

Tax Collection Sale

City of Philadelphia

TAX COLLECTION 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 Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Thursday, January 5, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1701	5001	224 McClellan St	1st wd.	Front: 14'x53'	1701	5051	4521 Fernhill Rd	13th wd.	Front: 15'3"x74'
1701	5002	5939 Chestnut St	3rd wd.	Front: 16'x83'6"	1701	5052	2228 N 16th St	16th wd.	Front: 15'11"x68'6"
1701	5003	5938 Locust St	3rd wd.	Front: 15'9-1/2"x50'	1701	5053	2623 N Bancroft St	16th wd.	Front: 13'11"x48'
1701	5004	20 S Dewey St	3rd wd.	Front: 14'10"x62.50'	1701	5054	2652 N 17th St	16th wd.	Front: 15'x67'
1701	5005	3215 W Norris St	32nd wd.	Front: 14'11-1/2"x77'	1701	5055	1420 W Cumberland St	16th wd.	Front: 14'x47'4-1/2"
1701	5006	6024 Cedar Ave	3rd wd.	Front: 16'x103'6"	1701	5056	2228 N 18th St	16th wd.	Front: 15'11-1/4"x71'10"
1701	5007	2445 W Berks St	32nd wd.	Front: 14'x54'	1701	5057	2504 N Opal St	16th wd.	Front: 14'x48'
1701	5008	5930 Catharine St	3rd wd.	Front: 16'x110'	1701	5058	2323 N Lambert St	16th wd.	Irregular
1701	5009	5820 Willows Ave	3rd wd.	Front: 15'x112'6"	1701	5059	2224 W Cumberland St	16th wd.	Front: 15'x86'
1701	5010	1329 N 55th St	4th wd.	Front: 15'x84'	1701	5060	1428 Widener Pl	17th wd.	Front: 22'9"x110'9"
1701	5011	1426 N Vogdes St	4th wd.	Front: 16'x46'1"	1701	5061	1811 Orthodox St	23rd wd.	Irregular
1701	5012	248 N Wanamaker St	4th wd.	Front: 14'x71'	1701	5062	5828 N Lambert St	17th wd.	Front: 15'10-1/2"x58'
1701	5013	5712 Haddington Ln	4th wd.	Front: 22.62'x30'	1701	5063	317 E Girard Ave	18th wd.	Front: 17.17'x52.25'
1701	5014	730 N Hancock St	5th wd.	Front: 17'10-3/4"x53'3"	1701	5064	5 Allaire Pl	18th wd.	Front: 12'8"x39'3"
1701	5015	4047 Baring St	6th wd.	Irregular	1701	5065	2322 N Lawrence St	19th wd.	Front: 16'x47'
1701	5016	4230 Aspen St	6th wd.	Front: 14'x60'	1701	5066	2545 N 2nd St	19th wd.	Front: 18'x67.25'
1701	5017	1924-28 Haines St	10th wd.	Irregular	1701	5067	256 W Birch St	19th wd.	Front: 12'6"x53'1"
1701	5018	517 N 41st St	6th wd.	Front: 16'x57'6"	1701	5068	210 W Tioga St	19th wd.	Front: 14'x72'
1701	5019	1124 N 41st St	6th wd.	Front: 17'4"x104'	1701	5069	1945 N Darien St	20th wd.	Front: 13'5"x41.09'
1701	5020	1128 N 41st St	6th wd.	Front: 17'x104'	1701	5070	1507 Guilford Pl	20th wd.	Front: 18.00'x90.00'
1701	5021	821 Hutton St	6th wd.	Front: 15'x51'	1701	5071	927 Spruce St Unit 3	5th wd.	Front: Condominium
1701	5022	917 N 47th St	6th wd.	Front: 16'x100'	1701	5072	1911 Berkshire St	23rd wd.	Irregular
1701	5023	305 E Lehigh Ave	7th wd.	Front: 15'x68'	1701	5073	4737 Salem St	23rd wd.	Front: 16'4-1/4"x89'9"
1701	5024	24 E Silver St	7th wd.	Front: 15'4"x61'	1701	5074	4023 E Roosevelt Blvd	23rd wd.	Front: 16'x108'
1701	5025	251 E Indiana Ave	7th wd.	Front: 14'x59'6"	1701	5075	3949 Aspen St	24th wd.	Front: 20'x80'
1701	5026	2864 Lee St a/k/a 2864 N Lee St	7th wd.	Front: 12'11"x48'6"	1701	5076	811 N 39th St	24th wd.	Front: 15'4"x80'
1701	5027	3005 N Swanson St a/k/a 3005 Swanson St	7th wd.	Front: 14'6"x45'6"	1701	5077	3189 Memphis St	25th wd.	Front: 14'3"x57'
1701	5028	2950 Ella St	7th wd.	Front: 13'3"x63'	1701	5078	2102 Bellmore St	25th wd.	Irregular
1701	5029	2844 Ormes St	7th wd.	Front: 11'10-3/4"x78'4"	1701	5079	2101 Welsh Rd Unit 6	56th wd.	Irregular
1701	5030	3456 N Front St	7th wd.	Front: 14.96'x56.28'	1701	5080	1318 Divinity St	27th wd.	Front: 16'x72.59'
1701	5031	3328 Mascher St	7th wd.	Front: 14'x45'6"	1701	5081	2762 N 24th St	28th wd.	Front: 14'6"x60'10-3/4"
1701	5032	449 W Airdrie St	7th wd.	Front: 14'x69'	1701	5082	2435 W Firth St	28th wd.	Front: 14'3"x53'6"
1701	5033	3412 A St	7th wd.	Front: 15'10"x70'	1701	5083	2834 W Lehigh Ave	28th wd.	Front: 16'x67'
1701	5034	214 E Ontario St	7th wd.	Front: 16'x70'	1701	5084	2425 W Lehigh Ave	28th wd.	Front: 16'x76'
1701	5035	1413 W Rush St	11th wd.	Front: 16'x60'	1701	5085	2603 W Silver St	28th wd.	Front: 15'x50'
1701	5036	3126 N Rosewood St	11th wd.	Front: 15'x58'8"	1701	5086	2602 N 30th St	28th wd.	Front: 15.15'x65'
1701	5037	3100 N Chadwick St	11th wd.	Irregular	1701	5087	2612 N 30th St	28th wd.	Front: 15'1-1/2"x65'
1701	5038	2004 W Westmoreland St	11th wd.	Front: 14'x60'	1701	5088	2609 N Corlies St	28th wd.	Front: 13'10-1/2"x50'
1701	5039	464 Potterton Heights	12th wd.	Irregular	1701	5089	2446 N Corlies St	28th wd.	Front: 14'x45.10'
1701	5040	474 Potterton Heights	12th wd.	Front: 15'9"x63'1-3/4"	1701	5090	2612 N Douglas St	28th wd.	Front: 14'x38.75'
1701	5041	469 Potterton Heights	12th wd.	Front: 16'2"x80'3"	1701	5091	2420 Harlan St	29th wd.	Front: 14'2"x41'6"
1701	5042	5643 Bloyd St	12th wd.	Irregular	1701	5092	2442 Harlan St	29th wd.	Front: 14.16'x41.50'
1701	5043	241 W Coulter St	12th wd.	Front: 18'4"x46'	1701	5093	2354 Turner St	29th wd.	Front: 14.25'x57'
1701	5044	1715 W Erie Ave	13th wd.	Front: 15'8"x100'	1701	5094	1219 N 27th St	29th wd.	Front: 14'x100'
1701	5045	3914 N 16th St	13th wd.	Front: 15'x94'10"	1701	5095	2527 A St	31st wd.	Front: 16'x57'
1701	5046	1938 W Bristol St	13th wd.	Front: 14'5"x41'6"	1701	5096	2429 Memphis St	31st wd.	Front: 13'6"x60'
1701	5047	2251 Ruffner St	13th wd. (f/k/a 38th wd.)	Front: 24'xIrregular	1701	5097	2303 E Cabot St	31st wd.	Front: 13'6"x42'9"
1701	5048	4701 N 15th St	13th wd.	Front: 16'3"x81'5"	1701	5098	2510 Salmon St	31st wd.	Front: 13'8"x50'
1701	5049	4439 N Bancroft St a/k/a 4439 Bancroft St	13th wd.	Front: 14'10"x32'2"	1701	5099	3340 Kensington Ave	33rd wd.	Front: 15'x70'
1701	5050	1419 W Loudon St	13th wd.	Front: 17'8"x74'	1701	5100	2125 N Lambert St	32nd wd.	Front: 16'x57'

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