

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, August 15, 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
1708 2001	2555 N Colorado St	16th wd.	Front: 14'7"x48'	1708 2041	4683 N 16th St	13th wd.	Front: 14'10"x90'
1708 2002	1728 N Stillman St	32nd wd.	Front: 14'x44'	1708 2042	2313 N Smedley St	16th wd.	Front: 14'2"x80'
1708 2003	653 E Thayer St	33rd wd.	Front: 14'x45'6"	1708 2043	2306 N 17th St	16th wd.	Front: 16'x67'10"
1708 2004	336 Horton St	34th wd.	Front: 15'x67'	1708 2044	2453 N Colorado St	16th wd.	IRREGULAR SIZE PROPERTY
1708 2005	3040 Titan St	36th wd.	Front: 14'x39'4"	1708 2045	2533 N Colorado St	16th wd.	Front: 14'5'-1/2"x48'
1708 2006	2239 Tasker St	36th wd.	Front: 16'x64'	1708 2046	2617 N 18th St	16th wd.	Front: 14'6"x61'
1708 2007	2042 Dorrance St a/k/a 2042 S Dorrance St	48th wd.	IRREGULAR SIZE PROPERTY	1708 2047	2543 N Gratz St	16th wd.	Front: 14'x49'
1708 2008	4836 N Hutchinson St	49th wd.	Front: 15'x81'6-1/2"	1708 2048	2344 N Beechwood St	16th wd.	Front: 14'4"x48'
1708 2009	1044 S 53rd St	51st wd.	Front: 16'x72'	1708 2049	2423 N 23rd St	16th wd.	Front: 14'6"x70'
1708 2010	5433 Florence Ave	51st wd.	IRREGULAR SIZE PROPERTY	1708 2050	2342 W Seybert St a/k/a 2342 W Seybert St	29th wd.	Front: 14'x60'
1708 2011	18 N 42nd St	6th wd.	IRREGULAR SIZE PROPERTY	1708 2051	1400 S Napa St	36th wd.	Front: 16'x52'8"
1708 2012	7500 N 21st St	10th wd.	IRREGULAR SIZE PROPERTY	1708 2052	2639 N Darien St	37th wd.	Front: 13'4"x40'1-1/8"
1708 2013	3313 N 18th St	11th wd.	Front: 15'2"x98'	1708 2053	3006 N 6th St	37th wd.	IRREGULAR SIZE PROPERTY
1708 2014	1508 W Ruscomb St a/k/a 1508 Ruscomb St	17th wd.	Front: 15'x90'	1708 2054	2725 N Warnock St	37th wd.	Front: 13'8"x56'2-1/2"
1708 2015	2021 N Lawrence St	18th wd.	Front: 15'x58'6"	1708 2055	1344 W Seltzer St	37th wd.	Front: 13'x11"x50'
1708 2016	3433 N Philip St a/k/a 3433 Philip St	19th wd.	Front: 14'x50'	1708 2056	3022 N 25th St	38th wd.	Front: 15'1"x60'
1708 2017	1933 E Stella St	25th wd.	IRREGULAR SIZE PROPERTY	1708 2057	3238 N Bambrey St	38th wd.	Front: 15'x50'
1708 2018	1361 Pennington Rd	34th wd.	Front: 16'x100'	1708 2058	735 Mercy St	39th wd.	Front: 15'x46'
1708 2019	2434 N Clarion St	37th wd.	Front: 14'x36'6"	1708 2059	2519 Lloyd St	40th wd.	Front: 15'6"x65'
1708 2020	5322 Hadfield St	51st wd.	Front: 16'x62'	1708 2060	7138 Guyer Ave	40th wd.	IRREGULAR SIZE PROPERTY
1708 2021	2141 N 5th St	19th wd.	Front: 16'x44'7-1/2"	1708 2061	1846 N 27th St	32nd wd.	Front: 15'7"x65'
1708 2022	245 E Tusculum St	7th wd.	Front: 13'1-1/4"x45'7-3/4"	1708 2062	2139 N Newkirk St	32nd wd.	Front: 13'10"x48'
1708 2023	3256 Hartville St	7th wd.	Front: 14'x45'6"	1708 2063	106 N Felton St	34th wd.	Front: 20'x100'
1708 2024	2714 N Bonsall St	11th wd.	Front: 14'6"x45'	1708 2064	2819 Wharton St	36th wd.	Front: 16'x64'8"
1708 2025	1908 W Hilton St	11th wd.	Front: 14'x66'	1708 2065	2336 Watkins St	36th wd.	Front: 14'x48'
1708 2026	233 E Clapier St	12th wd.	Front: 13'11-5/8"x93'5/8"	1708 2066	1424 S Ringgold St a/k/a 1424 Ringgold St	36th wd.	IRREGULAR SIZE PROPERTY
1708 2027	838 E Chelton St	12th wd.	IRREGULAR SIZE PROPERTY	1708 2067	3514 N Park Ave	43rd wd.	Front: 14'3"x56'
1708 2028	1919 Dennie St	13th wd.	Front: 15'2"x103'	1708 2068	3853 N Park Ave	43rd wd.	Front: 15'8"x103'10-3/4"
1708 2029	3937 N 9th St	43rd wd.	Front: 15'11"x46'	1708 2069	4431 N Marshall St	43rd wd.	Front: 16'x45'
1708 2030	6113 Lensen St	59th wd.	IRREGULAR SIZE PROPERTY	1708 2070	5146 Funston St	44th wd.	IRREGULAR SIZE PROPERTY
1708 2031	2523 N Chadwick St	16th wd.	Front: 14'6'-1/2"x50'	1708 2071	5230 Webster St	46th wd.	Front: 19'6"x90'
1708 2032	1621 N Philip St	18th wd.	Front: 18'x46'9"	1708 2072	4630 N 11th St	49th wd.	Front: 15'6"x85'
1708 2033	3244 N Philip St	19th wd.	Front: 14'4"x56'10"	1708 2073	5603 N 13th St	49th wd.	Front: 20'x75'5/8"
1708 2034	4538 Tackawanna St	23rd wd.	IRREGULAR SIZE PROPERTY	1708 2074	1124 S 52nd St	51st wd.	Front: 15'10"x97'
1708 2035	4448 Paul St	23rd wd.	IRREGULAR SIZE PROPERTY	1708 2075	1117 S Wilton St	51st wd.	Front: 19'5"x97'6"
1708 2036	943 N 40th St	24th wd.	Front: 17'2"x95'	1708 2076	1214 S Wilton St	51st wd.	Front: 20'x97'8"
1708 2037	3003 Agate St	25th wd.	Front: 14'x48'	1708 2077	1530 S Allison St	51st wd.	Front: 16'x51'6"
1708 2038	2740 N Taylor St	28th wd.	Front: 14'6"x45'	1708 2078	1039 E Price St	59th wd.	Front: 18'3"x100'
1708 2039	2417 Arlington St	32nd wd.	Front: 15'x53'	1708 2079	5138 Ludlow St	46th wd.	Front: 15'x61'
1708 2040	2943 Diamond St a/k/a 2943 W Diamond St	32nd wd.	Front: 16'x54'	1708 2080	5760 N 6th St	42nd wd.	Front: 15'7'-1/2"x90'
				1708 2081	5428 Summer St	4th wd.	Front: 15'x34'6"
				1708 2082	6319 N Norwood St	17th wd.	Front: 14'5"x80'
				1708 2083	312 N Simpson St	34th wd.	Front: 15'x75'
				1708 2084	1203 S 28th St	36th wd.	Front: 14'x64'4"

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, August 15, 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
1708	2085	1706 S Ringgold St a/k/a 1706 Ringgold St	36th wd.	Front: 14'2"x48'	1708	2093	2558 S Millick St	40th wd.	Front: 16'x48'6"
1708	2086	8226 Rockwell Ave	63rd wd.	IRREGULAR SIZE PROPERTY	1708	2094	3734 N Delhi St	43rd wd.	Front: 16'x45'
1708	2087	4028 Marple St	65th wd.	Front: 24'9"x71'	1708	2095	1670 Granite St	62nd wd.	IRREGULAR SIZE PROPERTY
1708	2088	966 N Marshall St	14th wd.	Front: 15'x72'	1708	2096	2808 W Oxford St	29th wd.	Front: 16'x79'
1708	2089	3128 F St	33rd wd.	IRREGULAR SIZE PROPERTY	1708	2097	1520 S Patton St	36th wd.	Front: 15'x51'2"
1708	2090	6136 Lansdowne Ave	34th wd.	Front: 15'x80'	1708	2098	628 Cantrell St	39th wd.	Front: 14'x48'
1708	2091	6922 Ogontz Ave	10th wd.	Front: 16'x150'	1708	2099	3748 N 8th St	43rd wd.	Front: 16'x46'
1708	2092	247 Horton St a/k/a 247 N Horton St	34th wd.	Front: 15'11"x44'6"	1708	2100	5511 Baltimore Ave	46th wd.	IRREGULAR SIZE PROPERTY

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- 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.
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JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com

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