

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, October 18, 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		
1810	4001	5949 Catharine St	3rd wd.	Front: 15'x122'	1810	4054	1446 N Marston St	29th wd.	Front: 14'1"x50'
1810	4002	436 S 62nd St	3rd wd.	Front: 15'11"x75'	1810	4055	1514 N Marston St	29th wd.	Front: 15'x35'
1810	4003	4224 Holmesburg Ave	65th wd.	Irregular	1810	4056	1537 N 28th St	29th wd.	Front: 13'2"x50'2"
1810	4004	1502 N Conestoga St	4th wd.	Front: 14'10"x106'11-1/4"	1810	4057	2336 Christian St	30th wd.	Front: 16'x60'
1810	4005	5826 Filbert St	4th wd.	Front: 15'x75'	1810	4058	2478 Emerald St	31st wd.	Irregular
1810	4006	339 N 60th St	7th wd.	Front: 15'3"x67'	1810	4059	2480 Emerald St	31st wd.	Front: 16'1"x64'
1810	4007	828 Brooklyn St a/k/a 828 N Brooklyn St	6th wd.	Front: 15'x51'	1810	4060	2415 E Boston St	31st wd.	Front: 14'x73'
1810	4008	1020 N 43rd St	6th wd.	Front: 15'4"x75'	1810	4061	2003 N Stillman St	32nd wd.	Front: 16'x52'
1810	4009	911 Belmont Ave	6th wd.	Front: 14'11-3/8"x80'	1810	4062	1835 N Bailey St	32nd wd.	Front: 14'x42'
1810	4010	5221 Baltimore Ave	46th wd.	IRREGULAR LOT	1810	4063	2140 W Susquehanna Ave	32nd wd.	Front: 17'x72'
1810	4011	2729 C St	7th wd.	Irregular	1810	4064	6018 Haverford Ave	34th wd.	Front: 15'x73'
1810	4012	2835 Boudinot St	7th wd.	Front: 14'6"x50'	1810	4065	427 N Robinson St	34th wd.	Front: 15'x66.5'
1810	4013	447 W Airdrie St	7th wd.	Front: 14'x69'	1810	4066	1932-34 S 20th St	48th wd.	Front: 34'x138'6"
1810	4014	551 E Cambria St	7th wd.	Front: 18'x70'6"	1810	4067	112 N Felton St	34th wd.	Front: 20'x100'
1810	4015	4966 Baynton St	12th wd.	Front: 13'9-1/2"x70'	1810	4068	128 N Felton St	34th wd.	Front: 20'x100'
1810	4016	5631 Boyer St	12th wd.	Irregular	1810	4069	1417 N Felton St	34th wd.	Front: 15'x54'
1810	4017	5633 Boyer St	12th wd.	Irregular	1810	4070	871 Marcella St	35th wd.	Front: 18'x70'
1810	4018	4250 Lancaster Ave	6th wd.	Irregular	1810	4071	2129 Mountain St	36th wd.	Front: 14'x47'
1810	4019	2014 Dennie St	13th wd.	Front: 14'x104'	1810	4072	2619 N Franklin St	37th wd.	Front: 13'10"x66'6"
1810	4020	6223 Race St	34th wd.	Front: 15'7-1/2"x50'	1810	4073	2210 N Delhi St	37th wd.	Front: 15'x74'
1810	4021	1360-62 Kerbaugh St	43rd wd.	Irregular	1810	4074	2326 N 10th St	37th wd.	Front: 17'x64'11"
1810	4022	2253 N Colorado St	16th wd.	Front: 14'2"x48'	1810	4075	2507 N Alder St	37th wd.	Front: 14'x48'
1810	4023	2523 N Bouvier St	16th wd.	Front: 13'11-1/2"x49'	1810	4076	2503 N Warnock St	37th wd.	Front: 14'x48'
1810	4024	1924 W Nedro Ave	17th wd.	Front: 14'10"x74'	1810	4077	2509 N Warnock St	37th wd.	Front: 14'x48'
1810	4025	6317 N Norwood St	17th wd.	Front: 14'5"x80'	1810	4078	2511 N Warnock St	37th wd.	Front: 14'x48'
1810	4026	105 W Oxford St	18th wd.	Irregular	1810	4079	2347 N Fawn St	37th wd.	Front: 14'x47'
1810	4027	1722 N Bodine St	18th wd.	Front: 12'x48'	1810	4080	927 W Dakota St	37th wd.	Front: 16'7"x60'
1810	4028	1726 N Bodine St	18th wd.	Front: 12'x48'	1810	4081	1226 W Hazzard St	37th wd.	Front: 14'x47'6"
1810	4029	1728 N Bodine St	18th wd.	Front: 12'x48'	1810	4082	2831 N Franklin St	37th wd.	Front: 14'x62'
1810	4030	2018-32 Walnut St, #7F	8th wd.	Irregular	1810	4083	2826 N 8th St	37th wd.	Front: 13'7"x48'
1810	4031	1764 N Bodine St	18th wd.	Front: 12'x46'	1810	4084	2832 N Hutchinson St	37th wd.	Front: 12'11"x50'7-3/8"
1810	4032	260 Diamond St	18th wd.	Front: 14'x60'	1810	4085	2935 N Camac St	37th wd.	Front: 16'x84'6"
1810	4033	1921 N 2nd St	18th wd.	Front: 18'x60'8"	1810	4086	728 W Allegheny Ave	37th wd.	Front: 14'5"x63'
1810	4034	2030 Germantown Ave	18th wd.	Front: 15'10-1/8"x Irregular	1810	4087	2851 N Taylor St	38th wd.	Front: 14'4"x46'6-1/4"
1810	4035	2038 Germantown Ave	18th wd.	Front: 15'x Irregular	1810	4088	2867 N Stillman St	38th wd.	Front: 16'x45'
1810	4036	2328 Trenton Ave	31st wd.	Irregular	1810	4089	2820 N Stillman St	38th wd.	Front: 14'5"x45'
1810	4037	2351 N Orianna St	19th wd.	Front: 14'x42'6"	1810	4090	3158 N 27th St	38th wd.	Front: 15'x42'2"
1810	4038	2937 N Philip St	19th wd.	Front: 14'x53'2"	1810	4091	2830 W Clementine St	38th wd.	Front: 14'x62'
1810	4039	2958 N Orkney St	19th wd.	Front: 14'x43'	1810	4092	519 Cantrell St	39th wd.	Front: 14'x45'
1810	4040	2933 N Fairhill St	19th wd.	Front: 14'x70'	1810	4093	1921 S 6th St	39th wd.	Front: 16'x64'7-1/8"
1810	4041	2967 N Fairhill St	19th wd.	Front: 15'x70'	1810	4094	2001 S Redfield St	40th wd.	Front: 21'4"x66'
1810	4042	269 W Wensley St	19th wd.	Front: 16'x48'	1810	4095	2125 S Simpson St	40th wd.	Front: 15'x76'
1810	4043	620 Cecil B Moore Ave	20th wd.	Irregular	1810	4096	6040 Reinhard St	40th wd.	Front: 15'6"x60'
1810	4044	6779 Crittenden St	22nd wd.	Front: 36'5-1/2"x168'4"	1810	4097	6112 Reinhard St	40th wd.	Front: 15'x62'
1810	4045	1309 Arrott St	23rd wd.	Front: 20' x Irregular	1810	4098	6116 Upland St	40th wd.	Front: 14'x62'
1810	4046	4422 Elizabeth St	23rd wd.	Front: 20'x100'	1810	4099	6333-35 Grays Ave	40th wd.	Front: 50'x85'
1810	4047	3341 Brandywine St	24th wd.	Front: 12'2-3/4"x57'3"	1810	4100	5822 Elmwood Ave	40th wd.	Irregular
1810	4048	3626 Brown St	24th wd.	Front: 15.67'x70.83'	1810	4101	7131 Elmwood Ave	40th wd.	Front: 18'x90'
1810	4049	2019 E Cambria St	25th wd.	Front: 15'6"x80'	1810	4102	7038 Wheeler St	40th wd.	Front: 16'4"x68'
1810	4050	2119 E Lippincott St	25th wd.	Front: 15'x75'	1810	4103	416 Delphine St a/k/a 416 W Delphine St	42nd wd.	Front: 17'11"x47'
1810	4051	2521 N 32nd St	28th wd.	Front: 15'3"x62'	1810	4104	921-23 W Tioga St	43rd wd.	Irregular
1810	4052	2542 N Natrona St	28th wd.	Front: 14'x50'					
1810	4053	1547 N Marston St	29th wd.	Front: 12'x55'9"					

Tax Sale continues on 16

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 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 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, October 18, 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		
1810	4105	3622 N 6th St	43rd wd.	Front: 14' 1/2"x92' 2-1/4"	1810	4128	5407 Angora Terr a/k/a 5407 Angora St	51st wd.	Irregular
1810	4106	3618 N 7th St	43rd wd.	Irregular	1810	4129	1603 S 56th St	51st wd.	Front: 15' 4"x63'
1810	4107	1233 W Airdrie St	43rd wd.	Front: 15' x105'	1810	4130	1709 S 58th St	51st wd.	Front: 15' x72'
1810	4108	3853 N 7th St	43rd wd.	Front: 15' x90' 8-3/8"	1810	4131	2048 N 57th St	52nd wd.	Irregular
1810	4109	3837 N Darien St	43rd wd.	Front: 15' 11"x45'	1810	4132	2118 N Wanamaker St	52nd wd.	Front: 16' x80' 834/1000"
1810	4110	4041 N 9th St	43rd wd.	Front: 15' x51' 2-1/4"	1810	4133	5533 Pine St	60th wd.	Front: 15' x75'
1810	4111	1320 W Jerome St	43rd wd.	Front: 16' x79' 6"	1810	4134	5631 Addison St	60th wd.	Front: 15' x63' 6"
1810	4112	30 Dearborn St	44th wd.	Front: 15' x44.50'	1810	4135	229 S 57th St	60th wd.	Front: 15' x82' 8"
1810	4113	1236 S Carlisle St	26th wd.	Irregular	1810	4136	6717 N 6th St	61st wd.	Irregular
1810	4114	1862 E Westmoreland St	45th wd.	Front: 14' x60'	1810	4137	534 W Chew Ave	61st wd.	Front: 21' 8"x112' 6"
1810	4115	1926 E Pacific St	45th wd.	Front: 15' x Irregular	1810	4138	150 W Grange Ave a/k/a 150 W Grange St	61st wd.	Front: 16' 2-1/2" x 97'
1810	4116	1904 Buckius St	45th wd.	Front: 16' x131' 7-1/2"	1810	4139	5732 Leonard St	62nd wd.	Irregular
1810	4117	4809 Chester Ave	46th wd.	Front: 35' x135'	1810	4140	7250 Brous Ave	64th wd.	Front: 16' x81' 4"
1810	4118	1615 W Flora St	47th wd.	Front: 12' x46'	1810	4141	4610 Oakmont St	65th wd.	Front: 16' 2"x78' 2-3/8"
1810	4119	1939 McClellan St	48th wd.	Front: 14' x45'	1810	4142	4201 Chippendale Ave	65th wd.	Front: 26' 10.5"x70'
1810	4120	2014 S Garnet St	48th wd.	Front: 14' 3"x47' 6"	1810	4143	108-10 E Bringham St	12th wd.	Irregular
1810	4121	1317 Blavis St	49th wd.		1810	4144	1600 W Susquehanna Ave	32nd wd.	Irregular
1810	4122	1325 W Eleanor St	49th wd.	Front: 18.50' x109.50'	1810	4145	1925 W Somerset St	11th wd.	Front: 16' x71'
1810	4123	4536 Old York Rd	49th wd.	Front: 16' x76' 5-1/4"	1810	4146	4830 Woodland Ave	27th wd.	Irregular
1810	4124	5111-13 N Warnock St	49th wd.	Front: 50' x84'	1810	4147	3230 Kensington Ave	33rd wd.	Front: 16' x65'
1810	4125	7969 Rugby St	50th wd.	Irregular	1810	4148	64 N 62nd St	34th wd.	Front: 16' 4"x78'
1810	4126	5318 Reinhard St	51st wd.	Front: 15' 2"x62' 10"	1810	4149	4732-42 N Broad St	13th wd.	Irregular
1810	4127	5343 Yocum St	51st wd.	Front: 15' 5"x93'	1810	4150	6221 Race St	34th wd.	Front: 14' 4-1/2"x50'

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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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- 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.

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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

www.phillysheriff.com