

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, March 20, 2018 at First District Plaza, 3801 Market Street, at 9:00 AM (EDT) (Prevailing Time)**

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1803 2001	728 Wiota St a/k/a 728 N. Wiota St	6th wd.	Front: 13'6-1/2"x43'2"	1803 2045	2219 N 19th St	16th wd.	Front: 15'9-1/2"x72'
1803 2002	4461 N 20th St	13th wd.	Front: 15'x66'	1803 2046	2435 N Opal St	16th wd.	Front: 14'1"x50'
1803 2003	2467 N Cleveland St	16th wd.	Front: 14'1"x50'	1803 2047	4924 Paschall Ave	27th wd.	Front: 14'x75'
1803 2004	2028 N Bodine St	18th wd.	IRREGULAR SIZE PROPERTY	1803 2048	2445 N Dover St	28th wd.	Front: 14'x52'6"
1803 2005	2412 Mutter St a/k/a 2412 N. Mutter St	19th wd.	Front: 18'x40'6"	1803 2049	2541 N Napa St	28th wd.	Front: 14'x50'
1803 2006	2313 N Reese St	19th wd.	Front: 16'x62'10"	1803 2050	1869 N Etting St	32nd wd.	Front: 15'x42'
1803 2007	261 W Indiana Ave	19th wd.	Front: 13'x53'6"	1803 2051	1419 W Rush St	11th wd.	Front: 16'x60'
1803 2008	1944 N Darien St a/k/a 1944 W. Darien St	20th wd.	Front: 12'x44'	1803 2052	2331 N 21st St	16th wd.	IRREGULAR SIZE PROPERTY
1803 2009	1668 Margaret St	23rd wd.	Front: 17'x90'4-1/2"	1803 2053	2038 N Bodine St	18th wd.	IRREGULAR SIZE PROPERTY
1803 2010	3959 Wyalusing Ave	24th wd.	Front: 14'x45'	1803 2054	2356 N Fairhill St	19th wd.	IRREGULAR SIZE PROPERTY
1803 2011	1123 Union St a/k/a 1123 N Union St	24th wd.	Front: 13'6"x39'7-1/2"	1803 2055	251 W Cornwall St	19th wd.	Front: 14'x45'
1803 2012	2512 W Oakdale St	28th wd.	Front: 14'2-3/4"x60'	1803 2056	3410 Tampa St	33rd wd.	Front: 14'2"x42'6"
1803 2013	2451 W Oakdale St	28th wd.	Front: 14'1-1/4"x60'	1803 2057	2516 N 9th St	37th wd.	IRREGULAR SIZE PROPERTY
1803 2014	2730 W Sterner St	28th wd.	Front: 14'x45'	1803 2058	619 W York St	37th wd.	Front: 15'x80'
1803 2015	2742 W Sterner St	28th wd.	Front: 14'x45'	1803 2059	3064 N 8th St	37th wd.	Front: 16'x57'
1803 2016	2713 W Silver St	28th wd.	Front: 14'x50'	1803 2060	818 W Allegheny Ave	37th wd.	Front: 15'x56'
1803 2017	2547 N Napa St	28th wd.	Front: 14'x50'	1803 2061	3304 N. Waterloo St a/k/a 3304 Waterloo St	7th wd.	Front: 14'x40'6"
1803 2018	3136 W York St	28th wd.	Front: 14'x55'	1803 2062	5617 Nelson St	12th wd.	IRREGULAR SIZE PROPERTY
1803 2019	1221 N Taylor St	29th wd.	Front: 14'x48'4-3/4"	1803 2063	2469 N Cleveland Ave a/k/a 2469 N Cleveland St	16th wd.	Front: 17'3"x50'
1803 2020	1839 N Bucknell St	32nd wd.	Front: 15'6"x46'6"	1803 2064	2467 N Opal St	16th wd.	Front: 14'1"x50'
1803 2021	1851 N Bucknell St	32nd wd.	Front: 14'x46'6"	1803 2065	2131 N 5th St	19th wd.	Front: 16'x58'8-1/2"
1803 2022	1867 N Bucknell St	32nd wd.	Front: 14'x46'6"	1803 2066	267 W York St	19th wd.	Front: 14'x47'
1803 2023	2111 Berks St a/k/a 2111 W Berks St	32nd wd.	Front: 16'x63'4-3/4"	1803 2067	3507 N American St	19th wd.	IRREGULAR SIZE PROPERTY
1803 2024	2913 W Norris St	32nd wd.	Front: 15'x52'	1803 2068	2443 N Dover St	28th wd.	Front: 14'x52'6"
1803 2025	2937 Westmont St a/k/a 2937 W. Westmont St	32nd wd.	Front: 14'x51'	1803 2069	2537 W Fletcher St	28th wd.	IRREGULAR SIZE PROPERTY
1803 2026	1823 N Etting St	32nd wd.	Front: 14'1"x42'	1803 2070	2647 W Silver St	28th wd.	Front: 14'x50'
1803 2027	2443 N Marshall St	37th wd.	Front: 15'x74'4-1/2"	1803 2071	2746 W Seltzer St	28th wd.	Front: 14'x46'
1803 2028	2627 N Warnock St	37th wd.	Front: 14'x60'	1803 2072	1859 N Etting St	32nd wd.	Front: 14'x42'
1803 2029	2433 N Park Ave	37th wd.	Front: 14'7"x47'6"	1803 2073	2625 N Darien St	37th wd.	Front: 13'11"x40'
1803 2030	625 W Cumberland St	37th wd.	Front: 19'4-1/2"x57'	1803 2074	930 W Arizona St	37th wd.	Front: 12'x58'9"
1803 2031	3050 N 7th St	37th wd.	Front: 14'10"x66'	1803 2075	3065 N Darien St	37th wd.	Front: 16'1"x39'6-1/8"
1803 2032	3149 N 8th St	37th wd.	Front: 14'9"x69'3/8"	1803 2076	1231 W William St a/k/a 1231 W Williams St	37th wd.	Front: 14'x66'
1803 2033	3102 N 9th St	37th wd.	Front: 14'8"x69'	1803 2077	1303 W William St	37th wd.	Front: 14'3"x36'
1803 2034	2809 N Hutchinson St	37th wd.	Front: 14'6"x73'	1803 2078	3140 N Stillman St	38th wd.	IRREGULAR SIZE PROPERTY
1803 2035	3025 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY	1803 2079	3845 N 13th St	43rd wd.	Front: 15'1-1/2"x65'
1803 2036	3024 N 11th St	37th wd.	Front: 15'x60'	1803 2080	23 Dearborn St a/k/a 23 N Dearborn St	44th wd.	Front: 15'x44'6"
1803 2037	729 W Russell St	43rd wd.	Front: 14'3"x50'	1803 2081	2739 Waterloo St a/k/a 2739 N. Waterloo St	7th wd.	Front: 12'x39'
1803 2038	3834 N 9th St	43rd wd.	Front: 16'x51'				
1803 2039	59 N 53rd St	44th wd.	Front: 15'x74'				
1803 2040	1726 N Bonsall St	47th wd.	Front: 12'x50'				
1803 2041	2848 Mutter St a/k/a 2848 N Mutter St	7th wd.	Front: 13'8"x42'6"				
1803 2042	2748 N Gratz St	11th wd.	Front: 15'x48'				
1803 2043	3125 N Croskey St	11th wd.	Front: 14'x47'				
1803 2044	2539 N Chadwick St	16th wd.	Front: 14'6-1/2"x50'				

Tax Sale continues on 17

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 16

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, March 20, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1803	2082	2817 Judson St a/k/a 2817 N. Judson St	11th wd.	Front: 15'x46'6"	1803	2108	2920 W Gordon St	28th wd.	IRREGULAR SIZE PROPERTY
1803	2083	3947 Nice St a/k/a 3947 N Nice St	13th wd.	IRREGULAR SIZE PROPERTY	1803	2109	2541 N Franklin St	37th wd.	Front: 15'2"x63'6"
1803	2084	2545 N Colorado St	16th wd.	Front: 14'6-1/2"x48'	1803	2110	3904 N Delhi St	43rd wd.	Front: 16'1/2"x45'
1803	2085	2303 N Gratz St	16th wd.	Front: 14'2"x47'	1803	2111	2021 N 3rd St	18th wd.	Front: 16'x66'
1803	2086	2262 N 19th St	16th wd.	Front: 15'x61'	1803	2112	1956 N Orianna St	18th wd.	Front: 12'x42'
1803	2087	2620 N 28th St	28th wd.	Front: 15'x53'2"	1803	2113	2102 N 9th St	20th wd.	Front: 14'x56'
1803	2088	2633 W Silver St	28th wd.	Front: 14'x50'	1803	2114	805 N 40th St	24th wd.	Front: 16'x79'
1803	2089	1859 N. Bucknell St a/k/a 1859 Bucknell St	32nd wd.	Front: 14'x46'6"	1803	2115	855 N 40th St	24th wd.	Front: 14'x75'
1803	2090	3104 N Darien St	37th wd.	Front: 14'6"x40'	1803	2116	1640 Edgley St	32nd wd.	Front: 15'x65'
1803	2091	3046 N Lee St	7th wd.	Front: 14'x45'	1803	2117	2129 N 19th St	32nd wd.	Front: 17'x90'
1803	2092	2740 N 15th St	11th wd.	Front: 14'4"x66'	1803	2118	1923 N Newkirk St	32nd wd.	Front: 13'10-1/2"x48"
1803	2093	1517 W Oakdale St	16th wd.	Front: 14'x46'	1803	2119	4512 N Orianna St	42nd wd.	Front: 25'x39'1"
1803	2094	2253 N Orkney St	19th wd.	Front: 15'6"x44'7-1/2"	1803	2120	3526 N Warnock St	43rd wd.	Front: 14'3"x56'
1803	2095	1529 Deal St	23rd wd.	Front: 16'3-1/2"x66'6"	1803	2121	2004 N Lawrence St	18th wd.	Front: 13'6"x49'1-1/2"
1803	2096	2419 N Dover St	28th wd.	Front: 14'x52'6"	1803	2122	1944 N 5th St	18th wd.	Front: 16'x79'4-5/8"
1803	2097	2522 W York St	28th wd.	Front: 16'x50'9"	1803	2123	2015 Germantown Ave	18th wd.	IRREGULAR SIZE PROPERTY
1803	2098	2631 W Silver St	28th wd.	Front: 14'x50'	1803	2124	925 W Dauphin St	37th wd.	IRREGULAR SIZE PROPERTY
1803	2099	3027 N Darien St	37th wd.	Front: 14'1"x40'	1803	2125	631 W Tioga St	43rd wd.	Front: 14'3/8"x50'1-5/8"
1803	2100	2849 N 12th St	37th wd.	Front: 29'8"x60'	1803	2126	1919 W Bristol St	13th wd.	IRREGULAR SIZE PROPERTY
1803	2101	805 Brooklyn St a/k/a 805 N. Brooklyn St	6th wd.	Front: 15'x43'	1803	2127	2305 Palethorp St a/k/a 2305 Palethorpe St	19th wd.	IRREGULAR SIZE PROPERTY
1803	2102	448 E. Cambria St a/k/a 448-450 E. Cambria St	7th wd.	Front: 42'x68'	1803	2128	716 E Madison St	33rd wd.	Front: 15'x50'
1803	2103	2919 N Bonsall St	11th wd.	Front: 14'x45'	1803	2129	800 E Madison St	33rd wd.	Front: 15'6"x50'
1803	2104	2366 N Cleveland St a/k/a 2366 N Cleveland Ave	16th wd.	Front: 14'2"x47'	1803	2130	2027 N Stillman St	32nd wd.	Front: 16'x52'
1803	2105	2347 N Garnet St	16th wd.	Front: 14'x50'					
1803	2106	2412 N Orkney St	19th wd.	Front: 14'5"x40'3"					
1803	2107	2538 N Dover 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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