

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, June 22, 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
1706	4001	3232 N 2nd St	19th wd.	Front: 14'4"x57'	1706	4048	2940 Cecil B Moore Ave	32nd wd.	Front: 16'x70'
1706	4002	3527 N Philip St	19th wd.	Front: 13'7"x53'	1706	4049	3214 Cecil B Moore Ave	32nd wd.	Front: 18'x100'
1706	4003	3415 N Bodine St	19th wd.	Front: 14'x50'	1706	4050	722 E Willard St	33rd wd.	Front: 15'x50'
1706	4004	3067 N Lawrence St	19th wd.	Front: 14'6"x49'	1706	4051	637 E Westmoreland St	33rd wd.	Front: 15'x61'6"
1706	4005	3211 N 6th St	19th wd.	Front: 15'x60'	1706	4052	1360-62 Kerbaugh St	43rd wd.	Irregular
1706	4006	2561 N Mole St	16th wd.	Front: 14'4"x38'	1706	4053	3918 Elsinore St	33rd wd.	Front: 16'4"x67'6"
1706	4007	2124 N Percy St	20th wd.	Front: 14'x53'	1706	4054	6204 Callowhill St	34th wd.	Front: 15'7"x72'4"
1706	4008	4038 Dexter St	21st wd.	Front: 14'x64'11-1/2"	1706	4055	44 N Hirst St	34th wd.	Front: 14'3"x64'
1706	4009	319 Montana St a/k/a 319 E Montana St	22nd wd.	Front: 20'x92'6"	1706	4056	6127 Lebanon Ave	34th wd.	Irregular
1706	4010	243 E Phil Ellena St	22nd wd.	Front: 15'x60'	1706	4057	1241 N 60th St	34th wd.	Front: 16'x86'
1706	4011	6779 Crittenden St	22nd wd.	Front: 36'5-1/2"x168'4"	1706	4058	1469 N Hirst St	34th wd.	Front: 15.44'x54'
1706	4012	2308 Duncan St	23rd wd.	Front: 29'11"x103'3-1/2"	1706	4059	557 E Cheltenham Ave	35th wd.	Front: 16'x68'
1706	4013	648 E Indiana Ave	33rd wd.	Front: 15'x16'1"	1706	4060	1326 S 24th St	36th wd.	Front: 15'x70'
1706	4014	4506 Tackawanna St	23rd wd.	Front: 15'5" x Irregular	1706	4061	2638 Manton St	36th wd.	Front: 13'4"x55'
1706	4015	4513-15 Tackawanna St	23rd wd.	Front: 40'x100'	1706	4062	5137 Haverford Ave	44th wd.	Front: 19.16' x Irregular
1706	4016	4343 Josephine St	23rd wd.	Irregular	1706	4063	5534 Linmore Ave	51st wd.	Front: 15'x52'
1706	4017	5115 Mebus St	23rd wd.	Irregular	1706	4064	2041 Mountain St	36th wd.	Front: 14'x47'
1706	4018	3932 Nectarine St	24th wd.	Front: 13'6"x35'6"	1706	4065	1552 S Taylor St	36th wd.	Front: 14'3"x47'9-5/8"
1706	4019	3934 Nectarine St	24th wd.	Front: 12'x35'6"	1706	4066	1703 N 55th St	4th wd.	Front: 16'x90'
1706	4020	3933 Nectarine St	24th wd.	Front: 12.83'x37.88'	1706	4067	1409 Morris St	36th wd.	Front: 15'x68'
1706	4021	3939 Mount Vernon St	24th wd.	Front: 14'6-1/2"x76'	1706	4068	2547 N 9th St	37th wd.	Front: 14'x62'4"
1706	4022	8030 Ditman St Unit 88P	65th wd.	Irregular	1706	4069	2220 N Delhi St	37th wd.	Front: 15'x74'
1706	4023	703 N 40th St	24th wd.	Front: 17'x105'	1706	4070	2550 N 11th St	37th wd.	Front: 14'11"x68'6"
1706	4024	3807 Reno St	24th wd.	Front: 13'11"x69'8"	1706	4071	2347 N Fawn St	37th wd.	Front: 14'x47'
1706	4025	2824 Helen St	88th wd.	Front: 25'x112'	1706	4072	2340 N Fawn St	37th wd.	Front: 14'x47'
1706	4026	3829 Cambridge St	24th wd.	Front: 15'10"x78'	1706	4073	927 W Dakota St	37th wd.	Front: 16'7"x60'
1706	4027	2075 E Orleans St	25th wd.	Front: 15'x50'	1706	4074	3239 N Marshall St	37th wd.	Front: 14'x53'
1706	4028	2137 E Stella St	25th wd.	Front: 14' x Irregular	1706	4075	2839 N 13th St	37th wd.	Front: 14'9"x76'
1706	4029	1209 S 49th St	27th wd.	Front: 16'x63'	1706	4076	2851 N 13th St	37th wd.	Front: 14.75'x76'
1706	4030	3654-58 N 7th St	43rd wd.	Irregular	1706	4077	2316 N 10th St	37th wd.	Front: 17'3"x90'
1706	4031	1356 S Paxon St	27th wd.	Front: 14'3"x57'	1706	4078	3018 N Stillman St	38th wd.	Front: 14'2"x45'9"
1706	4032	2345 N 26th St	28th wd.	Front: 14'x60'	1706	4079	2942 N Taylor St	38th wd.	Front: 15'x48'
1706	4033	2408 W Oakdale St	28th wd.	Front: 14.16'x55'	1706	4080	2858 N Marston St	38th wd.	Front: 15'x62'
1706	4034	2416 W Oakdale St	28th wd.	Front: 14'2"x55'	1706	4081	2846 W Wishart St	38th wd.	Front: 14'x58'
1706	4035	2604 W Sterner St	28th wd.	Front: 15'6"x45'	1706	4082	1401 S Patton St	36th wd.	Front: 16'x52'8"
1706	4036	2212 N 30th St	28th wd.	Front: 15'x62'6"	1706	4083	534 Cantrell St	39th wd.	Front: 14'x48'
1706	4037	2534 W Oxford St	29th wd.	Front: 14.41'x81.50'	1706	4084	2544 S Reese St	39th wd.	Front: 14'x47'
1706	4038	1201 N Taylor St	29th wd.	Irregular	1706	4085	608 Winton St	39th wd.	Front: 14'x48'
1706	4039	2302 Aramingo Ave	31st wd.	Front: 13'6"x32'6-5/8"	1706	4086	2020 S Cecil St	40th wd.	Front: 15'x53'
1706	4040	2110 N Woodstock St	32nd wd.	Front: 16'x60'	1706	4087	5817 Yocum St	40th wd.	Irregular
1706	4041	1809 N 24th St	32nd wd.	Front: 14'8"x65'	1706	4088	2126 Cemetery Ave	40th wd.	Irregular
1706	4042	1908 N Taylor St	32nd wd.	Front: 14'x68'9-1/2"	1706	4089	6076 Regent St	40th wd.	Front: 16'x58'6"
1706	4043	1918 N Taylor St	32nd wd.	Front: 13'5" x Irregular	1706	4090	2128 Shields St	40th wd.	Irregular
1706	4044	1846 N Taney St	32nd wd.	Front: 15'x49'9"	1706	4091	7101 Upland St	40th wd.	Front: 40'x115'
1706	4045	3002 Euclid Ave	32nd wd.	Irregular	1706	4092	6843 Woodland Ave	40th wd.	Front: 18'x100'
1706	4046	2923 Diamond St	32nd wd.	Front: 16'x54'	1706	4093	8115 Suffolk Ave	40th wd.	Irregular
1706	4047	1958 N Myrtlewood St	32nd wd.	Front: 15'x51'					

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, June 22, 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
1706	4094	2148 Ellsworth St	36th wd.	Front: 16'x65'	1706	4110	929 N Fallon St a/k/a 929 Fallon St	44th wd.	Front: 15'x55'
1706	4095	7236 Marsden St	41st wd.	Front: 16'1"x90"	1706	4111	2517 E Allegheny Ave	45th wd.	Front: 12'x77'
1706	4096	4713 Rosehill St	42nd wd.	Front: 20'x90'8"	1706	4112	423 S 50th St	60th wd.	Front: 16'6"x100'
1706	4097	3551 N Marvine St	43rd wd.	Front: 15.58'x84'	1706	4113	1847 E Cornwall St	45th wd.	Front: 14'x69'11-1/2"
1706	4098	719 W Erie Ave	43rd wd.	Front: 16.03'x87.00'	1706	4114	5127 Market St	44th wd.	Front: 16'x90'
1706	4099	3825 N 9th St	43rd wd.	Front: 21'x46.19'	1706	4115	1820 E Pacific St	45th wd.	Irregular
1706	4100	3728 N 13th St	43rd wd.	Front: 15'x100'	1706	4116	3902 Arcadia St	45th wd.	Front: 15'x45'9"
1706	4101	3917 N Darien St	43rd wd.	Front: 15'x45'	1706	4117	3428 Ashfield Ln	66th wd.	Irregular
1706	4102	1329 W Jerome St	43rd wd.	Front: 16'x80'	1706	4118	715 S 58th St	46th wd.	Front: 15'6"x75'
1706	4103	4441 N Marshall St	43rd wd.	Front: 16'x45'	1706	4119	1825 Ingersoll St	47th wd.	Front: 14'x64'
1706	4104	4229 N 7th St	43rd wd.	Front: 15'x87'	1706	4120	1838 S 23rd St	48th wd.	Front: 15'x62'
1706	4105	4937 Ogden St	44th wd.	Front: 14'x67'3"	1706	4121	4815 N Hutchinson St	49th wd.	Front: 15'x84'6-1/2"
1706	4106	5036 N Hoopes St	44th wd.	Front: 14'x57.65'	1706	4122	723 W Wellens St	49th wd.	Front: 15'x75'
1706	4107	5140 W Stiles St a/k/a 5140 Stiles St	44th wd.	Front: 16'x90'	1706	4123	5318 Hadfield St	51st wd.	Front: 16'x63'6"
1706	4108	4992 W Thompson St	44th wd.	Front: 14'8"x70"	1706	4124	5447 Malcolm St	51st wd.	Front: 15'x62'
1706	4109	808 N 40th St	6th wd.	Front: 15'1"x58'11"	1706	4125	5721 Belmar St	51st wd.	Front: 14'4"x58'6"

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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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