

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 20, 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
1802	2001	519 E Queen Ln	12th wd.	Front: 14'8"x50'	1802	2037	707 W Cumberland St	37th wd.	Front: 16'x73'8"
1802	2002	5417 Haverford Ave	4th wd.	IRREGULAR SIZE PROPERTY	1802	2038	2809 N Marvine St	37th wd.	Front: 15'x75'
1802	2003	311 E Cornwall St a/k/a 311 Cornwall St	7th wd.	IRREGULAR SIZE PROPERTY	1802	2039	111 W Roosevelt Blvd	42nd wd.	Front: 20'x88'
1802	2004	343-45 Shedaker St a/k/a 343-45 E. Shedaker St	12th wd.	IRREGULAR SIZE PROPERTY	1802	2040	106 E Washington Ln	59th wd.	Front: 27'10"x110'
1802	2005	1316 E Rittenhouse St	59th wd.	Front: 15'x74'	1802	2041	925 N 45th St	6th wd.	Front: 14'x50'
1802	2006	2241 N 19th St	16th wd.	Front: 15'6"x72'	1802	2042	927 N 45th St	6th wd.	Front: 14'x50'
1802	2007	2607 Muhlfeld St a/k/a 2607 S Muhlfeld St	40th wd.	Front: 15'11-1/2"x73'10"	1802	2043	2907 Palethorp St a/k/a 2907 N. Palethorp St	7th wd.	Front: 13'6"x51'6"
1802	2008	6205 Callowhill St	34th wd.	Front: 15'7"x78'4"	1802	2044	1934 N Orianna St	18th wd.	IRREGULAR SIZE PROPERTY
1802	2009	878 N 50th St	44th wd.	IRREGULAR SIZE PROPERTY	1802	2045	2144 N 3rd St	19th wd.	Front: 14'x55'
1802	2010	600 S 60th St	3rd wd.	Front: 16'4"x82'	1802	2046	2148 N 4th St	19th wd.	Front: 16'x47'
1802	2011	3336 N 22nd St	11th wd.	Front: 16'x105'	1802	2047	2354 N 31st St	28th wd.	Front: 15'x57'
1802	2012	350 E Wister St	12th wd.	Front: 16'x74'	1802	2048	2324 N 9th St	37th wd.	Front: 16'x60'
1802	2013	2637 Roberts Ave	38th wd.	Front: 14'x61'	1802	2049	8513-15 Eastwick Pl a/k/a 8513 Eastwick Pl	40th wd.	Front: 20'x100'
1802	2014	4234 N Hicks St	13th wd.	Front: 15'4-1/2"x44'	1802	2050	3818 N 9th St	43rd wd.	Front: 16'x51'
1802	2015	2265 N 18th St	16th wd.	Front: 15'x65'10"	1802	2051	2932 Waterloo St a/k/a 2932 N Waterloo St	7th wd.	Front: 14'x44'6"
1802	2016	2260 N 19th St	16th wd.	Front: 14'11"x61'	1802	2052	12 E Seltzer St	7th wd.	Front: 15'11"x53'4"
1802	2017	1727 S Conestoga St	51st wd.	Front: 15'x59'	1802	2053	2802 N Water St	7th wd.	Front: 13'x49'6"
1802	2018	1840 N Ringgold St	32nd wd.	Front: 14'2"x47'	1802	2054	1500 Saint Luke St	13th wd.	IRREGULAR SIZE PROPERTY
1802	2019	6159 Yocum St	40th wd.	IRREGULAR SIZE PROPERTY	1802	2055	2150 N 3rd St	19th wd.	Front: 14'x55'
1802	2020	2148 N 3rd St	19th wd.	Front: 14'x55'	1802	2056	1836 Marshall St a/k/a 1836 N. Marshall St	20th wd.	Front: 14'x40'4"
1802	2021	3448 N Bodine St	19th wd.	Front: 14'2"x50'	1802	2057	113 N Dewey St	34th wd.	Front: 15'1"x62'6"
1802	2022	2681 Deacon St	38th wd.	IRREGULAR SIZE PROPERTY	1802	2058	2242 N 7th St	37th wd.	Front: 15'x68'
1802	2023	2242 N 18th St	16th wd.	Front: 15'x71'10"	1802	2059	631 W York St	37th wd.	Front: 15'4"x80'
1802	2024	810 E Willard St	33rd wd.	Front: 14'3"x50'	1802	2060	5935 Wayne Ave	59th wd.	IRREGULAR SIZE PROPERTY
1802	2025	3937 N 9th St	43rd wd.	Front: 15'11"x46'	1802	2061	2936 Mutter St a/k/a 2936 N Mutter St	7th wd.	Front: 13'10"x43'6"
1802	2026	2003 Kinsey St	23rd wd.	IRREGULAR SIZE PROPERTY	1802	2062	2414 N Carlisle St	16th wd.	Front: 14'x65'
1802	2027	1638 Foulkrod St	23rd wd.	IRREGULAR SIZE PROPERTY	1802	2063	2242 N 19th St	16th wd.	Front: 14'11-1/2"x61'
1802	2028	1638 Edgley St	32nd wd.	Front: 15'x65'	1802	2064	2258 N 19th St	16th wd.	Front: 14'10-1/2"x71'10"
1802	2029	1933 N Ringgold St	32nd wd.	Front: 14'x50'	1802	2065	2449 N 20th St	16th wd.	Front: 15'6"x67'10"
1802	2030	6037 Greenway Ave	40th wd.	Front: 20'x95'	1802	2066	2034 N Bodine St	18th wd.	IRREGULAR SIZE PROPERTY
1802	2031	734 Wiota St	6th wd.	Front: 12'8-1/2"x48'2"	1802	2067	1950 N Darien St	20th wd.	Front: 12'x45'6"
1802	2032	534 E Penn St	12th wd.	Front: 15'x77'6"	1802	2068	1958 N Darien St	20th wd.	Front: 12'x45'6"
1802	2033	3723 N Sydenham St	13th wd.	Front: 15'4"x72'10"	1802	2069	4320 Melrose St	23rd wd.	Front: 100'x95'
1802	2034	2436 N Reese St	19th wd.	Front: 14'x69'61"	1802	2070	5065 Ogden St	44th wd.	Front: 14'x56'4-3/8"
1802	2035	1824 Pear St	23rd wd.	IRREGULAR SIZE PROPERTY	1802	2071	2743 Waterloo St a/k/a 2743 N Waterloo St	7th wd.	Front: 12'x41'6"
1802	2036	2401 N Patton St	28th wd.	IRREGULAR SIZE PROPERTY	1802	2072	2543 N Bouvier St	16th wd.	Front: 14'1/2"x49'
					1802	2073	2345 N Garnet St	16th wd.	Front: 14'x50'
					1802	2074	1944 N Orianna St	18th wd.	Front: 12'1"x39'6"
					1802	2075	2447 N Dover St	28th wd.	Front: 14'x52'6"
					1802	2076	825 W Cumberland St	37th wd.	Front: 14'x72'

Tax Sale continues on 25

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 24

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 20, 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
1802 2077	3139 Wendle St a/k/a 3139 N Wendle St	37th wd.	Front: 14'x51'6"	1802 2106	3110 W York St	28th wd.	Front: 14'x55'
1802 2078	3126 N Wendle St a/k/a 3126 N Wendle St	37th wd.	Front: 14'x51'4-1/2"	1802 2107	3148 N Franklin St	37th wd.	Front: 14'9"x60'
1802 2079	1049 W Stella St a/k/a 1049 Stella St	37th wd.	IRREGULAR SIZE PROPERTY	1802 2108	3061 N Darien St	37th wd.	Front: 15'x39'6-1/8"
1802 2080	3156 N Stillman St	38th wd.	Front: 14'x45'9"	1802 2109	3123 N Percy St	37th wd.	Front: 14'2"x48'
1802 2081	3422 D St	7th wd.	Front: 14'2"x70'	1802 2110	3036 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY
1802 2082	2317 N 20th St	16th wd.	IRREGULAR SIZE PROPERTY	1802 2111	1329 N Hobart St	4th wd.	Front: 15'x57'
1802 2083	2320 W Sergeant St	16th wd.	Front: 14'5"x53'6"	1802 2112	3042 N Lee St	7th wd.	Front: 14'x45'
1802 2084	2328 N 27th St	28th wd.	Front: 15'8-1/2"x66'10"	1802 2113	2348 N Cleveland St a/k/a 2348 N Cleveland Ave	16th wd.	Front: 14'2"x47'
1802 2085	2645 W Silver St	28th wd.	Front: 14'x50'	1802 2114	2549 N Leithgow St	19th wd.	IRREGULAR SIZE PROPERTY
1802 2086	2641 N Stanley St	28th wd.	Front: 14'x50'	1802 2115	1445 Hanson St a/k/a 1445 S Hanson St	27th wd.	Front: 14'x50'
1802 2087	2565 N Napa St	28th wd.	Front: 14'x50'	1802 2116	2721 N Newkirk St	28th wd.	Front: 15'x50'9"
1802 2088	1652 N Redfield St	34th wd.	Front: 15'x80'	1802 2117	3112 W York St	28th wd.	Front: 14'x55'
1802 2089	829 W Cumberland St	37th wd.	Front: 14'x72'	1802 2118	2518 N 9th St	37th wd.	IRREGULAR SIZE PROPERTY
1802 2090	3155 N Wendle St a/k/a 3155 Wendle St	37th wd.	Front: 14'x51'6"	1802 2119	3053 N Darien St	37th wd.	Front: 14'x40'
1802 2091	4529 Merion Ave	6th wd.	Front: 15'x56'	1802 2120	902 W Seltzer St	37th wd.	Front: 13'1"x43'6"
1802 2092	2469 N Gratz St	16th wd.	Front: 17'3"x50'	1802 2121	1926 W Butler St	13th wd.	IRREGULAR SIZE PROPERTY
1802 2093	1835 Harrison St	23rd wd.	Front: 15'8"x66'	1802 2122	1426 W Cumberland St	16th wd.	Front: 14'x47'4-1/2"
1802 2094	3943 Wyalusing Ave	24th wd.	Front: 14'x45'	1802 2123	915 N 45th St	6th wd.	Front: 14'x50'
1802 2095	2471 N Dover St	28th wd.	Front: 14'x52'6"	1802 2124	2503 N Marston St	28th wd.	IRREGULAR SIZE PROPERTY
1802 2096	2461 N Myrtlewood St	28th wd.	Front: 16'x52'6"	1802 2125	2624 N 28th St	28th wd.	IRREGULAR SIZE PROPERTY
1802 2097	3118 N 7th St	37th wd.	Front: 14'9"x69'	1802 2126	723 E Clearfield St	33rd wd.	Front: 14'2"x54'9"
1802 2098	3057 N 8th St	37th wd.	Front: 15'x67'1"	1802 2127	2462 N Delhi St a/k/a 926 W Cumberland St	37th wd.	Front: 16'x44'
1802 2099	3028 N 9th St	37th wd.	Front: 14'10"x69'	1802 2128	3046 N 7th St	37th wd.	Front: 14'8"x66'
1802 2100	3030 N 9th St	37th wd.	Front: 15'x69'	1802 2129	3814 N 9th St	43rd wd.	Front: 16'x51'
1802 2101	2127 N Randolph St	19th wd.	Front: 14'x43'	1802 2130	4852 Merion Ave	52nd wd.	IRREGULAR SIZE PROPERTY
1802 2102	2323 N Orkney St	19th wd.	IRREGULAR SIZE PROPERTY	1802 2131	2436 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY
1802 2103	2515 N Orkney St	19th wd.	Front: 13'6"x36'6"				
1802 2104	2723 N Newkirk St	28th wd.	Front: 15'x50'9"				
1802 2105	2531 N Napa St	28th wd.	Front: 14'x50'				

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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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- 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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