

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, July 18, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1707 2001	1645 N Allison St	4th wd.	Front: 15'x101'	1707 2034	155 N Dewey St	34th wd.	Front: 15'1"x62'6"
1707 2002	3106 N Bancroft St	11th wd.	Front: 14'x46'6"	1707 2035	6149 Glenmore Ave	40th wd.	Front: 15'x50'
1707 2003	2945 N Bonsall St	11th wd.	Front: 14'x45'	1707 2036	218 N Ruby St	44th wd.	Front: 15'x50'4"
1707 2004	4509 N 20th St	13th wd.	Front: 16'1/8"x84'5"	1707 2037	4970 W Thompson St a/k/a 4970 Thompson St	44th wd.	Front: 15'3"x75'
1707 2005	2229 N Woodstock St	16th wd.	Front: 15'x50'	1707 2038	4557 N Camac St	49th wd.	Front: 15'4"x81'1-1/4"
1707 2006	1833 N. Judson St. a/k/a 1833 Judson St.	32nd wd.	Front: 14'2"x50'	1707 2039	5517 Ridgewood St	51st wd.	Front: 16'5"x65'
1707 2007	1547 S 58th St	51st wd.	IRREGULAR SIZE PROPERTY	1707 2040	107 S Ruby St	60th wd.	Front: 15'3"x54'6"
1707 2008	103 W. Washington Ln	59th wd.	Front: 22'x93'1/4"	1707 2041	2728 N 22nd St	11th wd.	Front: 14'6"x63'
1707 2009	335 E Armat St	12th wd.	IRREGULAR SIZE PROPERTY	1707 2042	3710 Pulaski Ave	13th wd.	IRREGULAR SIZE PROPERTY
1707 2010	4637-39 Mulberry St	23rd wd.	Front: 40'x100'	1707 2043	1638 Foulkrod St	23rd wd.	IRREGULAR SIZE PROPERTY
1707 2011	4120 Poplar St	6th wd.	Front: 16'x88'	1707 2044	1408 S Napa St	36th wd.	Front: 16'x52'8"
1707 2012	528 E Queen Ln	12th wd.	IRREGULAR SIZE PROPERTY	1707 2045	2921 W Wishart St	38th wd.	Front: 15'x60'
1707 2013	3832 Aspen St	24th wd.	Front: 14'x90'	1707 2046	6514 N Beechwood St	59th wd.	Front: 18'4-3/4"x78'6"
1707 2014	2446 N Hollywood St	28th wd.	Front: 15'6"x52'6"	1707 2047	10 W Pomona St	59th wd.	IRREGULAR SIZE PROPERTY
1707 2015	6008 Master St	34th wd.	Front: 16'x100'	1707 2048	100 W Wishart St	7th wd.	Front: 16'x49'3"
1707 2016	3907 N Delhi St	43rd wd.	Front: 15'11"x45'	1707 2049	2933 Hartville St	7th wd.	Front: 12'x42'6"
1707 2017	521 N 52nd St	44th wd.	Front: 15'8"x80'	1707 2050	3305 Gransback St	7th wd.	Front: 14'x46'6"
1707 2018	2251 Kennedy St	45th wd.	IRREGULAR SIZE PROPERTY	1707 2051	3230 N Sydenham St	11th wd.	Front: 14'3"x92'
1707 2019	1719 Judson St	47th wd.	IRREGULAR SIZE PROPERTY	1707 2052	1525 W Erie Ave	13th wd.	Front: 15'7"x97'
1707 2020	5648 Beaumont St a/k/a 5648 Beaumont Ave	51st wd.	IRREGULAR SIZED PROPERTY	1707 2053	7049 Yocum St	40th wd.	Front: 14'9-3/4"x77'
1707 2021	1209 W Loudon St a/k/a 1209 W Loudon St	49th wd.	Front: 25'x100'	1707 2054	2106 N Orianna St	19th wd.	Front: 13'x48'6"
1707 2022	1318 S 54th St	51st wd.	Front: 17'x80'	1707 2055	241 W Thayer St	19th wd.	Front: 14'x48'
1707 2023	4182 Paul St	23rd wd.	Front: 19'10-3/4"x100'	1707 2056	3114 Huntingdon St a/k/a 3114 W Huntingdon St	28th wd.	Front: 16'x52'11-1/4"
1707 2024	4016 Haverford Ave	6th wd.	Front: 16'x67'	1707 2057	4929 N Lawrence St	42nd wd.	Front: 20'x100'
1707 2025	2944 Waterloo St a/k/a 2944 N Waterloo St	7th wd.	Front: 15'x44'6"	1707 2058	5524 Paschall Ave	51st wd.	Front: 15'x58'6"
1707 2026	2819 N Judson St a/k/a 2819 Judson St	11th wd.	Front: 15'x46'6"	1707 2059	2316 N Garnet St	16th wd.	Front: 14'x46'4"
1707 2027	3417 N 22nd St	11th wd.	Front: 16'x102'	1707 2060	6412 N Norwood St	17th wd.	Front: 16'x73'
1707 2028	2425 W Oakdale St	28th wd.	Front: 14'2"x60'	1707 2061	1105 Union St a/k/a 1105 N Union St	24th wd.	Front: 13'6"x39'7-1/2"
1707 2029	2424 W Lehigh Ave	28th wd.	Front: 15'7-1/2"x100'	1707 2062	1310 N Hollywood St	29th wd.	Front: 14'x50'6"
1707 2030	2732 W Oxford St	29th wd.	Front: 13'x51'	1707 2063	2010 N Bodine St	18th wd.	Front: 12'x47'3"
1707 2031	2932 Mutter St a/k/a 2932 N Mutter St	7th wd.	Front: 13'10"x43'6"	1707 2064	521 Diamond St a/k/a 521 W Diamond St	19th wd.	Front: 16'x63'
1707 2032	839 E Hilton St	33rd wd.	Front: 14'3"x50'	1707 2065	1331 S Melville St	27th wd.	Front: 14'4"x70'
1707 2033	3021 F St	33rd wd.	IRREGULAR SIZE PROPERTY	1707 2066	854 E Ontario St	33rd wd.	Front: 15'x75'
				1707 2067	2732 N Warnock St	37th wd.	Front: 14'x61'
				1707 2068	5810 Tackawanna St	62nd wd.	Front: 42'6"x83'6"
				1707 2069	4262 N 8th St	43rd wd.	Front: 16'3"x51'
				1707 2070	1760 Tilghman St	18th wd.	IRREGULAR SIZE PROPERTY

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 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