

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 23, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EDT) (Prevailing Time)

Book Writ Address	Ward	Dimensions	Book Writ Address	Ward	Dimensions
1808 4001 6135 Pine St	3rd wd.	Front: 15'x73'	1808 4054 2467 N Colorado St	16th wd.	Front: 14.08'x47'
1808 4002 6253 Pine St	3rd wd.	Front: 15'6"x75'	1808 4055 2222 N Colorado St	16th wd.	Front: 14'2"x48'
1808 4003 5834 Cedar Ave	3rd wd.	Front: 15.58"x77.14'	1808 4056 2441 N Bouvier St	16th wd.	Front: 14'1"x50'
1808 4004 5929 Belmar St	3rd wd.	Front: 17'8"x64'	1808 4057 1508 W Boston St	16th wd.	Irregular
1808 4005 5856 Belmar St	3rd wd.	Front: 15'6"x64'	1808 4058 2237 N Gratz St	16th wd.	Front: 14'x45'3"
1808 4006 5521 Spring St	4th wd.	Front: 16'x46'	1808 4059 2214 W Cumberland St	16th wd.	Front: 15'x86'
1808 4007 20 N Yewdall St	4th wd.	Front: 16'x54'	1808 4060 1013 S 51st St	51st wd.	IRREGULAR LOT
1808 4008 5507 Hunter St	4th wd.	Front: 25'x91'6-7/8"	1808 4061 4936 N 16th St	17th wd.	Front: 15'x87'4"
1808 4009 5533 W Oxford St	4th wd.	Front: 15'x84'	1808 4062 4909-4911 N Uber St	17th wd.	Front: 45'3"x87'10"
1808 4010 125 N 60th St	4th wd.	Front: 16'x85'	1808 4063 2416 N Hancock St	19th wd.	Irregular
1808 4011 629 N 57th St	4th wd.	Front: 16'x90'	1808 4064 2240 N 3rd St	19th wd.	Front: 16'x66'6"
1808 4012 5645 Hunter St	4th wd.	Front: 15'x80'	1808 4065 2129 N Fairhill St	19th wd.	Irregular
1808 4013 5790 Stewart St	4th wd.	Front: 16'2"x81'6"	1808 4066 2937 N Orianna St	19th wd.	Front: 14'x43'6"
1808 4014 5769 Nassau Rd	4th wd.	Front: 15.25'x93.25'	1808 4067 2907 N. Lawrence St	19th wd.	Front: 14'2"x51'
1808 4015 4057 Olive St	6th wd.	Front: 15'x60'	1808 4068 2855 N Reese St	19th wd.	Front: 13'4-1/2"x67'
1808 4016 430 N Holly St	6th wd.	Front: 14'x45'	1808 4069 225 W Hazzard St	19th wd.	Front: 12'x39'
1808 4017 4119 Brown St	6th wd.	Irregular	1808 4070 3516 N Philip St	19th wd.	Front: 13'x40'
1808 4018 4162 Leidy Ave	6th wd.	Front: 20'x100'	1808 4071 3010 N 4th St	19th wd.	Front: 14'1/2"x52'6"
1808 4019 1109 N 41st St	6th wd.	Front: 17'x100'	1808 4072 4158 Orchard St	23rd wd.	Front: 24'9"x97'6-1/8"
1808 4020 963 N 45th St	6th wd.	Front: 14'x60'	1808 4073 4715 Duffield St	23rd wd.	Front: 20'x115.01'
1808 4021 2900 Hope St	7th wd.	Front: 20'x27'6-3/8"	1808 4074 4237 Tackawanna St	23rd wd.	Front: 14'x Irregular
1808 4022 2912 Mascher St	7th wd.	Front: 14'4"x46'6"	1808 4075 4804 N 11th St	49th wd.	Front: 16'x74'
1808 4023 2858 Palethorp St	7th wd.	Front: 13'11-1/2"x48'6"	1808 4076 4413 Elizabeth St	23rd wd.	Irregular
1808 4024 2926 E St	7th wd.	Front: 14'3'x55'	1808 4077 727 N 38th St	24th wd.	Front: 15'x88'
1808 4025 3215 Hope St	7th wd.	Front: 14'1"x44'3-3/8"	1808 4078 3969 Reno St	24th wd.	Front: 13'6"x66'4"
1808 4026 3338 Hope St	7th wd.	Front: 13'9"x47'	1808 4079 818 N 38th St	24th wd.	Front: 15'4"x80'
1808 4027 3349 Mascher St	7th wd.	Front: 14'x50'	1808 4080 2073 E Rush St	25th wd.	Front: 11'8"x73'3"
1808 4028 3406 A St	7th wd.	Front: 15'10"x70'	1808 4081 2156 E Auburn St	25th wd.	Front: 16'x79'6-7/8"
1808 4029 3322 Rorer St	7th wd.	Front: 17'6"x49'6"	1808 4082 2007 E Monmouth St	25th wd.	Front: 14'6"x62'6"
1808 4030 303 E Ontario St	7th wd.	Front: 16'x56'	1808 4083 2068 E Ann St	25th wd.	Front: 15'x52'6"
1808 4031 2066 Haines St a/k/a 2066 E Haines St	10th wd.	Front: 12'1/2"x139'6"	1808 4084 1209 S 49th St	27th wd.	Front: 16'x63'
1808 4032 1433 W Indiana Ave	11th wd.	Front: 16'x60'	1808 4085 2762 N 24th St	28th wd.	Front: 14'6"x60'10-3/4"
1808 4033 1433 W Toronto St	11th wd.	Front: 16'1/2"x51'4"	1808 4086 2631 W Dauphin St	28th wd.	Front: 18'x112'6"
1808 4034 3111 N Carlisle St	11th wd.	Front: 13'6"x51'	1808 4087 2736 W Oakdale St	28th wd.	Front: 14'x43'
1808 4035 3100 N Chadwick St	11th wd.	Irregular	1808 4088 2410 W Leigh Ave	28th wd.	Front: 15'8"x100'
1808 4036 2813 N Opal St	11th wd.	Front: 15'x45'	1808 4089 2532 W Seltzer St	28th wd.	Front: 14'x42'6"
1808 4037 2742 N Opal St	11th wd.	Front: 15'x45'	1808 4090 2650 W Seltzer St	28th wd.	Front: 14'3'x46'
1808 4038 2768 N Croskey St	11th wd.	Front: 15'x45'	1808 4091 1320 W Rockland St	49th wd.	Irregular
1808 4039 1932 W Willard St	11th wd.	Front: 14'10"x71'	1808 4092 2527 N Hollywood St	28th wd.	Front: 14'2"x52'6"
1808 4040 2021 W Westmoreland St	11th wd.	Front: 15'1"x70'	1808 4093 2533 N. Stanley St	28th wd.	Front: 14'2"x50'
1808 4041 3351 N 18th St	11th wd.	Front: 16'x98'	1808 4094 2562 N Stanley St	28th wd.	Front: 14'2"x50'
1808 4042 3540 N Gratz St	11th wd.	Front: 16'x77'	1808 4095 2612 N Douglas St	28th wd.	Irregular
1808 4043 3000 Wharton St	36th wd.	Front: 15'6"x61'	1808 4096 2112 S Beechwood St	48th wd.	Front: 14'3"x50'
1808 4044 1717 W Butler St	13th wd.	Front: 15'2"x80'	1808 4097 3138 W Gordon St	28th wd.	Front: 13'10-1/4"x57'
1808 4045 3746 N. Sydenham St	13th wd.	Front: 15.35'x72.83'	1808 4098 3211 W Arizona St	28th wd.	Front: 14'7"x44'
1808 4046 4220 N Hicks St	13th wd.	Front: 18'x103'	1808 4099 2620 Seybert St	29th wd.	Front: 15'x54'
1808 4047 4242 N Sydenham St	13th wd.	Front: 15'5"x54'8"	1808 4100 2434 Harlan St	29th wd.	Front: 14'2"x41'6"
1808 4048 4538 N Colorado St	13th wd.	Irregular	1808 4101 2348 Nicholas St	29th wd.	Front: 15'7"x51'
1808 4049 1635 W Mentor St	13th wd.	Front: 16'x65'	1808 4102 1309 N 22nd St	29th wd.	Irregular
1808 4050 2541 N 16th St	16th wd.	Front: 15'x60'	1808 4103 2854 Winton St	48th wd.	Irregular
1808 4051 2565 N Bancroft St	16th wd.	Front: 13'9-1/2"x48'	1808 4104 1924 Fountain St a/k/a 1924 W Fountain St	32nd wd.	Front: 15'x60'
1808 4052 2544 N Bancroft St	16th wd.	Front: 13'7-1/2"x48'			
1808 4053 2411 N Colorado St	16th wd.	Front: 14'1/2"x47'			

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 23, 2018 at First District Plaza, 3801 Market Street, at 9:00 AM. (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions
1808	4105	2145 N 22nd St	32nd wd.	Front: 16'3"x100'
1808	4106	1857 N 24th St	32nd wd.	Front: 14'7"x65'
1808	4107	1927 N Ringgold St	32nd wd.	Front: 14'x50'
1808	4108	2725 W. Montgomery Ave	32nd wd.	Front: 14.33'x60'
1808	4109	2916 Westmont St	32nd wd.	Front: 13'9"x49'
1808	4110	2948 Westmont St	32nd wd.	Front: 13'9"x49'
1808	4111	1845 N Marston St	32nd wd.	Front: 14'x42'
1808	4112	1862 N Marston St	32nd wd.	Front: 14'x41'6"
1808	4113	2130 N 28th St	32nd wd.	Front: 15'x70'
1808	4114	1923 N 33rd St	32nd wd.	Front: 16'x90'
1808	4115	1741 N Newkirk St	32nd wd.	Front: 14'1"x51'
1808	4116	1739 N Dover St	32nd wd.	Front: 14'x42'
1808	4117	609 E Clearfield St	33rd wd.	Front: 14'8"x55'
1808	4118	611 E Cornwall St	33rd wd.	Front: 15'x49'6"
1808	4119	935 E Schiller St	33rd wd.	Front: 14'3"x68'6"
1808	4120	3422 Crystal St	33rd wd.	Front: 14'2"x42'6"
1808	4121	3455 Keim St	33rd wd.	Front: 14'2"x44'
1808	4122	715 S 58th St	46th wd.	Front: 15'6"x75'
1808	4123	4136 J St	33rd wd.	Front: 18'2"x68'9"
1808	4124	124 N 60th St	34th wd.	Front: 15'1"x70'
1808	4125	110 N Dewey St	34th wd.	Front: 15'1"x65'6"
1808	4126	2028 Mountain St	36th wd.	Front: 14'x45'
1808	4127	1920 Watkins St	36th wd.	Front: 14'x47'
1808	4128	1520 S Garnet St	36th wd.	Front: 14'x47'
1808	4129	1439 S Napa St	36th wd.	Front: 16'x52.33'
1808	4130	1409 Morris St	36th wd.	Front: 15'x68'
1808	4131	2524 N Jessup St	37th wd.	Front: 14'x47'
1808	4132	816 S Cecil St	46th wd.	Front: 19'2"x63'
1808	4133	703 W Huntingdon St	37th wd.	Front: 15'x68'
1808	4134	1219 W Harold St	37th wd.	Front: 14'x44'
1808	4135	708 W Lehigh Ave	37th wd.	Front: 15'x71'
1808	4136	806 W. Lehigh Ave	37th wd.	Front: 16'3"x67'
1808	4137	2860 N 8th St	37th wd.	Front: 13'5"x48'
1808	4138	3036 N Warnock St	37th wd.	Front: 14'x50'
1808	4139	1301 W Seltzer St	37th wd.	Front: 16'x50'6"

Book	Writ	Address	Ward	Dimensions
1808	4140	1320 W. Somerset St	37th wd.	Front: 14'3-1/4"x60'6"
1808	4141	1315 W Rush St	37th wd.	Front: 14'6"x46'6"
1808	4142	808 W Indiana Ave	37th wd.	Front: 14'2"x63'
1808	4143	2848 N 24th St	38th wd.	Front: 19'1"x60'10.5"
1808	4144	2914 N Ringgold St	38th wd.	Front: 14'1"x41'
1808	4145	2916 N Stillman St	38th wd.	Front: 14'1"x45'9"
1808	4146	2857 N Bambrey St	38th wd.	Front: 14'x48'
1808	4147	3064 N Bambrey St	38th wd.	Front: 14'1"x45'9"
1808	4148	3130 N 27th St	38th wd.	Front: 14'6"x42'2"
1808	4149	2401 W Elkhart St	38th wd.	Front: 19'4-3/4"x48'
1808	4150	2424 W Toronto St	38th wd.	Front: 14'4-1/2"x45'3-7/8"
1808	4151	415 Cantrell St	39th wd.	Front: 14'x48'
1808	4152	5650 Larchwood Ave	46th wd.	Front: 16'x77'
1808	4153	1330 Mifflin St	39th wd.	Front: 16'x55'
1808	4154	2045 S Redfield St	40th wd.	Front: 16'4"x66'
1808	4155	2059 S Salford St	40th wd.	Front: 15'x82'
1808	4156	5952 Chester Ave	40th wd.	Front: 16'x75'
1808	4157	2010 S Avondale St	40th wd.	Front: 14'x50'
1808	4158	6114 Yocum St	40th wd.	Front: 20'x42'
1808	4159	2115 Shields St	40th wd.	Front: 15'x82'
1808	4160	6847 Upland St	40th wd.	Front: 15'x90'
1808	4161	7107 Upland St	40th wd.	Front: 20'x130'
1808	4162	7345 Chelwynde Ave	40th wd.	Front: 16'x70'
1808	4163	5810 Hegerman St	41st wd.	Front: 25'x125'9-5/8"
1808	4164	211 E Loudon St	42nd wd.	Front: 18'3-5/8"x112'6"
1808	4165	4646 Hurley St	42nd wd.	Front: 16'x72'
1808	4166	426 W Wyoming Ave	42nd wd.	Front: 15'1"x114'6"
1808	4167	156 W Clarkson Ave	42nd wd.	Irregular
1808	4168	1202 W Hilton St	43rd wd.	Front: 15'x80'
1808	4169	3120 N Park Ave	43rd wd.	Front: 15'x125'
1808	4170	3122 N Park Ave	43rd wd.	Front: 15'x125'
1808	4171	3142 N Park Ave	43rd wd.	Front: 15'x125'
1808	4172	3926 Coral St	45th wd.	Front: 15.33'x45'
1808	4173	3647 N 9th St	43rd wd.	Front: 16'x46'2-1/4"
1808	4174	3549 Old York Rd	43rd wd.	Irregular
1808	4175	3846 N 7th St	43rd wd.	Front: 15'x70'6"

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- 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

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