

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, October 16, 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
1810	2001	5426 Sharswood St	4th wd.	Front: 14'x50'	1810	2052	1838 N Van Pelt St	32nd wd.	Front: 16'6"x75'
1810	2002	1539 N 55th St	4th wd.	Front: 15'3"x97'	1810	2053	1829 N Etting St	32nd wd.	Front: 14'1"x42'
1810	2003	3430 Kip St	7th wd.	Front: 13'10-1/2"x70'	1810	2054	805 E Allegheny Ave	33rd wd.	Front: 14'3"x55'
1810	2004	1512 Wynsam St	10th wd.	Front: 17'11"x88'	1810	2055	6056 Vine St	34th wd.	Front: 22'6"x110'
1810	2005	3714 Pulaski Ave	13th wd.	IRREGULAR SIZE PROPERTY	1810	2056	2230 Pierce St	36th wd.	Front: 14'3"x50'
1810	2006	2212 W Cumberland St	16th wd.	Front: 15'x86'	1810	2057	2805 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY
1810	2007	5012 N 15th St	17th wd.	Front: 15'6"x86'4"	1810	2058	630 W Clearfield St	37th wd.	Front: 14'6"x54'
1810	2008	6718 Anderson St	22nd wd.	IRREGULAR SIZE PROPERTY	1810	2059	2509 S 62nd St	40th wd.	Front: 16'x70'
1810	2009	2307 N 32nd St	28th wd.	Front: 16'x80'	1810	2060	2343-45 N Reese St	19th wd.	Front: 32'x73'9"
1810	2010	1819 N Van Pelt St	32nd wd.	Front: 16'6"x87'6"	1810	2061	4120 Poplar St	6th wd.	Front: 16'x88'
1810	2011	3133 W Montgomery Ave	32nd wd.	Front: 16'2"x100'	1810	2062	3036 N Lee St	7th wd.	Front: 14'x45'
1810	2012	3042 Fountain St	32nd wd.	Front: 15'4"x60'6"	1810	2063	2846 N Garnet St	11th wd.	Front: 15'x45'
1810	2013	1222 N 60th St	34th wd.	IRREGULAR SIZE PROPERTY	1810	2064	5523 Blakemore St	12th wd.	Front: 14'4"x50'
1810	2014	629 Emily St	39th wd.	Front: 14'x45'	1810	2065	2229 N Woodstock St	16th wd.	Front: 15'x50'
1810	2015	7049 Yocum St a/k/a 7027 Yocum St	40th wd.	Front: 14'9-3/4"x77'	1810	2066	3020 W Gordon St	28th wd.	Front: 14'x59'
1810	2016	5151 Ogden St	44th wd.	IRREGULAR SIZE PROPERTY	1810	2067	1904 N Patton St	32nd wd.	Front: 14'2"x48'
1810	2017	903 E Chelton Ave	59th wd.	Front: 15'11"x90'	1810	2068	636 E Lippincott St	33rd wd.	Front: 14'3"x50'
1810	2018	206 S 53rd St	60th wd.	IRREGULAR SIZE PROPERTY	1810	2069	1422 N 60th St	34th wd.	Front: 15'x93'1-1/4"
1810	2019	2227 N Broad St	37th wd.	Front: 18'x151'	1810	2070	5656 Willows Ave	51st wd.	Front: 15'x81'6"
1810	2020	400-14 W Horrtter St, Unit 506	22nd wd.	IRREGULAR SIZE PROPERTY	1810	2071	1641 W Toronto St	11th wd.	Front: 14'x57'
1810	2021	539 S Redfield St	3rd wd.	Front: 15'x62'	1810	2072	2227 N 5th St	19th wd.	Front: 16'x48'
1810	2022	5612 Hunter St	4th wd.	Front: 15'x80'	1810	2073	2842 N 4th St	19th wd.	Front: 14'x52'6"
1810	2023	2849 Palethorp St a/k/a 2849 N. Palethorp St	7th wd.	Front: 13'11-1/2"x51'6"	1810	2074	2611 Jefferson St a/k/a 2616 W. Seybert St	29th wd.	Front: 15'x54'
1810	2024	3004 N Front St	7th wd.	Front: 15'x56'10"	1810	2075	2413 N Clarion St	37th wd.	Front: 14'x36'6"
1810	2025	234 E Indiana Ave	7th wd.	Front: 13'9"x62'	1810	2076	1113 W Oakdale St	37th wd.	Front: 14'2"x43'
1810	2026	3336 Waterloo St a/k/a 3336 N Waterloo St	7th wd.	Front: 14'x40'6"	1810	2077	2126 Shields St a/k/a 2126 S Shields St	40th wd.	IRREGULAR SIZE PROPERTY
1810	2027	3416 Rosehill St a/k/a 3416 N. Rosehill St	7th wd.	Front: 14'x41'	1810	2078	273 S Ithan St	60th wd.	Front: 16'x65'
1810	2028	5547 Blakemore St	12th wd.	Front: 14'4"x50'	1810	2079	2542 W Lehigh Ave	28th wd.	IRREGULAR SIZE PROPERTY
1810	2029	2439 N 20th St	16th wd.	Front: 15'7"x67'10"	1810	2080	2334 Germantown Ave	37th wd.	Front: 20'x61'9"
1810	2030	2453 N Dover St	28th wd.	Front: 14'x52'6"	1810	2081	2819 N Judson St a/k/a 2819 Judson St	11th wd.	Front: 15'x46'6"
1810	2031	2530 W Oakdale St	28th wd.	IRREGULAR SIZE PROPERTY	1810	2082	2903 Frankford Ave	25th wd.	IRREGULAR SIZE PROPERTY
1810	2032	2562 N 29th St	28th wd.	Front: 16'x65'	1810	2083	2555 N Water St	31st wd.	Front: 12'x65'6"
1810	2033	2163 N Dover St	32nd wd.	Front: 14'x48'	1810	2084	6149 Glemore Ave	40th wd.	Front: 15'x50'
1810	2034	2316 N Woodstock St	16th wd.	Front: 14'11-1/2"x58'	1810	2085	3028 S 68th St a/k/a 3028 68th St	40th wd.	Front: 18'x96'
1810	2035	1926 S Alden St	40th wd.	Front: 15'x53'	1810	2086	3907 N Delhi St	43rd wd.	Front: 15'11"x45'
1810	2036	6441 Upland St	40th wd.	Front: 14'x50'	1810	2087	5633 Montrose St	46th wd.	Front: 15'2"x58'
1810	2037	427 E Wyoming Ave	42nd wd.	IRREGULAR SIZE PROPERTY	1810	2088	1547 S 58th St	51st wd.	IRREGULAR SIZE PROPERTY
1810	2038	1947 E Willard St	45th wd.	Front: 15'1-1/2"x46'6"	1810	2089	1151 E Price St	59th wd.	Front: 18'2"x100'
1810	2039	601 W Wingohocking St	49th wd.	Front: 15'x80'	1810	2090	261 W Stella St	19th wd.	IRREGULAR SIZE PROPERTY
1810	2040	1833 S 56th St	51st wd.	Front: 15'4"x82'	1810	2091	353 Reno St a/k/a 353 W Reno St	5th wd.	Front: 13'1"x40'
1810	2041	647 N 43rd St	6th wd.	Front: 16'x97'	1810	2092	2745 N Reese St	19th wd.	IRREGULAR SIZE PROPERTY
1810	2042	2738 N 22nd St	11th wd.	Front: 14'6"x63'	1810	2093	4164 Paul St	23rd wd.	IRREGULAR SIZE PROPERTY
1810	2043	6017 N Lambert St a/k/a 6017 Lambert St	17th wd.	IRREGULAR SIZE PROPERTY	1810	2094	1329 W Toronto St	43rd wd.	Front: 15'x59'6"
1810	2044	2957 N Orkney St	19th wd.	Front: 13'x40'	1810	2095	1233 W Butler St	43rd wd.	Front: 20'x112'
1810	2045	2430 W Lehigh Ave	28th wd.	IRREGULAR SIZE PROPERTY	1810	2096	4858 Fairmount Ave	44th wd.	Front: 15'x75'
1810	2046	2035 N Stillman St	32nd wd.	Front: 16'x52'	1810	2097	1726 S 54th St	51st wd.	Front: 15'x61'6"
1810	2047	2505 N 12th St	37th wd.	Front: 14'11-7/8"x68'	1810	2098	10 W Pomona St	59th wd.	IRREGULAR SIZE PROPERTY
1810	2048	902 W Arizona St	37th wd.	Front: 16'9"x60'	1810	2099	2323 Frankford Ave	31st wd.	Front: 16'x120'
1810	2049	1213 N 29th St	29th wd.	Front: 16'x74'	1810	2100	618-20 Jefferson St a/k/a 618-620 W Jefferson St	20th wd.	Front: 36'x52'2-1/2"
1810	2050	1019 Buttonwood St	5th wd.	Front: 16'x57'	1810	2101	2959 N Ringgold St	38th wd.	Front: 14'1"x40'9-1/2"
1810	2051	1512 W Hazzard St	16th wd.	IRREGULAR SIZE PROPERTY	1810	2102	2948 N Reese St	19th wd.	Front: 14'x65'

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 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