

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 29, 2018 at First District Plaza, 3801 Market Street, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1811	4001	1707 S 5th St	1st wd.	Front: 16’x64’9”	1811	4052	267 S. 60th St	3rd wd.	Front: 16’x80’
1811	4002	5845 Pentridge St	3rd wd.	Front: 15’x112’6”	1811	4053	1814 N Bailey St	32nd wd.	Front: 13’11”x42”
1811	4003	5550 W Oxford St	4th wd.	Irregular	1811	4054	3226 Page St	32nd wd.	Front: 14’11-1/2”x65’
1811	4004	1707 N 55th St	4th wd.	Front: 16’x90’	1811	4055	2845 Diamond St	32nd wd.	Front: 17’x72’
1811	4005	544 N Hobart St	4th wd.	Front: 14’x42’7-1/2”	1811	4056	1850 N Marston St	32nd wd.	Front: 14’x41’6”
1811	4006	1715 N 59th St	4th wd.	Front: 15’x100’	1811	4057	2114 N Marston St	32nd wd.	Front: 14’x50’
1811	4007	4817 Ashburner St	65th wd.	Irregular	1811	4058	1731 N 29th St	32nd wd.	Front: 14’11-1/2”x65’
1811	4008	4216 Westminster Ave	6th wd.	Front: 16’8”x120’	1811	4059	2152-58 N Marshall St	20th wd.	Front: 60’x80’
1811	4009	1122 N 41st St	6th wd.	Front: 17’x100’	1811	4060	144 N Edgewood St	34th wd.	Front: 15’1”x62’6”
1811	4010	1731 N 42nd St	6th wd.	Front: 17’5”x84’6”	1811	4061	1409 N 62nd St	34th wd.	Front: 15’5”x100’
1811	4011	818 Brooklyn St	6th wd.	Front: 15’x51’	1811	4062	555 Allengrove St	35th wd.	Front: 21’10-7/8”x70’
1811	4012	305 E Lehigh Ave	7th wd.	Front: 15’x68’	1811	4063	2626 Latona St	36th wd.	Front: 14’x46.50’
1811	4013	247 E Indiana Ave	7th wd.	Front: 14’x59’6”	1811	4064	1935 Mountain St	36th wd.	Front: 14’x47’
1811	4014	7408 Georgian Rd	10th wd.	Front: 15’6”x80’	1811	4065	1410 S 27th St	36th wd.	Front: 14’2”x58’
1811	4015	2720 N 15th St	11th wd.	Front: 14’4”x66’	1811	4066	2510 N. Alder St	37th wd.	Front: 14’x48’
1811	4016	3607 N 16th St	13th wd.	Front: 25’x111.65’	1811	4067	2518 N Jessup St	37th wd.	Front: 13’11-1/4”x47’
1811	4017	3637 N 17th St	13th wd.	Front: 15’6”x91’4”	1811	4068	2343 N Camac St	37th wd.	Front: 14’x48’
1811	4018	2 R Nolans Ct a/k/a Nolan Ct	15th wd.	Irregular	1811	4069	2338 N Camac St	37th wd.	Front: 14’x48’
1811	4019	2231 N Mole St	16th wd.	Front: 14’x42’	1811	4070	3218 N 7th St	37th wd.	Front: 15’x70’
1811	4020	2549 N Mole St	16th wd.	Front: 14’4”x38’2”	1811	4071	2826 N Marvine St	37th wd.	Front: 20’x73’
1811	4021	2409 N Bouvier St	16th wd.	Front: 14’1”x50’	1811	4072	2833 N Watts St	37th wd.	Front: 15’3”x37’
1811	4022	2309 N 21st St	16th wd.	Front: 16.07”x79.25’	1811	4073	906 W Sterner St	37th wd.	Front: 14’3”x50’
1811	4023	3031 Ridge Ave	32nd wd.	Irregular	1811	4074	909 W Seltzer St	37th wd.	Front: 13’x43’6”
1811	4024	1760 N Bodine St	18th wd.	Front: 12’x46’	1811	4075	2862 N Ringgold St	38th wd.	Front: 14’4”x46’6”
1811	4025	1762 N Bodine St	18th wd.	Front: 12’x46’	1811	4076	2856 N Taney St	38th wd.	Front: 14’1”x45’
1811	4026	4361 Frankford Ave	23rd wd.	Irregular	1811	4077	2676 Deacon St	38th wd.	Front: 14’x50’
1811	4027	2222 Palethorp St	19th wd.	Front: 13’6”x Irregular	1811	4078	2417 S 9th St	39th wd.	Front: 15’5”x61’6”
1811	4028	2355 N Orianna St	19th wd.	Front: 14’x42’6”	1811	4079	2049 S 58th St	40th wd.	Front: 16’x75’3”
1811	4029	2856 N 3rd St	19th wd.	Front: 14’x56’	1811	4080	2113 S Edgewood St	40th wd.	Front: 15’x59’2”
1811	4030	2542 N 4th St	19th wd.	Front: 16’7”x51’7”	1811	4081	2010 S 64th St	40th wd.	Front: 16’x65’6”
1811	4031	221 W Sergeant St	19th wd.	Front: 12’x39’	1811	4082	2014 S Simpson St	40th wd.	Front: 14’x50’
1811	4032	1752 N 6th St	20th wd.	Irregular	1811	4083	6133 Upland St	40th wd.	Front: 14’x62’
1811	4033	1530 N Darien St	20th wd.	Irregular	1811	4084	6340 Greenway Ave	40th wd.	Front: 15’x72’
1811	4034	2117 N Percy St	20th wd.	Front: 14’x44’	1811	4085	5522 Wheeler St	40th wd.	Irregular
1811	4035	145 Markle St	21st wd.	Irregular	1811	4086	2126 S 65th St	40th wd.	Front: 16’x64’
1811	4036	434 E Sharpnack St	22nd wd.	Irregular	1811	4087	6751 N 13th St, 1E	61st wd.	Irregular
1811	4037	4638 Hedge St	23rd wd.	Irregular	1811	4088	9276 Jamison Ave Unit B	56th wd.	Irregular
1811	4038	4310 Cloud St	23rd wd.	Front: 14’x60’5”	1811	4089	7018 Upland St	40th wd.	Front: 18’8”x90’
1811	4039	269 S 60th St	3rd wd.	Front: 16’x80’	1811	4090	7040 Greenway Ave	40th wd.	Front: 18.42’x109’
1811	4040	1403 Sellers St	23rd wd.	Irregular	1811	4091	7274-76 Saybrook Ave	40th wd.	Irregular
1811	4041	1000 Foulkrod St	23rd wd.	Irregular	1811	4092	7112 Paschall Ave	40th wd.	Front: 25’x110’
1811	4042	1846 E Clementine St	25th wd.	Front: 14’7”x57’6-7/8”	1811	4093	2551 Trenton Ave #B	31st wd.	Irregular
1811	4043	3024 Weikel St	25th wd.	Front: 14’x55’	1811	4094	6433 Tulip St	41st wd.	Front: 20’4”x100’
1811	4044	2627 N 29th St	28th wd.	Irregular	1811	4095	1018 W Schiller St	43rd wd.	Front: 15’4-1/4”x71’3”
1811	4045	2754 N Newkirk St	28th wd.	Front: 15’x52’9”	1811	4096	1312 W Erie Ave	43rd wd.	Front: 16’x100’
1811	4046	2531 W Hager St	28th wd.	Front: 15’x112’	1811	4097	2748 N 11th St	37th wd.	Front: 16’x72’
1811	4047	2627 W Hagert St	28th wd.	Front: 15’x112’6”	1811	4098	3522 Old York Rd	43rd wd.	Front: 15’6”x85’
1811	4048	2442 W Firth St	28th wd.	Front: 14’3”x47’6”	1811	4099	2744 N 11th St	37th wd.	Front: 16’x90’
1811	4049	2718 W Silver St	28th wd.	Front: 14’x50’	1811	4100	3949 N 6th St	43rd wd.	Front: 16’7”x74’10-1/4”
1811	4050	2534 N Douglas St	28th wd.	Front: 14’x50’	1811	4101	2727 N 11th St	37th wd.	Front: 19.75’x90’
1811	4051	2121 Seybert St	29th wd.	Front: 16’x60’					

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) brtbwv.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, November 29, 2018 at First District Plaza, 3801 Market Street, at 9:00 AM. (EST) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions		
1811	4102	4205 N 9th St	43rd wd.	Front: 15’9”x51’2-1/4”	1811	4114	1901 Cecil B Moore Ave	47th wd.	Front: 18’x99’
1811	4103	56 N Lindenwood St	44th wd.	Front: 15’x57’	1811	4115	5330 Malcom St	51st wd.	Front: 16’x65’
1811	4104	2721 N 11th St	37th wd.	Front: 32.50’x90’	1811	4116	122 N 52nd St	44th wd.	Front: 18’x93’
1811	4105	5215 W Thompson St	44th wd.	Front: 16’x100’	1811	4117	2717 N 11th St	37th wd.	Irregular
1811	4106	868 N. 48th St	44th wd.	Front: 18’x100’	1811	4118	2050 S Frazier St	51st wd.	Front: 15’x62’
1811	4107	936 N 48th St	44th wd.	Front: 20’x73’ 11.5”	1811	4119	5726 Market St	60th wd.	Front: 15’8”x134’6”
1811	4108	885 N 49th St	44th wd.	Irregular	1811	4120	5536 Linmore Ave	51st wd.	Front: 15’x55’
1811	4109	1206 N St. Bernard St	44th wd.	Front: 14’4-7/8”x50’	1811	4121	5227 Jefferson St	52nd wd.	Front: 16’x77’
1811	4110	3437 Emerald St	45th wd.	Irregular	1811	4122	2004 Longshore Ave	54th wd.	Front: 18’1-1/2”x92’6”
1811	4111	2719 N 11th St	37th wd.	Irregular	1811	4123	5853 Brush Rd	59th wd.	Front: 17’7”x80’
1811	4112	716 S Alden St	46th wd.	Front: 16’x60’	1811	4124	4219 Fairdale Rd	66th wd.	Irregular
1811	4113	1609 W Flora St	47th wd.	Front: 12’x43’	1811	4125	129-41 W Glenwood Ave	7th wd.	Irregular

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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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JEWELL WILLIAMS

Sheriff

City and County of Philadelphia

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