

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, December 18, 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
1812	2001	6143 Hazel Ave	3rd wd.	IRREGULAR SIZE PROPERTY	1812	2043	2327 N 20th St	16th wd.	IRREGULAR SIZE PROPERTY
1812	2002	2966 N 4th St	19th wd.	Front: 15’x53’6”	1812	2044	3218 N. Fairhill St a/k/a 3218 Fairhill St	19th wd.	Front: 14’3”x45’10-1/2”
1812	2003	3840 Olive St	24th wd.	Front: 14’x65’	1812	2045	4763 Griscom St	23rd wd.	Front: 20’x74’10-7/8”
1812	2004	1911 E Sterner St	25th wd.	Front: 13’6”x26’2”	1812	2046	1803 N Bucknell St	32nd wd.	Front: 14’2”x46’6”
1812	2005	2747 N Newkirk St	28th wd.	Front: 15’x50’9”	1812	2047	3027 N Darien St	37th wd.	Front: 14’1”x40’
1812	2006	2749 N Newkirk St	28th wd.	Front: 15’x50’9”	1812	2048	5827 Yocum St	40th wd.	IRREGULAR SIZE PROPERTY
1812	2007	2552 N Dover St	28th wd.	Front: 14’x50’	1812	2049	8514 Luther Pl f/k/a 8514 Lindbergh Blvd	40th wd.	Front: 20’x100’
1812	2008	2533 W Fletcher St a/k/a 2533 Fletcher St	28th wd.	IRREGULAR SIZE PROPERTY	1812	2050	7028 Passyunk Ave a/k/a 7028 W. Passyunk Ave	40th wd.	IRREGULAR SIZE PROPERTY
1812	2009	2730 W Sterner St	28th wd.	Front: 14’x45’	1812	2051	132 E Fisher Ave	42nd wd.	Front: 20’3”x112’6”
1812	2010	2532 W Silver St	28th wd.	Front: 14’4-1/2”x50’	1812	2052	403 W Courtland St	42nd wd.	Front: 16’4”x66’
1812	2011	2339 N 32nd St	28th wd.	Front: 14’x57’	1812	2053	1337 W Toronto St	43rd wd.	IRREGULAR SIZE PROPERTY
1812	2012	1542 Fountain St	32nd wd.	Front: 14’x58’	1812	2054	3943 Dell St	43rd wd.	IRREGULAR SIZE PROPERTY
1812	2013	2135 N Marston St	32nd wd.	Front: 14’x50’	1812	2055	5443 Delancey St	60th wd.	Front: 15’x52’
1812	2014	16 N Dewey St	34th wd.	Front: 15’x62’	1812	2056	5413 Osage Ave	60th wd.	Front: 15’x63’
1812	2015	5848 Newtown Ave	35th wd.	IRREGULAR SIZE PROPERTY	1812	2057	2236 N 3rd St	19th wd.	Front: 16’x58’6”
1812	2016	2203 N 8th St	37th wd.	IRREGULAR SIZE PROPERTY	1812	2058	115 W Cumberland St	19th wd.	Front: 12’x40’
1812	2017	2611 N Darien St	37th wd.	Front: 14’x40’	1812	2059	220 W Huntingdon St	19th wd.	Front: 13’x39’
1812	2018	1246 W Firth St	37th wd.	Front: 14’x54’	1812	2060	5510 Baltimore Ave	51st wd.	Front: 18’x100’
1812	2019	1251 W Huntingdon St	37th wd.	Front: 16’6”x68’	1812	2061	616 N 42nd St	6th wd.	IRREGULAR SIZE PROPERTY
1812	2020	2856 N Darien St	37th wd.	Front: 13’6”x40’	1812	2062	1019 N 43rd St	6th wd.	IRREGULAR SIZE PROPERTY
1812	2021	515 E Indiana Ave	7th wd.	Front: 14’8”x34’	1812	2063	2046 N 3rd St	18th wd.	Front: 15’x60’
1812	2022	2825 N Water St	7th wd.	Front: 13’1/2”x49’6”	1812	2064	3827 Olive St	24th wd.	Front: 14’x70’
1812	2023	2929 Hurley St	7th wd.	Front: 12’x40’	1812	2065	2909-11 W Dauphin St	28th wd.	Front: 36’x112’6”
1812	2024	2231 Mutter St a/k/a 2231 N. Mutter St	19th wd.	Front: 12’2-1/2”x40’	1812	2066	2111 Bolton St	29th wd.	IRREGULAR SIZE PROPERTY
1812	2025	2235 Mutter St a/k/a 2235 N. Mutter St	19th wd.	Front: 12’2-1/2”x40’	1812	2067	2146 N Newkirk St	32nd wd.	Front: 14’x48’
1812	2026	2221 N 5th St	19th wd.	IRREGULAR SIZE PROPERTY	1812	2068	835-837 E Ontario St a/k/a 837 E Ontario St	33rd wd.	Front: 30’x75’
1812	2027	2955 N Orkney St	19th wd.	Front: 12’x40’	1812	2069	1540 N Robinson St	34th wd.	Front: 15’x98’
1812	2028	3004 N American St	19th wd.	Front: 13’5”x45’	1812	2070	5354 Howland St	35th wd.	Front: 15’x90’
1812	2029	1826 N Marshall St	20th wd.	Front: 13’11-5/8”x38’10”	1812	2071	5431 Howland St	35th wd.	IRREGULAR SIZE PROPERTY
1812	2030	1365 S Melville St	27th wd.	IRREGULAR SIZE PROPERTY	1812	2072	4963 N 2nd St	42nd wd.	Front: 16’x65’
1812	2031	1148 W Nevada St	37th wd.	Front: 15’x34’6”	1812	2073	1210 W Erie Ave	43rd wd.	IRREGULAR SIZE PROPERTY
1812	2032	3055 N Darien St	37th wd.	IRREGULAR SIZE PROPERTY	1812	2074	4801 Fairmount Ave	44th wd.	Front: 15’x88’6”
1812	2033	2731 N Warnock St	37th wd.	IRREGULAR SIZE PROPERTY	1812	2075	6000 N Hutchinson St	49th wd.	Front: 40’x95’3-1/4”
1812	2034	2042 S 71st St	40th wd.	Front: 14’x47’	1812	2076	5345 Irving St	60th wd.	Front: 16’x20’
1812	2035	1342 W Toronto St	43rd wd.	Front: 15’x60’	1812	2077	5511 Spruce St	60th wd.	Front: 20’x92’
1812	2036	700 W Atlantic St	43rd wd.	Front: 15’4”x55’	1812	2078	5646 Osage Ave	60th wd.	Front: 15’x63’6”
1812	2037	3859 N 13th St	43rd wd.	Front: 16’x65’	1812	2079	1960 Granite St	62nd wd.	Front: 15’6-3/4”x78’
1812	2038	403 W Clearfield St	19th wd.	IRREGULAR SIZE PROPERTY	1812	2080	5804-06 N Penn St	62nd wd.	IRREGULAR SIZE PROPERTY
1812	2039	405 W Clearfield St	19th wd.	IRREGULAR SIZE PROPERTY	1812	2081	2822 A St	7th wd.	Front: 13’x49’6”
1812	2040	1007 W Stella St	37th wd.	IRREGULAR SIZE PROPERTY	1812	2082	2825 Kip St	7th wd.	Front: 12’x41’
1812	2041	3860 N Gratz St	13th wd.	Front: 15’2”x82’10”					
1812	2042	2449 N Gratz St	16th wd.	Front: 14’1”x50’					

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 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, December 18, 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
1812	2083	2944 Hurley St a/k/a 2944 N. Hurley St	7th wd.	Front: 14’x44’6”	1812	2096	1408 Lindley Ave a/k/a 1408 W. Lindley Ave	17th wd.	IRREGULAR SIZE PROPERTY
1812	2084	2121 N 21st St	32nd wd.	Front: 16’x78’9”					
1812	2085	2518 Cecil B Moore Ave	32nd wd.	Front: 14’6”x72’	1812	2097	6321 Ogontz Ave	17th wd.	Front: 22’8”x96’
1812	2086	1655 N 60th St	34th wd.	Front: 15’x96’10-1/4”	1812	2098	2523 N Patton St	28th wd.	Front: 14’2”x50’
1812	2087	1418 S 15th St	36th wd.	Front: 15’11”x68’	1812	2099	5805 Knox St	59th wd.	Front: 14’x67’
1812	2088	2830 N Taylor St	38th wd.	Front: 14’4”x45’4-3/4”	1812	2100	5927 Lansdowne Ave	87th wd.	Front: 15’x95’
1812	2089	328 W Wellens Ave a/k/a 328 W. Wellens St	42nd wd.	Front: 14’4”x64’6”	1812	2101	548 E Ashmead St	12th wd.	Front: 15’x55’
1812	2090	647 W Schiller St	43rd wd.	Front: 14’x57’	1812	2102	3422 N 3rd St	19th wd.	Front: 15’x70’
1812	2091	5408 W Thompson St	4th wd.	IRREGULAR SIZE PROPERTY	1812	2103	219 W Wishart St	19th wd.	Front: 14’3”x47’
					1812	2104	1844 E Monmouth St	25th wd.	Front: 14’8”x57’6”
1812	2092	2659 Roberts Ave	38th wd.	Front: 14’x61’	1812	2105	2436 Seybert St	29th wd.	Front: 14’x58’9-3/8”
1812	2093	2035 W Ontario St	11th wd.	IRREGULAR SIZE PROPERTY	1812	2106	3853 N Park Ave	43rd wd.	Front: 15’8”x103’10-3/4”
					1812	2107	5647 Rodman St	46th wd.	Front: 15’x65’
1812	2094	1540 W York St	16th wd.	Front: 15’x68’	1812	2108	521 S 57th St	46th wd.	Front: 16’x67’
1812	2095	2329 N 21st St	16th wd.	IRREGULAR SIZE PROPERTY	1812	2109	6618 N Fairhill St	61st wd.	Front: 20’x97’6”

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



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