

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, November 16, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1711	4001	309 W Somerset St	19th wd.	Front: 16'x58'6"	1711	4044	327 Passmore St	35th wd.	Front: 25'1/8"x Irregular
1711	4002	210 W Tioga St	19th wd.	Front: 14'x72'	1711	4045	2734 Latona St	36th wd.	Front: 14'x46'6"
1711	4003	2103 N Marshall St	20th wd.	Front: 15'9"x59'11"	1711	4046	1311 S Dover St	36th wd.	Front: 14'x50'
1711	4004	2117 N 7th St	20th wd.	Front: 18'x95'	1711	4047	2327 Gerritt st	36th wd.	Front: 14'x48'
1711	4005	2120 N Percy St	20th wd.	Front: 14'x53'	1711	4048	2333 Gerritt St	36th wd.	Front: 14'x48'
1711	4006	2128 N Percy St	20th wd.	Front: 14'x53'	1711	4049	1514 S Stanley St	36th wd.	Front: 16'6"x52'
1711	4007	245 Krams Ave	21st wd.	Front: 22'9-3/8"x50'	1711	4050	1522 S Mole St	36th wd.	Front: 14'x47'
1711	4008	1010 E Johnson St	22nd wd.	Front: 80'1-1/4"x110'	1711	4051	1322 S 16th St	36th wd.	Front: 16'x99'
1711	4009	49 E Sharpnack St	22nd wd.	Front: 15'x85'6"	1711	4052	1729 Titan St	36th wd.	Front: 16'x53'
1711	4010	6721-23 Musgrave St	22nd wd.	Front: 30'x105'	1711	4053	1430 Wharton St	36th wd.	Front: 16'x64'
1711	4011	4734 Hawthorne St	23rd wd.	Front: 17'6"x110'	1711	4054	2655 N Franklin St	37th wd.	Front: 14'2"x66'6"
1711	4012	4847 Mulberry St	23rd wd.	Irregular	1711	4055	2553 N Jessup St	37th wd.	Front: 14.08'x48'
1711	4013	3809 Wallace St	24th wd.	Front: 15'x96'	1711	4056	2343 N Camac St	37th wd.	Front: 14'x48'
1711	4014	3627 Melon St	24th wd.	Front: 16.96'x60'	1711	4057	1226 W Hazzard St	37th wd.	Front: 14'x47'6"
1711	4015	3867 Aspen St	24th wd.	Front: 15'x80'	1711	4058	1227 W Harold St	37th wd.	Front: 14'x44'
1711	4016	1935 E Cambria St	25th wd.	Front: 14'2"x90'	1711	4059	3011 N Marshall St	37th wd.	Front: 16'x84'4-1/2"
1711	4017	2433 N Delhi St	37th wd.	Irregular	1711	4060	1310 W Somerset St	37th wd.	Front: 14'3"x60'6"
1711	4018	2055 E Orleans St	25th wd.	Front: 15'x50'	1711	4061	2819 N 25th St	38th wd.	Front: 15'6'x63'6"
1711	4019	2119 E Lippincott St	25th wd.	Front: 15'x75'	1711	4062	5225 Woodland Ave	51st wd.	Front: 17'x82'
1711	4020	2032 S 61st St	40th wd.	Front: 16'2-3/4"x Irregular	1711	4063	3214 N 26th St	38th wd.	Front: 14'9'x62'6"
1711	4021	1446 S Paxon St	27th wd.	Front: 14'4"x51'	1711	4064	2854 N 27th St	38th wd.	Front: 15'x75'6"
1711	4022	4756 Paschall Ave	27th wd.	Front: 14'x75'	1711	4065	2634 S Fairhill St	39th wd.	Front: 14'6'x50'
1711	4023	2408 N Marston St	28th wd.	Front: 14'x50'	1711	4066	612 McKean St	39th wd.	Front: 14'x63'
1711	4024	2545 W Cumberland St	28th wd.	Front: 15'5"x64'3-7/8"	1711	4067	2324 S Percy St	39th wd.	Front: 14'x56'
1711	4025	2637 W Oakdale St	28th wd.	Front: 14'x42'	1711	4068	2022 S Alden St	40th wd.	Front: 15'x53'
1711	4026	2622 N 29th St	28th wd.	Irregular	1711	4069	6031 Greenway Ave	40th wd.	Front: 19'11-1/2"x95'
1711	4027	2512 N Stanley St	28th wd.	Front: 14'2"x50'	1711	4070	5237-39 R Walnut St	60th wd.	Irregular
1711	4028	2465 N Douglas St	28th wd.	Front: 14.25'x50'	1711	4071	2115 S 71st St	40th wd.	Front: 15'9'x80'
1711	4029	3207 W Arizona St	28th wd.	Front: 14.41'x44.50'	1711	4072	6527 Grays Ave	40th wd.	Front: 16.00'x70.50'
1711	4030	1456 N Marston St.	29th wd.	Front: 14'1"x50'	1711	4073	4224 Holmesburg Ave	65th wd.	Irregular
1711	4031	1918 N 22nd St	32nd wd.	Front: 17'7"x100'	1711	4074	413 W Duncannon Ave	42nd wd.	Front: 14'1"x107'
1711	4032	2006 N 25th St	32nd wd.	Front: 16'x75'	1711	4075	3622 N 6th St	43rd wd.	Front: 14'1/2"x92'2-1/4"
1711	4033	1835 N Bailey St	32nd wd.	Front: 14'x42'	1711	4076	3515 N 13th St	43rd wd.	Irregular
1711	4034	1834 N Etting St	32nd wd.	Front: 14'1"x42'	1711	4077	1323 W Erie Ave	43rd wd.	Front: 15'6'x120'
1711	4035	2118 N 31st St	32nd wd.	Front: 15'x60'	1711	4078	4825 Ashburner St	65th wd.	Irregular
1711	4036	1746 N 27th St	32nd wd.	Front: 16'x70'	1711	4079	2942 Germantown Ave	37th wd.	Irregular
1711	4037	4600 N 5th St	49th wd.	Front: 18'6'x80'	1711	4080	2239 Germantown Ave	37th wd.	Front: 20'x84'5"
1711	4038	6113 Vine St	34th wd.	Front: 16'x82'	1711	4081	5129 Funston St	44th wd.	Front: 15'x Irregular
1711	4039	6052 W Girard Ave a/k/a No. 6052 Girard St	34th wd.	Irregular	1711	4082	474 N 50th St	44th wd.	Irregular
1711	4040	6054 W Girard St	34th wd.	Irregular	1711	4083	2070 Pickwick St	45th wd.	Front: 14'x54'
1711	4041	1446 N Hirst St	34th wd.	Front: 15'x54'	1711	4084	4608 Richmond St	45th wd.	Front: 27'4"x93'
1711	4042	541 Carver St	35th wd.	Front: 15'x70'6"					
1711	4043	1145 Rosalie St	35th wd.	Front: 15'4'x59'					

Tax Sale continues on 19

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 18

Tax Delinquent Sale

City of Philadelphia TAX DELINQUENT SALE

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Properties to be sold by **JEWELL WILLIAMS** Sheriff on
Thursday, November 16, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book Writ Address	Ward	Dimensions	Book Writ Address	Ward	Dimensions
1711 4085 3033 N Warnock St	37th wd.	Front: 14' 1-1/8" x Irregular	1711 4117 4934 Germantown Ave	12th wd.	Front: 20' x 95'
1711 4086 5247 Hazel Ave	46th wd.	Front: 14' x 62'	1711 4118 433 W Somerset St	19th wd.	Front: 14' 3" x 58'
1711 4087 2946 Germantown Ave	37th wd.	Irregular	1711 4119 64 N 62nd St	34th wd.	Front: 16' 4" x 78'
1711 4088 546 S 54th St	46th wd.	Front: 15' 3" x 68' 6"	1711 4120 3000 Wharton St	36th wd.	Front: 15' 6" x 61'
1711 4089 2841 Winton St	48th wd.	Front: 14' x 50'	1711 4121 1600 S 53rd St	51st wd.	Front: 16' 11" x 67'
1711 4090 1930 S 22nd St	48th wd.	Front: 15' 3" x 65'	1711 4122 6223 Race St	34th wd.	Front: 15' 7-1/2" x 50'
1711 4091 644 W Rockland St	49th wd.	Front: 15' 10" x 87'	1711 4123 5009 Germantown Ave	12th wd.	Irregular
1711 4092 705 W Rockland St	49th wd.	Front: 16' x 82'	1711 4124 625 W Indiana Ave	37th wd.	Front: 16' 6" x 60'
1711 4093 725 W Rockland St	49th wd.	Front: 16' x 82'	1711 4125 2601 W Huntingdon St	28th wd.	Front: 20' x 100'
1711 4094 4845 Marshall St	49th wd.	Front: 21.66' x Irregular	1711 4126 442 S 60th St	3rd wd.	Front: Irregular
1711 4095 4845 N 7th St	49th wd.	Front: 15.67' x 75'	1711 4127 3224-3226 W York St	28th wd.	Front: 30' x 62'
1711 4096 5138 N Fairhill St	49th wd.	Front: 15' x 94'	1711 4128 3228 N Front St	7th wd.	Front: 14.50' x 59.00'
1711 4097 2114-16 W Godfrey Ave	17th wd.	Irregular	1711 4129 808 W Norris St	20th wd.	Front: 14' x 70' 2-1/8"
1711 4098 8236 Pickering Ave	50th wd.	Front: 50' x 90'	1711 4130 3340 Kensington Ave	33rd wd.	Front: 15' x 70'
1711 4099 1105 S 53rd St	51st wd.	Front: 15' 2" x 78'	1711 4131 1906 Orthodox St	23rd wd.	Front: 20' x 95'
1711 4100 5330 Malcom St	51st wd.	Front: 16' x 65'	1711 4132 627 W Indiana Ave	37th wd.	Irregular
1711 4101 5637 Malcolm St	51st wd.	Front: 15' 3" x 62'	1711 4133 551 E Cambria St	7th wd.	Front: 18' x 70' 6"
1711 4102 1848 S Yewdall St	51st wd.	Front: 15' x 46'	1711 4134 921-25 R W Fisher Ave	49th wd.	Irregular
1711 4103 2118 N Wanamaker St	52nd wd.	Front: 16' x 80.834'	1711 4135 2936-38 Kensington Ave	33rd wd.	Front: 32' x 70'
1711 4104 1414 Brighton St	53rd wd.	Front: 25' x 110'	1711 4136 2601 W Seltzer St	28th wd.	Front: 14' 9" x 46'
1711 4105 2222 St. Vincent St	54th wd.	Front: 16' 3-1/2" x 112' 6"	1711 4137 3320 N Fairhill St	19th wd.	Front: 44' 8-7/8" x Irregular
1711 4106 6012 Concord St	59th wd.	Front: 16' 3" x 50' 1"	1711 4138 4602 N 5th St	49th wd.	Front: 19.33' x 80.00'
1711 4107 5334 Pine St	60th wd.	Front: 21.00' x 85.00'	1711 4139 1811 Orthodox St	23rd wd.	Irregular
1711 4108 806 W Norris St	20th wd.	Front: 14' 1-1/8" x 70' 2-1/8"	1711 4140 2505-2507 W Firth St	28th wd.	Front: 32' 2-1/4" x Irregular
1711 4109 6717 N 6th St	61st wd.	Irregular	1711 4141 4729-31 Lancaster Ave	6th wd.	Front: 32' x Irregular
1711 4110 4615 Enfield Ave	65th wd.	Irregular	1711 4142 4042 W Girard Ave	6th wd.	Front: 17' x 92' 9"
1711 4111 3564 Dows Rd	66th wd.	Front: 17.94' x 90'	1711 4143 2913-15 N 23rd St	11th wd.	Irregular
1711 4112 2604-2606 N Fairhill St	19th wd.	Front: 32' x 69' 10-1/4"	1711 4144 846 E Woodlawn St	12th wd.	Irregular
1711 4113 800 W Lehigh Ave	37th wd.	Front: 17.42' x 67'	1711 4145 4755 N 18th St	17th wd.	Irregular
1711 4114 5339 Market St	44th wd.	Front: 18' 4" x 91'	1711 4146 2064 N 2nd St	18th wd.	Front: 14' x 56' 9"
1711 4115 4246 Lancaster Ave	6th wd. (f/k/a 24th wd.)	Irregular	1711 4147 4361 Frankford Ave	23rd wd.	Irregular
			1711 4148 444 W Dauphin St	19th wd.	Front: 14' x 60'
			1711 4149 3020 N 2nd St	19th wd.	Irregular
1711 4116 436 S 60th St	3rd wd.	Front: 16' x 80'	1711 4150 802 W Norris St	20th wd.	Front: 16' x 61' 3-3/4"

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JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com

www.TheLegalIntelligencer.com
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