

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, May 17, 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
1805	4001	1828 S. Orianna St	1st wd.	Front: 16.684'x23.786'	1805	4051	2166 N Franklin St	20th wd.	Front: 14'2"x70'
1805	4002	6212 Hazel Ave	3rd wd.	Front: 16'x58.50'	1805	4052	2136 N Percy St	20th wd.	Front: 14'x53'
1805	4003	5807 Pemberton St	3rd wd.	Front: 15'x62'6"	1805	4053	4528 Bermuda St	23rd wd.	Front: 21'x100'
1805	4004	6242 Christian St	3rd wd.	Front: 21'x110'	1805	4054	1665 Orthodox St	23rd wd.	Irregular
1805	4005	5823 Pentridge St	3rd wd.	Front: 15'x1120.50'	1805	4055	4161 Paul St	23rd wd.	Front: 17.50'x93'
1805	4006	5418 Summer St	4th wd.	Front: 15'x34'6"	1805	4056	4353 Paul St	23rd wd.	Front: 35'x100'
1805	4007	5410 W Girard Ave	4th wd.	Front: 15'x75'	1805	4057	1439 Church St	23rd wd.	Front: 19'5-5/8" x Irregular
1805	4008	5516 W Thompson St	4th wd.	Front: 15'x91'	1805	4058	1201 S 49th St	40th wd.	Front: Frt.16'x63'4-1/8"
1805	4009	12 N Yewdall St	4th wd.	Front: 16'x54"	1805	4059	3625 Melon St	24th wd.	Front: 16'1/2"x60'
1805	4010	309 N 60th St	4th wd.	Front: 15'3"x67'	1805	4060	1127 State St	24th wd.	Front: 13.50'x39.57'
1805	4011	5710 Media St	4th wd.	Front: 15'x62'1-3/4"	1805	4061	1218 S 46th St	27th wd.	Front: 15'8"x90'
1805	4012	1443 N Ithan St	4th wd.	Front: 15'x47'7-5/8"	1805	4062	5120 Marion St	12th wd.	Front: 15'x63'
1805	4013	4646 Brown St	6th wd.	Front: 15'x65'	1805	4063	2013-2039 W Glenwood Ave	16th wd.	Irregular
1805	4014	332 Wiota St	6th wd.	Front: 16'x80'	1805	4064	3008-14 Clifford St a/k/a 3000 W. Montgomery Ave	32nd wd.	Irregular
1805	4015	755 N 43rd St	6th wd.	Front: 25'x157'2-1/4"	1805	4065	2424 N Patton St	28th wd.	Front: 14'2"x50'
1805	4016	4141 Mantua Ave	6th wd.	Front: 15'x100'	1805	4066	238 N 53rd St a/k/a 5300 Vine St	44th wd.	Irregular Lot
1805	4017	822 N 42nd St	6th wd.	Front: 13'11"x58'	1805	4067	2456 N Douglas St	28th wd.	Front: 15.13'x50'
1805	4018	917 N. 47th St	6th wd.	Front: 16'x100'	1805	4068	2019-21 E Wishart St	25th wd.	Irregular
1805	4019	2915 N Mascher St Assessed as 2915 Mascher St	7th wd.	Front: 14'x48'6"	1805	4069	3401 Goodman St	43rd wd.	Irregular Lot
1805	4020	433 E Clearfield St	7th wd.	Irregular	1805	4070	1440 N Newkirk St	29th wd.	Front: 14'x50'
1805	4021	2929 A St	7th wd.	Front: 14'x74'	1805	4071	1028 S Colorado St	30th wd.	Front: 16'x49'
1805	4022	2950 Ella St	7th wd.	Front: 13'3"x63'	1805	4072	3020-22 N Lawrence St	19th wd.	Front: 32'x84'3"
1805	4023	122 E Ontario St	7th wd.	Front: 15'8"x70'	1805	4073	2032 Amber St	31st wd.	Front: 18'x111'5-3/8"
1805	4024	3245 Frankford Ave	45th wd.	Irregular	1805	4074	2411 Amber St	31st wd.	Front: 15'x70'
1805	4025	6438 Ogontz Ave	10th wd.	Front: 15'x86'9"	1805	4075	2302 Aramingo Ave	31st wd.	Front: 13'6"x32'6-5/8th"
1805	4026	6716 Limekiln Pike	10th wd.	Front: 15'4"x72'	1805	4076	3525 N Smedley St a/k/a 3521-23-25 N Smedley St	11th wd.	Front: 50.33'x80.33'
1805	4027	34 E Abbotsford Ave	12th wd.	Irregular	1805	4077	1835 N 21st St	32nd wd.	Front: 16'x54'
1805	4028	96 E Garfield St	12th wd.	Front: 14'x53'5"	1805	4078	1925 N Croskey St	32nd wd.	Front: 14'3"x75'
1805	4029	337 E Armat St	12th wd.	Front: 17.12'x93.12'	1805	4079	2002 N Randolph St	18th wd.	Front: 16'x37'3"
1805	4030	5582 Blakemore St	12th wd.	Front: 16'11-1/4"x56'	1805	4080	1908 N Taylor St	32nd wd.	Front: 14'x68'9-1/2"
1805	4031	1737 W Pacific St	13th wd.	Front: 15'x92'	1805	4081	2906 Page St	32nd wd.	Front: 13.75'x49'
1805	4032	3858 N Smedley St	13th wd.	Front: 15.50'x80'	1805	4082	2926 Page St	32nd wd.	Front: 13'9"x49'
1805	4033	1457 Kerbaugh St	13th wd.	Front: 13'11"x Irregular	1805	4083	3137 Fontain St	32nd wd.	Front: 14'x49'
1805	4034	2628 N 16th St	16th wd.	Front: 14'x63'5"	1805	4084	2959 Edgley St	32nd wd.	Front: 20'x40'
1805	4035	2432 N Bancroft St	16th wd.	Front: 14'1/2"x49'	1805	4085	2719 French St	32nd wd.	Front: 14.33'x59'
1805	4036	2216 N Chadwick St	16th wd.	Front: 14.09'x50'	1805	4086	2921 French St a/k/a 2921 W French St	32nd wd.	Front: 13'10"x51'
1805	4037	2428 N Chadwick St	16th wd.	Front: 14'2-1/2"x47'	1805	4087	1824 N 28th St	32nd wd.	Front: 15'x65'
1805	4038	2426 N Opal St	16th wd.	Front: 14'6"x50'	1805	4088	2140 N 30th St	32nd wd.	Front: 15'x65'6"
1805	4039	2336 W Oakdale St	16th wd.	Front: 14'x58'	1805	4089	2129 N. Corlies St	32nd wd.	Front: 14'x50'
1805	4040	2738 Federal St a/k/a 2738-40 Federal St	36th wd.	Front: 16.00'x100.00'	1805	4090	1752 N. 27th St	32nd wd.	Front: 16'x72'6"
1805	4041	1822 Waterloo St	18th wd.	Front: 13'x40'	1805	4091	625 E Wishart St	33rd wd.	Front: 14'x50'
1805	4042	2034 N 3rd St	18th wd.	Front: 15'x60'	1805	4092	3918 Elsinore St	33rd wd.	Front: 16'4"x67'6"
1805	4043	7262 Woodland Ave	40th wd.	Irregular	1805	4093	6204 Callowhill St	34th wd.	Front: 15'7"x72'4"
1805	4044	2324 N 2nd St	19th wd.	Irregular	1805	4094	1469 N Hirst St	34th wd.	Front: 15.44'x54'
1805	4045	2562 N Reese St	19th wd.	Front: 15'x69'	1805	4095	591 E Cheltenham Ave	35th wd.	Front: 16'x68'
1805	4046	3443 N Phillip St	19th wd.	Front: 14'x50'	1805	4096	3217 Latona St	36th wd.	Front: 14'x42.50'
1805	4047	4100 N Fairhill St	43rd wd.	Front: 14'6"x58'10-1/4"	1805	4097	2000-30 S 71st St	40th wd.	Front: 214'x430'
1805	4048	3069 N Orkney St	19th wd.	Front: 12'x40'	1805	4098	2436 N Clarion St	37th wd.	Front: 13'11"x36'6"
1805	4049	3211 N 6th St	19th wd.	Front: 15'x60'					
1805	4050	506 W Glenwood Ave	19th wd.	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, May 17, 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
1805	4099	1142 W Huntingdon St	37th wd.	Front: 15'x60'6"	1805	4130	953 N St. Bernard St	44th wd.	Front: 15'x54'11-3/8"
1805	4100	3102 N 6th St	37th wd.	Front: 16'x71'6"	1805	4131	5127 Market St	44th wd.	Front: 16'x90'
1805	4101	2749 N. Darien St	37th wd.	Front: 14'11-9/16"x44'10-7/8"	1805	4132	2558 E. Ontario St	45th wd.	Irregular
1805	4102	3036 N 9th St	37th wd.	Front: 15'x69'	1805	4133	4386 Richmond St	45th wd.	Irregular
1805	4103	3028 N Warnock St	37th wd.	Front: 14'x50'	1805	4134	4469 Richmond St	45th wd.	Front: 14'9"x Irregular
1805	4104	1319 W Auburn St	37th wd.	Front: 15'6"x35'	1805	4135	2234 Margaret St	45th wd.	Front: 14'4-1/2"x Irregular
1805	4105	2813 N Taylor St	38th wd.	Front: 14'4"x46'6-1/4"	1805	4136	1753 N Croskey St	47th wd.	Front: 13'9"x56'
1805	4106	449 Fitzgerald St	39th wd.	Irregular	1805	4137	1714 Judson St	47th wd.	Front: 17'x68'
1805	4107	2406 S 4th St	39th wd.	Irregular	1805	4138	1940 McClellan St	48th wd.	Front: 14'x47'
1805	4108	2600 S Warnock St	39th wd.	Front: 15'x50'	1805	4139	1308 W Wingohocking St	49th wd.	Irregular
1805	4109	274-78 S 62nd St	3rd wd.	Irregular	1805	4140	4815 N Hutchinson St	49th wd.	Front: 15'x84'6-1/2"
1805	4110	6078 Kingsessing Ave	40th wd.	Front: 16'x75'	1805	4141	4629 N 13th St	49th wd.	Front: 15'2"x85'
1805	4111	6329 Paschall Ave	40th wd.	Front: 14'2-1/2"x100'	1805	4142	2414 80th Ave a/k/a 2414 N 80th Ave	50th wd.	Front: 16'7"x117'7-7/8"
1805	4112	5442 Woodland Ave	51st wd.	Front: 17'x86'6"	1805	4143	5331 Pentridge St	51st wd.	Front: 15.33'x65'
1805	4113	2065 Cobbs Creek Pkwy	40th wd.	Front: 14'x73'	1805	4144	5231 Warrington Ave	51st wd.	Front: 15'1"x63'
1805	4114	7015 Saybrook Ave	40th wd.	Front: 20'x85'	1805	4145	1204 S Ruby St	51st wd.	Front: 15'x50'
1805	4115	2504 S 67th St	40th wd.	Front: 15'11-1/2"x71'	1805	4146	5524 Ridgewood St	51st wd.	Front: 18'x64.50'
1805	4116	2538 Massey St a/k/a 2538 S. Massey St	40th wd.	Front: 16.16'x77'	1805	4147	5650 Florence Ave	51st wd.	Front: 20'x67.25'
1805	4117	2316 N 10th St	37th wd.	Front: 17'3"x90'	1805	4148	5720 Florence Ave	51st wd.	Front: 16'x97'
1805	4118	4032 Teesdale St	41st wd.	Front: 15'x70'	1805	4149	5638 Kingsessing Ave	51st wd.	Front: 16'x75'8"
1805	4119	423 W. Mentor St	42nd wd.	Irregular	1805	4150	2615 South St	30th wd.	Front: 20'x76'
1805	4120	101 W Ruscomb St	42nd wd.	Irregular	1805	4151	6229 Gardenia St	59th wd.	Front: 16'x85'
1805	4121	3137 N Camac St	43rd wd.	Front: 15'x70'	1805	4152	5140 Delancy St	60th wd.	Front: 15'4'10"x57'
1805	4122	3521 N. 13th St	43rd wd.	Irregular	1805	4153	263 S. 51st St	46th wd.	Irregular Lot
1805	4123	3912 N 9th St	43rd wd.	Front: 16'x51'	1805	4154	5354 Addison St	60th wd.	Front: 15'x60'
1805	4124	3121 Frankford Ave	25th wd.	Irregular	1805	4155	131 S 55th St	60th wd.	Front: 17'x80'
1805	4125	4113 N Darien St	43rd wd.	Front: 15'9"x38'6"	1805	4156	5522 Locust St	60th wd.	Front: 15.00'x92.00'
1805	4126	26 N 51st St	44th wd.	Front: 16'x112'	1805	4157	5840 Delancy St	60th wd.	Front: 15'6'x60'
1805	4127	55 N Lindenwood St	44th wd.	Front: 15'53'2-3/4"	1805	4158	5823 Addison St	60th wd.	Front: 16'x63'6"
1805	4128	26 N 53rd St	44th wd.	Irregular	1805	4159	5501 W Oxford St	4th wd.	Irregular
1805	4129	2200 N Bouvier St	16th wd.	Front: 18'2"x48'	1805	4160	2501 N 5th St	19th wd.	Front: 20'x89'7-1/2"

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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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