

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, November 27, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1811 2001	51 N Yewdall St a/k/a 51 N Yewdell St	4th wd.	Front: 15'x54'	1811 2052	2234 Mutter St	19th wd.	Front: 15'x34'3"
1811 2002	1522 N Conestoga St	4th wd.	Front: 14'7"x106'11-1/4"	1811 2053	2220 N 3rd St	19th wd.	Front: 15'3"x55'
1811 2003	1507 W Erie Ave a/k/a 1507 Erie Ave	13th wd.	Front: 15'8"x97'	1811 2054	2331 N Lawrence St	19th wd.	Front: 14'x47'
1811 2004	1424 W Cumberland St	16th wd.	Front: 14'x47'4-1/2"	1811 2055	2311 N Reese St	19th wd.	Front: 15'x60'
1811 2005	2209 N Orkney St	19th wd.	Front: 12'3"x37'7-1/2"	1811 2056	2751 N Orkney St	19th wd.	Front: 15'x37'9"
1811 2006	2516 Dover St a/k/a 2516 N Dover St	28th wd.	Front: 14'x50'	1811 2057	305 W Indiana Ave	19th wd.	Front: 14'6"x57'
1811 2007	2426 W Lehigh Ave	28th wd.	Front: 15'8"x100'	1811 2058	2014 N Darien St	20th wd.	Front: 13'9"x43'7-1/8"
1811 2008	2533 N Napa St	28th wd.	Front: 14'x50'	1811 2059	1918 Briggs St	23rd wd.	Front: 13'11-1/2"x57'3"
1811 2009	2537 N Napa St	28th wd.	Front: 14'x50'	1811 2060	4605 Hedge St	23rd wd.	IRREGULAR SIZE PROPERTY
1811 2010	2410 N Natrona St	28th wd.	Front: 14'2"x50'				
1811 2011	3132 W York St	28th wd.	Front: 14'x55'	1811 2061	3832 Lancaster Ave	24th wd.	Front: 20'x50'
1811 2012	1804 N 24th St	32nd wd.	Front: 16'x73'6"	1811 2062	2708 W Seltzer St	28th wd.	Front: 14'x46'
1811 2013	2415 N 10th St	37th wd.	Front: 16'3"x78'	1811 2063	2033 N 21st St	32nd wd.	Front: 15'8"x80'
1811 2014	647 W Rush St	37th wd.	Front: 13'1"x42'	1811 2064	3144 Reach St a/k/a 3144 N. Reach St	33rd wd.	Front: 14'2"x50'
1811 2015	826 W Venango St	43rd wd.	Front: 16'7/8"x100'	1811 2065	4072 E Roosevelt Blvd	35th wd.	Front: 15'11"x100'
1811 2016	5547 Webster St	46th wd.	Front: 15'x110'	1811 2066	2336 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY
1811 2017	5602 Lebanon Ave	52nd wd.	Front: 16'x113'				
1811 2018	6647 Erdrick St	55th wd.	Front: 15'11-1/2"x88'9"	1811 2067	1107 W Nevada St	37th wd.	Front: 12'6-1/2"x60'
1811 2019	4620 Lancaster Ave	6th wd.	Front: 16'1"x8'3'7"	1811 2068	927 W York St	37th wd.	Front: 13'4"x86'
1811 2020	5733 Woodland Ave	40th wd.	Front: 16'x82'	1811 2069	3031 N Darien St	37th wd.	Front: 14'1"x40'
1811 2021	217 Shedaker St a/k/a 217 E Shedaker St	12th wd.	IRREGULAR SIZE PROPERTY	1811 2070	1051 W Stella St a/k/a 1051 Stella St	37th wd.	IRREGULAR SIZE PROPERTY
1811 2023	1814 N Marshall St	20th wd.	Front: 14'x41'10"	1811 2071	2607 S 8th St	39th wd.	Front: 15'x58'
1811 2024	2054 N Darien St	20th wd.	Front: 13'6"x43'7-1/8"	1811 2072	6119 Hegerman St	41st wd.	Front: 14'x95'
1811 2025	3029 N Darien St	37th wd.	Front: 14'1"x40'	1811 2073	129 W Roosevelt Blvd	42nd wd.	Front: 20'x88'
1811 2026	2864 N Darien St	37th wd.	Front: 13'5"x40'	1811 2074	923 W Butler St	43rd wd.	Front: 16'x61'
1811 2027	701 W Atlantic St	43rd wd.	Front: 15'4"x55'	1811 2075	3851 N Franklin St	43rd wd.	Front: 15'x63'
1811 2028	118 N Lindenwood St	44th wd.	Front: 15'x65'	1811 2076	1920 S Bonsall St	48th wd.	Front: 14'x50'
1811 2029	5247 Upland St	51st wd.	Front: 15'x62'10"	1811 2077	4646 N 13th St	49th wd.	Front: 14'2"x128'9-3/8"
1811 2030	5512 Hadfield St	51st wd.	Front: 15'x63'6"	1811 2078	1655 Wilton St a/k/a 1655 N Wilton St	52nd wd.	Front: 14'8"x55'
1811 2031	1517 2 N. Conestoga St a/k/a 1517 1/2 N. Conestoga St	4th wd.	IRREGULAR SIZE PROPERTY	1811 2079	1657 N Wilton St	52nd wd.	Front: 14'8"x55'
1811 2032	539 W Berks St	18th wd.	IRREGULAR SIZE PROPERTY	1811 2080	2926 Ridge Ave	32nd wd.	Front: 18'10-1/2"x100'
				1811 2081	4634 Westminster Ave a/k/a 4634 Westminster Ave	6th wd.	Front: 14'x65'7-5/8"
1811 2033	4355 Pearce St	23rd wd.	IRREGULAR SIZE PROPERTY	1811 2082	2131 W Chew Ave a/k/a 2131 W Chew St	17th wd.	IRREGULAR SIZE PROPERTY
1811 2034	232 N Felton St	34th wd.	Front: 14'x75'	1811 2083	3433 N Philip St a/k/a 3433 Philip St	19th wd.	Front: 14'x50'
1811 2035	2955 N Taney St	38th wd.	Front: 15'x48'	1811 2084	247 N Horton St a/k/a 247 N Horton St	34th wd.	Front: 15'11"x44'6"
1811 2036	2212 N 9th St	37th wd.	Front: 14'x63'7"	1811 2085	920 W Boston Ave a/k/a 920 W Boston St	37th wd.	Front: 16'7"x60'
1811 2037	2447 N 10th St	37th wd.	Front: 16'x62'	1811 2086	2558 S Millick St	40th wd.	Front: 16'x48'6"
1811 2038	3818 Brown St	24th wd.	Front: 15'11"x80'	1811 2087	2114 S 67th St a/k/a 2114-16 S 16th St	40th wd.	Front: 30'x85'
1811 2039	3820 Brown St	24th wd.	Front: 16'5/8"x80'	1811 2088	1318 W Wishart St a/k/a 1318 Wishart Ave a/k/a 1318 W Wishart Ave	43rd wd.	Front: 14'4"x40'
1811 2040	3045-51 Richmond St	25th wd.	Front: 72'x190'				
1811 2041	1239 N Frazier St	4th wd.	Front: 15'5"x83'	1811 2089	3734 N Delhi St	43rd wd.	Front: 16'x45'
1811 2042	893 N 45th St	6th wd.	Front: 15'2"x38'5-3/4"	1811 2090	81 E Sharpnack St	22nd wd.	Front: 38'4"x85'6"
1811 2043	884 N 46th St	6th wd.	Front: 15'11"x53'6"	1811 2091	1648 N 55th St	4th wd.	Front: 23'x105'
1811 2044	448R E Cambria St	7th wd.	IRREGULAR SIZE PROPERTY	1811 2092	5555 Ardleigh St	12th wd.	Front: 14'x56'
				1811 2093	1006 W Oakdale St a/k/a 2631 N Warnock St	37th wd.	Front: 14'x60'
1811 2045	3068 N Sydenham St	11th wd.	Front: 16'x77'6"	1811 2094	1321 W Airdrie St a/k/a 1321 Airdrie St	43rd wd.	Front: 25'x70'
1811 2046	2906 N 23rd St	11th wd.	Front: 15'x60'	1811 2095	5427 Irving St	60th wd.	Front: 15'x80'
1811 2047	2319 N 20th St	16th wd.	IRREGULAR SIZE PROPERTY	1811 2096	1514 N Allison St	4th wd.	Front: 15'x100'
				1811 2097	1744 E Washington Ln	10th wd.	Front: 16'x118'
1811 2048	2425 N 20th St	16th wd.	Front: 15'4-1/2"x67'10"	1811 2098	2650 N Douglas St	28th wd.	IRREGULAR SIZE PROPERTY
1811 2049	5353 N Sydenham St a/k/a 5353 Sydenham St	17th wd.	Front: 15'10-3/4"x105'				
1811 2050	2304 Federal St	36th wd.	Front: 15'x61'7"	1811 2099	206 S 60th St	3rd wd.	Front: 15'6"x82'
1811 2051	2002 N Lawrence St	18th wd.	Front: 14'x51'	1811 2100	2513 W Lehigh Ave	28th wd.	IRREGULAR SIZE PROPERTY

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