

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, September 19, 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
1709 2001	239 N Alden St	4th wd.	Front: 14'x77'	1709 2045	1331 S Lambert St	36th wd.	Front: 14'x46'
1709 2002	4216 Parrish St	6th wd.	Front: 14'x49'	1709 2046	2114 S 70th St	40th wd.	Front: 15'x100'
1709 2003	5216 Laurens St	12th wd.	Front: 20'x140'	1709 2047	3150 Tasker St	48th wd.	Front: 16'x64'
1709 2004	2527 W Dakota St	28th wd.	Front: 14' 1/2"x43'	1709 2048	531 E Walnut Ln	59th wd.	Front: 15'x52'
1709 2005	2447 N Myrtlewood St	28th wd.	Front: 15'6"x52'6"	1709 2049	5233 Chancellor St	60th wd.	Front: 15'5-1/4"x66'10-3/4"
1709 2006	2528 N 32nd St	28th wd.	Front: 15'x56'	1709 2050	939 W Russell St	88th wd.	Front: 20'x71'3"
1709 2007	636 E Lippincott St	33rd wd.	Front: 14'3"x50'	1709 2051	3323 N Sydenham St a/k/a 3323 Sydenham St	11th wd.	Front: 15'x58'10"
1709 2008	658 E Thayer St	33rd wd.	Front: 14'x45'6"	1709 2052	519 E Queen Ln	12th wd.	Front: 14'8"x50'
1709 2009	3563 N Warnock St	43rd wd.	Front: 14'x56'	1709 2053	534 E Penn St	12th wd.	Front: 15'x77'6"
1709 2010	1937 S Hemberger St	48th wd.	Front: 14'2"x54'	1709 2054	5631 Mc Mahon Ave	12th wd.	IRREGULAR SIZE PROPERTY
1709 2011	128 N Millick St	34th wd.	Front: 15'2"x67'	1709 2055	5950 Kemble Ave	17th wd.	Front: 15'x70'
1709 2012	6600 Lansdowne Ave	34th wd.	Front: 20'x94'10-7/8"	1709 2056	6120 Lindbergh Blvd	40th wd.	Front: 16'x68'6"
1709 2013	6604 Lansdowne Ave	34th wd.	Front: 15'x94'10-7/8"	1709 2057	4628 Milnor St	45th wd.	Front: 20'x100'
1709 2014	2311 Pierce St	36th wd.	Front: 13'10-7/8"x48'	1709 2058	832 S Cecil St	46th wd.	Front: 19'2"x63'
1709 2015	2724 N Marvine St	37th wd.	Front: 15'x73'	1709 2059	942 S Conestoga St	51st wd.	Front: 15'x52'
1709 2016	6551 Regent St	40th wd.	Front: 15'4"x58'6"	1709 2060	44 S Cecil St	60th wd.	Front: 15'x62'6"
1709 2017	7125 Yocum St	40th wd.	Front: 20'x80'	1709 2061	6024 Delancey St	3rd wd.	Front: 16'x65'
1709 2018	1658 S 54th St	51st wd.	Front: 15'x65'	1709 2062	1864 W Hunting Park Ave	13th wd.	IRREGULAR SIZE PROPERTY
1709 2019	115 E Pomona St	59th wd.	Front: 22'x104'6"	1709 2063	262 E Sharpnack St	22nd wd.	IRREGULAR SIZE PROPERTY
1709 2020	5735 Larchwood Ave	60th wd.	Front: 15'4"x80'	1709 2064	213 Montana St a/k/a 213 E Montana St	22nd wd.	Front: 14'1"x98'6"
1709 2021	12 N 56th St	4th wd.	Front: 16'x81'	1709 2065	1540 Womrath St	23rd wd.	Front: 14'9"x76'
1709 2022	4970-72 Lancaster Ave	44th wd.	IRREGULAR SIZE PROPERTY	1709 2066	1824 Pear St	23rd wd.	IRREGULAR SIZE PROPERTY
1709 2023	2714 N Croskey St	11th wd.	Front: 14'6"x45'	1709 2067	3830 Poplar St	24th wd.	Front: 15'x80'
1709 2024	1819 Harrison St	23rd wd.	Front: 15'x89'5-7/8"	1709 2068	2736 W Albert St	28th wd.	Front: 14'x47'
1709 2025	118 N Millick St	34th wd.	Front: 15'2"x67'	1709 2069	340 N Robinson St	34th wd.	Front: 15'x68'6"
1709 2026	236 N Robinson St	34th wd.	Front: 15'11"x50'	1709 2070	1626 S Taney St	36th wd.	Front: 14'4"x50'
1709 2027	1209 S 26th St	36th wd.	Front: 13'x38'	1709 2071	2845 Kip St	7th wd.	Front: 12'x52'6"
1709 2028	2936 N 12th St	37th wd.	Front: 16'x84'6"	1709 2072	2352 N Beechwood St	16th wd.	Front: 14'3-1/2"x48'
1709 2029	5320 Angora Ter	51st wd.	IRREGULAR SIZE PROPERTY	1709 2073	3116 W Huntingdon St	28th wd.	IRREGULAR SIZE PROPERTY
1709 2030	5914 Market St	3rd wd.	Front: 15'6"x83'6"	1709 2074	810 E Willard St	33rd wd.	Front: 14'3"x50'
1709 2031	4977 Sheldon St	12th wd.	IRREGULAR SIZE PROPERTY	1709 2075	249 N Simpson St	34th wd.	Front: 15'x60'
1709 2032	3723 N Sydenham St	13th wd.	Front: 15'4"x72'10"	1709 2076	7028 Passyunk Ave a/k/a 7028 W Passyunk Ave	40th wd.	IRREGULAR SIZE PROPERTY
1709 2033	2239 N 16th St	16th wd.	Front: 15'7"x65'10"	1709 2077	239 W Sheldon St	42nd wd.	Front: 14'x65'
1709 2034	1821 W Albanus St	17th wd.	Front: 15'3"x70'	1709 2078	3354 Agate St	45th wd.	Front: 14'x50'
1709 2035	4329 Pilling St	23rd wd.	Front: 20'x100'	1709 2079	4829 N Warnock St	49th wd.	Front: 15'5"x85'
1709 2036	3835 Melon St	24th wd.	Front: 12'6"x61'	1709 2080	540 Brinton St	59th wd.	Front: 30'6"x103'8-3/4"
1709 2037	2319 E Cambria St	25th wd.	Front: 14'x67'2"	1709 2081	633 Lindley Ave	49th wd.	IRREGULAR SIZE PROPERTY
1709 2038	2610 W York St	28th wd.	Front: 14'x50'	1709 2082	3032 N Front St	7th wd.	Front: 15'x56'10"
1709 2039	2534 Nicholas St	32nd wd.	Front: 14'x60'				
1709 2040	2425 Ritner St	48th wd.	Front: 14'6"x61'6"				
1709 2041	4230 N Hicks St	13th wd.	Front: 15'4"x44'				
1709 2042	3838 Folsom St	24th wd.	Front: 14'x80'				
1709 2043	2627 N Douglas St	28th wd.	Front: 14'6"x40'				
1709 2044	2433 W Norris St	32nd wd.	Front: 16'x77'				

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

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Properties to be sold by **JEWELL WILLIAMS** Sheriff on
Tuesday, September 19, 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
1709	2083	2802 N Swanson St	7th wd.	Front: 13'x48'6"	1709	2092	1221 W Airdrie St	43rd wd.	Front: 16'x105'
1709	2084	1512 Wynsam St	10th wd.	Front: 17'11"x88'	1709	2093	1618 W Jefferson St	47th wd.	IRREGULAR SIZE PROPERTY
1709	2085	4536 N Hicks St	13th wd.	Front: 15'2"x45'	1709	2094	2050 S Garnet St	48th wd.	Front: 14'2"x47'6"
1709	2086	3939 Haverford Ave	24th wd.	Front: 15'x70'	1709	2095	1604 N Bailey St	32nd wd.	Front: 15'x75'
1709	2087	2153 E Birch St	25th wd.	Front: 14'x47'	1709	2096	1543 S Capitol St	36th wd.	Front: 13'9-1/4"x45'6"
1709	2088	2418 N 30th St	28th wd.	Front: 15'2"x72'	1709	2097	1217 S 16th St	36th wd.	Front: 15'8"x47'6"
1709	2089	919 N 26th St	29th wd.	IRREGULAR SIZE PROPERTY	1709	2098	1219 W Tucker St a/k/a 1219 Tucker St	37th wd.	Front: 14'x46'
1709	2090	1953 N Stanley St	32nd wd.	Front: 13'8"x48'	1709	2099	3142 N 8th St	37th wd.	Front: 14'8"x56'1-1/8"
1709	2091	739 W Ontario St	43rd wd.	Front: 15'x50'	1709	2100	3225 N Bailey St	38th wd.	Front: 14'9"x62'6"

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

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