

**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 21, 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
1709 4001 1737 W Pacific St	13th wd.	Front: 15'x92'	1709 4047 2822 N Bonsall St	11th wd.	Front: 15'x46.75'
1709 4002 4550 Wayne Ave	13th wd.	Front: 16.39'x99.67'	1709 4048 2956 N 25th St	38th wd.	Front: 15'6"x60'
1709 4003 2327 N Bouvier St	16th wd.	Front: 14'1"x48"	1709 4049 2841 N 27th St	38th wd.	Front: 15'x61'
1709 4004 2259 N Cleveland St	16th wd.	Front: 14'x45'6"	1709 4050 3148 N Marston St	38th wd.	Front: 14'6"x42'1"
1709 4005 2255 N Gratz St	16th wd.	Front: 14'x45'3"	1709 4051 330 Cantrell St	39th wd.	Front: 14'x46'10"
1709 4006 2301 W Hagert St	16th wd.	Front: 16'x112'	1709 4052 1930 S Salford St	40th wd.	Front: 14'x64'1"
1709 4007 1549 W Champlost Ave	17th wd.	Irregular	1709 4053 6318 Regent St	40th wd.	Front: 15'x60'
1709 4008 6557 N Bouvier St	17th wd.	Front: 15'10"x82'	1709 4054 6338 Saybrook Ave	40th wd.	Front: 18'x85'
1709 4009 2456 N 5th St	19th wd.	Front: 13'9'-1/2"x83'	1709 4055 6436 R Paschall Ave	40th wd.	Irregular
1709 4010 2601 N 6th St	19th wd.	Front: 20'x136'10-1/4"	1709 4056 6135 Reedland St	40th wd.	Front: 16'x58'6"
1709 4011 3516 N Philip St	19th wd.	Front: 13'x40'	1709 4057 2124 S Gould St	40th wd.	Front: 14'x50'
1709 4012 3204 N Fairhill St	19th wd.	Front: 14'3"x45'10-1/4"	1709 4058 7112 Upland St	40th wd.	Irregular
1709 4013 232 W Wensley St	19th wd.	Front: 14'7'-3/4"x48'	1709 4059 2504 S 67th St	40th wd.	Front: 15'11-1/2"x71"
1709 4014 13 Pleasant St	22nd wd.	Front: 17'8'-1/2" Irregular	1709 4060 2530 Carroll St a/k/a South Carroll St	40th wd.	Front: 16'x77'
1709 4015 1830 Harrison St	23rd wd.	Front: 18.32'x91.4'	1709 4061 6704 Torresdale Ave	41st wd.	Front: 25'x97'
1709 4016 4821 Darrah St	23rd wd.	Front: 13'4"x96'	1709 4062 816 W Tioga St	43rd wd.	Front: 14'x51'6-1/2"
1709 4017 4265 Tackawanna St	23rd wd.	Irregular	1709 4063 907 W Erie Ave	43rd wd.	Front: 16'x92'
1709 4018 4559 Tackawanna St	23rd wd.	Front: 20'x100'	1709 4064 3904 N Franklin St	43rd wd.	Front: 15'x63'
1709 4019 4827 Griscom St	23rd wd.	Irregular	1709 4065 4118 N Reese St	43rd wd.	Front: 14'4"x60'
1709 4020 3721 Mount Vernon St a/k/a 3721 N Mount Vernon St	24th wd.	Irregular	1709 4066 128 N 53rd St	44th wd.	Front: 15'4"x73'
1709 4021 650 N 36th St	24th wd.	Front: 15'x73'	1709 4067 4914 Aspen St	44th wd.	Irregular
1709 4022 2731 N 25th St	28th wd.	Front: 14.5'x60.82'	1709 4068 5312 Poplar St	44th wd.	Front: 15'x105'
1709 4023 2538 N 28th St	28th wd.	Front: 14'8"x65'6"	1709 4069 635 N 52nd St	44th wd.	Front: 15'3"x80'
1709 4024 2412 Turner St	29th wd.	Front: 14'3"x55'6"	1709 4070 643 N 52nd St	44th wd.	Front: 15'3"x80'
1709 4025 3341 Hartville St	7th wd.	Front: 14'x41'	1709 4071 1707 N 21st St	47th wd.	Front: 16'2"x80'
1709 4026 1513 N 30th St	29th wd.	Front: 15'3"x65'6"	1709 4072 5905 N 10th St	49th wd.	Front: 20'x85'3-1/4"
1709 4027 1813 N Ringgold St	32nd wd.	Front: 14'x48'6"	1709 4073 7417 Beverly Rd	50th wd.	Irregular
1709 4028 3028 Page St	32nd wd.	Front: 14'11-1/2"x65'	1709 4074 5236 Florence Ave	51st wd.	Front: 15'4"x63'
1709 4029 3049 Fountain St	32nd wd.	Front: 14'6"x60'	1709 4075 75 E Coulter St	12th wd.	Irregular
1709 4030 704 E Willard St	33rd wd.	Front: 15'x50'	1709 4076 1436 S Vogdes St a/k/a 1436 S Vogdes St	51st wd.	Front: 15'4"x61'6"
1709 4031 4143R I St	33rd wd.	Irregular	1709 4077 5508 Linmore Ave	51st wd.	Irregular
1709 4032 230 N Edgewood St	34th wd.	Irregular	1709 4078 4945 Chestnut St	60th wd.	Front: 19'6"x87'6"
1709 4033 1543 Mohican St a/k/a 1543 E Mohican St	10th wd.	Front: 16'x82'6"	1709 4079 5146 Keyser St	12th wd.	Irregular
1709 4034 200 Devereaux Ave	35th wd.	Irregular	1709 4080 5531 Ludlow St	60th wd.	Front: 14'x80'
1709 4035 2767 N Croskey St	11th wd.	Front: 14.5'x45'	1709 4081 5324 Osage Ave	60th wd.	Front: 16.00'x70.00'
1709 4036 1336 S Stanley St	36th wd. fka	Front: 14'x51'	1709 4082 5828 Walker St	62nd wd.	Front: 14'x80'
1709 4037 1244 S Harmony St	36th wd.	Front: 14'x50'	1709 4083 5117 Cottage St	62nd wd.	Front: 16'1-1/2"x82'
1709 4038 318 W Logan St	13th wd.	Front: 23.39'x120.84'	1709 4084 8040 Craig St	64th wd.	Front: 15.75'x107.57'
1709 4039 1410 S 27th St	36th wd.	Front: 14'2"x58'	1709 4085 2102 N 8th St	60th wd.	Front: 16'6"x67'
1709 4040 2558 N Sartain St	37th wd.	Front: 14'x51'	1709 4086 5136 Greenway Ave	27th wd.	Front: 17'6"x48'9"
1709 4041 3115 N Hutchinson St	37th wd.	Front: 14'x47'10"	1709 4087 2901 N Bailey St	38th wd.	Front: 15'x48'
1709 4042 2718 N Marvine St	37th wd.	Front: 13'11"x69'	1709 4088 5220 Cedar Ave	46th wd.	Front: 16.00'x106.00'
1709 4043 3012 N Marvine St	37th wd.	Front: 14'6"x57'	1709 4089 5801 Crittenden St	59th wd.	Front: 15.16'x73.71'
1709 4044 907 W Seltzer St	37th wd.	Front: 13'x42'	1709 4090 2141 N 22nd St	32nd wd.	Front: 16'3"x100'
1709 4045 704 W Allegheny Ave	37th wd.	Front: 14'7"x63'	1709 4091 274-78 S 62nd St	3rd wd.	Irregular
1709 4046 2859 N Ringgold St	38th wd.	Front: 14'4"x46'6"	1709 4092 2305-11 South St, Unit P15	30th wd.	Front: Condominium Unit
			1709 4093 2305-11 South St, Unit P16	30th wd.	Front: Condominium Unit
			1709 4094 629 N 12th St	14th wd.	Irregular
			1709 4095 4465 N Gratz St	13th wd.	Front: 14.00'x50.33'

**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)