

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 18, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1705	4001	1608 W Loudon St	13th wd.	Front: 16'x70'	1705	4046	420 E Walnut Ln	59th wd.	Irregular
1705	4002	2252 N Colorado St	16th wd.	Front: 14'2"x48'	1705	4047	20 S 55th St	60th wd.	Front: 15'x54'11"
1705	4003	2356 N Bouvier St	16th wd.	Front: 14'1"x50'	1705	4048	2622 Coral St	31st wd.	Front: 17'x81'
1705	4004	2532 N Cleveland St	16th wd.	Irregular	1705	4049	1934 Diamond St	32nd wd.	Front: 16'x100'
1705	4005	2457 N 19th St	16th wd.	Front: 15'6"x67'10"	1705	4050	1835 N Gratz St	32nd wd.	Front: 12'3"x77'10"
1705	4006	1926 W York St	16th wd.	Front: 16'x65'	1705	4051	1815 N 22nd St	32nd wd.	Front: 18'x96'
1705	4007	1351 Mascher St	18th wd.	Irregular	1705	4052	1862 N 27th St	32nd wd.	Front: 16'4"x65'
1705	4008	1950 Mutter St a/k/a 1950 N Mutter St	18th wd.	Front: 13'11"x43'	1705	4053	1843 N Marston St	32nd wd.	Front: 14'x42'
1705	4009	1951 N 4th St	18th wd.	Front: 15'x60'	1705	4054	1828 N 32nd St	32nd wd.	Front: 16'x100'
1705	4010	2416 N Hancock St	19th wd.	Irregular	1705	4055	1736 N 22nd St	32nd wd.	Front: 16'x67'8"
1705	4011	1440 N Marston St	29th wd.	Front: 14'1"x50'	1705	4056	1635 N Marston St	32nd wd.	Front: 18'x79'
1705	4012	2523 Palethorp St a/k/a 2523 N Palethorp St	19th wd.	Irregular	1705	4057	625 E Wishart St	33rd wd.	Front: 14'x50'
1705	4013	2912 N 2nd St	19th wd.	Front: 17'8"x121'9"	1705	4058	752 E Hilton St	33rd wd.	Front: 14'1"x50'
1705	4014	2518 N Leithgow St	19th wd.	Front: 12'10"x38'	1705	4059	653 E Wensley St	33rd wd.	Front: 14'x45.50'
1705	4015	1951 N 7th St	20th wd.	Front: 16'x90'	1705	4060	3417 Keim St	33rd wd.	Front: 14'2"x44'
1705	4016	2169 N Franklin St	20th wd.	Front: 14'2"x65'	1705	4061	3342 Argyle St	33rd wd.	Front: 14'x43'
1705	4017	719-23 Valley Green Ct	21st wd.	Irregular	1705	4062	6205 Market St	34th wd.	Front: 16'x81'
1705	4018	45 E Sharpnack St	22nd wd.	Front: 15'x85.50'	1705	4063	6241 Market St	34th wd.	Irregular
1705	4019	85 E Sharpnack St	22nd wd.	Irregular	1705	4064	6402 Vine St	34th wd.	Front: 15'x53'
1705	4020	6323 Milton St	22nd wd.	Front: 37'5"x113'	1705	4065	6416 Vine St	34th wd.	Front: 18'x53'
1705	4021	1911 Berkshire St	23rd wd.	Irregular	1705	4066	222 N Simpson St	34th wd.	Front: 15'x60'
1705	4022	1708 Church St	23rd wd.	Front: 20'x118'	1705	4067	6741 Lebanon Ave	34th wd.	Irregular
1705	4023	4818 Mulberry St	23rd wd.	Irregular	1705	4068	5822 Weymouth St	35th wd.	Front: 16'2"x85'
1705	4024	4835-37 Griscom St	23rd wd.	Irregular	1705	4069	1319 S 23rd St	36th wd.	Front: 17'x59'
1705	4025	4116 Paul St	23rd wd.	Front: 14.08'x101'	1705	4070	2835 Wharton St	36th wd.	Front: 15'x60'
1705	4026	3213 Hamilton St	24th wd.	Front: 16'4"x97'	1705	4071	3405 Wharton St	36th wd.	Front: 16'x56'
1705	4027	3936 Nectarine St	24th wd.	Front: 13'x37'6"	1705	4072	2550 N 12th St	37th wd.	Front: 14'x70'
1705	4028	3826 Melon St	24th wd.	Front: 15'x60'	1705	4073	2346 N Fawn St	37th wd.	Front: 14'x47'
1705	4029	3625 Melon St	24th wd.	Front: 16'1/2"x60'	1705	4074	1123 W Colona St	37th wd.	Front: 13'3-1/2"x60'
1705	4030	3606 Olive St	24th wd.	Front: 20'x80'	1705	4075	1232 W Tucker St	37th wd.	Front: 14'x58'
1705	4031	3911 Folsom St	24th wd.	Front: 14'x73'	1705	4076	2937 N 8th St	37th wd.	Front: 14'6"x63'3/8"
1705	4032	724 N 37th St	24th wd.	Front: 14'2-2/3"x80'	1705	4077	2811 N 9th St	37th wd.	Front: 15'x64'2-1/4"
1705	4033	733 N 39th St	24th wd.	Front: 16'x82'	1705	4078	3012 N 9th St	37th wd.	Front: 14'11"x69'
1705	4034	1438 N Marston St	29th wd.	Front: 14'1"x50'	1705	4079	3141 N Percy St	37th wd.	Front: 14'2"x48'
1705	4035	2115 Bellmore St	25th wd.	Irregular	1705	4080	3064 N 10th St	37th wd.	Front: 15'x67'
1705	4036	2435 N 27th St	28th wd.	Front: 13'11-1/2"x57'	1705	4081	614 W Allegheny Ave	37th wd.	Front: 19'4-1/2"x65'
1705	4037	2513 N Newkirk St	28th wd.	Front: 14'x50'	1705	4082	734 W Allegheny Ave	37th wd.	Front: 16'x63'
1705	4038	2643 W Arizona St	28th wd.	Front: 14'x44'	1705	4083	2842 N Ringgold St	38th wd.	Front: 14.33'x46.50'
1705	4039	2736 W Sterner St	28th wd.	Front: 14'x45'	1705	4084	2826 N 26th St	38th wd.	Front: 16'x56'
1705	4040	1432 N Marston St	29th wd.	Front: 14'1"x50'	1705	4085	3158 N 27th St	38th wd.	Front: 15'x42'2"
1705	4041	2606 N Myrtlewood St	28th wd.	Front: 14'x52'	1705	4086	2633 N Westmoreland St	38th wd.	Front: 16'x62'
1705	4042	2332 N 31st St	28th wd.	Front: 14'x57'	1705	4087	3023 N 35th St	38th wd.	Front: 20'x100'
1705	4043	3013 W Fletcher St	28th wd.	Front: 16'x64'	1705	4088	2439 S Sheridan St	39th wd.	Front: 14'x49'
1705	4044	2405 Seybert St	29th wd.	Front: 13'10"x43'2-7/8"	1705	4089	1820 S 58th St	40th wd.	Front: 18'x79'
1705	4045	2702 W Harper St a/k/a 2702 Harper St	29th wd.	Front: 12'3"xIrregular					

Tax Sale continues on 16

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 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, May 18, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1705	4090	626 E Girard Ave	18th wd.	Front: 16'x91'6"	1705	4108	2802 Bridge St	45th wd.	Front: 17'9"x97'
1705	4091	2061 S 60th St	40th wd.	Front: 19'4-1/2"x69'	1705	4109	3935 Arcadia St	45th wd.	Front: 15.41'x45'
1705	4092	2007 S Avondale St	40th wd.	Front: 14'x50'	1705	4110	5744 Cedar Ave	46th wd.	Front: 16'x81'6"
1705	4093	2533 S Millick St	40th wd.	Front: 16'x48'6"	1705	4111	735 S 58th St	46th wd.	Front: 15'x76'6"
1705	4094	2115 Shields St	40th wd.	Front: 15'x82'	1705	4112	1828 McClellan St	48th wd.	Front: 14'x53'
1705	4095	2225 S 70th St	40th wd.	Front: 15'5"x70'	1705	4113	2830 Snyder Ave	48th wd.	Front: 15'10"x70'
1705	4096	7527 Dicks Ave	40th wd.	Front: 25'x127'6"	1705	4114	1600 W Susquehanna Ave	32nd wd.	Irregular
1705	4097	512 E Thelma St	42nd wd.	Front: 15'x70'	1705	4115	4847 N 7th St	49th wd.	Front: 15'8-1/8"x75'
1705	4098	121 W Rockland St	42nd wd.	Front: 25'x75'	1705	4116	4845 N 9th St	49th wd.	Front: 16'x93'6"
1705	4099	3827 N Delhi St	43rd wd.	Front: 16'x45'	1705	4117	4545 Old York Rd	49th wd.	Front: 19.12'xIrregular
1705	4100	3948 Dell St	43rd wd.	Front: 20'x46'1/4"	1705	4118	808 W Fisher Ave	49th wd.	Front: 15'x90'
1705	4101	4113 N Darien St	43rd wd.	Front: 15'9"x38'6"	1705	4119	990 W Tabor Rd	49th wd.	Irregular
1705	4102	4213 N 9th St	43rd wd.	Front: 15'9"x51'2-1/4"	1705	4120	7822 Michener Ave	50th wd.	Front: 16'x78'4"
1705	4103	4124 Old York Rd	43rd wd.	Irregular	1705	4121	2444 77th Ave	50th wd.	Front: 15'9-1/2"x120'
1705	4104	5110 Haverford Ave	44th wd.	Irregular	1705	4122	1800 W Susquehanna Ave	32nd wd.	Front: 20'x74'
1705	4105	5114 Haverford Ave	44th wd.	Irregular	1705	4123	5449 Kingsessing Ave	51st wd.	Front: 15'x65'
1705	4106	309 N 54th St	44th wd.	Irregular	1705	4124	5548 Linmore Ave	51st wd.	Front: 15'x55'
1705	4107	5211 W Girard Ave	44th wd.	Front: 16'x81'	1705	4125	345 E Rittenhouse St	59th wd.	Irregular

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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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- 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



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