

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, March 22, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EDT) (Prevailing Time)

Book Writ Address	Ward	Dimensions	Book Writ Address	Ward	Dimensions
1803 4001 5857 Willows Ave	3rd wd.	Front: 16'x115'	1803 4052 4408 Waln St	23rd wd.	Front: 20'x86'
1803 4002 2938 N Sydenham St	11th wd.	Irregular	1803 4053 1422 Deal St	23rd wd.	Irregular Lot
1803 4003 5517 W Oxford St	4th wd.	Front: 15'x84'	1803 4054 1419-21 Adams Ave	23rd wd.	Front: 39'6"x Irregular
1803 4004 1669 N Allison St	4th wd.	Front: 15'x101'	1803 4055 1341 Sellers St	23rd wd.	Front: 25'x100'
1803 4005 2946 N Sydenham St	11th wd.	Irregular	1803 4056 3844 Fairmount Ave	24th wd.	Front: 15'6"x90'
1803 4006 43 N Redfield St	4th wd.	Front: 15'x60'11"	1803 4057 767 N 38th St	24th wd.	Front: 15'43'x90'
1803 4007 5818 Vine St	4th wd.	Front: 17'x72'	1803 4058 3973 Reno St	24th wd.	Front: 13.50'x66.33'
1803 4008 5954 Vine St	4th wd.	Front: 12.58'x55.27'	1803 4059 3909 Wyalusing Ave	24th wd.	Front: 14'x45'
1803 4009 214 N Salford St	4th wd.	Front: 15.16'x57.77'	1803 4060 2008 E Birch St	25th wd.	Front: 14'5"x62'6"
1803 4010 5607 Master St	4th wd.	Front: 15'x57'6"	1803 4061 1835 E Wishart St	25th wd.	Front: 13'x56.5'
1803 4011 542 N 56th St	4th wd.	Irregular	1803 4062 3112 Agate St	25th wd.	Front: 13'11"x40'
1803 4012 4126 Cambridge St	6th wd.	Front: 16'x79'	1803 4063 3141 Weikel St	25th wd.	Front: 14'x64'
1803 4013 2951 N Hicks St	11th wd.	Front: 13'11"x51'6"	1803 4064 2736 Helen St	25th wd.	Front: 11'11"x37'3"
1803 4014 1124 N. 41st St	6th wd.	Front: 17'4"x104'	1803 4065 1332 S 50th St	27th wd.	Front: 20'x100'
1803 4015 824 Brooklyn St a/k/a 824 N Brooklyn St	6th wd.	Front: 15'x51'	1803 4066 2321 N 26th St	28th wd.	Front: 14.61'x58.78'
1803 4016 2953 N Hicks St	11th wd.	Front: 13.83'x51.50'	1803 4067 2419 N Marston St	28th wd.	Irregular
1803 4017 414 E Cambria St	7th wd.	Front: 14'x50'	1803 4068 2430 N Marston St	28th wd.	Front: 14'x50'
1803 4018 250 E Mayfield St	7th wd.	Front: 14'x43.50'	1803 4069 2445 N Newkirk St	28th wd.	Front: 14'x52'
1803 4019 2820 N Lee St	7th wd.	Irregular	1803 4070 2609 W Dauphin St	28th wd.	Front: 14'x98'6"
1803 4020 2859 N Lee St	7th wd.	Front: 12'11-3/4"x48'6"	1803 4071 2643 W Arizona St	28th wd.	Front: 14'x44'
1803 4021 2873 N Lee St	7th wd.	Front: 13'1/2"x48'6"	1803 4072 2638 N Douglas St	28th wd.	Irregular
1803 4022 3009 N Swanson St	7th wd.	Front: 14'6"x45'6"	1803 4073 3017 W Susquehanna Ave	28th wd.	Front: 16'x74'
1803 4023 2955 Kip St	7th wd.	Front: 13'x68'6"	1803 4074 2901 W Nevada St	28th wd.	Front: 13'6"x40'1-3/4"
1803 4024 2951 Rosehill St	7th wd.	Front: 14'x42'8"	1803 4075 3619-21 N 9th St	43rd wd.	Irregular
1803 4025 2818 Boudinot St	7th wd.	Front: 13'x112.5'	1803 4076 2405 Seybert St	29th wd.	Front: 13'10"x43'2-7/8"
1803 4026 2923-25 D St	7th wd.	Irregular	1803 4077 2444 Harlan St	29th wd.	Front: 14.16'x41.50'
1803 4027 3112 Hartville St	7th wd.	Front: 15'x44'6"	1803 4078 1516 N Myrtlewood St	29th wd.	Front: 15'3"x52'6"
1803 4028 3144 E St	7th wd.	Front: 15'x53'	1803 4079 1446 N 30th St	29th wd.	Irregular
1803 4029 1519 Kinsdale St	10th wd.	Irregular	1803 4080 2510 N Water St	31st wd.	Front: 12'x67.50'
1803 4030 1937 W 67th Ave	10th wd.	Front: 15'x94'10-1/2"	1803 4081 2317 Jasper St	31st wd.	Front: 13'6"x58'
1803 4031 3007 N Croskey St	11th wd.	Front: 15'x46'6"	1803 4082 2319 Jasper St	31st wd.	Front: 13'6"x57'
1803 4032 5030 Wakefield St	12th wd.	Irregular	1803 4083 2648 Janney St a/k/a Rear 2647 Sepviva St	31st wd.	Irregular
1803 4033 5539 Boyer St	12th wd.	Front: 14'2"x80'	1803 4084 2209-11 E Cumberland St	31st wd.	Front: 36'x160'
1803 4034 5212 Marion St	12th wd.	Front: 14'10"x67'7-3/4"	1803 4085 3050 W Berks St	32nd wd.	Front: 14'9"x76'
1803 4035 4456 N 17th St	13th wd.	Front: 14'x58'	1803 4086 2143 N 29th St	32nd wd.	Front: 14'2"x71'
1803 4036 1329 W Victoria St	43rd wd.	Irregular	1803 4087 1902 N Myrtlewood St	32nd wd.	Front: 15'x51'
1803 4037 2345 N Carlisle St	16th wd.	Front: 14'x75'	1803 4088 1751 N 26th St	32nd wd.	Front: 15'x65'
1803 4038 2369 N Bouvier St	16th wd.	Front: 17'3"x50'	1803 4089 725 E Clearfield St	33rd wd.	Front: 14'2"x34'9"
1803 4039 901 W Butler St	43rd wd.	Front: 19'x64'	1803 4090 617 E Clementine St	33rd wd.	Front: 14'3"x50'
1803 4040 1603 W Dauphin St	16th wd.	Front: 16'x69'6"	1803 4091 602 E Lippincott St	33rd wd.	Front: 14'3"x50'
1803 4041 5900-04 Kemble Ave	17th wd.	Front: 52.43'x70'	1803 4092 715 E Madison St	33rd wd.	Front: 15'x50'
1803 4042 2726 N 13th St	37th wd.	Front: 15'11"x101'6"	1803 4093 902 E Westmoreland St	33rd wd.	Front: 14'6"x66'
1803 4043 3420 N 2nd St	19th wd.	Front: 15'x71'9"	1803 4094 661 E Cornwall St	33rd wd.	Front: 15'x49'6"
1803 4044 3002 N 4th St	19th wd.	Front: 13'11-1/2"x52'6"	1803 4095 1308 E Airdrie St	33rd wd.	Front: 15'x60'
1803 4045 5212 Baltimore Ave	51st wd.	Irregular	1803 4096 415 N Felton St	34th wd.	Front: 15'x97'
1803 4046 623 W Norris St	20th wd.	Irregular	1803 4097 1317 N 60th St	34th wd.	Front: 15'x86'
1803 4047 245 E Johnson St	22nd wd.	Front: 125'x230'	1803 4098 2533 Oakford St	36th wd.	Front: 14'x60'9"
1803 4048 25 W Upsal St	22nd wd.	Irregular	1803 4099 2601 Manton St	36th wd.	Front: 16'x55'4-3/8"
1803 4049 4272 Orchard St	23rd wd.	Irregular	1803 4100 2030 Wilder St	36th wd.	Front: 14'x50'
1803 4050 4677 Duffield St	23rd wd.	Irregular	1803 4101 1510 S Stanley St	36th wd.	Front: 16.50'x52'
1803 4051 4328 Waln St	23rd wd.	Front: 41.61'x Irregular			

Tax Sale continues on 17

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 16

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, March 22, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1803	4102	1431 S Patton St	36th wd.	Front: 16'x52'8"	1803	4139	5908 N Hutchinson St	49th wd.	Front: 40'x85'3-1/4"
1803	4103	3333-35 D St	7th wd.	Front: 28'8"x110'6"	1803	4140	5910 N Marvine St	49th wd.	Front: 30.00'x84.05'
1803	4104	2204 N 10th St	37th wd.	Front: 15'x66'	1803	4141	6418 N 13th St	49th wd.	Front: 20'9"x60'
1803	4105	3018 N 7th St	37th wd.	Front: 14'x66'	1803	4142	2038 Cheltenham Ave	17th wd.	Front: 16'x102.54'
1803	4106	1328 W Cambria St	37th wd.	Front: 15'x55'	1803	4143	5219 Broomall St a/k/a 5212 Baltimore Ave	51st wd.	Irregular
1803	4107	710 W Indiana Ave	37th wd.	Front: 14'6"x57'	1803	4144	5319 Penridge St	51st wd.	Front: 15'4"x65'
1803	4108	2960 N Ringgold St	38th wd.	Front: 14'1"x41'	1803	4145	1909 S Ithan St	51st wd.	Front: 15'x62'3"
1803	4109	3133 N Taylor St	38th wd.	Front: 15'x90'	1803	4146	6629 Sylvester St	54th wd.	Front: 18'2-1/2"x75'10"
1803	4110	3158 N 27th St	38th wd.	Front: 15'x42'2"	1803	4147	5812 Crittenden St	59th wd.	Front: 16.25'x80'
1803	4111	3241 Sugdens Row	38th wd.	Irregular	1803	4148	540 Mayland St a/k/a 540 E Mayland St	59th wd.	Front: 16'x86'
1803	4112	709 Hoffman St	39th wd.	Front: 14'x50'	1803	4149	5647 Sansom St	60th wd.	Front: 15'9"x72'2"
1803	4113	6034 Regent St	40th wd.	Front: 16'x57'	1803	4150	6609 N 12th St	61st wd.	Front: 60'x123'1-1/4"
1803	4114	6112 Yocum St	40th wd.	Front: 20'x42'	1803	4151	6808 Old York Rd	61st wd.	Irregular
1803	4115	6537 Gesner St	40th wd.	Front: 18'x52'6"	1803	4152	128 Colonial St	61st wd.	Front: 16'1-3/4"x102'
1803	4116	4610 N 4th St	42nd wd.	Irregular	1803	4153	285 E Walnut Park Dr	61st wd.	Front: 16'3/4"x100'
1803	4117	7019 Upland St	40th wd.	Front: 25'x100'	1803	4154	5843 N Marshall St	61st wd.	Irregular
1803	4118	7105 Upland St	40th wd.	Front: 40'x130'	1803	4155	1711 Wakeling St	62nd wd.	Front: 19'3-1/2"x80'
1803	4119	4055 Aldine St	41st wd.	Front: 15'x66'	1803	4156	2069 Scattergood St	62nd wd.	Front: 14'5"x62'
1803	4120	404 W Ruscomb St	42nd wd.	Front: 17'8"x80'	1803	4157	1723 Brill St	62nd wd.	Front: 16.03'x80.00'
1803	4121	3623 Old York Rd	43rd wd.	Irregular	1803	4158	5106 Darrah St	62nd wd.	Irregular
1803	4122	312 W Coulter St	12th wd.	Irregular	1803	4159	5324 Glenloch St	62nd wd.	Front: 18'3"x67'6"
1803	4123	126 N Dearborn St a/k/a 126 Dearborn St	44th wd.	Front: 15'x42.50'	1803	4160	608 Borbeck Ave	63rd wd.	Irregular
1803	4124	221 N Ruby St	44th wd.	Front: 15'x51'	1803	4161	7237 Vandike St	65th wd.	Front: 20'x79'6"
1803	4125	5023 Reno St	44th wd.	Front: 14'1"x51'6"	1803	4162	4219 Fairdale Rd	66th wd.	Irregular
1803	4126	5025 Reno St	44th wd.	Front: 14.08'x50'	1803	4163	3128 Fairdale Rd	66th wd.	Irregular
1803	4127	4900 Westminster Ave	44th wd.	Front: 17'x60'	1803	4164	1231 Windrim Ave	49th wd.	Front: 78'x110'
1803	4128	870 N 49th St	44th wd.	Irregular	1803	4165	1614 W Susquehanna Ave	32nd wd.	Front: 15'x67'
1803	4129	2250 E Tioga St	45th wd.	Front: 14'x68'	1803	4166	5037 Arch St	44th wd.	Front: 16'6"x77'
1803	4130	1853 E Wensley St	45th wd.	Front: 14'x72'6-1/2"	1803	4167	2600 Orthodox St	45th wd.	Front: 25'x100'
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1803	4134	543 S 55th St	46th wd.	Front: 15'x99'	1803	4171	451 N 60th St	52nd wd.	Front: 16'x76'
1803	4135	1338 N 15th St	47th wd.	Front: 25'x140'	1803	4172	808 N 40th St	6th wd.	Front: 15'1"x58'11"
1803	4136	1735 N 24th St	47th wd.	Front: 16'x Irregular	1803	4173	6001 Lansdowne Ave	34th wd.	Front: 30.10'x98'
1803	4137	1935 McClellan St	48th wd.	Front: 14'x45'	1803	4174	3210 Kensington Ave	33rd wd.	Front: 16'x65'
1803	4138	1708 Sigel St	48th wd.	Front: 15'x47'	1803	4175	600 W Huntingdon St	46th wd.	Front: 20'x61'

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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.

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