

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 17, 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
1710	2001	1804 W Tioga St	11th wd.	Front: 18'1"x129'	1710	2041	826 N 41st St	6th wd.	IRREGULAR SIZE PROPERTY
1710	2002	2520 N Colorado St	16th wd.	Front: 14' 1/2"x49'	1710	2042	1515 W Hazzard St	16th wd.	IRREGULAR SIZE PROPERTY
1710	2003	2203 N Cleveland St	16th wd.	Front: 14'6"x45'6"	1710	2043	2917 N Camac St	37th wd.	Front: 16'x84'6"
1710	2004	2424 N Gratz St	16th wd.	Front: 14'6"x50'	1710	2044	2812 N Taney St	38th wd.	Front: 14'1"x45'
1710	2005	2038 W Glenwood Ave	16th wd.	Front: 15'x70'	1710	2045	128 N Dearborn St a/k/a 128 Dearborn St	44th wd.	Front: 15'x42'6"
1710	2006	3841 Cambridge St	24th wd.	Front: 15'10"x78'	1710	2046	4488 Livingston St	45th wd.	Front: 17'10-1/4"x80'
1710	2007	2120 N Dover St	32nd wd.	Front: 14'x48'	1710	2047	5326 Upland St	51st wd.	Front: 15'2"x62'8"
1710	2008	5821 Chester Ave	40th wd.	Front: 19'6"x96'	1710	2048	2517 N Colorado St	16th wd.	Front: 14'5"x48'
1710	2009	3758 N 10th St	43rd wd.	Front: 15'x90'	1710	2049	2249 N Woodstock St	16th wd.	Front: 15'x60'
1710	2010	701 S 52nd St	46th wd.	Front: 16'6"x90'	1710	2050	917 E Cayuga St	33rd wd.	Front: 20'1/2"x145'
1710	2011	897 N 45th St	6th wd.	Front: 15'3-3/4"x38'5-3/4"	1710	2051	5960 Belmar Ter a/k/a 5960 Belmar St	3rd wd.	Front: 17'8"x64'
1710	2012	2318 N 17th St	16th wd.	Front: 16'x67'10"	1710	2052	5408 W Thompson St	4th wd.	IRREGULAR SIZE PROPERTY
1710	2013	2443-45 N 2nd St	19th wd.	Front: 15'x90'	1710	2053	734 E Church Ln a/k/a 734 Church Ln	12th wd.	Front: 20'x100'
1710	2014	3017 N 9th St	37th wd.	IRREGULAR SIZE PROPERTY	1710	2054	257 E Sharpnack St	22nd wd.	IRREGULAR SIZE PROPERTY
1710	2015	2746 Ruth St	25th wd.	Front: 13'8-1/2"x63'10-1/2"	1710	2055	3607 Fairmount Ave	24th wd.	Front: 20'1-1/4"x80'
1710	2016	2608 N Napa St	28th wd.	Front: 14'3"x67'6-7/8"	1710	2056	940 E Ontario St	33rd wd.	Front: 14'x73'
1710	2017	2109 S 72nd St	40th wd.	IRREGULAR SIZE PROPERTY	1710	2057	1647 N Redfield St	34th wd.	Front: 15'x80'
1710	2018	2138 Rhawn St	56th wd.	IRREGULAR SIZE PROPERTY	1710	2058	3621 N 13th St	43rd wd.	Front: 14'11-3/4"x67'10-7/8"
1710	2019	5714 Chew Ave	59th wd.	Front: 16'x143'	1710	2059	1308 N 51st St	44th wd.	IRREGULAR SIZE PROPERTY
1710	2020	3267 Ridge Ave	28th wd.	IRREGULAR SIZE PROPERTY	1710	2060	712 S 52nd St	46th wd.	Front: 20'x98'2"
1710	2021	35 W Wister St	12th wd.	IRREGULAR SIZE PROPERTY	1710	2061	4905 N 13th St	49th wd.	Front: 25'x86'2-1/2"
1710	2022	37 W Wister St	12th wd.	Front: 20'x80'	1710	2062	4327 Aspen St	6th wd.	Front: 16'6"x80'
1710	2023	2437 N 19th St	16th wd.	Front: 15'6"x67'10"	1710	2063	2738 N 22nd St	11th wd.	Front: 14'6"x63'
1710	2024	1950 Bonitz St	13th wd.	Front: 14'5"x45'6"	1710	2064	1618 Margaret St	23rd wd.	IRREGULAR SIZE PROPERTY
1710	2025	1725 W Wingohocking St	13th wd.	Front: 14'x59'	1710	2065	620 N Union St a/k/a 620 Union St	24th wd.	Front: 17'x56'6"
1710	2026	1604 W Loudon St a/k/a 1604 W Loudon St	13th wd.	Front: 16'x70'	1710	2066	153 N Peach St a/k/a 153 Peach St	44th wd.	Front: 14'10"x59'6"
1710	2027	2228 N Woodstock St	16th wd.	Front: 15'x60'	1710	2067	5103 N Fairhill St	49th wd.	Front: 15'4"x67'6-1/4"
1710	2028	1620 Margaret St	23rd wd.	IRREGULAR SIZE PROPERTY	1710	2068	128 S 48th St	60th wd.	IRREGULAR SIZE PROPERTY
1710	2029	5627 Malcolm St	51st wd.	Front: 15'x62'	1710	2069	5724 Leonard St	62nd wd.	IRREGULAR SIZE PROPERTY
1710	2030	5422 Windsor St	51st wd.	Front: 15'5"x60'	1710	2070	7607 Ogontz Ave	50th wd.	Front: 20'x90'
1710	2031	2532 N Hancock St	19th wd.	IRREGULAR SIZE PROPERTY	1710	2071	1645 W Toronto St	11th wd.	Front: 14'x57'
1710	2032	75 E Sharpnack St	22nd wd.	Front: 45'x85'6"	1710	2072	1526 Blavis St	13th wd.	Front: 15'x98'
1710	2033	2028 E Wishart St a/k/a 2028 Wishart St	25th wd.	IRREGULAR SIZE PROPERTY	1710	2073	2432 N Bouvier St	16th wd.	Front: 14'1"x50'
1710	2034	2736 W Silver St	28th wd.	Front: 14'6"x50'	1710	2074	2345 N Lawrence St	19th wd.	Front: 14'x45'
1710	2035	2836 N Taylor St	38th wd.	Front: 14'4"x45'4-3/4"	1710	2075	2621 N 6th St	19th wd.	Front: 17'7"x72'
1710	2036	3030 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY	1710	2076	4131 Salem St	23rd wd.	IRREGULAR SIZE PROPERTY
1710	2037	5618 Hadfield St	51st wd.	Front: 15'x62'	1710	2077	2201 N 8th St	37th wd.	IRREGULAR SIZE PROPERTY
1710	2038	5732 Warrington Ave	51st wd.	Front: 15'x87'					
1710	2039	1833 S 56th St	51st wd.	Front: 15'4"x82'					
1710	2040	5701-03 Market St	4th wd.	IRREGULAR SIZE PROPERTY					

Tax Sale continues on 20

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.
- 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 19

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 17, 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
1710 2078	1420 S Vogdes St	51st wd.	Front: 15'4"x61'6"	1710 2089	2335 Watkins St	36th wd.	Front: 14'6"x46'
1710 2079	5316 W Oxford St	52nd wd.	IRREGULAR SIZE PROPERTY	1710 2090	1136 Rising Sun Ave	43rd wd.	IRREGULAR SIZE PROPERTY
1710 2080	5847 Walnut St	60th wd.	Front: 15'6"x120'	1710 2091	2544 N Sydenham St	16th wd.	Front: 14'4"x47'
1710 2081	2226 W Indiana Ave	11th wd.	IRREGULAR SIZE PROPERTY	1710 2092	2310 W Firth St	16th wd.	Front: 14'6"x60'
1710 2082	26 E Seymour St	12th wd.	IRREGULAR SIZE PROPERTY	1710 2093	2629 N Douglas St	28th wd.	Front: 14'6"x40'
1710 2083	6321 Ogontz Ave	17th wd.	Front: 22'8"x96'	1710 2094	2132 N 21st St	32nd wd.	Front: 16'x100'
1710 2084	2811 N 4th St	19th wd.	Front: 14'x57'	1710 2095	2118 Watkins St	36th wd.	Front: 14'6"x50'
1710 2085	2519 N 6th St	19th wd.	Front: 20'x80'10-1/4"	1710 2096	916 W Somerset St	37th wd.	Front: 14'3"x58'6"
1710 2086	2520 N Douglas St	28th wd.	Front: 14'x50'	1710 2097	3853 N Darien St	43rd wd.	Front: 15'1"x45'
1710 2087	2440 Clifford St	29th wd.	Front: 15'10-3/4"x80'	1710 2098	3943 N Percy St	43rd wd.	Front: 16'x45'
1710 2088	1531 E Luzerne St	33rd wd.	Front: 15'x86'6"	1710 2099	1219 W Wingohocking St	49th wd.	Front: 20'x110'
				1710 2100	4815 N 8th St	49th wd.	Front: 15'6"x70'4-1/2"

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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.

• 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

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

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