

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, August 17, 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
1708	4001 3846 Pennsgrove St	24th wd.	Front: 15'9"x67'	1708	4048 3010 N Marvine St	37th wd.	Front: 14'6"x57'
1708	4002 3800 Wyalusing Ave	24th wd.	Irregular	1708	4049 1423 Point Breeze Ave	36th wd.	Irregular lot
1708	4003 2916-20 N Croskey St	11th wd.	Irregular	1708	4050 3317 N Marston St	38th wd.	Front: 16'4"x55'6"
1708	4004 2024 E Monmouth St	25th wd.	Irregular	1708	4051 2709 W Allegheny Ave	38th wd.	Front: 15'9"x80'
1708	4005 1087 E Wishart St	25th wd.	Front: 13'x56'6"	1708	4052 137 Gladstone St	39th wd.	Front: 14'x48'
1708	4006 2774 Helen St	25th wd.	Irregular	1708	4053 2504 S 2nd St	39th wd.	Front: 14'3"x53'
1708	4007 2856 Jasper St	25th wd.	Front: 14'x54'	1708	4054 449 Fitzgerald St	39th wd.	Irregular
1708	4008 1226 S Markoe St	27th wd.	Front: 15'6"x79'	1708	4055 2526 S 8th St	39th wd.	Front: 15'x57'
1708	4009 2720 N Taylor St	28th wd.	Front: 14'6"x45'	1708	4056 2532 S 8th St	39th wd.	Front: 15'x57'
1708	4010 2451 N 27th St	28th wd.	Front: 13.94'x57'	1708	4057 2743 S Randolph St	39th wd.	Front: 16'x66'3"
1708	4011 2717 N Dover St	28th wd.	Front: 15'x52'9"	1708	4058 2115 S 60th St	40th wd.	Front: 15'x70"
1708	4012 2647 W Gordon St	28th wd.	Front: 14'x50'	1708	4059 2126 S 60th St	40th wd.	Irregular
1708	4013 2409 W Harold St	28th wd.	Irregular	1708	4060 2648 S Dewey St	40th wd.	Front: 15'11-3/4"x70"
1708	4014 2420 W Oakdale St	28th wd.	Front: 14'1-1/2" x 55'	1708	4061 2115 Gould St	40th wd.	Front: 14'x50"
1708	4015 2726 N 29th St	28th wd.	Front: 15'3"x64'6"	1708	4062 2632 Lloyd St	40th wd.	Front: 14'7'1/2"x60"
1708	4016 2641 N Myrtlewood St	28th wd.	Front: 14'x52'	1708	4063 7137-39 Theodore St	40th wd.	Front: 31'8"x79'8"
1708	4017 2607 N 30th St	28th wd.	Front: 15'3"x64'6"	1708	4064 4614 Loring St	41st wd.	Front: 15'4"x62'10-3/8"
1708	4018 2522 N Napa St	28th wd.	Front: 14'x50'	1708	4065 131 W Roosevelt Blvd	42nd wd.	Front: 20'x88'
1708	4019 5344 Chestnut St	60th wd.	Front: 16'x74'2"	1708	4066 101 W Ruscomb St	42nd wd.	Irregular
1708	4020 3016 W Dauphin St	28th wd.	Front: 17'x82'	1708	4067 1233 W Westmoreland St	43rd wd.	Front: 15'9"x94'
1708	4021 3008 W Thompson St	29th wd.	Front: 14'x50'	1708	4068 646 W Schiller St	43rd wd.	Front: 14'x60'
1708	4022 2030 E York St	31st wd.	Front: 12'x90'	1708	4069 3608 N Percy St	43rd wd.	Front: 14'7'1/2"x60"
1708	4023 1913-15 E Cumberland St	31st wd.	Irregular	1708	4070 3659 Old York Rd	43rd wd.	Irregular
1708	4024 2021 N Van Pelt St	32nd wd.	Front: 15'x70'	1708	4071 709 W Erie Ave	43rd wd.	Front: 15'x87'
1708	4025 1829 N Ringgold St	32nd wd.	Front: 14'x47'	1708	4072 4215 N 7th St	43rd wd.	Front: 15'x87'
1708	4026 2926 Page St	32nd wd.	Front: 13'9"x49'	1708	4073 4231 N 8th St	43rd wd.	Front: 15'2"x70'3/8"
1708	4027 2147 N 29th St	32nd wd.	Front: 14'6"x71'	1708	4074 5027 Market St	44th wd.	Front: 17'6"x77'
1708	4028 1925 N 32nd St	32nd wd.	Front: 19'6"x65'	1708	4075 5130 Arch St	44th wd.	Front: 16'x82.5'
1708	4029 723 E Hilton St	33rd wd.	Front: 14.083'x50'	1708	4076 5015 Aspen St	44th wd.	Front: 15'x61'
1708	4030 757 E Hilton St	33rd wd.	Front: 14'1"x50'	1708	4077 5218 W Stiles St	44th wd.	Front: 16'x59'
1708	4031 1315 E Airdrie St	33rd wd.	Front: 15'x58'6"	1708	4078 953 N St Bernard St	44th wd.	Front: 15'x54'11-3/8"
1708	4032 3347 Malta St	33rd wd.	Front: 14'x43'	1708	4079 908 N Saint Bernard St a/k/a 908 N Saint Bernard Pl	44th wd.	Front: 15'x55'11-5/8"
1708	4033 110 N Dewey St	34th wd.	Front: 15'1"x65'6"	1708	4080 3251 Livingston St	45th wd.	Front: 12'x59'7"
1708	4034 535 N Felton St	34th wd.	Front: 15'x62'	1708	4081 1909 E Madison St	45th wd.	Front: 15'5"x96'6-7/8"
1708	4035 6149 Master St a/k/a 6149 W. Master St	34th wd.	Front: 14'x52'6"	1708	4082 2795-97 Kirkbride St	45th wd.	Front: 30'x120'
1708	4036 411-13 Sanger St	35th wd.	Front: 50'x125'	1708	4083 1753 N Croskey St	47th wd.	Front: 13'9"x56'
1708	4037 101 Comly St	35th wd.	Irregular	1708	4084 1841 S Bancroft St	48th wd.	Front: 14'x48'
1708	4038 1910 Manton St	36th wd.	Front: 14'x50'	1708	4085 4524 N Marvine St	49th wd.	Front: 15'x75'1-1/4"
1708	4039 3123 Tasker St a/k/a 3123 W Tasker St	36th wd.	Front: 15'x62'	1708	4086 1043 Wagner Ave	49th wd.	Irregular
1708	4040 1412 S Bouvier St	36th wd.	Front: 14'x48'	1708	4087 903-05 R W Fisher Ave	49th wd.	Irregular
1708	4041 2625 N 8th St	37th wd.	Front: 15'x75'6"	1708	4088 5732 N 13th St	49th wd.	Front: 25'x84'
1708	4042 2229 N 11th St	37th wd.	Irregular	1708	4089 7848 Temple Rd	50th wd.	Front: 15'x62'6"
1708	4043 2320 N Camac St	37th wd.	Front: 14'x48'	1708	4090 8222 Pickering Ave	50th wd.	Front: 50'x90'
1708	4044 810 W Lehigh Ave	37th wd.	Front: 17'x67'	1708	4091 2414 80th Ave a/k/a 2414 N 80th Ave	50th wd.	Front: 16'7"x117'7-7/8"
1708	4045 3134 N 6th St	37th wd.	Front: 15'x71'6"				
1708	4046 2927 N 7th St	37th wd.	Front: 14'7"x92'4"				
1708	4047 2810 N 11th St	37th wd.	Front: 16'x94'				

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, August 17, 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
1708 4092 1511 S 53rd St	51st wd.	Front: 16'x77'	1708 4109 4612 Marple St	65th wd.	Front: 15'6"x71'
1708 4093 2948 N 5th St	19th wd.	Front: 18'x72'	1708 4110 3857 Reno St	24th wd.	Front: 13'7"x70'8"
1708 4094 2043 Cheltenham Ave a/k/a 2043 E Cheltenham Ave	17th wd.	Front: 22.50'x95'	1708 4111 8077 Erdrick St	65th wd.	Front: 20'9-1/2"x Irregular
1708 4095 1947 S Ithan St	51st wd.	Front: 15'x62'3"	1708 4112 3809 Germantown Ave	13th wd.	Front: 17'x77.01'
1708 4096 5532 Linmore Ave a/k/a 5532 Linmore St	51st wd.	Front: 15'x55'	1708 4113 1749 Orthodox St a/k/a 1749-51 Orthodox St	23rd wd.	Irregular
1708 4097 5233 Jefferson St	52nd wd.	Front: 16'x80'	1708 4114 4611-13 Howell St	41st wd.	Irregular
1708 4098 5430 Morse St	52nd wd.	Front: 16'x76'6"	1708 4115 1518 Mount Vernon St, Unit 3	8th wd.	Front: n/a
1708 4099 2048 N 57th St	52nd wd.	Irregular	1708 4116 5649 Market St	4th wd.	Front: 16'x96'
1708 4100 1352 South St, #P42 a/k/a Parking Space No. 42	2nd wd.	Irregular	1708 4117 4726 Oxford Ave	23rd wd.	Irregular
1708 4101 136 E Rittenhouse St	59th wd.	Irregular	1708 4118 2300 N 26th St	28th wd.	Front: 14'6"x64'6"
1708 4102 61 Cosgrove St	59th wd.	Front: 14'x59'	1708 4119 2320-22 N 29th St	28th wd.	Front: 27'x51'6"
1708 4103 155 Mayland St	59th wd.	Front: 20'x95'	1708 4120 2439 Master St	29th wd.	Front: 18'1-3/4"x48'8-1/2"
1708 4104 5539 Delancey St	60th wd.	Front: 15'x61'6"	1708 4121 3816 Aspen St	24th wd.	Front: 14'x90'
1708 4105 5840 Delancey St	60th wd.	Front: 15'6"x60'	1708 4122 4744 Richmond St	45th wd.	Irregular
1708 4106 412 S 56th St	60th wd.	Front: 16'x85'	1708 4123 3200-06 W Oxford St	29th wd.	Irregular
1708 4107 8012 Craig St	64th wd.	Irregular	1708 4124 3525 N Smedley St a/k/a 3521-23-25 N Smedley St	11th wd.	Front: 50.33'x80.33'
1708 4108 3545 Shelmire Ave	64th wd.	Front: 16'5/8"x100'	1708 4125 231-35 N 2nd St, #207	5th 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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JEWELL WILLIAMS
Sheriff
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www.TheLegalIntelligencer.com

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