

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 20, 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
1908	2001	718 N 43rd St	6th wd.	Front: 30'x108'	1908	2045	2547 W Dakota St	28th wd.	Front: 14'x43'
1908	2002	4633 Westminster Ave	6th wd.	IRREGULAR SIZE PROPERTY	1908	2046	6408 Carlton St	34th wd.	Front: 15'x67'
1908	2003	534 Diamond St a/k/a 534 W Diamond St	18th wd.	IRREGULAR SIZE PROPERTY	1908	2047	6043 Kingsessing Ave	40th wd.	Front: 15'5"x74'6"
1908	2004	2406 N Howard St	19th wd.	Front: 18'x95'6"	1908	2048	5318 Vine St	44th wd.	Front: 18'x90'
1908	2005	2108 N 9th St	20th wd.	Front: 14'x56'	1908	2049	1289 Southampton Rd	58th wd.	IRREGULAR SIZE PROPERTY
1908	2006	5334 W Girard Ave	44th wd.	Front: 16'x90'	1908	2050	1124 S 19th St	36th wd.	Front: 16'x74'
1908	2007	2620 S Percy St	39th wd.	Front: 14'x49'	1908	2051	6151 Hazel Ave	3rd wd.	IRREGULAR SIZE PROPERTY
1908	2008	1006 W Arizona St	37th wd.	Front: 14'x56'	1908	2052	3109 N Carlisle St	11th wd.	Front: 13'6-1/2"x51'
1908	2009	1337 W Seltzer St	37th wd.	Front: 13'11"x50'	1908	2053	3442 N Sydenham St	11th wd.	Front: 12'7-1/2"x72'10"
1908	2010	5000 Westminster Ave	44th wd.	IRREGULAR SIZE PROPERTY	1908	2054	2022 N Bodine St a/k/a 2022 Bodine St	18th wd.	IRREGULAR SIZE PROPERTY
1908	2011	1034 N Leithgow St	5th wd.	Front: 13'5-1/2"x35'7-1/2"	1908	2055	2122 N 9th St	20th wd.	Front: 14'x56'
1908	2012	2259 N Lawrence St	19th wd.	Front: 14'x45'	1908	2056	1528 N Marston St	29th wd.	Front: 14'x63'
1908	2013	1219 Pennock St a/k/a 1219 N Pennock St	29th wd.	Front: 10'11-5/8"x57'10-5/8"	1908	2057	3007 Clifford St a/k/a 3007 W Clifford St	32nd wd.	IRREGULAR SIZE PROPERTY
1908	2014	2517 N Warnock St	37th wd.	Front: 14'x48'	1908	2058	3355 Jasper St	45th wd.	Front: 14'4"x74'
1908	2015	2514 N Warnock St	37th wd.	Front: 14'x48'	1908	2059	5124 Cedar Ave	46th wd.	Front: 15'x115'
1908	2016	2518 N Warnock St	37th wd.	Front: 14'x48'	1908	2060	936 N 42nd St	6th wd.	Front: 26'6"x90'
1908	2017	1004 W Arizona St	37th wd.	Front: 14'x56'	1908	2061	129 N Wanamaker St	4th wd.	Front: 14'8"x57'
1908	2018	723 W Cumberland St	37th wd.	Front: 15'x70'	1908	2062	1449 W Indiana Ave	11th wd.	Front: 16'x60'
1908	2019	6121 Yocum St	40th wd.	Front: 16'x77'	1908	2063	3626 N 15th St	13th wd.	Front: 25'x100'
1908	2020	4623 Lancaster Ave	6th wd.	IRREGULAR SIZE PROPERTY	1908	2064	2627 N 23rd St	16th wd.	Front: 14'8"x64'
1908	2021	5621 Market St	4th wd.	Front: 16'x96'	1908	2065	420 E Gorgas La	22nd wd.	IRREGULAR SIZE PROPERTY
1908	2022	3818 W Girard Ave	24th wd.	Front: 16'x105'	1908	2066	3211 W Gordon St	28th wd.	Front: 14'5-1/2"x47'
1908	2023	3136 Westmont St	32nd wd.	Front: 14'x60'	1908	2067	3131 Morse St a/k/a 3131 W Morse St	32nd wd.	Front: 14'5"x44'6"
1908	2024	1448 N Edgewood St	34th wd.	Front: 14'4"x76'1-1/4"	1908	2068	1333 W Silver St	37th wd.	Front: 14'x50'
1908	2025	2553 N Franklin St	37th wd.	IRREGULAR SIZE PROPERTY	1908	2069	537 N Creighton St a/k/a 537 Creighton St	44th wd.	Front: 15'2"x66'
1908	2026	3906-08 N 6th St	43rd wd.	Front: 16'7"x92'4-1/2"	1908	2070	6203 Chew Ave a/k/a 6201-6203 Chew Ave	59th wd.	Front: 30'x100'
1908	2027	4528 Salmon St	45th wd.	Front: 20'x117'6"	1908	2071	4216 Pennsgrove St	6th wd.	Front: 17'x70'
1908	2028	5351 Hazelhurst St	52nd wd.	Front: 16'4"x70'	1908	2072	1729 Colonial St	17th wd.	Front: 16'x90'
1908	2029	1501 N Myrtlewood St	29th wd.	Front: 16'x52'	1908	2073	3627 N Randolph St	43rd wd.	Front: 20'x70'
1908	2030	3301 Welsh Rd	64th wd.	IRREGULAR SIZE PROPERTY	1908	2074	5110 N 12th St	49th wd.	Front: 24'x84'
1908	2031	5547 Jefferson St	4th wd.	Front: 16'x91'	1908	2075	2419 N Newkirk St	28th wd.	Front: 14'x52'
1908	2032	239 W Thayer St	19th wd.	Front: 14'x48'	1908	2076	5831 Keystone St	41st wd.	IRREGULAR SIZE PROPERTY
1908	2033	2611 S 18th St	26th wd.	Front: 14'x56'	1908	2077	4036 Vista St	41st wd.	Front: 16'9-1/2"x60'
1908	2034	2638 N Jessup St	37th wd.	Front: 16'x56'	1908	2078	5421 Florence Ave	51st wd.	Front: 16'x64'
1908	2035	1241 W Huntingdon St	37th wd.	Front: 15'3"x68'	1908	2079	4904 Arch St	44th wd.	Front: 16'x82'
1908	2036	2908 N 13th St	37th wd.	Front: 15'x66'	1908	2080	220 E Rittenhouse St	59th wd.	Front: 14'x117-1/10'
1908	2037	6037 Upland St	40th wd.	Front: 15'6"x60'	1908	2081	1022 N 46th St	6th wd.	Front: 19'6"x78'
1908	2038	657 N 52nd St	44th wd.	Front: 15'3"x80'	1908	2082	749 S 16th St	30th wd.	Front: 16'x68'
1908	2039	3228 Jasper St	45th wd.	Front: 13'7"x60'	1908	2083	2715 N Darien St	37th wd.	Front: 14'11-9/16"x44'10-7/8"
1908	2040	4812 N 10th St	49th wd.	Front: 18'6"x85'	1908	2084	3037 N Stillman St	38th wd.	Front: 14'2"x45'9"
1908	2041	542 N 55th St	4th wd.	Front: 16'x86'	1908	2085	707 N 43rd St	6th wd.	Front: 15'11-1/4"x93'
1908	2042	2016 N Bodine St	18th wd.	IRREGULAR SIZE PROPERTY	1908	2086	3827 Olive St	24th wd.	Front: 14'x70'
1908	2043	4353 N Penn St a/k/a 4353 Penn St	23rd wd.	Front: 15'7-1/2"x66'	1908	2087	6072 Upland St	40th wd.	Front: 14'6"x58'
1908	2044	1416 Deal St	23rd wd.	IRREGULAR SIZE PROPERTY	1908	2088	7252 Dicks Ave	40th wd.	Front: 16'x73'6"
					1908	2089	5053 Ogden St	44th wd.	Front: 14'x56'4-3/8"
					1908	2090	4813 N 7th St	49th wd.	Front: 15'8-1/8"x75'

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.