

## 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 23, 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
1702	4001	1201 Peters St	2nd wd.	Front: 14'x49'	1702	4046	2451 W Cumberland St	28th wd.	Front: 16'x103'5-1/4"
1702	4002	43 N Redfield St	4th wd.	Front: 15'x60'11"	1702	4047	2528 W Seltzer St	28th wd.	Irregular
1702	4003	783 N 44th St	6th wd.	Front: 16'x68.5'	1702	4048	2640 N Hollywood St	28th wd.	Front: 14'x48'6"
1702	4004	2847 Hope St a/k/a 2847 N Hope St	7th wd.	Irregular	1702	4049	2611 N Stanley St	28th wd.	Front: 14'x50'
1702	4005	3333 Mutter St	7th wd.	Front: 14'x44'6"	1702	4050	3023 W Colona St	28th wd.	Front: 14'6"x61'
1702	4006	3436 Ormes St	7th wd.	Front: 14'x46'	1702	4051	1402 N Marston St	29th wd.	Front: 14'1"x50'
1702	4007	6726 N Broad St	10th wd.	Front: 23'x96'	1702	4052	1408 N Marston St	29th wd.	Front: 14.08'x50'
1702	4008	2967 N Hicks St	11th wd.	Front: 14'11"x51'6"	1702	4053	1415 N Corlies St	29th wd.	Front: 14'2"x47'
1702	4009	2722 N Sydenham St	11th wd.	Front: 14'x48'	1702	4054	2212 E Harold St	31st wd.	Front: 12'x42'
1702	4010	2730 N 16th St	11th wd.	Front: 15'x75'	1702	4055	2316 E Harold St	31st wd.	Front: 14'x40'
1702	4011	3015 N 23rd St	11th wd.	Front: 15'x58'	1702	4056	1817 N 24th St	32nd wd.	Irregular
1702	4012	2909 N 24th St	11th wd.	Front: 18'4"x59'3"	1702	4057	1857 N 24th St	32nd wd.	Front: 14'7"x65'
1702	4013	3310 N Smedley St	11th wd.	Front: 15'4"x65'	1702	4058	1903 N Taylor St	32nd wd.	Front: 14'x50'
1702	4014	18 Manheim St a/k/a 18 W Manheim St	12th wd.	Irregular	1702	4059	2711 W Montgomery Ave	32nd wd.	Front: 14'x60'
1702	4015	3951 N 17th St	13th wd.	Front: 15'x88'11"	1702	4060	6443-45 N Beechwood St	17th wd.	Irregular
1702	4016	3954-56 Elser St	13th wd.	Front: 40'x100'	1702	4061	3134 French St	32nd wd.	Front: 14'x63.50'
1702	4017	1515 W Wyoming Ave	13th wd.	Irregular	1702	4062	451 N 60th St	52nd wd.	Front: 16'x76'
1702	4018	2343 N Beechwood St	16th wd.	Front: 14.33'x48'	1702	4063	3449 Tampa St	33rd wd.	Front: 14'2"x42'6"
1702	4019	1910 W Laveer St	17th wd.	Front: 16'x87'	1702	4064	3147 Reach St	33rd wd.	Front: 14'2"x50'
1702	4020	6339 N 18th St	17th wd.	Front: 15'8"x100'	1702	4065	1417 N Felton St	34th wd.	Front: 15'x54'
1702	4021	2142 Hope St	19th wd.	Front: 13'4"x45'10-3/8"	1702	4066	1742 Dorrance St	36th wd.	Front: 14'x45'
1702	4022	2317 Mascher St a/k/a 2317 N Mascher St	19th wd.	Front: 18'x52'6"	1702	4067	1543 S Patton St	36th wd.	Front: 15'x51'2"
1702	4023	2404 N Hancock St	19th wd.	Front: 15'7"x61'2"	1702	4068	1322 S Bouvier St	36th wd.	Front: 14'x50'
1702	4024	2558 N Orianna St	19th wd.	Front: 11'11"x40'6"	1702	4069	1611 Ellsworth St	36th wd.	Front: 15'8"x60'
1702	4025	2918 N Orkney St	19th wd.	Irregular	1702	4070	2210 N Delhi St	37th wd.	Front: 15'x74'
1702	4026	2927 N Reese St a/k/a 2927 Reese St	19th wd.	Front: 14'x67'	1702	4071	1046 W Dauphin St	37th wd.	Front: 15'x63'9"
1702	4027	2818 N Fairhill St	19th wd.	Front: 13'x68'	1702	4072	2947 N Franklin St	37th wd.	Front: 16'x66'
1702	4028	2823 N 6th St	19th wd.	Irregular	1702	4073	1304 W Auburn St	37th wd.	Front: 15'6"x35'
1702	4029	225 W Hazzard St	19th wd.	Front: 12'x39'	1702	4074	3110 N 27th St	38th wd.	Front: 14'6"x42'2"
1702	4030	3213 N Philip St	19th wd.	Front: 14'4"x56'10"	1702	4075	3212 N Dover St	38th wd.	Front: 15.83'x59'
1702	4031	3520 N Philip St	19th wd.	Front: 12'10-1/2"x40'	1702	4076	2914 W Clementine St	38th wd.	Front: 15'x83'6"
1702	4032	3235 N Randolph St	19th wd.	Front: 14'3"x50'	1702	4077	3418-20 W Westmoreland St	38th wd.	Irregular
1702	4033	2114 N Percy St	20th wd.	Front: 14'x53'	1702	4078	3215 N Spangler St	38th wd.	Front: 16'x80'
1702	4034	4619 Oakland St	23rd wd.	Front: 14'8"x129'3-5/8"	1702	4079	211 Daly St	39th wd.	Front: 14'x53'
1702	4035	3335 Brandywine St	24th wd.	Irregular	1702	4080	6020 Lindbergh Blvd	40th wd.	Front: 15'9"x86'6"
1702	4036	3971 Reno St	24th wd.	Front: 13'6"x66'4"	1702	4081	6400 Glenmore Ave	40th wd.	Front: 16'x48'
1702	4037	3102 Melvale St	25th wd.	Front: 16'x35'	1702	4082	1235 W Airdrie St a/k/a 1235 Airdrie St	43rd wd.	Front: 15'x105'
1702	4038	1852 E Orleans St	25th wd.	Irregular	1702	4083	3859 N Darien St	43rd wd.	Front: 15'11"x45'
1702	4039	2105 Bellmore St	25th wd.	Irregular	1702	4084	3923 N 6th St	43rd wd.	Front: 14'x74'10-1/4"
1702	4040	2119 E Stella St	25th wd.	Irregular	1702	4085	1413 St Vincent St	53rd wd.	Front: 23'x110'
1702	4041	2829 Amber St	25th wd.	Front: 16'x69'	1702	4086	233 N 52nd St	44th wd.	Irregular
1702	4042	2733 Jasper St	25th wd.	Front: 12'x41'3"	1702	4087	5228 Master St	44th wd.	Irregular
1702	4043	2944 Ruth St	25th wd.	Front: 13'6"x53'11-5/8"	1702	4088	940 N St Bernard St	44th wd.	Front: 15'x55'11-5/8"
1702	4044	2329 N 25th St	28th wd.	Irregular	1702	4089	536 N Paxon St	44th wd.	Front: 14'x56'6"
1702	4045	2536 W Dakota St	28th wd.	Front: 14'x43'	1702	4090	444 N 52nd St	44th wd.	Front: 16'x97'

Tax Sale continues on 15

### 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](http://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](http://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](http://www.phillysheriff.com)

Tax Sale continued from 15

## 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 23, 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
1702	4091	2511 E Allegheny Ave	45th wd.	Front: 12'x77'	1702	4102	932 S Paxon St	51st wd.	Front: 16'x67'6"
1702	4092	1866 Cornwall St a/k/a 1866 E Cornwall St	45th wd.	Front: 14'x70'	1702	4103	1151 S Peach St	51st wd.	Front: 16'x55'
1702	4093	2079 Albright St a/k/a 2079 E Albright St	45th wd.	Front: 14'4"x68'4-1/2"	1702	4104	5239 Penridge St	51st wd.	Front: 15.25'x80'
1702	4094	4658 James St	45th wd.	Front: 14'x75'1"	1702	4105	1321 S Ruby St	51st wd. (f/k/a 40th wd.)	Front: 15'6"x98'
1702	4095	5315 Webster St	46th wd.	Front: 16'x100'	1702	4106	5721 Malcolm St	51st wd.	Front: 15'x65'
1702	4096	5732 Cedar Ave	46th wd.	Front: 16'x81'6"	1702	4107	5445 Penridge St	51st wd.	Front: 15'4"x61'6"
1702	4097	5734 Christian St	46th wd.	Front: 15'x77'	1702	4108	1922 S Ithan St	51st wd.	Front: 15'x63.50'
1702	4098	552 W Lindley Ave	49th wd.	Front: 14'3"x100'	1702	4109	5541 Linmore Ave	51st wd.	Front: 15'x48.50'
1702	4099	4508 N Reese St	49th wd.	Front: 16'5"x60'	1702	4110	5500 Linmore Ave	51st wd.	Front: 15'x42'
1702	4100	1114 W Somerville Ave	49th wd.	Front: 17'7-1/2"x85'	1702	4111	1319 N 49th St	52nd wd.	Irregular
1702	4101	7706 Thouron Ave	50th wd.	Front: 16'4-1/2"x82'6"	1702	4112	1735 Aberdeen St a/k/a 1735 N Aberdeen St	52nd wd.	Front: 16'x55'

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- 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](http://www.phillysheriff.com)



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