

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, February 19, 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
1902	2001	4213 Otter St	6th wd.	Front: 22'x73'	1902	2046	2023 N Reese St	18th wd.	Front: 16'x38'5"
1902	2002	3225 Hartville St	7th wd.	Front: 15'x42'	1902	2047	259 W York St	19th wd.	Front: 14'2-7/8"x47'
1902	2003	1537 Kinsdale St	10th wd.	Front: 17'11"x54'2"	1902	2048	220 W Ontario St	19th wd.	Front: 15'x62'6"
1902	2004	1415 W Rush St	11th wd.	Front: 16'x60'	1902	2049	3945 Aspen St	24th wd.	Front: 16'x90'
1902	2005	61 Wyneva St a/k/a 61 W Wyneva St	12th wd.	Front: 15'6"x89'7"	1902	2050	1421 S 50th St	27th wd.	Front: 17'6"x74'
1902	2006	2343 N Garnet St	16th wd.	Front: 14'x50'	1902	2051	2435 Sharswood St	29th wd.	Front: 14'x49'
1902	2007	5744 N 17th St	17th wd.	Front: 16'x100'	1902	2052	1448 N Edgewood St	34th wd.	Front: 14'4"x76'1-1/4"
1902	2008	2305 N Reese St	19th wd.	Front: 15'x60'	1902	2053	1948 S Redfield St	40th wd.	Front: 14'x63'6"
1902	2009	2849 N Orianna St	19th wd.	Front: 14'7-5/8"x45'	1902	2054	2076 S 71st St	40th wd.	Front: 15'x40'
1902	2010	3211 N Fairhill St	19th wd.	Front: 14'x50'	1902	2055	4921 Olive St	44th wd.	Front: 14'5"x66'
1902	2011	1529 N 9th St	20th wd.	Front: 14'x50'	1902	2056	4810 Aspen St	44th wd.	IRREGULAR SIZE PROPERTY
1902	2012	3213 W Dakota St	28th wd.	IRREGULAR SIZE PROPERTY	1902	2057	2085 E Tioga St	45th wd.	Front: 19'x68'6"
1902	2013	2033 W Diamond St a/k/a 2033 Diamond St	32nd wd.	Front: 17'x97'6"	1902	2058	1716 W Girard Ave	47th wd.	Front: 20'x105'
1902	2014	2442 N Delhi St	37th wd.	Front: 14'x44'	1902	2059	1522 S 56th St	51st wd.	Front: 16'x81'
1902	2015	2311 N Camac St	37th wd.	Front: 70'x48'	1902	2060	5240 Jackson St	62nd wd.	Front: 20'x150'
1902	2016	2849 N Taylor St	38th wd.	Front: 14'4"x46'6-1/4"	1902	2061	1032 N Leithgow St	5th wd.	IRREGULAR SIZE PROPERTY
1902	2017	1030 Winton St	39th wd.	Front: 14'x47'	1902	2062	1500 W Glenwood Ave	11th wd.	IRREGULAR SIZE PROPERTY
1902	2018	6312 Reedland St	40th wd.	Front: 15'x65'	1902	2063	1501 W Indiana Ave a/k/a 1501 W Indiana St	11th wd.	Front: 17'2"x66'
1902	2019	4928 Lancaster Ave	44th wd.	Front: 20'x100'	1902	2064	2430 N Chadwick St	16th wd.	Front: 12'10-1/2"x47'
1902	2020	5623 Chester Ave	51st wd.	Front: 19'5"x86'	1902	2065	2551 N 19th St	16th wd.	Front: 15'x66'
1902	2021	2244 W Allegheny Ave	11th wd.	Front: 15'x62'	1902	2066	1654 Orthodox St	23rd wd.	Front: 20'x72'11"
1902	2022	5203 W Clarkson Ave	12th wd.	IRREGULAR SIZE PROPERTY	1902	2067	4846 Tackawanna St	23rd wd.	IRREGULAR SIZE PROPERTY
1902	2023	3812 Archer St	13th wd.	Front: 13'6"x42'	1902	2068	2163 E Stella St	25th wd.	IRREGULAR SIZE PROPERTY
1902	2024	2549 N Chadwick St	16th wd.	IRREGULAR SIZE PROPERTY	1902	2069	3602 L St	33rd wd.	IRREGULAR SIZE PROPERTY
1902	2025	2471 N Colorado St	16th wd.	Front: 15'1"x47'	1902	2070	6209 Vine St	34th wd.	Front: 16'x82'
1902	2026	3037 N Leithgow St	19th wd.	Front: 13'6"x40'	1902	2071	2348 N 6th St	37th wd.	Front: 15'7"x75'2-1/2"
1902	2027	6559 Tulip St	41st wd.	IRREGULAR SIZE PROPERTY	1902	2072	7252 Dicks Ave	40th wd.	Front: 16'x73'6"
1902	2028	1204 W Erie Ave	43rd wd.	IRREGULAR SIZE PROPERTY	1902	2073	4318 N Darien St	43rd wd.	Front: 15'x38'1-1/8"
1902	2029	717 S 52nd St	46th wd.	Front: 16'x90'	1902	2074	815 E Stafford St	59th wd.	Front: 30'5-1/8"x50'
1902	2030	5351 Hazelhurst St	52nd wd.	Front: 16'4"x70'	1902	2075	5918 Magnolia St	59th wd.	IRREGULAR SIZE PROPERTY
1902	2031	2229 W Tioga St	11th wd.	IRREGULAR SIZE PROPERTY	1902	2076	435 S 56th St	60th wd.	Front: 16'6"x81'6"
1902	2032	3810-12 N 19th St	13th wd.	IRREGULAR SIZE PROPERTY	1902	2077	2535-37 S 13th St a/k/a 2535 S 13th St	39th wd.	Front: 15'4"x58'
1902	2033	2328-30 N Sydenham St	16th wd.	IRREGULAR SIZE PROPERTY	1902	2078	1935-37 S 17th St	48th wd.	Front: 32'6"x70'
1902	2034	1815 W Huntingdon St	16th wd.	Front: 14'2"x67'	1902	2079	6751 N 13th St Unit 1J	61st wd.	IRREGULAR SIZE PROPERTY
1902	2035	2012 N Bodine St	18th wd.	Front: 12'x47'3-1/2"	1902	2080	6751 N 13th St Unit 3J	61st wd.	IRREGULAR SIZE PROPERTY
1902	2036	420 E Gorgas La	22nd wd.	IRREGULAR SIZE PROPERTY	1902	2081	3041 Mascher St	7th wd.	Front: 16'4"x93'
1902	2037	3908 Aspen St	24th wd.	Front: 16'x90'	1902	2082	3031 C St	7th wd.	Front: 13'4"x52'
1902	2038	2606 W Huntingdon St	28th wd.	IRREGULAR SIZE PROPERTY	1902	2083	2929 Hartville St	7th wd.	Front: 12'x42'6"
1902	2039	3145 N 26th St	38th wd.	Front: 16'x60'	1902	2084	3024 N 23rd St	11th wd.	Front: 15'x60'8"
1902	2040	340 Mercy St	39th wd.	Front: 14'x46'9-3/4"	1902	2085	3336 Malta St	33rd wd.	Front: 14'x43'
1902	2041	37 S Redfield St	3rd wd.	Front: 16'x65'	1902	2086	3008 N 8th St	37th wd.	Front: 14'5-1/2"x56'1-1/8"
1902	2042	3352 N Sydenham St	11th wd.	Front: 15'7-1/2"x58'10"	1902	2087	3937 N Delhi St	43rd wd.	Front: 16'1/2"x45'
1902	2043	1637 W Victoria St	13th wd.	Front: 14'x59'	1902	2088	1341 W Jerome St a/k/a 1341 Jerome St	43rd wd.	Front: 15'21"x80'
1902	2044	1914 W Carey St	13th wd.	Front: 16'x52'4"	1902	2089	1361 W Seltzer St	37th wd.	Front: 13'10"x50'
1902	2045	1939 N Leithgow St	18th wd.	Front: 12'x38'					

Tax Sale continues on 18

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 17

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, February 19, 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
1902	2090	1301 W William St	37th wd.	Front: 16'x36'	1902	2096	2124 N Dover St	32nd wd.	Front: 14'x48'
1902	2091	3550 N 23rd St	11th wd.	Front: 15'8"x100'	1902	2097	3408 Tampa St	33rd wd.	Front: 14'2"x42'6"
1902	2092	1435 W Hagert St	16th wd.	IRREGULAR SIZE PROPERTY	1902	2098	3931 Ridge Ave	38th wd.	IRREGULAR SIZE PROPERTY
1902	2093	2533 W Dakota St	28th wd.	Front: 14'x43'	1902	2099	1339 Jerome St a/k/a 1339 W Jerome St	43rd wd.	Front: 15'11"x80'
1902	2094	1803 Judson St a/k/a 1803 N Judson St	32nd wd.	Front: 14'2"x50'	1902	2100	5160-08 Germantown Ave	12th wd.	IRREGULAR SIZE PROPERTY
1902	2095	2117 N Newkirk St	32nd wd.	Front: 13'10"x48'					

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



Catch up with The Legal's reporters and editors, learn of latest breaking news and gain access to exclusive content!

Find us on **facebook**

www.facebook.com/legalintelligencer

Follow us on **Twitter**

www.twitter.com/thelegalintel