

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 23, 2019 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1905	4001	5909 Chestnut St	3rd wd.	Front: 15'6"x83'	1905	4051	2411 Amber St	31st wd.	Front: 15'x70'
1905	4002	5830 Alter St	3rd wd.	Front: 16'x63'6"	1905	4052	2145 N 22nd St	32nd wd.	Front: 16'3"x100'
1905	4003	37 N 60th St	4th wd.	Front: 16'x85'	1905	4053	1842 N 23rd St	32nd wd.	Front: 15'7"x70'3"
1905	4004	1411 N Ithan St	4th wd.	Front: 15'x47'7-5/8"	1905	4054	2943 Westmont St	32nd wd.	Front: 14'x51'
1905	4005	608 N 42nd St	6th wd.	Front: 13'8-1/2"x70'	1905	4055	1824 N 28th St	32nd wd.	Front: 15'x65'
1905	4006	4213 Pennsgrove St	6th wd.	Front: 14'x68'	1905	4056	1722 N 27th St	32nd wd.	Front: 18'x Irreg
1905	4007	1024 N 43rd St	6th wd.	Front: 15'4"x75'	1905	4057	603 E Cornwall St	33rd wd.	Front: 15'x49'6"
1905	4008	929 N Markoe St	6th wd.	Front: 14'x96'	1905	4058	5915 Jefferson St	34th wd.	Front: 15'9"x105'
1905	4009	857 N 48th St	6th wd.	Front: 16'2-1/4"x90'	1905	4059	1333 N Redfield St	34th wd.	Front: 20'x90'
1905	4010	224 E Elkhart St	7th wd.	Front: 14'x43'6"	1905	4060	2215 Earp St	36th wd.	Front: 14'x50'
1905	4011	3611 N Lawrence St	7th wd.	Front: 14'3"x105'	1905	4061	2325 Moore St	36th wd.	Front: 15'x58'
1905	4012	3341 Ella St	7th wd.	Front: 14'1-1/2"x60'	1905	4062	1438 S 27th St	36th wd.	Front: 14'2"x58'
1905	4013	6624 N Gratz St	10th wd.	Front: 16'x80'	1905	4063	1437 S Bouvier St	36th wd. (f/k/a 26th wd.)	Front: 14'x48'
1905	4014	1420 W Rush St	11th wd.	Front: 16'x62'	1905	4064	2627 N Sartain St	37th wd.	Front: 14'x40'
1905	4015	1424 W Mayfield St	11th wd.	Front: 15'x50'	1905	4065	1235 W Sergeant St	37th wd.	Front: 14'x47'6"
1905	4016	2816 N Garnet St	11th wd.	Front: 15'x45'	1905	4066	2840 N 11th St	37th wd.	Front: 16'x94'
1905	4017	2831 N Opal St	11th wd.	Front: 15'x45'	1905	4067	2924 N 12th St	37th wd.	Front: 15'10"x84'6"
1905	4018	516 E Queen Ln	12th wd.	Front: 14'8"x52'9"	1905	4068	2867 N Stillman St	38th wd.	Front: 16'x45'
1905	4019	325 Earlham Ter	12th wd.	Front: 26'8"x85'9-3/4"	1905	4069	2500 W Harold St	28th wd.	Front: 20'x60'
1905	4020	2011 Newcomb St	13th wd.	Front: 13'9-1/2"x45'	1905	4070	3214 N 26th St	38th wd.	Front: 14'9"x62'6"
1905	4021	3370 Red Lion Rd	66th wd.	Front: 26'7/8"x117'	1905	4071	2860 N Taney St	38th wd.	Front: 14'1"x45'
1905	4022	913 N 47th St	6th wd.	Front: 18'x100'	1905	4072	3242 N Marston St	38th wd.	Front: 14'4"x77'
1905	4023	5815 Delancey St	60th wd.	Front: 15'6"x60'	1905	4073	3206 W Allegheny Ave	38th wd.	Front: 15'x83'
1905	4024	1511 W York St	16th wd.	Front: 15'11"x68'2"	1905	4074	451 Fitzgerald St	39th wd.	Irregular
1905	4025	7310 Ogontz Ave	50th wd.	Irregular	1905	4075	2525 S Franklin St	39th wd.	Front: 14'x40'2-3/8"
1905	4026	1826 W Glenwood Ave	16th wd.	Front: 21'x95'	1905	4076	2822 S Randolph St	39th wd.	Front: 15'2-1/2"x53'8-1/4"
1905	4027	1602 W Ruscomb St	17th wd.	Front: 15'10-1/2"x52'	1905	4077	5952 Chester Ave	40th wd.	Front: 16'x75'
1905	4028	2814 N 3rd St	19th wd.	Front: 13'2"x45'	1905	4078	4000 Gypsy Ln, 318 A1	21st wd.	Irregular
1905	4029	2848 N Orianna St	19th wd.	Front: 15'x60'	1905	4079	6128 Upland St	40th wd.	Front: 14'x62'
1905	4030	3461 N 3rd St	19th wd.	Front: 16'3"x67'6"	1905	4080	6628 Woodland Ave	40th wd.	Front: 24'x100'
1905	4031	2246 S 70th St	40th wd.	Irregular	1905	4081	6603 Ditman St	41st wd.	Front: 16'x90'
1905	4032	5197 Vicaris St	21st wd.	Front: 18'x54'3"	1905	4082	4635 Boudinot St	42nd wd.	Irregular
1905	4033	607 Brinton St	22nd wd.	Irregular	1905	4083	4912 Rorer St	42nd wd.	Front: 15'x77'6"
1905	4034	109 Meehan Ave	22nd wd.	Front: 16'x58'2"	1905	4084	2706 Boudinot St	7th wd.	Front: 16'2"x112'6"
1905	4035	16 W Sharpnack St	22nd wd.	Front: 19'10-3/4"x95'	1905	4085	1002 W Westmoreland St	43rd wd.	Irregular
1905	4036	2002 Orthodox St	23rd wd.	Front: 35'5"x95'	1905	4086	3647 N 9th St	43rd wd.	Front: 16'x46'2-1/4"
1905	4037	1825 Orthodox St	23rd wd.	Front: 25'x103'7"	1905	4087	3652 N Percy St	43rd wd.	Front: 14'7"x60'
1905	4038	4840 Hawthorne St	23rd wd.	Front: Lot Irregular	1905	4088	3555 N 11th St	43rd wd.	Front: 15'7"x85'6"
1905	4039	4627 Ditman St	23rd wd.	Front: 39'x95'	1905	4089	3853 N Broad St	43rd wd.	Front: 16'x102'
1905	4040	1013 Orthodox St	23rd wd.	Front: 14'x45'	1905	4090	4431 N Reese St	43rd wd.	Front: 15'x60'
1905	4041	3909 Wyalusing Ave	24th wd.	Irregular	1905	4091	2708 Boudinot St	7th wd.	Front: 20'x112'
1905	4042	1810 Hart Ln	25th wd.	Front: Lot Irregular	1905	4092	449 Dearborn St a/k/a 449 N Dearborn St	44th wd.	Front: 14'2"x56'
1905	4043	1821 Hart Ln	25th wd.	Front: 21'5-3/4"x50'	1905	4093	436 N 52nd St	44th wd.	Front: 16'x97'
1905	4044	2081 E Orleans St	25th wd.	Front: 13.67"x52.00'	1905	4094	3511 Kensington Ave	45th wd.	Irregular
1905	4045	2607 N Myrtlewood St	28th wd.	Front: 14'2"x50'	1905	4095	5757 Rodman St	46th wd.	Front: 15'x65'
1905	4046	2563 N Stanley St	28th wd.	Front: 14'x50'	1905	4096	3224-3226 W York St	28th wd.	Front: 30'x62'
1905	4047	2514 N Douglas St	28th wd.	Irregular	1905	4097	1704 N 23rd St	47th wd.	Front: 18'x Lot Irregular
1905	4048	2936 W Dauphin St	28th wd.	Irregular	1905	4098	547 W Roosevelt Blvd	49th wd.	Front: Lot Irregular
1905	4049	3218 W Arizona St	28th wd.	Front: 16'x50'	1905	4099	2710 Boudinot St	7th wd.	Irregular
1905	4050	2001 Pemberton St	30th wd.		1905	4100	5921 N 12th St	49th wd.	Front: 20'x84'5/8"

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 full 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