

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 23, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (DST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1703	4001	3427 Arbor St	7th wd.	Front: 14'4"x66'	1703	4046	2651 N 8th St	37th wd.	Front: 15'x72'
1703	4002	3207 Hurley St	7th wd.	Front: 15'x44'6-1/2"	1703	4047	909 W Arizona St	37th wd.	Front: 15'2"x60'
1703	4003	3215 Rorer St	7th wd.	Front: 15'x56'	1703	4048	3003 N Marshall St	37th wd.	Front: 24'x109'4-1/2"
1703	4004	313 E Thayer St	7th wd.	Front: 14'x46'10-3/8"	1703	4049	112 E Tulpehocken St	59th wd.	Irregular
1703	4005	2721 N 24th St	11th wd.	Front: 14'6"x60'7-1/2"	1703	4050	1320 W Somerset St	37th wd.	Front: 14'3-1/4"x60'6"
1703	4006	3538 N 18th St	11th wd.	Front: 19'9"x98'	1703	4051	926 W Glenwood Ave	37th wd.	Irregular
1703	4007	745 E Woodlawn St	12th wd.	Irregular	1703	4052	1915 S 60th St	40th wd.	Front: 14'x64'1"
1703	4008	2121 W Venango St	13th wd.	Irregular	1703	4053	7017 Greenway Ave	40th wd.	Front: 25'x100'
1703	4009	1634 W Victoria St	13th wd.	Front: 14'x57'6"	1703	4054	7015 Saybrook Ave	40th wd.	Front: 20'x85'
1703	4010	3800 Archer St	13th wd.	Irregular	1703	4055	4727 B St	42nd wd.	Front: 14'x42'1-4"
1703	4011	254 Apsley St	13th wd.	Front: 16'x87'	1703	4056	642 W Tioga St	43rd wd.	Front: 14'x74'6-1/2"
1703	4012	561 W Abbottsford Ave	13th wd.	Front: 16'x140'	1703	4057	3540 N Randolph St	43rd wd.	Front: 14'10"x113'8-5/8"
1703	4013	4445 Morris St	13th wd.	Irregular	1703	4058	3630 N Warnock St	43rd wd.	Front: 14'9"x58'6"
1703	4014	1509 W Oakdale St	16th wd.	Front: 14'x46'	1703	4059	813 W Erie Ave	43rd wd.	Front: 16'x92'
1703	4015	2556 N Cleveland St	16th wd.	Front: 14'6"x49'	1703	4060	3727 N 8th St	43rd wd.	Front: 15'x74'
1703	4016	2208 W Cumberland St	16th wd.	Irregular	1703	4061	3849 N Delhi St	43rd wd.	Front: 16'x45'
1703	4017	1746 Belfield Ave	17th wd.	Irregular	1703	4062	3915 N Franklin St	43rd wd.	Front: 15'x63'
1703	4018	6241 N Bouvier St	17th wd.	Front: 15'x60'	1703	4063	5031 Kershaw St	44th wd.	Irregular
1703	4019	1745 Mascher St a/k/a 1745 N Mascher St	18th wd.	Front: 15'x51'	1703	4064	3647 Richmond St	45th wd.	Front: 18'x54'
1703	4020	2120 N Front St	19th wd.	Front: 18'x63'1-3/8"	1703	4065	1829 E Thayer St	45th wd.	Front: 12'x51'
1703	4021	2231 N Orianna St	19th wd.	Front: 12'x45'9"	1703	4066	1735 N 23rd St	47th wd.	Front: 15'7-1/2"x54'8"
1703	4022	2921 N Orianna St	19th wd.	Irregular	1703	4067	2110 S Opal St	48th wd.	Front: 14'2"x47'
1703	4023	2756 N Reese St	19th wd.	Front: 14'x69'	1703	4068	4922 N Warnock St	49th wd.	Front: 23'1-3/4"x73'3/8"
1703	4024	2913 N Fairhill St	19th wd.	Front: 14'x70'	1703	4069	5362 Arlington St	52nd wd.	Front: 24'10"x105'
1703	4025	2010 Gillingham St	23rd wd.	Front: 15'x82'	1703	4070	55 Cosgrove St	59th wd.	Front: 14'x61.07'
1703	4026	644 N 37th St	24th wd.	Front: 16'x97'	1703	4071	5914 McMahan St	59th wd.	Irregular Lot
1703	4027	2636 E Ann St	25th wd.	Irregular Lot	1703	4072	4538 Sansom St	60th wd.	Front: 16.66'x75.15'
1703	4028	1446 S Paxon St	27th wd.	Front: 14'4"x51'	1703	4073	5402 Market St	60th wd.	Front: 16'x70'6"
1703	4029	2443 W Cumberland St	28th wd.	Front: 15'5"x103'5-1/4"	1703	4074	5404 Market St	60th wd.	Front: 16'x70'6"
1703	4030	2722 N 29th St	28th wd.	Front: 15.50'x70'	1703	4075	131 S 55th St	60th wd.	Front: 17'x80'
1703	4031	2635 N Corlies St	28th wd.	Front: 14'x50'	1703	4076	6808 Old York Rd	61st wd.	Irregular
1703	4032	2909 W Susquehanna Ave a/k/a 2909 Susquehanna Ave	28th wd.	Front: 18'x60'	1703	4077	1125 Anchor St	62nd wd.	Front: 17'11"x84'
1703	4033	2939 W Arizona St	28th wd.	Front: 14'x40'	1703	4078	1442 Howell St	62nd wd.	Front: 15.94'x117.51'
1703	4034	3220 W Huntingdon St	28th wd.	Front: 15'x71'	1703	4079	5118 Tulip St	62nd wd.	Front: 14'11"x70'
1703	4035	933-35 S Bonsall St	30th wd.	Irregular	1703	4080	5501 W Oxford St	4th wd.	Irregular
1703	4036	1916 Diamond St	32nd wd.	Front: 17'3"x104'	1703	4081	1614 W Susquehanna Ave	32nd wd.	Front: 15'x67'
1703	4037	2125 N 22nd St	32nd wd.	Front: 16.16'x100'	1703	4082	449 E Haines St	59th wd.	Front: 20'x113.79'
1703	4038	1829 N Natrona St	32nd wd.	Front: 16'1-1/2"x97'	1703	4083	1617 W Cumberland St	16th wd.	Front: 14'11"x58'6"
1703	4039	2817 W Oxford St	32nd wd.	Front: 15'2-1/2"x70'	1703	4084	3964 Poplar St	24th wd.	Front: 16'x70'6"
1703	4040	3209 Cecil B Moore Ave	32nd wd.	Front: 18'x100'	1703	4085	901 W Erie Ave	43rd wd.	Front: 18'x92'
1703	4041	615 E Wensley St	33rd wd.	Front: 14'x45'6"	1703	4086	1920 E Tioga St	45th wd.	Front: 16'x82'
1703	4042	5315 Claridge Ave	35th wd.	Irregular	1703	4087	5212 Baltimore Ave	51st wd.	Irregular
1703	4043	2447 Federal St	36th wd.	Front: 16'x60'	1703	4088	2460 N 5th St	19th wd.	Front: 16'x83'
1703	4044	1912 Watkins St	36th wd.	Front: 14'x47'	1703	4089	4066-70 Kensington Ave	33rd wd.	Irregular
1703	4045	1419 S 17th St	36th wd.	Front: 16'x67'	1703	4090	5736 Crittenden St	59th wd.	Front: 15.58'x76.23'

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 23, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (DST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1703	4091	5100 Convent Ln Unit 423	65th wd.	Front: N/A	1703	4108	3417 Tampa St	33rd wd.	Front: 14'2"x42'6"
1703	4092	5807 Stockton Rd	59th wd.	Front: 16'x80'	1703	4109	3437 Tampa St	33rd wd.	Front: 14'2"x42'7"
1703	4093	2415 S 62nd St	40th wd.	Front: 15'1/8"x72'11"	1703	4110	760 Rear-86 Smylie Rd	35th wd.	Irregular
1703	4094	7262 Woodland Ave	40th wd.	Irregular	1703	4111	2561 S Millick St	40th wd.	Front: 16'x47'
1703	4095	2800 Ormes St	7th wd.	Front: 14'5'-11/17"x52'	1703	4112	7112 Greenway Ave	40th wd.	Front: 18.89'x99'
1703	4096	2822 D St	7th wd.	Front: 14'x40'	1703	4113	3562 Janney St	45th wd.	Front: N/A
1703	4097	4306 Wayne Ave	13th wd.	Front: 15'2"x43'	1703	4114	3245 Frankford Ave	45th wd.	Irregular
1703	4098	1751 Church Ln	17th wd.	Irregular	1703	4115	4800 N Hutchinson St	49th wd.	Front: 14'10-1/2"x81'6-1/2"
1703	4099	4923 Cottage St	23rd wd.	Front: 15.75'x74'	1703	4116	4822 N Warnock St	49th wd.	Front: 15.41'x101.26'
1703	4100	4260 N Penn St	23rd wd.	Front: 16'4'-1/2"x100'	1703	4117	4750 N 11th St	49th wd.	Front: 15'x84'
1703	4101	2105 E Orleans St	25th wd.	Front: 14'x52'10-1/2"	1703	4118	4758 N 11th St	49th wd.	Front: 20'x93'
1703	4102	24 E Rittenhouse St	59th wd.	Front: 20'9"x81'5-1/2"	1703	4119	22 E Rittenhouse St	59th wd.	Front: 30'x81.43'
1703	4103	728 E Hilton St	33rd wd.	Front: 14.08'x50'	1703	4120	5242 N Hutchinson St	49th wd.	Front: 15.25'x90'
1703	4104	713 E Hilton St	33rd wd.	Front: 14.83'x50'	1703	4121	5481 W Montgomery Ave	52nd wd.	Front: 16'x76'6"
1703	4105	759 E Hilton St	33rd wd.	Front: 14'1"x50'	1703	4122	535 E Chelton Ave	59th wd.	Front: 20'x100'
1703	4106	856 E Westmoreland St	33rd wd.	Front: 15'10-1/2"x53'	1703	4123	31 E Price St	59th wd.	Front: 24.57'x46'
1703	4107	3419 Crystal St	33rd wd.	Front: 14'2"x42'6"					

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 - **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.
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JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com



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