

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 19, 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
1710	4001	1716 W Ontario St	11th wd.	Irregular Lot	1710	4042	2014 Morris St	36th wd.	Front: 15'3"x67'3"
1710	4002	3714 N Bouvier St	13th wd.	Front: 16'x78'	1710	4043	2232 Greenwich St	36th wd.	Front: 14.00"x49.00'
1710	4003	1934 W Bristol St	13th wd.	Front: 14'5"x41'6"	1710	4044	1526 S Hicks St	36th wd.	Front: 14'x47'
1710	4004	4439 N Bancroft St a/k/a 4439 Bancroft St	13th wd.	Front: 14'10"x32'2"	1710	4045	813 W Cumberland St	37th wd.	Front: 14'x72'
1710	4005	1441 W Lycoming St	13th wd.	Front: 14'x Irregular	1710	4046	2834 N 26th St	38th wd.	Front: 16'x56'
1710	4006	1622 W Juniata St	13th wd.	Front: 15'x50'	1710	4047	2955 N 27th St	38th wd.	Front: 16'x55'
1710	4007	2425 N Bouvier St	16th wd.	Front: 14'1"x50'	1710	4048	3223 N Marston St	38th wd.	Front: 14'3"x62'6"
1710	4008	2341 N Cleveland St	16th wd.	Front: 14'2"x47'	1710	4049	3158 Pennock St	38th wd.	Front: 15'x42'
1710	4009	2516 N Opal St	16th wd.	Front: 14'x50'	1710	4050	2401 W Elkhart St	38th wd.	Front: 19'4-3/4"x48'
1710	4010	5943 E Wister St	17th wd.	Front: 14'x88'	1710	4051	1021 Tree St	39th wd.	Front: 14'x52'
1710	4011	317 E Girard Ave	18th wd.	Front: 17.17'x52.25'	1710	4052	5811 Trinity St	40th wd.	Front: 16'x82'
1710	4012	238 N 53rd St a/k/a 5300 Vine St	44th wd.	Irregular Lot	1710	4053	1772 S 65th St	40th wd.	Front: 15'8"x90'
1710	4013	2223 Palethorp St	19th wd.	Front: 12'x45'	1710	4054	7131 Elmwood Ave	40th wd.	Front: 18'x90'
1710	4014	2335 N 5th St	19th wd.	Front: 14'x47'7-1/2"	1710	4055	636 E Annsbury St	42nd wd.	Front: 16'2"x63'8-3/8"
1710	4015	2310 N Reese St	19th wd.	Front: 14'x60'	1710	4056	5504 Westford Rd	42nd wd.	Front: 14'11"x72'
1710	4016	2848 N Lawrence St	19th wd.	Front: 12'6"x44'9"	1710	4057	4400 Hurley St	42nd wd.	Irregular
1710	4017	3457 N 3rd St	19th wd.	Front: 15'x60'	1710	4058	194 W Luray St	42nd wd.	Front: 14'x57'
1710	4018	4310 Cloud St	23rd wd.	Front: 14'x60'5"	1710	4059	223 Rubicam St	42nd wd.	Front: 14'x65'
1710	4019	4319 Cloud St	23rd wd.	Irregular	1710	4060	3515 N 11th St	43rd wd.	Front: 15'5"x85'6"
1710	4020	4114 Paul St	23rd wd.	Irregular	1710	4061	3735 N 10th St	43rd wd.	Front: 16'x51'
1710	4021	2966 Tulip St	25th wd.	Front: 14'4"x66'	1710	4062	3723 N Park Ave	43rd wd.	Front: 15'x100'
1710	4022	1314 S Paxon St	27th wd.	Front: 14'3"x57'	1710	4063	144 N Ruby St	44th wd.	Front: 16'x55'4"
1710	4023	2762 N 24th St	28th wd.	Front: 14'6"x60'10-3/4"	1710	4064	523 N 52nd St	44th wd.	Front: 15'8"x80'
1710	4024	2522 N 28th St	28th wd.	Front: 14'8"x65'6"	1710	4065	1916 E Willard St	45th wd.	Irregular
1710	4025	2726 N Hollywood St	28th wd.	Irregular	1710	4066	816 S Cecil St	46th wd.	Front: 19'2"x63'
1710	4026	2519 N Natrona St	28th wd.	Front: 14'x50'	1710	4067	2007 Mc Kean St	48th wd.	Front: 16'x86'
1710	4027	3211 W Arizona St	28th wd.	Front: 14'7"x44'	1710	4068	1910 Point Breeze Ave	48th wd.	Irregular
1710	4028	5226 Delancey St	60th wd.	Front: 15'x59'6"	1710	4069	2135 Bridge St	62nd wd.	Front: 14'x94'
1710	4029	2354 Turner St	29th wd.	Front: 14.25'x57'	1710	4070	5006 N 6th St a/k/a 5022 N 6th St	49th wd.	Irregular
1710	4030	806 S Bambrey St a/k/a 806 Bambrey St	30th wd.	Front: 14'x39'	1710	4071	1013 W Nedro Ave	49th wd.	Front: 19'11-3/8"x100'
1710	4031	2237 Kimball St	30th wd.	Front: 14'x50'	1710	4072	5111-13 N Warnock St	49th wd.	Front: 50'x84'
1710	4032	2069 Martha St	31st wd.	Front: 12'10"x39'11"	1710	4073	5325 Hadfield St	51st wd.	Front: 16'x63.5'
1710	4033	2142 E Albert St	31st wd.	Front: 12'x45'	1710	4074	1724 S Ruby St	51st wd.	Irregular
1710	4034	5549 Delancey St	60th wd.	Front: 15'x63'3"	1710	4075	5423 Thomas Ave	51st wd.	Front: 15'x93'
1710	4035	1927 N Ringgold St	32nd wd.	Front: 14'x50'				(f/k/a)	
1710	4036	3209 Clifford St	32nd wd.	Front: 16.50'x90'	1710	4076	1532 S 56th St	40th wd.)	
1710	4037	5647 Osage Ave	60th wd.	Front: 15'x62'	1710	4077	4201 Chippendale Ave	51st wd.	Front: 17'x81'
1710	4038	1137 E Tioga St	33rd wd.	Front: 20'x70'	1710	4078	1819 Chandler St	65th wd.	Front: 26'10.5"x70'
1710	4039	118 N Edgewood St	34th wd.	Front: 15'1"x62'6"	1710	4079	938 E Price St	56th wd.	Front: 51'x108'9"
1710	4040	1735 N 60th St	34th wd.	Front: 16'x95'	1710	4080	406 E Walnut Ln	59th wd.	Front: 16.25'x74.00'
1710	4041	3519 Wharton St	36th wd.	Front: 16'x53'1-3/4"				59th wd.	Irregular Lot

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