

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, April 16, 2019 at First District Plaza, 3801 Market Street, at 9:00 AM (EDT) (Prevailing Time)**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1904	2001	4140 Pennsgrove St	6th wd.	Front: 16'2"x95'	1904	2050	260 E Armat St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2002	2503 N Hollywood St	28th wd.	Front: 14'2"x52'6"	1904	2051	862 E Woodlawn St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2003	2618 N Jessup St	37th wd.	Front: 16'x56'	1904	2052	111 W Logan St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2004	6145 Yocum St	40th wd.	Front: 14'9"x77'	1904	2053	130 W Ashmead St	12th wd.	Front: 16'x74'8"
1904	2005	2413 S 61st St	40th wd.	Front: 15'x75'	1904	2054	4507 N 20th St	13th wd.	Front: 15'11-1/2"x84'5"
1904	2006	1344 Colwyn St	43rd wd.	IRREGULAR SIZE PROPERTY	1904	2055	3984 Pennsgrove St	24th wd.	Front: 16'4"x85'
1904	2007	5168 Reno St	44th wd.	IRREGULAR SIZE PROPERTY	1904	2056	2437 N 10th St	37th wd.	Front: 16'x62'
1904	2008	1505 S Lindenwood St	51st wd.	Front: 15'x55'	1904	2057	2420 N 13th St	37th wd.	Front: 14'8"x47'6"
1904	2009	1849 S Yewdall St	51st wd.	Front: 14'10-1/2"x50'	1904	2058	5064 Ogden St	44th wd.	Front: 14'x55'
1904	2010	5014 Chancellor St	60th wd.	Front: 15'3"x65'	1904	2059	1728 N Bonsall St	47th wd.	Front: 12'x50'
1904	2011	5415-17 Lansdowne Ave	4th wd.	IRREGULAR SIZE PROPERTY	1904	2060	5128 N 9th St	49th wd.	Front: 15'11"x73'
1904	2012	1256 N 56th St	4th wd.	Front: 16'x83'	1904	2061	3417 N 21st St	11th wd.	IRREGULAR SIZE PROPERTY
1904	2013	4407 Brown St	6th wd.	IRREGULAR SIZE PROPERTY	1904	2062	26 Collom St a/k/a 26 E Collom St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2014	923 N 45th St	6th wd.	Front: 14'x50'	1904	2063	845 E Locust Ave a/k/a 845 Locust Ave	12th wd.	Front: 25'x200'
1904	2015	3337 Hope St a/k/a 3337 N Hope St	7th wd.	Front: 13'6"x46'	1904	2064	5602 Heiskell St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2016	6212 Ogontz Ave	17th wd.	Front: 16'x97'	1904	2065	4507 N 19th St	13th wd.	Front: 15'4"x84'5"
1904	2017	260 W Cornwall St	19th wd.	Front: 14'x46'6"	1904	2066	1438 Ogden St	15th wd.	Front: 16'x50'
1904	2018	2017 N 30th St	32nd wd.	IRREGULAR SIZE PROPERTY	1904	2067	2250 N Gratz St	16th wd.	Front: 14'x45'6"
1904	2019	29 E Rittenhouse St	59th wd.	IRREGULAR SIZE PROPERTY	1904	2068	2250 N 19th St	16th wd.	Front: 14'11"x61'
1904	2020	1120 E Palmer St	18th wd.	IRREGULAR SIZE PROPERTY	1904	2069	6142 N Norwood St	17th wd.	Front: 14'x90'
1904	2021	6033 Locust St	3rd wd.	Front: 16'x75'	1904	2070	6101 N Beechwood St a/k/a 6101 Beechwood St	17th wd.	Front: 21'x90'
1904	2022	2429-31 N Orianna St	19th wd.	Front: 25'x39'9"	1904	2071	6332 N Beechwood St a/k/a 6332 Beechwood St	17th wd.	Front: 20'x90'
1904	2023	528 W Westmoreland St	19th wd.	Front: 15'x82'	1904	2072	2047 N 3rd St	18th wd.	Front: 16'x65'
1904	2024	2102 N 9th St	20th wd.	Front: 14'x56'	1904	2073	2049 N 3rd St	18th wd.	Front: 16'x65'
1904	2025	30 Meehan Ave a/k/a 30 E Meehan St	22nd wd.	Front: 22'x82'2"	1904	2074	2338 N Fairhill St	19th wd.	Front: 15'x62'10-1/4"
1904	2026	106 E Meehan Ave a/k/a 106 E Meehan Ave	22nd wd.	IRREGULAR SIZE PROPERTY	1904	2075	1707 N Marshall St	20th wd.	Front: 14'4"x48'6"
1904	2027	2722 N 28th St	28th wd.	Front: 15'x62'	1904	2076	3906 Wyalusing Ave	24th wd.	Front: 14'x49'6"
1904	2028	2520 N Corlies St	28th wd.	Front: 14'2"x50'	1904	2077	2710 N 28th St	28th wd.	Front: 15'x62'
1904	2029	2713 W Thompson St	29th wd.	IRREGULAR SIZE PROPERTY	1904	2078	2738 N 28th St	28th wd.	Front: 15'x62'
1904	2030	2934 N Bambrey St	38th wd.	Front: 14'1"x45'9"	1904	2079	2543 N 29th St	28th wd.	Front: 15'6"x65'6"
1904	2031	2960 N 26th St	38th wd.	Front: 16'x55'6"	1904	2080	2132 N Newkirk St	32nd wd.	Front: 14'x48'
1904	2032	6031 Upland St	40th wd.	Front: 15'6"x60'	1904	2081	6005 Cedarhurst St	3rd wd.	Front: 16'x75'
1904	2033	212 Ramsey St a/k/a 212 N. Ramsey St	44th wd.	Front: 15'x60'	1904	2082	6922 Ogontz Ave	10th wd.	Front: 16'x150'
1904	2034	5026 Ogden St	44th wd.	Front: 14'x55'	1904	2083	50 E Wister St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2035	4956 Kershaw St	44th wd.	Front: 14'x70'	1904	2084	5611 Nelson St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2036	5050 N 7th St	49th wd.	Front: 15'x71'10-1/2"	1904	2085	1534 W York St	16th wd.	Front: 14'6"x71'
1904	2037	4850 N 9th St	49th wd.	Front: 15'x86'	1904	2086	1826 Pear St	23rd wd.	IRREGULAR SIZE PROPERTY
1904	2038	5513 Yocum St	51st wd.	Front: 20'x92'6"	1904	2087	2729 N Newkirk St	28th wd.	Front: 15'x50'9"
1904	2039	707 E Haines St	59th wd.	Front: 16'1"x90'	1904	2088	2341 Turner St a/k/a 2341 W. Turner St	29th wd.	Front: 14'2"x59'
1904	2040	6133 Mc Mahon St a/k/a 6133 McMahon Ave	59th wd.	IRREGULAR SIZE PROPERTY	1904	2089	1821 Judson St a/k/a 1821 N. Judson St	32nd wd.	Front: 14'2"x50'
1904	2041	5823 Belmar St a/k/a 5823 Belmar Ter	3rd wd.	Front: 15'6"x62'9"	1904	2090	6549 Regent St	40th wd.	Front: 14'2"x58'6"
1904	2042	2130 W Toronto St a/k/a 2130 Toronto St	11th wd.	IRREGULAR SIZE PROPERTY	1904	2091	1427 W Rush St a/k/a 1424 Glenwood Ave a/k/a 1427 Rush St	11th wd.	IRREGULAR SIZE PROPERTY
1904	2043	2134 W Toronto St	11th wd.	Front: 20'x112'6"	1904	2092	2923 N Woodstock St	11th wd.	Front: 16'2"x69'7"
1904	2044	3343 N 20th St	11th wd.	IRREGULAR SIZE PROPERTY	1904	2093	60 E Earlam St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2045	3415 N 21st St	11th wd.	IRREGULAR SIZE PROPERTY	1904	2094	5412 Lena St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2046	3507 N 22nd St	11th wd.	Front: 22'6"x130'	1904	2095	5600 Heiskell St	12th wd.	IRREGULAR SIZE PROPERTY
1904	2047	36 E Clapier St	12th wd.	Front: 20'x78'7-7/8"	1904	2096	2119 W Hunting Park Ave	13th wd.	Front: 26'7"x185'
1904	2048	62 E Ashmead St	12th wd.	Front: 14'4"x74'6-1/2"	1904	2097	2126 W Godfrey Ave a/k/a 2126 Godfrey Ave	17th wd.	Front: 14'2-5/8"x69'
1904	2049	59 E Ashmead St	12th wd.	IRREGULAR SIZE PROPERTY	1904	2098	2128 W Godfrey Ave a/k/a 2128 Godfrey Ave	17th wd.	Front: 14'2-5/8"x69'
					1904	2099	4859 N 18th St	17th wd.	Front: 15'x70'
					1904	2100	6148 N Lambert St	17th wd.	Front: 22'x80'

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