

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 **ROCHELLE BILAL** Sheriff on
Thursday, February 13, 2020 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2002	4001	5725 Reedland St	40th wd.	Front: 16'x67.50'	2002	4026	3834 Cambridge St	24th wd.	Front: 15'x93'
2002	4002	1720 N Allison St	4th wd.	Front: 15'x100'	2002	4027	2116 E Birch St	25th wd.	Front: 14'x51'
2002	4003	40 N Salford St	4th wd.	Front: Lot Irregular	2002	4028	2312 Seybert St	29th wd.	Front: 14'x60'
2002	4004	5784 W Oxford St	4th wd.	Front: 15'3"x93'3"	2002	4029	2018 N 19th St	32nd wd.	Front: 15'x50'3/8"
2002	4005	4174 Poplar St	6th wd.	Front: 16'x88'	2002	4030	2019 N 20th St	32nd wd.	Front: 15'x68'7-5/8"
2002	4006	114 W Wishart St	7th wd.	Front: 14'1"x49'3"	2002	4031	4635 Boudinot St	42nd wd.	Irregular
2002	4007	2902 Palethorp St	7th wd.	Front: 12'4"x47'6"	2002	4032	2010 N Marston St	32nd wd.	Front: 14'11"x50'
2002	4008	2906 Palethorp St	7th wd.	Front: 12'4"x47'6"	2002	4033	3446 Crystal St	33rd wd.	Front: 14'2"x42'6"
2002	4009	2910 Palethorp St	7th wd.	Front: 24'8"x49'	2002	4034	7318 Malvern Ave	34th wd.	Front: 16.0080'x150'
2002	4010	2912 Palethorp St	7th wd.	Front: 12'4"x49'	2002	4035	1163 Dorrance St	36th wd.	Front: 14'x50'6"
2002	4011	2914 Palethorp St	7th wd.	Front: 12'4"x49'	2002	4036	1241 W Sergeant St	37th wd.	Front: 14'x47'6"
2002	4012	224 E Elkhart St	7th wd.	Front: 14'x43'6"	2002	4037	3012 N Marshall St	37th wd.	Front: 15'x89'2-1/4"
2002	4013	3002 Boudinot St	7th wd.	Front: 16'3-5/8"x54'	2002	4038	3115 N Hutchinson St	37th wd.	Front: 14'x47'10"
2002	4014	3611 N Lawrence St	7th wd.	Front: 14'3"x105'	2002	4039	1338 W Seltzer St	37th wd.	Front: 14'1/2"x50'
2002	4015	3450 N Water St	7th wd.	Front: 14'x78'	2002	4040	2867 N Stillman St	38th wd.	Front: 16'x45'
2002	4016	2741 N Hicks St	11th wd.	Front: 14'x48'	2002	4041	6706 N 6th St	61st wd.	Front: 75'x160'
2002	4017	3126 N Bancroft St	11th wd.	Front: 14'x46'6"	2002	4042	712 Ritner St	39th wd.	Front: 14'x57'
2002	4018	2529 N 17th St	16th wd.	Irregular	2002	4043	2037 S Redfield St	40th wd.	Front: 16'4"x66'
2002	4019	2362 N Lambert St	16th wd.	Front: 14'11-1/2"x58'	2002	4044	6029 Chester Ave	40th wd.	Front: 15'x67'
2002	4020	1912 W Laveer St	17th wd.	Front: 16'x87'	2002	4045	6304 Chester Ave	40th wd.	Front: 16'x73'
2002	4021	2111 N Orianna St	19th wd.	Front: 11'10"x46'6"	2002	4046	6013 Reinhard St	40th wd.	Front: 15'6"x60'
2002	4022	2534 N Lawrence St	19th wd.	Front: 16'x53'1-1/2"	2002	4047	6155 Upland St	40th wd.	Front: 14'x62'
2002	4023	4830 Tackawanna St	23rd wd.	Front: 19'6"x80'6-1/4"	2002	4048	6156 Upland St	40th wd.	Front: 14'x62'
2002	4024	1309 Arrott St	23rd wd.	Front: 20' x Irregular	2002	4049	1329 W Victoria St	43rd wd.	Irregular
2002	4025	3923 Folsom St	24th wd.	Front: 14'x73'	2002	4050	5709 Reedland St	40th wd.	Front: 16'x67'6"

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 their 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 their 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 her 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 their 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 her discretion shall determine.
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at her 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 her 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 her.

ROCHELLE BILAL
Sheriff
City and County of Philadelphia
www.phillysheriff.com

Renew Your Subscription to
The Legal Intelligencer Today!

877-256-2472