

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 onTuesday, March 21, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (DST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1703	2193	2216-18 Germantown Ave	37th wd.	Irregular Size Property	1703	2247	1911 Hoffman St	48th wd.	Front: 15'x43'
1703	2194	2216 N Marshall St	37th wd.	Front: 17'x74'10"	1703	2248	1936 S Mole St	48th wd.	Front: 14'x49'
1703	2195	2211 N 8th St	37th wd.	Irregular Size Property	1703	2249	2236 Sigel St	48th wd.	Front: 14'3"x50"
1703	2196	2326-28 N 9th St	37th wd.	Irregular Size Property	1703	2250	517 W Rockland St	49th wd.	Front: 15'x85'
1703	2197	2506 N 11th St	37th wd.	Front: 16'x68'6"	1703	2251	4844 N Marshall St	49th wd.	Front: 17'x55'
1703	2198	1138 W Nevada St	37th wd.	Front: 15'x34'6"	1703	2252	5050 N 7th St	49th wd.	Front: 15'x71'10-1/2"
1703	2199	2705 N Warnock St	37th wd.	Front: 14'x51'5/8"	1703	2253	4516 N Camac St	49th wd.	Front: 15'x81'1-1/4"
1703	2200	1015 W Glenwood Ave	37th wd.	Irregular Size Property	1703	2254	5252 N Fairhill St	49th wd.	Irregular Size Property
1703	2201	2845 N 27th St	38th wd.	Front: 15'x61'	1703	2255	6518 N Park Ave a/k/a 6518 Park Ave	49th wd.	Front: 18'x112'3-1/8"
1703	2202	2529 W Willard St	38th wd.	Front: 14'9"x55'	1703	2256	7950 Forrest Ave	50th wd.	Irregular Size Property
1703	2203	2677 Deacon St	38th wd.	Front: 14'x50'	1703	2257	938 S 49th St	51st wd.	Front: 22'x110'
1703	2204	524 Mercy St	39th wd.	Front: 14'x45'	1703	2258	1020 S 53rd St	51st wd.	Front: 15'x72'
1703	2205	631 Tree St	39th wd.	Front: 14'x45'	1703	2259	5229 Chester Ave	51st wd.	Front: 16'x100'
1703	2206	722 Daly St	39th wd.	Front: 14'x47'	1703	2260	5322 Kingsessing Ave	51st wd.	Front: 16'x80'
1703	2207	1237 W Huntingdon St	37th wd.	Front: 15'3"x68'	1703	2261	5508 Baltimore Ave	51st wd.	Front: 18'x100'
1703	2208	2508 S 9th St	39th wd.	Irregular Size Property	1703	2262	5513 Yocum St	51st wd.	Front: 20'x92'6"
1703	2209	1938 S Salford St	40th wd.	Front: 14'x64'1"	1703	2263	5138 Viola St	52nd wd.	Front: 14'x80'
1703	2210	5809 Chester Ave	40th wd.	Front: 19'4"x98'	1703	2264	5602 Lebanon Ave	52nd wd.	Front: 16'x113'
1703	2211	6951 Chester Ave	40th wd.	Irregular Size Property	1703	2265	6280 Souder St	54th wd.	Front: 18'4"x80'
1703	2212	7108 Upland St	40th wd.	Irregular Size Property	1703	2266	8834 Brouse Ave	57th wd.	Irregular Size Property
1703	2213	7800 Mercury Pl	40th wd.	Irregular Size Property	1703	2267	528 Foster St	58th wd.	Irregular Size Property
1703	2214	2706 S 80th St	40th wd.	Irregular Size Property	1703	2268	41 E Rittenhouse St a/k/a 40 Narragansett St	59th wd.	Irregular Size Property
1703	2215	4604-06 Van Kirk St	41st wd.	Front: 50'x100'	1703	2269	119 E Washington Ln	59th wd.	Front: 30'x110'
1703	2216	1427 W Indiana Ave a/k/a 1427 Indiana Ave	11th wd.	Front: 16'x60'	1703	2270	5816 Marion St	59th wd.	Front: 22'x60'
1703	2217	6617 Glenloch St	41st wd.	Front: 25'x90'	1703	2271	40 S 48th St	60th wd.	Front: 15'x77'
1703	2218	6349 Marsden St	41st wd.	Front: 14'2-3/4"x78'	1703	2272	5143 Locust St	60th wd.	Front: 20'1"x77'1/4"
1703	2219	6453 Marsden St	41st wd.	Front: 16'4"x90'	1703	2273	209 S 53rd St	60th wd.	Front: 19'5"x60'
1703	2220	632 E Courtland St	42nd wd.	Irregular Size Property	1703	2274	133 S 54th St	60th wd.	Front: 15'3"x68'6"
1703	2221	715 W Tioga St	43rd wd.	Front: 20'x100'	1703	2275	5721 Chestnut St	60th wd.	Front: 15'6"x77'
1703	2222	1000 W Erie Ave	43rd wd.	Front: 20'x100'	1703	2276	5615 Sansom St	60th wd.	Front: 16'2"x72'2"
1703	2223	1137 W Erie Ave a/k/a 1137 Erie Ave	43rd wd.	Irregular Size Property	1703	2277	5711 Delancey St	60th wd.	Front: 15'x62'
1703	2224	1235 W Butler St	43rd wd.	Front: 20'x112'	1703	2278	541 W Erie Ave	43rd wd.	Front: 14'9"x97'
1703	2225	3842 N Fairhill St	43rd wd.	Front: 15'x77'8"	1703	2279	2961 McKinley St	62nd wd.	Front: 15'3"x65'
1703	2226	3852 N 7th St	43rd wd.	Front: 15'x70'6"	1703	2280	5724 Leonard St	62nd wd.	Irregular Size Property
1703	2227	3764 N 10th St	43rd wd.	Front: 15'x90'	1703	2281	5317 Jackson St	62nd wd.	Irregular Size Property
1703	2228	3828 N 13th St	43rd wd.	Front: 15'6"x96'1-1/4"	1703	2282	8901 Alton St	63rd wd.	Irregular Size Property
1703	2229	3707 N Broad St	43rd wd.	Irregular Size Property	1703	2283	3401 Lansing St	64th wd.	Irregular Size Property
1703	2230	4133 N Broad St	43rd wd.	Front: 16'x110'	1703	2284	4513 Shelmire Ave	65th wd.	Front: 16'2"x78'2-5/16"
1703	2231	5110 Arch St	44th wd.	Front: 16'x90'	1703	2285	4551 Shelmire Ave	65th wd.	Front: 16'1-1/2"x78'2-5/16"
1703	2232	5112 Arch St	44th wd.	Front: 16'x90'	1703	2286	10205 E Keswick Rd	66th wd.	Irregular Size Property
1703	2233	5116 Arch St	44th wd.	Front: 16'x90'	1703	2287	3047 Germantown Ave	43rd wd.	Irregular Size Property
1703	2234	5019 Arch St	44th wd.	Front: 16'x82'	1703	2288	5916 Old York Rd	17th wd.	Irregular Size Property
1703	2235	46 Dearborn St a/k/a 46 N Dearborn St	44th wd.	Front: 15'x44'6"	1703	2289	4217 Mantua Ave	24th wd.	Front: 15'10"x97'
1703	2236	226 N Wilton St	44th wd.	Irregular Size Property	1703	2290	106 W Allegheny Ave	7th wd.	Irregular Size Property
1703	2237	4813 Fairmount Ave	44th wd.	Front: 15'x88'6"	1703	2291	3116 W York St	28th wd.	Front: 14'x55'
1703	2238	442 N 50th St	44th wd.	Irregular Size Property	1703	2292	3310 Kensington Ave	33rd wd.	Front: 15'x70'
1703	2239	5157 Ogden St a/k/a 5157 N Ogden St	44th wd.	Front: 15'x58'8-1/8"	1703	2293	3601 Earp St	36th wd.	Front: 16'x57'4-7/8"
1703	2240	4943 W Thompson St a/k/a 4943 Thompson St	44th wd.	Front: 13'6"x112'7-7/8"	1703	2294	2538 Tasker St	36th wd.	Front: 20'x68'8-1/8"
1703	2241	1211 N St Bernard St	44th wd.	Front: 15'8"x58'	1703	2295	2209 S 63rd St	40th wd.	Front: 20'x75'
1703	2242	3516 Frankford Ave	45th wd.	Irregular Size Property	1703	2296	4234 Market St	27th wd.	Front: 17'6"x125'6"
1703	2243	2637 Buckius St	45th wd.	Front: 19'x100'	1703	2297	5745 Woodland Ave	51st wd.	Front: 17'x85'
1703	2244	819 S 58th St	46th wd.	Front: 22'8"x72'	1703	2298	711 W Dauphin St	17th wd.	Irregular Size Property
1703	2245	3254 N Dover St a/k/a 3254 Dover St	38th wd.	Front: 15'x60'	1703	2299	4160 Whitaker Ave	7th wd.	Irregular Size Property
1703	2246	1233 N 17th St	47th wd.	Front: 16'x69'8"	1703	2300	714 W Annsbury St	49th wd.	Front: 15'x60'

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