

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 19, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1712 2001	2262 N Bancroft St	16th wd.	Front: 14'3"x49'10"	1712 2043	3024 Ruth St	25th wd.	Front: 14'x50'
1712 2002	2529 N Colorado St	16th wd.	Front: 14'6"x48'	1712 2044	2523 W Gordon St	28th wd.	Front: 15'6"x50'6"
1712 2003	4416 Leiper St	23rd wd.	IRREGULAR SIZE PROPERTY	1712 2045	2436 N Hollywood St	28th wd.	Front: 15'6"x52'6"
1712 2004	2533 W Dakota St	28th wd.	Front: 14'x43'	1712 2046	1127 W Erie Ave	43rd wd.	IRREGULAR SIZE PROPERTY
1712 2005	2707 W Silver St	28th wd.	Front: 14'x50'	1712 2047	61 Dearborn St a/k/a 61 N Dearborn	44th wd.	Front: 15'x44'6"
1712 2006	2337 N 32nd St	28th wd.	Front: 14'x57'	1712 2048	531 E Cheltenham Ave	59th wd.	Front: 20'x100'
1712 2007	1842 N Ringgold St	32nd wd.	Front: 14'2"x47'	1712 2049	5915 Morton St	59th wd.	IRREGULAR SIZE PROPERTY
1712 2008	6145 Yocum St	40th wd.	Front: 14'9"x77'	1712 2050	5250 Walnut St	60th wd.	Front: 15'x89'
1712 2009	137 W Roosevelt Blvd	42nd wd.	Front: 20'x88'	1712 2051	6224 N 21st St	17th wd.	Front: 19'4-1/2"x100'
1712 2010	5714 Belmar St a/k/a 5714 Belmar Ter	51st wd.	Front: 14'4"x60'	1712 2052	2130 S 57th St	40th wd.	Front: 16'x75'
1712 2011	19 E Clapier St	12th wd.	Front: 20'x79'	1712 2053	2413 S 61st St	40th wd.	Front: 15'x75'
1712 2012	104 E Garfield St	12th wd.	IRREGULAR SIZE PROPERTY	1712 2054	5042 Homestead St	41st wd.	Front: 15'x85'
1712 2013	253 Krams Ave	21st wd.	IRREGULAR SIZE PROPERTY	1712 2055	4819 Rawle St	41st wd.	IRREGULAR SIZE PROPERTY
1712 2014	353 Fitzgerald St	39th wd.	Front: 14'x52'	1712 2056	3742 N Percy St	43rd wd.	Front: 16'x45'
1712 2015	1910 S Redfield St	40th wd.	Front: 14'6"x63'6"	1712 2057	3848 N Park Ave	43rd wd.	Front: 15'x101'
1712 2016	2110 S Edgewood St	40th wd.	Front: 15'x77'	1712 2058	4123 N Broad St	43rd wd.	Front: 15'8"x110'
1712 2017	8301 Thouron Ave	50th wd.	IRREGULAR SIZE PROPERTY	1712 2059	5637 Pemberton St	46th wd.	Front: 15'x60'
1712 2018	1412 Wellington St	53rd wd.	Front: 47'6"x110'	1712 2060	2803 Jackson St	48th wd.	Front: 12'x50'
1712 2019	408 E Allegheny Ave	7th wd.	Front: 14'8"x64'	1712 2061	236 N Alden St	4th wd.	Front: 14'x77'
1712 2020	1549 S 19th St	36th wd.	Front: 16'x65'	1712 2062	2930 N Mutter St a/k/a 2930 Mutter St	7th wd.	Front: 13'10"x43'6"
1712 2021	1719 N 55th St	4th wd.	Front: 16'x90'	1712 2063	2765 Judson St a/k/a 2765 N Judson St	11th wd.	Front: 14'6"x45'
1712 2022	1442 N Allison St	4th wd.	Front: 15'7"x100'	1712 2064	2747 N Newkirk St	28th wd.	Front: 15'x50'9"
1712 2023	5751 Filbert St	4th wd.	Front: 15'x62'	1712 2065	2537 N 29th St	28th wd.	Front: 15'6"x65'6"
1712 2024	100 N Salford St	4th wd.	IRREGULAR SIZE PROPERTY	1712 2066	2546 N Corlies St	28th wd.	Front: 14'2"x50'
1712 2025	114 R Hansberry St a/k/a 114 W Hansberry St	12th wd.	IRREGULAR SIZE PROPERTY	1712 2067	2140 N 21st St	32nd wd.	Front: 16'x96'
1712 2026	1731 W Bristol St	13th wd.	Front: 15'x83'4"	1712 2068	7114 Upland St	40th wd.	Front: 18'8"x80'
1712 2027	6109 N Beechwood St	17th wd.	Front: 21'x90'	1712 2069	1392 W Luzerne St	43rd wd.	Front: 20'x120'
1712 2028	1927 Berkshire St	23rd wd.	IRREGULAR SIZE PROPERTY	1712 2070	2536-38 W Lehigh Ave	28th wd.	IRREGULAR SIZE PROPERTY
1712 2029	1117 Union St	24th wd.	Front: 13'6"x39'7-1/2"	1712 2071	3109 N Bancroft St	11th wd.	Front: 13'10"x54'
1712 2030	802 E Hilton St	33rd wd.	Front: 14'3"x50'	1712 2072	6651 Crowson St	22nd wd.	Front: 20'4-1/2"x90'
1712 2031	39 N Frazier St	4th wd.	Front: 15'x64'	1712 2073	2424 N Stanley St	28th wd.	IRREGULAR SIZE PROPERTY
1712 2032	623 E Cornwall St	33rd wd.	Front: 15'x49'6"	1712 2074	2521 N 34th St	28th wd.	IRREGULAR SIZE PROPERTY
1712 2033	3420 Tampa St	33rd wd.	Front: 14'2"x44'6"	1712 2075	2241 Sears St	36th wd.	Front: 14'x52'
1712 2034	3112 Reach St	33rd wd.	Front: 14'2"x50'	1712 2076	2513 N 7th St	37th wd.	Front: 14'x97'
1712 2035	3331 I St	33rd wd.	IRREGULAR SIZE PROPERTY	1712 2077	2937 N Taney St	38th wd.	Front: 15'x45'
1712 2036	4049 Glendale St	33rd wd.	Front: 14'3"x65'	1712 2078	1938 S Salford St	40th wd.	Front: 14'x64'1"
1712 2037	6026 Vine St	34th wd.	Front: 16'6"x72'	1712 2079	1981 Wakeling St	62nd wd.	IRREGULAR SIZE PROPERTY
1712 2038	1466 N Felton St	34th wd.	Front: 15'x54'	1712 2080	3909 Germantown Ave	13th wd.	IRREGULAR SIZE PROPERTY
1712 2039	1304 W Seltzer St	37th wd.	Front: 14'2-5/8"x50'6"	1712 2081	2259 N 22nd St	16th wd.	Front: 16'3"x100'
1712 2040	1339 W Seltzer St	37th wd.	Front: 14'1"x50'				
1712 2041	30 S Redfield St	3rd wd.	Front: 16'x62'6"				
1712 2042	2342 N Carlisle St	16th wd.	Front: 16'x86'				

Tax Sale continues on 19

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 18

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 19, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1712	2082	6060 Limekiln Pk a/k/a 6014 Limekiln Pk	17th wd.	IRREGULAR SIZE PROPERTY	1712	2112	444-46 E Cambria St	7th wd.	IRREGULAR SIZE PROPERTY
1712	2083	3818 Poplar St	24th wd.	Front: 15'x80'	1712	2113	2267 N 18th St	16th wd.	Front: 16'x65'10"
1712	2084	2543 N Napa St	28th wd.	Front: 14'x50'	1712	2114	2247 N 19th St	16th wd.	Front: 15'6-3/4"x72'
1712	2085	3340 H St	33rd wd.	Front: 15'x75'	1712	2115	2609 N 24th St	16th wd.	Front: 15'x62'1-1/2"
1712	2086	7023 Upland St	40th wd.	Front: 25'x100'	1712	2116	2003 W York St	16th wd.	Front: 15'x57'
1712	2087	2821 D St	7th wd.	IRREGULAR SIZE PROPERTY	1712	2117	2139 E Monmouth St	25th wd.	IRREGULAR SIZE PROPERTY
1712	2088	2962 N Bonsall St	11th wd.	Front: 14'x45'	1712	2118	2244 N 7th St	37th wd.	IRREGULAR SIZE PROPERTY
1712	2089	5941 N Norwood St	17th wd.	Front: 15'x70'	1712	2119	3548 N Camac St	43rd wd.	Front: 14'x61'11-1/2"
1712	2090	436 Diamond St	18th wd.	Front: 13'x57'	1712	2120	1047 S Frazier St	51st wd.	Front: 16'x56'
1712	2091	48 E Abington Ave	9th wd.	Front: 16'x90'	1712	2121	4543 N 18th St	13th wd.	Front: 16'x62'
1712	2092	2243 N 19th St	16th wd.	Front: 15'6-1/2"x72'	1712	2122	2345 N 21st St	16th wd.	Front: 16'x79'3"
1712	2093	2242 N Van Pelt St	16th wd.	Front: 16'x70'	1712	2123	1517 S 49th St	27th wd.	Front: 14'x75'
1712	2094	2048 N 4th St	18th wd.	Front: 16'x50'1"	1712	2124	2628 N 28th	28th wd.	IRREGULAR SIZE PROPERTY
1712	2095	2502 N Hollywood St a/k/a 2502 Hollywood St	28th wd.	Front: 14'2"x52'6"	1712	2125	2531 N Front St	31st wd.	Front: 16'x70'
1712	2096	1805 E Albert St	31st wd.	Front: 13'x57'6"	1712	2126	1139 W Colona St	37th wd.	IRREGULAR SIZE PROPERTY
1712	2097	2036 S Aikens St a/k/a 2036 Aikens St	40th wd.	Front: 14'x67'	1712	2127	3929 N Park Ave	43rd wd.	IRREGULAR SIZE PROPERTY
1712	2098	4142 N Reese St	43rd wd.	Front: 14'4"x60'	1712	2128	5168 Reno St	44th wd.	IRREGULAR SIZE PROPERTY
1712	2099	5750 N Lawrence St	61st wd.	Front: 14'10-1/2"x105'6-1/2"	1712	2129	5611 Litchfield St	51st wd.	Front: 16'x56'6"
1712	2100	8012 Jeanes St	63rd wd.	IRREGULAR SIZE PROPERTY	1712	2130	8225 Stenton Ave	50th wd.	Front: 20'x125'
1712	2101	3036 N 15th St	11th wd.	Front: 16'x100'	1712	2131	4973 Sheldon St	12th wd.	Front: 17'6"x140'
1712	2102	2431 N Hancock St	19th wd.	Front: 18'x92'6"	1712	2132	2324 N Woodstock St	16th wd.	Front: 15'x58'
1712	2103	4908 Cottage St	23rd wd.	Front: 14'5-3/8"x82'	1712	2133	2232 N 21st St	16th wd.	Front: 16'x100'
1712	2104	2159 E Birch St	25th wd.	Front: 14'x46'	1712	2134	530 W Cornwall St	19th wd.	Front: 14'x48'
1712	2105	3016 Ruth St	25th wd.	Front: 14'x50'	1712	2135	4656 Hawthorne St	23rd wd.	IRREGULAR SIZE PROPERTY
1712	2106	2716 N 28th St	28th wd.	Front: 15'x62'	1712	2136	3942 Brown St	24th wd.	Front: 23'x88'
1712	2107	1105 Nevada St a/k/a 1105 W Nevada St	37th wd.	IRREGULAR SIZE PROPERTY	1712	2137	2631 N Douglas St	28th wd.	Front: 14'6"x40'
1712	2108	4009 N Fairhill St	43rd wd.	IRREGULAR SIZE PROPERTY	1712	2138	1231 W Firth St	37th wd.	Front: 14'x46'
1712	2109	5520 Walton Ave	46th wd.	Front: 15'x60'	1712	2139	441 N 53rd St	44th wd.	Front: 16'x80'
1712	2110	1724 N Bonsall St	47th wd.	Front: 16'x50'	1712	2140	1626 N. Willington St a/k/a 1626 Willington St	47th wd.	Front: 19'x72'10"
1712	2111	723 N 42nd St	6th wd.	IRREGULAR SIZE PROPERTY					

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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.
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JEWELL WILLIAMS

Sheriff

City and County of Philadelphia

www.phillysheriff.com