

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, September 20, 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
1809	4001	114 S Salford St	3rd wd.	Front: 16'x59'	1809	4052	1916 W Laveer St	17th wd.	Front: 16'x87'
1809	4002	124 S Salford St	3rd wd.	Front: 16'x59'	1809	4053	5639 N 16th St	17th wd.	Irregular
1809	4003	321 Cobbs Creek Pkwy	3rd wd.	Front: 15'6"x86'	1809	4054	5917 N Beechwood St	17th wd.	Front: 15'7-1/2"x90'
1809	4004	6027 Cedarhurst St	3rd wd.	Front: 21'x75'	1809	4055	5933 E Wister St	17th wd.	Front: 14'x88'
1809	4005	6017 Angora Ter	3rd wd.	Front: 16'x64'	1809	4056	5 Allaire Pl	18th wd.	Front: 12'8"x39'3"
1809	4006	5425 Hunter St	4th wd.	Irregular	1809	4057	2330 N Leithgow St	19th wd.	Front: 13'8"x40'
1809	4007	5432 Stewart St a/k/a Merion Ave	4th wd.	Irregular	1809	4058	3010 N 2nd St	19th wd.	Front: 14'x54'
1809	4008	5420 Jefferson St	4th wd.	Front: 32'x90'	1809	4059	3426 N 3rd St	19th wd.	Front: 15'x70'
1809	4009	1423 N 56th St	4th wd.	Front: 15'7"x107'	1809	4060	3210 N 5th St	19th wd.	Front: 16'x60'
1809	4010	5751 Market St	4th wd.	Front: 16'x100'	1809	4061	245 W Wensley St	19th wd.	Front: 14'x48'
1809	4011	5834 Arch St	4th wd.	Front: 16'x71'	1809	4062	2026 N Darien St	20th wd.	Front: 13'8"x43'7-1/8"
1809	4012	5625 Appletree St	4th wd.	Front: 14'2"x47'	1809	4063	1551 N 9th St	20th wd.	Front: 15'x56'
1809	4013	115 N 58th St	4th wd.	Front: 15'x80'	1809	4064	222 E. Hortter St	22nd wd.	Front: 17.50'x102.50'
1809	4014	1211 N Alden St	4th wd.	Front: 16'x64'6-7/8"	1809	4065	2308 Duncan St	23rd wd.	Front: 29'11"x103'3-1/2"
1809	4015	5601 Hunter St	4th wd.	Front: 16'x80'	1809	4066	1814 Gillingham St	23rd wd.	Front: 14.17'x117'
1809	4016	26 N 40th St	6th wd.	Irregular	1809	4067	620 E Stafford St	59th wd.	Front: 16'x Irregular
1809	4017	678 N 42nd St	6th wd.	Irregular	1809	4068	4513-15 Tackawanna St	23rd wd.	Irregular
1809	4018	2021-23 N Croskey St	32nd wd.	Front: 55'6"x75'	1809	4069	4561 Tackawanna St	23rd wd.	Front: 20'x100'
1809	4019	915 N 47th St	6th wd.	Front: 16'x100'	1809	4070	615 N 38th St	24th wd.	Front: 16'2"x50'
1809	4020	917 N 48th St	6th wd.	Front: 16'x117'	1809	4071	3851 Brown St	24th wd.	Front: 16'x82'
1809	4021	2825 Hope St a/k/a 2825 N. Hope St	7th wd.	Front: 18'x44'9-3/8"	1809	4072	2828 Aramingo Ave	25th wd.	Irregular
1809	4022	2909 Hope St	7th wd.	Front: 14'1"x52'	1809	4073	1807 E Wishart St	25th wd.	Front: 13'x56'6"
1809	4023	5321 Leshner St	62nd wd.	Front: 14'x58'6"	1809	4074	2603 W Sergeant St	28th wd.	Front: 18'x90'
1809	4024	12 E Silver St	7th wd.	Front: 15'3-1/2"x61'	1809	4075	2631 W Sterner St	28th wd.	Front: 14'x45'
1809	4025	2824 N Swanson St	7th wd.	Front: 13'1/2"x48'6"	1809	4076	2614 W Seltzer St	28th wd.	Front: 14.25'x46'
1809	4026	2950 Rutledge St	7th wd.	Front: 13'x42'	1809	4077	2538 N Stanley St	28th wd.	Front: 14.16'x50'
1809	4027	3105 Boudinot St	7th wd.	Front: 14'3"x50'3"	1809	4078	2443 N Napa St	28th wd.	Front: 14'2"x50'
1809	4028	3357 Waterloo St	7th wd.	Front: 14'x41'6"	1809	4079	3005 W Oakdale St	28th wd.	Front: 14'x46'
1809	4029	1938 Ashley Rd	10th wd.	Front: 18'1/4"x70'	1809	4080	2517 W Thompson St	29th wd.	Front: 14'x68.78'
1809	4030	1719 Mayland St	10th wd.	Front: 16'x77'	1809	4081	2167 E Hagert St	31st wd.	Front: 17'x70'
1809	4031	1919 W Hilton St	11th wd.	Front: 14'x66'	1809	4082	1903 N. Taylor St	32nd wd.	Front: 14'x50'
1809	4032	5647 Osage Ave	60th wd.	Front: 15'x62'	1809	4083	2218 W Norris St	32nd wd.	Front: 18'10"x40'
1809	4033	1716 W Ontario St	11th wd.	Irregular Lot	1809	4084	3129 Morse St	32nd wd.	Front: 14'5"x44'6"
1809	4034	2004 W Ontario St	11th wd.	IRREGULAR LOT	1809	4085	3131 Euclid Ave	32nd wd.	Front: 14'2"x71'
1809	4035	1810 W Tioga St	11th wd.	Front: 18.17'x129'	1809	4086	3111 W Norris St	32nd wd.	Front: 13'6"x68'
1809	4036	502 E Queen Ln	12th wd.	Front: 14'8"x Irregular	1809	4087	3110 Westmont St	32nd wd.	Front: 14'x60'
1809	4037	745 Locust Ave	5th wd.	Front: 14'9-1/4"x79'	1809	4088	2008 N Marston St	32nd wd.	Front: 14'11"x50'
1809	4038	55 W Seymour St	12th wd.	Front: 25'x100'	1809	4089	2115 N Corlies St	32nd wd.	Front: 14'x50'
1809	4039	5362 Priscilla St	12th wd.	Front: 14'x68'4-3/8"	1809	4090	237 N Edgewood St	34th wd.	Front: 14'4"x77'10"
1809	4040	3842 N 15th St	13th wd.	Front: 16'x100'	1809	4091	6128 W Columbia Ave	34th wd.	Front: 60'x150'
1809	4041	1717 Dounton St	13th wd.	Front: 15'x60'	1809	4092	1442 N Felton St	34th wd.	Front: 15'x54'
1809	4042	2229 Ruffner St	13th wd.	Irregular	1809	4093	1220 S 18th St	36th wd.	Irregular
1809	4043	4551 N Hicks St	13th wd.	Front: 15'2"x45'	1809	4094	2530 N Sartain St	37th wd.	Front: 14'x51'
1809	4044	5742 Delancey St	60th wd.	Front: 15'x63'6"	1809	4095	1219 W Cumberland St	37th wd.	Front: 14'11-7/8"x60'
1809	4045	4516 N Colorado St	13th wd.	Front: 15'x51'10"	1809	4096	1235 W Sergeant St	37th wd.	Front: 14'x47'6"
1809	4046	5447 Irving St	60th wd.	Front: 15'x80'	1809	4097	1124 W Huntingdon St	37th wd.	Front: 15'x65'
1809	4047	250 S 54th St	60th wd.	Front: 18'6"x100'	1809	4098	3256 N 6th St	37th wd.	Front: 15'6"x80'
1809	4048	2632 N 16th St	16th wd.	Front: 14'x63'6"	1809	4099	3125 N Sheridan St	37th wd.	Front: 14'x49'10-5/8"
1809	4049	2546 N Bouvier St	16th wd.	Front: 14'6"x48'	1809	4100	3227 N 7th St	37th wd.	Irregular
1809	4050	2434 N Opal St	16th wd.	Front: 14'6"x50'					
1809	4051	2603 N 24th St	16th wd.	Front: 15'x62'1-1/2"					

Tax Sale continues on 17

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

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, September 20, 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
1809	4101	3001 N 8th St	37th wd.	Front: 18'x75'	1809	4127	42 Farson St a/k/a 42 N Farson St	44th wd.	Front: 15'x51'6"
1809	4102	2816 N 11th St	37th wd.	Front: 16'x94'	1809	4128	223 N Creighton St	44th wd.	Front: 15'x63'
1809	4103	2724 N 12th St	37th wd.	Front: 16'x80'	1809	4129	109 N Peach St	44th wd.	Front: 14'7"x59'6"
1809	4104	2962 N 24th St	38th wd.	Front: 16'x60'	1809	4130	4914 Aspen St	44th wd.	Irregular
1809	4105	2814 N 27th St	38th wd.	Front: 15'x75'6"	1809	4131	458 Farson St	44th wd.	Front: 14'4"x56'
1809	4106	2408 W Toronto St	38th wd.	Front: 14'4"x45'3-7/8"	1809	4132	4920 Westminster Ave	44th wd.	Front: 15.00'x80.00'
1809	4107	2847 W Clementine St	38th wd.	Front: 14'x57'	1809	4133	5150 W Girard Ave	44th wd.	Front: 15'x Irregular
1809	4108	164 E Stafford St	59th wd.	Irregular	1809	4134	5210 Master St	44th wd.	Front: 15'5"x97'
1809	4109	2317 S Franklin St	39th wd.	Front: 14'x48.50'	1809	4135	893 N 50th St	44th wd.	Front: 15'x67'6-1/2"
1809	4110	2122 S 60th St	40th wd.	Front: 20'x85'	1809	4136	1316 N 50th St	44th wd.	Front: 14'8"x64'
1809	4111	6013 Yocum St	40th wd.	Front: 15'x75'6"	1809	4137	2008 Castor Ave	45th wd.	Front: 15'4"x62'11"
1809	4112	6512 Kingsessing Ave	40th wd.	Irregular	1809	4138	2132 Borbeck Ave	56th wd.	Front: 50'x111'3"
1809	4113	7112 Upland St	40th wd.	Irregular	1809	4139	3341 Jasper St	45th wd.	Front: 16'x74'
1809	4114	3261 N. Park Ave	43rd wd.	Front: 15'x100'	1809	4140	2244 Brill St	45th wd.	IRREGULAR LOT
1809	4115	3501 N 9th St	43rd wd.	Front: 15'x61'				(f/k/a 23rd	
1809	4116	3518 Old York Rd	43rd wd.	Irregular				wd.)	
1809	4117	3628 N. Camac St	43rd wd.	Irregular	1809	4141	1312 N 15th St	47th wd.	Front: 15'3"x48'
1809	4118	3630 N Camac St	43rd wd.	IRREGULAR LOT	1809	4142	1614-18 N 22nd St	47th wd.	Front: 51'x Irregular
1809	4119	931 W. Erie Ave	43rd wd.	Front: 16'3"x92'	1809	4143	2812 Jackson St	48th wd.	Front: 15'x Irregular
1809	4120	3816 N Franklin St	43rd wd.	Front: 15'x63'	1809	4144	1300 McKinley St	53rd wd.	Front: 28'10"x60'
1809	4121	3833 N Darien St	43rd wd.	Front: 15'11"x45'	1809	4145	4518 N Reese St	49th wd.	Front: 16'5"x60'
1809	4122	3817 N Park Ave	43rd wd.	Front: 16'x103'3/4"	1809	4146	1532 S 56th St	51st wd.	Front: 17'x81'
1809	4123	3904 N Franklin St	43rd wd.	Front: 15'x63'	1809	4147	5710 Windsor St a/k/a 5710 Windsor Ave	51st wd.	Front: 14'4"x58'6"
1809	4124	3951 N 8th St	43rd wd.	Front: 15'x70'6"	1809	4148	5148 N 9th St	49th wd.	Front: 16'x80'
1809	4125	4118 N Reese St	43rd wd.	Front: 14'4"x60'	1809	4149	1135 S Paxon St	51st wd.	Front: 16'x64'6"
1809	4126	5115 Arch St	44th wd.	Front: 16'x74'	1809	4150	5342 Yocum St	51st wd.	Front: 15'4"x50'

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JEWELL WILLIAMS
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