St	59th wd.	IRREGULAR SIZE PROPERTY
1801 2029	839 E Hilton St	33rd wd.	Front: 14'3"x50'	1801 2070	6247 Clearview St	59th wd.	IRREGULAR SIZE PROPERTY
1801 2030	3424 Keim St	33rd wd.	Front: 14'2"x44'	1801 2071	5841 Master St	4th wd.	Front: 15'6"x74'4-3/4"
1801 2031	3136 Weymouth St	33rd wd.	Front: 14'2"x50'	1801 2072	901 N 43rd St	6th wd.	Front: 15'6"x77'
1801 2032	2322 Gerritt St	36th wd.	Front: 14'x50'	1801 2073	2814 N Bonsall St	11th wd.	Front: 15'x46'9"
1801 2033	2524 N 9th St	37th wd.	IRREGULAR SIZE PROPERTY	1801 2074	4459 Morris St	13th wd.	IRREGULAR SIZE PROPERTY
1801 2034	1251 W Huntingdon St	37th wd.	Front: 16'6"x68'	1801 2075	2318 N Gratz St	16th wd.	Front: 14'2"x47'
1801 2035	2737 N Marvine St	37th wd.	Front: 18'x84'2-1/2"				
1801 2036	6208 Elmwood Ave	40th wd.	Front: 16'x80'				
1801 2037	4970 W Thompson St a/k/a 4970 Thompson St	44th wd.	Front: 15'3"x75'				
1801 2038	800 S Vodges St a/k/a 800 S Vodges St	46th wd.	Front: 15'x68'6"				
1801 2039	1147 S 55th St	51st wd.	Front: 16' 1/2"x82'				
1801 2040	5652 Osage Ave a/k/a 5652 Osage Ave	60th wd.	Front: 16'x63'6"				
1801 2041	4219 Market St	6th 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 23, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1801	2076 1929 John St	23rd wd.	IRREGULAR SIZE PROPERTY	1801	2113 4229 N Hicks St	13th wd.	Front: 15'8"x42'6"
1801	2077 1826 Pear St	23rd wd.	IRREGULAR SIZE PROPERTY	1801	2114 2402 N Sydenham St	16th wd.	Front: 18'x69'10"
1801	2078 2713 N Warnock St	37th wd.	IRREGULAR SIZE PROPERTY	1801	2115 1838 N Marshall St	20th wd.	Front: 14'x40'4"
1801	2079 538 Hoffman St	39th wd.	Front: 14'x48'2-1/2"	1801	2116 3940 Brown St	24th wd.	Front: 16'2"x88'
1801	2080 4812 N 7th St	49th wd.	Front: 15'6-1/2"x70'4-1/2"	1801	2117 2534 S Carlisle St	26th wd.	Front: 15'x46'
1801	2081 4028 Reno St	6th wd.	IRREGULAR SIZE PROPERTY	1801	2118 2549 N 28th St	28th wd.	Front: 15'7"x84'
1801	2082 2934 N Hancock St	7th wd.	Front: 14'x53'	1801	2119 2424 N 30th St	28th wd.	Front: 15'2"x72'
1801	2083 2222 N 17th St	16th wd.	Front: 15'6"x65'10"	1801	2120 3027 Redner St a/k/a 3027 Redner St	29th wd.	Front: 15'4"x56'9"
1801	2084 2214 N 19th St	16th wd.	Front: 14'11"x61'	1801	2121 1412 S Dover St	36th wd.	IRREGULAR SIZE PROPERTY
1801	2085 2222 N 19th St	16th wd.	Front: 14'11-1/2"x61'	1801	2122 2421 N 10th St	37th wd.	Front: 16'x62'
1801	2086 2316 N 19th St	16th wd.	Front: 15'6"x67'	1801	2123 1015 W Dauphin St	37th wd.	Front: 16'7"x90'
1801	2087 2054 N Bodine St	18th wd.	Front: 14'x47'9-1/2"	1801	2124 2844 N Taney St	38th wd.	Front: 14'1"x45'
1801	2088 2110 N Darien St	20th wd.	Front: 13'9"x42'	1801	2125 2654 S 65th St	40th wd.	Front: 15'x97'6"
1801	2089 2833 Coral St	25th wd.	Front: 18'2"x33'6"	1801	2126 2451 N 10th St	37th wd.	Front: 16'x62'
1801	2090 2409 N 30th St	28th wd.	Front: 15'6"x65'	1801	2127 731 W Schiller St	43rd wd.	Front: 14'1"x48'
1801	2091 3042 W York St	28th wd.	Front: 15'x80'	1801	2128 931 W Butler St	43rd wd.	Front: 16'x61'
1801	2092 2533 W Montgomery Ave	32nd wd.	IRREGULAR SIZE PROPERTY	1801	2129 345 E Claremont Rd Rd a/k/a 345 Claremont Rd Lot 39 House	61st wd.	IRREGULAR SIZE PROPERTY
1801	2093 2503 N 7th St	37th wd.	Front: 14'x97'	1801	2130 5015 Market St	44th wd.	Front: 20'x90'
1801	2094 2421 N Clarion St	37th wd.	Front: 13'11"x36'6"	1801	2131 4025 Fairmount Ave	6th wd.	Front: 15'x75'
1801	2095 2745 N Marvine St	37th wd.	Front: 18'x68'	1801	2132 5611 Nelson St	12th wd.	IRREGULAR SIZE PROPERTY
1801	2096 1219 W Westmoreland St	43rd wd.	IRREGULAR SIZE PROPERTY	1801	2133 2212 N 19th St	16th wd.	Front: 14'11-1/2"x61'
1801	2097 3905 N Delhi St	43rd wd.	Front: 16'1"x45'	1801	2134 419 W Dauphin St	19th wd.	Front: 15'x57'
1801	2098 4014 N 13th St	43rd wd.	IRREGULAR SIZE PROPERTY	1801	2135 3019 W Dauphin St	28th wd.	Front: 17'x80'
1801	2099 5629 Kingsessing Ave	51st wd.	Front: 16'4"x70'	1801	2136 2435 N 10th St	37th wd.	Front: 16'x62'
1801	2100 1007 E Price St	59th wd.	Front: 18'3"x100'	1801	2137 913 W Dauphin St	37th wd.	Front: 16'9"x60'
1801	2101 5610 Media St	4th wd.	Front: 15'x57'4-3/4"	1801	2138 1220 W York St	37th wd.	Front: 16'x63'
1801	2102 2849 Palethorp St a/k/a 2849 N Palethorp St	7th wd.	Front: 13'11-1/2"x51'6"	1801	2139 6345 Reedland St	40th wd.	Front: 15'x68'4"
1801	2103 1712 W Huntingdon St	16th wd.	Front: 16'2"x64'	1801	2140 2416 Ridge Ave	29th wd.	Front: 18'x80'
1801	2104 2215 N Cleveland St a/k/a 2215 N Cleveland Ave	16th wd.	Front: 14'6"x45'6"	TAX CERTIFICATE SALE			
1801	2105 2412 N 26th St	28th wd.	IRREGULAR SIZE PROPERTY	1801	3001 4434 Lancaster Ave	6th wd.	Front: 18'x67'-5/8"
1801	2106 1508 S Taney St	36th wd.	Front: 15'x49'	1801	3002 1601 Nedro Ave	49th wd.	Irregular
1801	2107 3822 N 10th St	43rd wd.	Front: 16'x54'	1801	3003 2601 Germantown Ave	37th wd.	Front: 100'x30'
1801	2108 5629 Ridgewood St	51st wd.	Front: 16'x65'	1801	3004 400 W Cayuga St	7th wd.	Irregular
1801	2109 2745 N 47th St	52nd wd.	Front: 16'x83'	1801	3005 6000 Buist Ave	40th wd.	Irregular
1801	2110 2224-50 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY	1801	3006 1601 E Tulpehocken St	5th wd.	Irregular
1801	2111 3004 N Front St	7th wd.	Front: 15'x56'10"	1801	3007 2095 97 N 63rd St	34th wd.	Front: 88.3'x69.8'
1801	2112 1740 W Allegheny Ave	11th wd.	Front: 14'x66'5"	1801	3008 2137 Ridge Ave	47th wd.	Irregular
				1801	3009 3854 N 5th St	43rd wd.	Front: 30'x75'
				1801	3010 5536 N Fairhill St	61st wd.	Front: 35.8'x81'
				1801	3011 7356 Frankford Ave	35th wd.	Front: 16'-7/8"x100'
				1801	3012 4647 Frankford Ave	23rd wd.	Irregular
				1801	3013 2762 N 2nd St	33rd wd.	Front: 18'x62.9'

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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.**
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LAND BANK SALE

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- 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