

Tax Delinquent Sale

City of Philadelphia

TAX DELINQUENT 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
Thursday, January 24, 2019 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1901	4001	5833 Rodman St	3rd wd.	Front: 15'x65'	1901	4053	618 E Lippincott St	33rd wd.	Front: 14'3"x50'
1901	4002	6021 Latona St	3rd wd.	Front: 15'9"x100'	1901	4054	723 E Hilton St	33rd wd.	Front: 14.83"x50'
1901	4003	1669 N Allison St	4th wd.	Front: 15'x101'	1901	4055	715 E Madison St	33rd wd.	Front: 15'x50'
1901	4004	141 N 59th St	4th wd.	Front: 16'x72'	1901	4056	653 E Wensley St	33rd wd.	Front: 14'x45.50'
1901	4005	230 E Stella St	7th wd.	Front: 14'x43'6"	1901	4057	1218 E Venango St	33rd wd.	Irregular
1901	4006	3023 N Front St	7th wd.	Front: 15'x50'	1901	4058	43 N Hirst St	34th wd.	Front: 14'3"x65'
1901	4007	3141 Arbor St	7th wd.	Front: 14'x44.32'	1901	4059	6127 Lebanon Ave	34th wd.	Irregular
1901	4008	3112 Hartville St	7th wd.	Front: 15'x44'6"	1901	4060	2345 Dickinson St	36th wd.	Front: 15'x68'
1901	4009	2217 W Lippincott St	11th wd.	Front: 13'4"x112'6"	1901	4061	2618 N 7th St	37th wd. (formerly part of the 19th wd.)	Front: 14'x66'6-3/8"
1901	4010	2822 N 22nd St	11th wd.	Front: 15'10"x100'					
1901	4011	2727 N Hemberger St	11th wd.	Front: 14'6"x45'	1901	4062	2534 N Jessup St	37th wd.	Front: 14'1/2"x48'6"
1901	4012	2901 N 23rd St	11th wd.	Front: 15'x62'	1901	4063	1229 W Cumberland St	37th wd. (formerly part of the 28th wd.)	Front: 15'x60'
1901	4013	2135 Bridge St	62nd wd.	Front: 14'x94'					
1901	4014	2722 N Bonsall St	11th wd.	Front: 14'6"x45'	1901	4064	3012 N 9th St	37th wd.	Front: 14'11"x69'
1901	4015	2936 Judson St	11th wd.	Front: 16'x46'	1901	4065	3137 N Hutchinson St a/k/a 924 W Glenwood Ave	37th wd.	Front: 11'2-1/2"x47'10"
1901	4016	2022 Bellevue St	11th wd.	Front: 14'x105'					
1901	4017	2051 W Tioga St	38th wd.	Front: 16'x128.33'	1901	4066	3049 N 10th St	37th wd.	Front: 14'6"x69'6"
1901	4018	1726 W Atlantic St	11th wd.	Front: 14'6"x70'	1901	4067	1318 W Rush St	37th wd.	Front: 14'6"x46'6"
1901	4019	337 E Armat St	12th wd.	Front: 17.12"x93.12'	1901	4068	711 W Clearfield St	37th wd.	Front: 14'5"x63'8"
1901	4020	4538 N 17th St	13th wd.	Front: 16.00'x62.00'	1901	4069	2859 N Ringgold St	38th wd.	Front: 14'4"x46'6"
1901	4021	4540 N 17th St	13th wd.	Front: 16.00'x62.00'	1901	4070	2855 N Bambrey St	38th wd.	Front: 14'x48'
1901	4022	4530 N 19th St	13th wd.	Front: 15'x84'5"	1901	4071	5838 Trinity St	40th wd.	Front: 16'x82'
1901	4023	2524 N Colorado St	16th wd.	Front: 14'x49'	1901	4072	5944 Trinity St	40th wd.	Front: 15'3"x90'
1901	4024	1521 W Cumberland St	16th wd.	Front: 15'2-1/2"x68'	1901	4073	731 W Huntingdon St	37th wd.	Irregular
1901	4025	2340 N Cleveland St	16th wd.	Front: 14'2"x47'	1901	4074	6330 Regent St	40th wd.	Front: 15'x60'
1901	4026	2422 N Gratz St	16th wd.	Front: 14'6"x50'	1901	4075	6130 Upland St	40th wd.	Front: 14'x62'
1901	4027	2426 N 19th St	16th wd.	Front: 15'6"x67'10"	1901	4076	6112 Yocum St	40th wd.	Front: 20'x42'
1901	4028	2509 N Garnet St	16th wd.	Front: 14'x50'	1901	4077	3859 N Marshall St	43rd wd.	Front: 15'x90'8-1/4"
1901	4029	2345 N Woodstock St	16th wd.	Front: 15'x58'	1901	4078	6121 Wheeler St	40th wd.	Front: 16'x67'
1901	4030	2012 W Boston St	16th wd.	Front: 14'6-1/2"x56'	1901	4079	2115 Gould St	40th wd.	Front: 14'x50'
1901	4031	5230 N 15th St	17th wd.	Front: 20'x75'4"	1901	4080	1217 W Harold St	37th wd.	Front: 14'x44'
1901	4032	6188 N 21st St	17th wd.	Front: 11'x90'	1901	4081	2209 S 71st St	40th wd.	Front: 19'8"x69'
1901	4033	1955 N 4th St	18th wd.	Front: 15'x54'	1901	4082	7105 Upland St	40th wd.	Front: 40'x130'
1901	4034	2170 N Franklin St	20th wd.	Front: 14.16'x70'	1901	4083	1525-55 N Delaware Ave	18th wd.	Irregular
1901	4035	2057 Wilmot St	23rd wd.	Front: 15'x Irregular	1901	4084	3046 N 10th St	37th wd.	Front: 14'6"x Irregular
1901	4036	1831 Fillmore St	23rd wd.	Front: 20'x116'7"	1901	4085	3026 N Warnock St	37th wd.	Front: 14'x50'
1901	4037	4237 Tackawanna St	23rd wd.	Front: 14'x Irregular	1901	4086	2822 N 11th St	37th wd.	Front: 16'x94'
1901	4038	4614 Josephine St	23rd wd.	Front: 15'11"x63'6"	1901	4087	2826 N 11th St	37th wd.	Front: 16'x94'
1901	4039	1420 Deal St	23rd wd.	Irregular	1901	4088	2804 N Marine St	37th wd.	Front: 15'3"x78'
1901	4040	1422 Deal St	23rd wd.	IRREGULAR LOT	1901	4089	2914 N 12th St	37th wd.	Front: 15'10"x84'6"
1901	4041	1509 S 50th St	27th wd.	Front: 14'5"x62'	1901	4090	1236 W Somerset St	37th wd.	Front: 16'x70'
1901	4042	2535 N 26th St	28th wd.	Front: 15'4"x62'	1901	4091	1228 W Rush St	37th wd.	Front: 14'x67'
1901	4043	2517 N Newkirk St	28th wd.	Front: 14'x50'	1901	4092	1216 W Cambria St	37th wd.	Front: 15'x80'
1901	4044	2509 W Firth St	28th wd.	Front: 14'9-3/4"x Irregular	1901	4093	712 W Allegheny Ave	37th wd.	Front: 14.58'x63'
1901	4045	2717 W Oakdale St	28th wd.	Front: 14'x51'6"	1901	4094	3749 N Park Ave	43rd wd.	Front: 15'x100'
1901	4046	2418 W Lehigh Ave	28th wd.	Front: 15'7-1/2"x100'	1901	4095	5115 W Girard Ave	44th wd.	Irregular
1901	4047	2446 N Corlies St	28th wd.	Front: 14'x45.10'	1901	4096	2055 S 57th St	51st wd.	Front: 15'x80'
1901	4048	1947 N Van Pelt St	32nd wd.	Front: 15'x70'	1901	4097	944 N Fallon St	44th wd.	Front: 15'x54'11-3/8"
1901	4049	1925 N Croskey St	32nd wd.	Front: 14'3"x75'	1901	4098	919 W Huntingdon St	37th wd.	Front: 14'x72'
1901	4050	1828 Judson St	32nd wd.	Front: 14'2"x50'	1901	4099	724 W Roosevelt Blvd	49th wd.	Front: 19'x114'63/8"
1901	4051	3426 N 23rd St	11th wd.	Front: 16'x96'	1901	4100	644 W Rockland St	49th wd.	Front: 15'10"x87'
1901	4052	2453 W Berks St	32nd wd.	Front: 16'x89.87'					

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