

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, February 21, 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
1902	4001	5553 Wyalusing Ave	4th wd.	Irregular	1902	4051	5442 Woodland Ave	51st wd.	Irregular
1902	4002	400 N Wanamaker St	4th wd.	Front: 15'9"x66'6"	1902	4052	1163 Dorrance St	36th wd.	Front: 14'x50'6"
1902	4003	538 N Hobart St	4th wd.	Front: 14'x42.57'	1902	4053	4825 Ashburner St	65th wd.	Irregular
1902	4004	4141 Mantua Ave	6th wd.	Front: 15'x100'	1902	4054	2318 N 10th St	37th wd.	Irregular
1902	4005	954 N 43rd St	6th wd.	Front: 15'x74'	1902	4055	2320 N 10th St	37th wd.	Irregular
1902	4006	4100 N Fairhill St	43rd wd.	Front: 14'6"x58'10-1/4"	1902	4056	2330 N 10th St	37th wd.	Front: 17'6"x64'11"
1902	4007	1517-23 N Delaware Ave	18th wd.	Front: n/a	1902	4057	2328 N Camac St	37th wd.	Front: 14'x48'
1902	4008	3068 Gransback St	7th wd.	Irregular	1902	4058	1328 W Cambria St	37th wd.	Front: 15'x55'
1902	4009	3312 Rorer St	7th wd.	Front: 14'x51'	1902	4059	704 W Allegheny Ave	37th wd.	Front: 14'7"x63'
1902	4010	303 E Ontario St	7th wd.	Front: 16'x56'	1902	4060	2832 N 25th St	38th wd.	Front: 15'6"x60'
1902	4011	2722 N 15th St	11th wd.	Front: 14'4"x66'	1902	4061	2428 W Hilton St	38th wd.	Front: 15'x60'
1902	4012	3242 N Carlisle St	11th wd.	Front: 15'3"x80'	1902	4062	6078 Kingsessing Ave	40th wd.	Front: 16'x75'
1902	4013	20 E Garfield St	12th wd.	Irregular	1902	4063	6110 Upland St	40th wd.	Front: 14'x62'
1902	4014	5566 Matthews St	12th wd.	Front: 15.83'x52'	1902	4064	6124 Upland St	40th wd.	Front: 14'x62'
1902	4015	4935 Portico St	12th wd.	Front: 14'1"x50'	1902	4065	6518 Gesner St	40th wd.	Front: 18'x52'6"
1902	4016	5240 Pulaski Ave	12th wd.	Irregular	1902	4066	189 W Price St	59th wd.	Front: 25'2"x130'6"
1902	4017	2913-15 N 23rd St	11th wd.	Irregular	1902	4067	2340 S 72nd St	40th wd.	Front: 16'x100'
1902	4018	2016 N Randolph St	19th wd.	Front: 16'x51'	1902	4068	7411 Buist Ave	40th wd.	Front: 15'x80'
1902	4019	4533 N Uber St	13th wd.	Irregular	1902	4069	2538 Massey St a/k/a 2538 S Massey St	40th wd.	Front: 16.16'x77'
1902	4020	942 N 13th St	14th wd.	Front: 14'x40'	1902	4070	4627 Boudinot St	42nd wd.	Irregular
1902	4021	1516 Harmer St	15th wd.	Front: 15'x27'4"	1902	4071	950 W Russell St	43rd wd.	Front: 13'11"x51'
1902	4022	2362 N Lambert St	16th wd.	Front: 14'11-1/2"x58'	1902	4072	3351 Goodman St	43rd wd.	Irregular
1902	4023	2343 N Beechwood St	16th wd.	Front: 14.33'x48'	1902	4073	2111 W Oxford St	47th wd.	Irregular
1902	4024	846 E Woodlawn St	12th wd.	Irregular	1902	4074	3628 N Warnock St	43rd wd.	Front: 14'2"x58'6"
1902	4025	5700 N 16th St	17th wd.	Irregular	1902	4075	3630 N Warnock St	43rd wd.	Front: 14'9"x58'6"
1902	4026	1931 N Orianna St	18th wd.	Front: 12'x44'	1902	4076	3964 Poplar St	24th wd.	Front: 16'x70'6"
1902	4027	2619 N 2nd St	19th wd.	Front: 14.08'x58'	1902	4077	1317 W Butler St	43rd wd.	Front: 20'x108'
1902	4028	2964 N Orkney St	19th wd.	Front: 14'x43'	1902	4078	3928 N 6th St	43rd wd.	Front: 16'7"x92'4-1/2"
1902	4029	2834 N Fairhill St	19th wd.	Front: 13'1"x50'4-1/4"	1902	4079	4012 N 6th St	43rd wd.	Front: 15'x92'
1902	4030	2105 N Franklin St	20th wd.	Front: 14'2"x65'	1902	4080	3914 N 7th St	43rd wd.	Front: 15'x70'6"
1902	4031	1445 N Perth St	20th wd.	Front: 12'x35'	1902	4081	4019 N Darien St	43rd wd.	Front: 15'x40'6"
1902	4032	990 W Tabor Rd	49th wd.	Irregular	1902	4082	3916 N Percy St	43rd wd.	Front: 16'x45'
1902	4033	4343 Josephine St	23rd wd.	Irregular	1902	4083	4018 Old York Rd	43rd wd.	Irregular
1902	4034	3822 Fairmount Ave	24th wd.	Front: 15'6"x90'	1902	4084	4337-39 N 6th St	43rd wd.	Irregular
1902	4035	3616 Aspen St	24th wd.	Front: 20'x80'	1902	4085	259 N Wilton St	44th wd.	Front: 15'x67'6"
1902	4036	3932 Aspen St	24th wd.	Front: 16'x90'	1902	4086	5025 Reno St	44th wd.	Front: 14.08'x50'
1902	4037	3822 Parrish St	24th wd.	Front: 15'3/8"x80'	1902	4087	4947 Ogden St	44th wd.	Front: 14'x67'
1902	4038	2739 W Silver St	28th wd.	Front: 14'x50'	1902	4088	643 N 52nd St	44th wd.	Front: 15'3"x80'
1902	4039	2653 W Seltzer St	28th wd.	Front: 14'3"x46'	1902	4089	1622 N Gratz St	47th wd.	Front: 15'x77'10"
1902	4040	2213 Seybert St	29th wd.	Front: 13'4"x40'	1902	4090	2331 Mc Clellan St	48th wd.	Front: 14'9"x49'3"
1902	4041	2703 W George St	29th wd.	Front: 13'2"x Irregular	1902	4091	4545 Old York Rd	49th wd.	Front: 19.12' x Irregular
1902	4042	1448 N Marston St	29th wd.	Front: 14'1"x50'	1902	4092	5628 N Warnock St	49th wd.	Front: 16'x78'3'3-8"
1902	4043	1345 N Dover St	29th wd.	Front: 14'x50'3"	1902	4093	7340 Ogontz Ave	50th wd.	Front: lot Irregular
1902	4044	2110 N Woodstock St	32nd wd.	Front: 16'x60'	1902	4094	2414 80th Ave a/k/a 2414 N. 80th Ave	50th wd.	Front: 16'7"x117'7-7/8"
1902	4045	3041 W Berks St	32nd wd.	Front: 14'6"x76'8"	1902	4095	1101 E Sharpnack St	50th wd.	Irregular
1902	4046	3117 W Norris St	32nd wd.	Front: 13'6"x68'	1902	4096	1042 S 51st St	51st wd.	Front: 16'x90'
1902	4047	3143 W Norris St	32nd wd.	Front: 15'x67'	1902	4097	5650 Florence Ave	51st wd.	Front: 20'x67.25'
1902	4048	2008 N Marston St	32nd wd.	Front: 14'11"x50'	1902	4098	2014 S Frazier St	51st wd.	Front: 15'x62'
1902	4049	2162 N Marston St	32nd wd.	Front: 14'x47'	1902	4099	2137 S 57th St	51st wd.	Front: 15'x76'
1902	4050	1502 N 59th St	34th wd.	Front: 17'9"x99'10-1/4"	1902	4100	6013 Belden St	53rd wd.	Front: 16'3-1/2"x88'

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