

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, December 20, 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
1812	4001	526 S Salford St	3rd wd.	Irregular	1812	4051	2005 E Susquehanna Ave	31st wd.	Front: 16'x90'6-1/4"
1812	4002	6163 Webster St	3rd wd.	Front: 17'6"x108'6"	1812	4052	161 N 62nd St	34th wd.	Front: 15'6"x75'
1812	4003	1206 S 58th St	3rd wd.	Irregular	1812	4053	1248 S 27th St	36th wd.	Front: 12.92"x57'
1812	4004	5414 W Thompson St	4th wd.	Front: 20'x84'10"	1812	4054	1308 S Harmony St	36th wd.	Front: 14'6-1/2"x48'6"
1812	4005	5411 Media St	4th wd.	Front: 14'10"x75'	1812	4055	2030 Wilder St	36th wd.	Front: 14'x50'
1812	4006	401 N Hobart St	4th wd.	Front: 15.67'x66.50'	1812	4056	3123 Tasker St a/k/a 3123 W Tasker St	36th wd.	Front: 15'x62'
1812	4007	6049 Osage Ave	3rd wd.	Front: 20'x74.25'	1812	4057	1543 S Taney St	36th wd.	Front: 14'2"x51'3"
1812	4008	2738 Federal St a/k/a 2738-40 Federal St	36th wd.	Front: 16.00'x100.00'	1812	4058	2550 N 11th St	37th wd.	Front: 14'11"x68'6"
1812	4009	2924 Waterloo St	7th wd.	Front: 14'x44.50'	1812	4059	2911 N 13th St	37th wd.	Front: 16'x84'6"
1812	4010	2923 Mutter St	7th wd.	Front: 14'x43'6"	1812	4060	2915 N Bailey St	38th wd.	Front: 15'x48'
1812	4011	249 E Indiana Ave	7th wd.	Front: 14'x59.50'	1812	4061	2928 N Bailey St	38th wd.	Front: 15'x48'
1812	4012	3014 B St	7th wd.	Front: 14'6"x54'	1812	4062	2821 W Clearfield St	38th wd.	Front: 14'x80'
1812	4013	2918 E St	7th wd.	Front: 15'x53'9"	1812	4063	3409 W Clearfield St	38th wd.	Irregular
1812	4014	1600 Haines St	10th wd.	Irregular	1812	4064	3257 Frankford Ave	45th wd.	Front: 30'x75'7-1/2"
1812	4015	7025 Forrest Ave	10th wd.	Front: 16'x100'	1812	4065	2046 S Alden St	40th wd.	Front: 15'x53'
1812	4016	2054 W Indiana Ave	11th wd.	Front: 14.16'x57.65'	1812	4066	2003 S Avondale St	40th wd.	Front: 14'x50'
1812	4017	2710 N Sydenham St	11th wd.	Front: 14'x48'	1812	4067	6054 Reinhard St	40th wd.	Front: 15'6"x60'
1812	4018	1936 W Willard St	11th wd.	Front: 14'10"x71'	1812	4068	7015 Upland St	40th wd.	Front: 25'x100'
1812	4019	2051 W Ontario St	11th wd.	Front: 20.16'x110'	1812	4069	6335 Ditman St	41st wd.	Front: 14'3"x90'
1812	4020	1820 W Tioga St	11th wd.	Irregular	1812	4070	113 E Mentor St	42nd wd.	Front: 20'x112'6"
1812	4021	3334 N Sydenham St	11th wd.	Front: 15'x58'10"	1812	4071	1231 W Hilton St	43rd wd.	Front: 15'x104.26'
1812	4022	1805 W Erie Ave	13th wd.	Front: 16'x96'4"	1812	4072	644 W Schiller St	43rd wd.	Front: 14'x60'
1812	4023	3654 N 21st St	13th wd.	Front: 15'6'x96'	1812	4073	3527 N Warnock St	43rd wd.	Front: 14'x56'
1812	4024	1762 W Juniata St	13th wd.	Front: 15'11'x81'	1812	4074	1219 W Airdrie St	43rd wd.	Front: 16'x105'
1812	4025	2936-38 Kensington Ave	33rd wd.	Front: 32'x70'	1812	4075	2726 N 13th St	37th wd.	Front: 15'11'x101'6"
1812	4026	4506 N Gratz St	13th wd.	Front: 15.08'x84.40'	1812	4076	3863 N Franklin St	43rd wd.	Front: 16'x63'
1812	4027	1803 W Cayuga St	13th wd.	Front: 16'x65'	1812	4077	3733 N Park Ave	43rd wd.	Front: 15'x100'
1812	4028	1817 W Cayuga St	13th wd.	Front: 14.50'x62'	1812	4078	3751 N Park Ave	43rd wd.	Front: 15'x100'
1812	4029	1519 W Wyoming Ave	13th wd.	Front: 15'3-1/4"x69'2-7/8"	1812	4079	3746 N Park Ave	43rd wd.	Front: 15'x80'
1812	4030	1603 W Loudon St	13th wd.	Front: 15'x67'	1812	4080	1333 W Pike St	43rd wd.	Front: 16'x88'
1812	4031	2539 N Mole St	16th wd.	Front: 14'4'x38'2"	1812	4081	1345 W Pike St	43rd wd.	Irregular
1812	4032	2423 N Chadwick St	16th wd.	Front: 14'x47'	1812	4082	1347 W Pike St	43rd wd.	Front: 16'x82'
1812	4033	2634 N Bouvier St	16th wd.	Front: 14'6'x48'	1812	4083	4049 N 12th St	43rd wd.	Front: 15'x87'
1812	4034	1118 W Somerset St a/k/a 1118-18A W Somerset St	37th wd.	Front: 16'x75'	1812	4084	1326 W Jerome St	43rd wd.	Front: 16'x79'6"
1812	4035	2954 N Reese St	19th wd.	Front: 14'x65'	1812	4085	1320 W Bristol St	43rd wd.	Front: 20.62'x86'
1812	4036	3423 N Bodine St	19th wd.	Front: 14'x50'	1812	4086	1322 W Bristol St	43rd wd.	Front: 16'x86'
1812	4037	154 W Dauphin St	19th wd.	Front: 14'x69'	1812	4087	1870 N Etting St	32nd wd.	Front: 15'x42'
1812	4038	2107 E Cambria St	25th wd.	Front: 14'x48'	1812	4088	4400 N 7th St	43rd wd.	Front: 15'x71'6"
1812	4039	2311 N 27th St	28th wd.	Irregular	1812	4089	5142 Harlan St	44th wd.	Irregular
1812	4040	2530 N 28th St	28th wd.	Front: 14'8'x65'6"	1812	4090	5233 Harlan St	44th wd.	Front: 14'7-1/4'x Irregular
1812	4041	2566 N 28th St	28th wd.	Front: 15'4'x65'6"	1812	4091	5652 Carpenter St	46th wd.	Front: 15'2'x62'
1812	4042	2520 W Nevada St	28th wd.	Front: 14'x36.75'	1812	4092	1727 N 23rd St	47th wd.	Front: 15'6-1/2'x54'8"
1812	4043	2605 W Sterner St	28th wd.	Front: 15'6'x45'	1812	4093	5833 N 7th St	61st wd.	Front: 15'x88'
1812	4044	2605 N Corlies St	28th wd.	Front: 14'x50'	1812	4094	4538 N Marvins St	49th wd.	Front: 15'x75.09'
1812	4045	3312 W Cumberland St	28th wd.	Front: 15'x62'6"	1812	4095	4526 N 13th St	49th wd.	Irregular
1812	4046	1524 N Marston St	29th wd.	Front: 18'x52'	1812	4096	7442 Sommers Rd	50th wd.	Front: 16'x119'
1812	4047	2317 Jasper St	31st wd.	Front: 13'6'x58'	1812	4097	5511 Angora Ter	51st wd.	Front: 16'x70'
1812	4048	2711 W Montgomery Ave	32nd wd.	Front: 14'4'x60'	1812	4098	5522 Locust St	60th wd.	Front: 15.00'x92.00'
1812	4049	2946 French St a/k/a 2946 W French St	32nd wd.	Front: 14'x51'	1812	4099	162 Mayland St	59th wd.	Irregular
1812	4050	2016 N Etting St	32nd wd.	Front: 14'7'x50'	1812	4100	6125 Mc Mahon Ave	59th wd.	Irregular

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