

## 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, July 20, 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
1707	4001	2526 N Napa St	28th wd.	Front: 14'x50'	1707	4048	2832 N Hutchinson St	37th wd.	Front: 12'11"x50'7-3/8"
1707	4002	4523 N 5th St	42nd wd.	Front: 16'x72'	1707	4049	1356 W Seltzer St	37th wd.	Front: 14'x50'
1707	4003	3320 W Cumberland St	28th wd.	Front: 15'x62'6"	1707	4050	3133 N Taylor St	38th wd.	Front: 15'x90'
1707	4004	3005 W Oakdale St	28th wd.	Front: 14'x46'	1707	4051	2819 N Taney St	38th wd.	Front: 14'1"x45'
1707	4005	512 W Chew Ave	61st wd.	Front: 16'x112'6"	1707	4052	3144 N 29th St	38th wd.	Front: 15'x72'
1707	4006	1460 N Myrtlewood St	29th wd.	Front: 13'10"x54'	1707	4053	2501 S Philip St	39th wd.	Front: 15'9"x50'
1707	4007	2336 Christian St	30th wd.	Front: 16'x60'	1707	4054	430 Mifflin St	39th wd.	Front: 16'3"x64'
1707	4008	2634 Jasper St	31st wd.	Front: 12'x48'	1707	4055	518 McKean St	39th wd.	Front: 16'x66'
1707	4009	183 Fern St	61st wd.	Front: 15'x68'6"	1707	4056	2123 S 5th St	39th wd.	Front: 15'6"x64'
1707	4010	1929 E Letterly St	31st wd.	Front: 12'1"x49'	1707	4057	612 Chelton Ave	61st wd.	Irregular
1707	4011	1938 E Firth St	31st wd.	Front: 12'x65.5'	1707	4058	2333 S Franklin St	39th wd.	Front: 14'x48'6"
1707	4012	1905 E Huntingdon St	31st wd.	Front: 14'x67'	1707	4059	3426 Stanwood St	64th wd.	Front: 15'11"x94'1/8"
1707	4013	1433 Diamond St	32nd wd.	Front: 23'x116'	1707	4060	6078 Kingsessing Ave	40th wd.	Front: 16'x75'
1707	4014	2032 N Carlisle St	32nd wd.	Front: 15'9"x65'	1707	4061	2051 Aikens St	40th wd.	Front: 14'x67'
1707	4015	2146 N 20th St	32nd wd.	Front: 16'3"x80'	1707	4062	7258 Saybrook Ave	40th wd.	Front: 16'x101'6"
1707	4016	2150 N Van Pelt St	32nd wd.	Front: 16'x70'	1707	4063	2340 S 72nd St	40th wd.	Front: 16'x100'
1707	4017	1961 N Croskey St	32nd wd.	Front: 12'9"x55'	1707	4064	4609 Boudinot St	42nd wd.	Irregular
1707	4018	2238 Fountain St	32nd wd.	Front: 16'x63.75'	1707	4065	4627 Boudinot St	42nd wd.	Irregular
1707	4019	2932 Westmont St	32nd wd.	Front: 13'9"x49'	1707	4066	4770 Vista St	65th wd.	Front: 15'3"x60'
1707	4020	2035 N 33rd St	32nd wd.	Front: 15'11-1/2"x91'11"	1707	4067	240 W Albanus St	42nd wd.	Front: 14'x65'
1707	4021	1636 N Natrona St	32nd wd.	Front: 15'x66'	1707	4068	322 Lindley Ave	42nd wd.	Front: 14'x72'
1707	4022	830 E Russell St	33rd wd.	Front: 15'x75'	1707	4069	228 W Fisher Ave	42nd wd.	Front: 14.13'x75'
1707	4023	1121 E Tioga St	33rd wd.	Front: 20'x70'	1707	4070	164 W Clarkson Ave	42nd wd.	Irregular
1707	4024	3137 Custer St	33rd wd.	Front: 14'2"x50'	1707	4071	156 W Clarkson Ave	42nd wd.	Irregular
1707	4025	62 N Edgewood St	34th wd.	Front: 15'x62'6"	1707	4072	710 W Russell St	43rd wd.	Front: 14'3"x50'
1707	4026	535 N Robinson St	34th wd.	Front: 17.23'x75'	1707	4073	1208 W Airdrie St	43rd wd.	Front: 16'x105'
1707	4027	1440 N 61st St	34th wd.	Front: 20'x100'	1707	4074	4012 N 13th St	43rd wd.	Front: 11'6"x75'
1707	4028	1717 N Felton St	34th wd.	Front: 15'x97'	1707	4075	1314 W Jerome St	43rd wd.	Front: 16'x79'6"
1707	4029	741 N 63rd St	34th wd.	Front: 20'x125'	1707	4076	4445 N Franklin St	43rd wd.	Front: 15'x64'
1707	4030	536 N 63rd St	34th wd.	Front: 18'x125'	1707	4077	5039 Arch St	44th wd.	Front: 16'6"x77'
1707	4031	1411 N 75th St	34th wd.	Front: 18.130'x82.50'	1707	4078	30 Dearborn St	44th wd.	Front: 15'x44.50'
1707	4032	5833 N 7th St	61st wd.	Front: 15'x88'	1707	4079	47 N 52nd St	44th wd.	Front: 16'x114'6"
1707	4033	1329 S Corlies St	36th wd.	Front: 14'x48'	1707	4080	65 N 53rd St	44th wd.	Front: 16'x74'
1707	4034	2020 Gerritt St	36th wd.	Front: 14'x48'	1707	4081	130 N Peach St	44th wd.	Front: 14'8"x56'
1707	4035	1416 Alcott St	62nd wd.	Irregular	1707	4082	144 N Peach St	44th wd.	Front: 14'7"x57'
1707	4036	2354 Watkins St	36th wd.	Front: 15'x48'	1707	4083	7121 Keystone St	65th wd.	Irregular
1707	4037	1629 S Hicks St	36th wd.	Front: 14'x49'	1707	4084	5549 Walton Ave	46th wd.	Front: 15'x60'
1707	4038	1729 S Mole St	36th wd.	Front: 14'x44'	1707	4085	5515 Catharine St a/k/a 5515 W Catharine St	46th wd.	Front: 15'x71'
1707	4039	1628 Haworth St	62nd wd.	Front: 21'x93'1-3/8"	1707	4086	2024 S Colorado St	48th wd.	Front: 14'x50'
1707	4040	2240 N 12th St	37th wd.	Irregular	1707	4087	1317 Blavis St	49th wd.	Front: 16'x68'6"
1707	4041	2621 N 13th St	37th wd.	Front: 15'1/4"x67'	1707	4088	4835 N Marshall St	49th wd.	Irregular
1707	4042	2436 N Clarion St	37th wd.	Front: 13'11"x36'6"	1707	4089	4805 N Franklin St	49th wd.	Front: 15'1"x61'
1707	4043	925 W Dakota St	37th wd.	Front: 16'7"x60'	1707	4090	2003 N Croskey St	32nd wd.	Front: 27'9"x84'1-3/8"
1707	4044	3102 N 6th St	37th wd.	Front: 16'x71'6"	1707	4091	4835 N 9th St	49th wd.	Front: 16'x93'6"
1707	4045	3149 N Franklin St	37th wd.	Front: 14'8"x60'	1707	4092	4551 N 12th St	49th wd.	Front: 14'10"x90'
1707	4046	2749 N Darien St	37th wd.	Front: 14'11-9/16"x44'10-7/8"					
1707	4047	2715 N 9th St	37th wd.	Front: 15'1"x51'3-1/4"					

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](http://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](http://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](http://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, July 20, 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
1707	4093	2310 78th Ave a/k/a 2310 W 78th Ave North	50th wd.	Front: 16'x120'	1707	4109	2501 N 5th St	19th wd.	Front: 20'x89'7-1/2"
1707	4094	5301 Hadfield St	51st wd.	Front: 24.89'x63.25'	1707	4110	1008 Oak Ln	61st wd.	Irregular
1707	4095	1216 S 51st St	51st wd.	Front: 20'1-1/2"x90'	1707	4111	545 Herman St a/k/a 545 E Herman St	59th wd.	Front: 15'x49'7-1/2"
1707	4096	5343 Grays Ave	51st wd.	Front: 15'x50'	1707	4112	160 E Tulpehocken St	59th wd.	Irregular
1707	4097	1544 S 55th St	51st wd.	Front: 14'9"x67'	1707	4113	138 Mayland St a/k/a 138 E Mayland St	59th wd.	Front: 16'x Irregular
1707	4098	4833 Merion Ave	52nd wd.	Front: 14'x70'	1707	4114	5944 Vine St	4th wd.	Irregular
1707	4099	5255 Jefferson St	52nd wd.	Front: 16'x81'	1707	4115	6334 Musgrave St	59th wd.	Irregular
1707	4100	1721 N Lindenwood St	52nd wd.	Front: 15'x50'	1707	4116	6125 Mc Mahon Ave	59th wd.	Irregular
1707	4101	5811 Drexel Rd	52nd wd.	Irregular	1707	4117	5300 Locust St	60th wd.	Front: 18'1"x90'
1707	4102	5629 Chester Ave	51st wd.	Front: 16'x86'	1707	4118	5330 Delancey St	60th wd.	Front: 15'x59'6"
1707	4103	1420 Tyson Ave	53rd wd.	Front: 50'x102.50'	1707	4119	5312 Pine St	46th wd.	Front: 21'x85'
1707	4104	1457 Creston St	54th wd.	Front: 17'11"x71'	1707	4120	4602 Longshore Ave	41st wd.	Front: 20'x Irregular
1707	4105	3157 Magee Ave	55th wd.	Irregular	1707	4121	12 S Yewdall St	60th wd.	Front: 16'x67'3"
1707	4106	3000 Princeton Ave	55th wd.	Front: 28'2-1/2"x106'6"	1707	4122	5528 Ludlow St	60th wd.	Front: 14'x81'
1707	4107	10192 Dedaker Dr	58th wd.	Front: 20'x125'	1707	4123	5516 Irving St	60th wd.	Front: 15'x75'
1707	4108	929 E Price St	59th wd.	Front: 18'x92'	1707	4124	5857 Addison St	60th wd.	Front: 16'x63'6"
					1707	4125	7209 N Broad St	61st 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.**
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- 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.
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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  
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