

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 18, 2018 at First District Plaza, 3801 Market Street, at 9:00 AM (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1809	2001	2813 Hope St a/k/a 2813 N Hope St	7th wd.	Front: 18'x44'9-3/8"	1809	2078	3452 Old York Rd	43rd wd.	IRREGULAR SIZE PROPERTY
1809	2002	2807 N Howard St	7th wd.	Front: 14'8"x59'9-3/8"					
1809	2003	2516 N 18th St	16th wd.	Front: 15'6"x67'	1809	2079	5453 Belmar St a/k/a 5453 Belmar Ter	51st wd.	Front: 16'x67'
1809	2004	2547 N 19th St	16th wd.	Front: 15'1/2"x64'	1809	2080	131 E Cumberland St	31st wd.	Front: 13'4"x54'
1809	2005	4543 Wilde St	21st wd.	IRREGULAR SIZE PROPERTY	1809	2081	527 W Montgomery Ave	18th wd.	Front: 16'x62'
					1809	2082	536 W Diamond St a/k/a 536 Diamond St	18th wd.	IRREGULAR SIZE PROPERTY
1809	2006	1519 S 49th St	27th wd.	Front: 14'x75'					
1809	2007	2459 N Marston St	28th wd.	IRREGULAR SIZE PROPERTY	1809	2083	2236 Mutter St a/k/a 2236 N. Mutter St	19th wd.	Front: 14'x34'2"
					1809	2084	2961 N Fairhill St	19th wd.	Front: 14'x70'
1809	2008	2740 W Sterner St	28th wd.	Front: 14'x45'	1809	2085	709 N. Dekalb St a/k/a 709 Dekalb St a/k/a 709 N De Kalb St	24th wd.	Front: 13'8"x72'
1809	2009	2649 N Stanley St	28th wd.	Front: 14'x50'					
1809	2010	3002 Page St	32nd wd.	Front: 14'11-1/2"x65'	1809	2086	852 Union St a/k/a 852 N. Union St a/k/a 852 N. Union Ave	24th wd.	Front: 15'x71'
1809	2011	3021 Clifford St	32nd wd.	Front: 14'x69'5-1/4"					
1809	2012	1759 N Newkirk St	32nd wd.	Front: 14'1"x51'	1809	2087	725 W Cumberland St	37th wd.	Front: 15'x70'
1809	2013	658 E Lippincott St	33rd wd.	Front: 14'3"x50'	1809	2088	1603 N Bouvier St	47th wd.	Front: 15'x67'10"
1809	2014	3445 Crystal St	33rd wd.	Front: 14'2"x42'6"	1809	2089	619 W Courtland St	49th wd.	IRREGULAR SIZED PROPERTY
1809	2015	2533 N 12th St	37th wd.	Front: 14'11"x68'					
1809	2016	1013 W Nevada St	37th wd.	Front: 16'9"x60'	1809	2090	5440 Ludlow St	60th wd.	Front: 14'x84'6"
1809	2017	1222 W Oakdale St	37th wd.	Front: 13'x46'	1809	2091	4555 N Gratz St	13th wd.	Front: 15'1"x84'5"
1809	2018	1029 W Stella St	37th wd.	Front: 13'9"x46'6"	1809	2092	526 Diamond St a/k/a 526 W. Diamond St	18th wd.	Front: 15'x61'9-3/8"
1809	2019	2403 W Toronto St	38th wd.	IRREGULAR SIZE PROPERTY	1809	2093	710 N 36th St	24th wd.	Front: 20'x80'
					1809	2094	2538 N Dover St	28th wd.	Front: 14'x50'
1809	2020	4900 W Thompson St a/k/a 4900 Thompson St	44th wd.	Front: 15'x75'	1809	2095	3223 W Susquehanna Ave	28th wd.	Front: 16'4"x83'4"
1809	2021	2904 Gransback St	7th wd.	Front: 16'x39'5"	1809	2096	727 W Cumberland St	37th wd.	Front: 15'x70'
1809	2022	2953 N Sydenham St	11th wd.	Front: 13'10"x51'6"	1809	2097	2805 N Bambrey St	38th wd.	Front: 14'x48'
1809	2023	2733 N Croskey St	11th wd.	Front: 14'6"x45'	1809	2098	7110 Upland St	40th wd.	IRREGULAR SIZE PROPERTY
1809	2024	3250 N 15th St	11th wd.	Front: 16'4"x81'6"					
1809	2025	1418 Deal St	23rd wd.	IRREGULAR SIZE PROPERTY	1809	2099	5740 Belmar Ter a/k/a 5740 Belmar St	51st wd.	Front: 14'4"x60'
					1809	2100	5442 Ludlow St	60th wd.	Front: 14'x84'6"
1809	2026	2421 N Dover St	28th wd.	Front: 14'x52'6"	1809	2101	2742 N Gratz St	11th wd.	Front: 15'x48'
1809	2027	2425 N Dover St	28th wd.	Front: 14'x52'6"	1809	2102	3931 Donath St	13th wd.	Front: 15'x69'
1809	2028	2535 N 29th St	28th wd.	Front: 15'6"x65'6"	1809	2103	1942 Rowan St	13th wd.	IRREGULAR SIZE PROPERTY
1809	2029	2353 N 30th St	28th wd.	Front: 15'x60'					
1809	2030	2701 W Sedgley Ave	32nd wd.	IRREGULAR SIZE PROPERTY	1809	2104	2418 N Orkney St	19th wd.	IRREGULAR SIZE PROPERTY
1809	2031	1869 N Marston St	32nd wd.	Front: 16'x42'	1809	2105	3037 N Leithgow St	19th wd.	Front: 13'6"x40'
1809	2032	1019 W Stella St	37th wd.	Front: 13'10"x45'	1809	2106	3349 N Orkney St	19th wd.	Front: 13'x36'6"
1809	2033	1045 W Stella St	37th wd.	Front: 13'10"x46'6"	1809	2107	4459 Paul St	23rd wd.	Front: 15'5"x97'6"
1809	2034	2050 S 70th St	40th wd.	Front: 14'x48'	1809	2108	2143 N Dover St	32nd wd.	Front: 14'x48'
1809	2035	6559 Tulip St	41st wd.	IRREGULAR SIZE PROPERTY	1809	2109	2123 N 30th St	32nd wd.	Front: 15'x57'
					1809	2110	2628 Cecil B Moore Ave F/K/A 2628 W. Columbia Ave	32nd wd.	Front: 17'6"x79'
1809	2036	715 W Schiller St	43rd wd.	Front: 14'4-1/2"x45'					
1809	2037	5700 Woodland Ave	51st wd.	Front: 25'x100'	1809	2111	1528 N Robinson St	34th wd.	Front: 15'x98'
1809	2038	2702 N Hancock St	7th wd.	Front: 16'1"x54'10"	1809	2112	2506 N 12th St	37th wd.	Front: 16'x70'
1809	2039	924 Seltzer St a/k/a 924 W. Seltzer St	37th wd.	Front: 15'x43'6"	1809	2113	1336 W Rush St	37th wd.	Front: 15'x60'
1809	2040	2948 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY	1809	2114	2849 N Taylor St	38th wd.	Front: 14'4"x46'6-1/4"
					1809	2115	2941 N Taney St	38th wd.	Front: 15'x48'
1809	2041	1821 N Etting St	32nd wd.	Front: 14'1"x42'	1809	2116	2960 N Taney St	38th wd.	Front: 15'x48'
1809	2042	3029 Clifford St	32nd wd.	IRREGULAR SIZE PROPERTY	1809	2117	2109 S 60th St	40th wd.	Front: 15'x70'
					1809	2118	4859 Gransback St	42nd wd.	Front: 14'11"x77'6"
1809	2043	3008 N Marshall St	37th wd.	Front: 15'4"x89'2-1/4"	1809	2119	5611 Pemberton St	46th wd.	Front: 15'x60'
1809	2044	3012 N Darien St	37th wd.	IRREGULAR SIZE PROPERTY	1809	2120	5824 Brush Rd	59th wd.	Front: 16'2"x80'
					1809	2121	1750 S 60th St	3rd wd.	Front: 16'x87'6"
1809	2045	3104 N Hutchinson St	37th wd.	Front: 14'4"x48'	1809	2122	3008 N Lee St	7th wd.	Front: 14'6"x45'
1809	2046	1021 W Stella St	37th wd.	IRREGULAR SIZE PROPERTY	1809	2123	3014 N Lee St	7th wd.	Front: 14'x45'
					1809	2124	1537 E Pastorius St	10th wd.	Front: 17'9"x88'
1809	2047	5444 Ludlow St	60th wd.	Front: 14'x84'6"	1809	2125	2110-12 W Glenwood Ave	16th wd.	IRREGULAR SIZE PROPERTY
1809	2048	6807 Woodland Ave	40th wd.	Front: 23'x100'					
1809	2049	645 W Tioga St	43rd wd.	Front: 15'3-5/8"x58'3"	1809	2126	3006 N Leithgow St	19th wd.	Front: 13'x41'
1809	2050	3100 N Hutchinson St	37th wd.	Front: 16'x48'	1809	2127	2761 N Ringgold St	28th wd.	Front: 14'6"x45'
1809	2051	119 N Sickels St	4th wd.	Front: 15'x55'	1809	2128	2536 N Dover St	28th wd.	Front: 14'x50'
1809	2052	3927 Alfred St	13th wd.	Front: 14'x54'	1809	2129	2714 W Seltzer St	28th wd.	Front: 14'x46'
1809	2053	233 W Thayer St	19th wd.	Front: 14'4-3/8"x48'	1809	2130	2613 N Napa St	28th wd.	Front: 14'x50'
1809	2054	2437 N Dover St	28th wd.	Front: 14'x52'6"	1809	2131	2621 N Napa St	28th wd.	Front: 14'1-1/2"x50'
1809	2055	2608 N Corlies St	28th wd.	Front: 14'x50'	1809	2132	2151 N Dover St	32nd wd.	Front: 14'x48'
1809	2056	622 E Clementine St	33rd wd.	Front: 14'3"x50'	1809	2133	2626 S Hutchinson St	39th wd.	Front: 14'x49'
1809	2057	2030 N Stillman St	32nd wd.	Front: 16'x49'6"	1809	2134	5132 Reno St	44th wd.	IRREGULAR SIZE PROPERTY
1809	2058	1938 S Salford St	40th wd.	Front: 14'x64'1"					
1809	2059	67 E. Cosgrove St a/k/a 67 Cosgrove St	59th wd.	IRREGULAR SIZE PROPERTY	1809	2135	5149 Ogden St	44th wd.	IRREGULAR SIZE PROPERTY
1809	2060	1009 W Stella St	37th wd.	IRREGULAR SIZE PROPERTY	1809	2136	5235 Wyalusing Ave	44th wd.	IRREGULAR SIZE PROPERTY
1809	2061	150 N 54th St	4th wd.	Front: 15'1"x57'	1809	2137	619 N Creighton St	44th wd.	Front: 14'3"x95'5-1/2"
1809	2062	301 E William St a/k/a 301 Freemont St a/k/a 301 William St	7th wd.	Front: 12'5"x41'6"	1809	2138	5170 Parkside Ave	52nd wd.	IRREGULAR SIZE PROPERTY
1809	2063	6911 Lincoln Dr	22nd wd.	IRREGULAR SIZE PROPERTY	1809	2139	1713 N 54th St	52nd wd.	IRREGULAR SIZED PROPERTY
1809	2064	1439 Hanson St a/k/a 1439 S Hanson St	27th wd.	Front: 14'x50'	1809	2140	40 S 48th St	60th wd.	Front: 15'x77'
1809	2065	2618 W York St	28th wd.	Front: 14'x50'	1809	2141	2037 W York St	16th wd.	Front: 15'1/2"x57'
1809	2066	3146 W York St	28th wd.	Front: 14'x55'	1809	2142	506 Diamond St a/k/a 506 W. Diamond St	18th wd.	Front: 12'x63'
1809	2067	5546 Pentridge St	51st wd.	Front: 16'x65'	1809	2143	2458 N Hollywood St	28th wd.	Front: 16'x52'6"
1809	2068	5654 Windsor St	51st wd.	Front: 16'x65'	1809	2144	2145 N Marston St	32nd wd.	Front: 14'x50'
1809	2069	3329 N 5th St	19th wd.	Front: 20'x100'	1809	2145	2456 N Delhi St	37th wd.	Front: 14'x44'
1809	2070	2301 W Lehigh Ave	11th wd.	Front: 16'x76'	1809	2146	1138 W Nevada St	37th wd.	Front: 15'x34'6"
1809	2071	225 S 61st St	3rd wd.	Front: 15'10"x76'	1809	2147	2025 S Cecil St	40th wd.	Front: 15'x53'
1809	2072	2255 N 19th St	16th wd.	Front: 15'6"x72'	1809	2148	3618 N Warnock St	43rd wd.	Front: 14'2"x58'6"
1809	2073	1632 Unity St	23rd wd.	IRREGULAR SIZE PROPERTY	1809	2149	5231 Haverford Ave	44th wd.	IRREGULAR SIZE PROPERTY
1809	2074	2615 W Gordon St	28th wd.	Front: 14'x50'	1809	2150	4818 N Marvine St	49th wd.	Front: 16'x84'6"
1809	2075	3134 W York St	28th wd.	Front: 14'x55'	1809	2151	2961 N Hancock St	7th wd.	Front: 14'8"x46'6"
1809	2076	2912 W Susquehanna Ave	32nd wd.	Front: 14'9"x66'					
1809	2077	1204 S 35th St	36th wd.	Front: 14'x48'6"					

Tax Sale continues on 15

Tax Sale continued from 14

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 18, 2018 at First District Plaza, 3801 Market Street, at 9:00 AM (EDT) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1809 2152	2517 N Opal St	16th wd.	Front: 14'x50'	1809 2162	3882 Archer St	13th wd.	IRREGULAR SIZE PROPERTY
1809 2153	4929 N 16th St	17th wd.	Front: 15'x90'	1809 2163	4415 N Cleveland St	13th wd.	Front: 14'x50'
1809 2154	2563 N Leithgow St	19th wd.	Front: 12'x40'	1809 2164	4505 N 20th St	13th wd.	Front: 16'1/2"x84'5"
1809 2155	2429 W Sergeant St	28th wd.	Front: 14'4"x67'	1809 2165	1733 W Wingohocking St a/k/a 1733 Wingohocking St	13th wd.	Front: 14'x59'
1809 2156	1543 N Robinson St a/k/a 1543 Robinson St	34th wd.	Front: 19'6"x96'	1809 2166	1514 W Rockland St	13th wd.	Front: 18'x83'5"
1809 2157	1013 W Dakota St	37th wd.	Front: 13'10"x60'	1809 2167	3833 Lawndale St a/k/a 3833 Lawndale Ave	33rd wd.	Front: 15'x75'
1809 2158	3044 N Darien St	37th wd.	Front: 15'x41'7-1/8"	1809 2168	2441 W Toronto St	38th wd.	Front: 14'4-1/2"x45'4"
1809 2159	6051 Chester Ave	40th wd.	Front: 15'2"x97'6"	1809 2169	820 W Schiller St	43rd wd.	IRREGULAR SIZE PROPERTY
1809 2160	1330 W Clearfield St	43rd wd.	Front: 15'x67'6"				
1809 2161	66 E Earllham St	12th wd.	IRREGULAR SIZE PROPERTY	1809 2170	1311 W Louden St a/k/a 1311 W Loudon St	49th wd.	Front: 17'x87'

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

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