

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, March 9, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1703	5001	5447 Master St	4th wd.	Front: 16'x59'1"	1703	5046	3115 N Percy St	37th wd.	Front: 14'4"x48'
1703	5002	6212 Hazel Ave	3rd wd.	Front: 16'x58.50'	1703	5047	2828 N 25th St	38th wd.	Front: 15'6"x60'
1703	5003	5822 Rodman St	3rd wd.	Front: 15'x63.5'	1703	5048	2953 N Bambrey St	38th wd.	Front: 14.08'x45.75'
1703	5004	533 S Salford St	3rd wd.	Front: 14'4"x63'6"	1703	5049	2904 N Taney St	38th wd.	Front: 15'x48'
1703	5005	5542 W Oxford St	4th wd.	Front: 15'x96'	1703	5050	4732-42 N Broad St	13th wd.	Irregular
1703	5006	449 N 60th St	4th wd.	Front: 16'x76'	1703	5051	6046 Chester Ave	40th wd.	Front: 15'3"x67'
1703	5007	5749 Market St	4th wd.	Front: 16'x96'	1703	5052	2610 Lloyd St	40th wd.	Front: 16'x71'6"
1703	5008	139 N 58th St	4th wd.	Front: 15'x70'	1703	5053	6537 Wheeler St	40th wd.	Front: 16'x68'
1703	5009	648 N 42nd St	6th wd.	Irregular	1703	5054	2900 N Bailey St	38th wd.	Front: 15'x48'
1703	5010	224 N Cecil St	4th wd.	Front: 14'6"x63'	1703	5055	1320 W Jerome St	43rd wd.	Front: 16'x79'6"
1703	5011	4070 Powelton Ave	6th wd.	Front: 16.00'x67.15'	1703	5056	2111 W Oxford St	47th wd.	Irregular
1703	5012	773 N Preston St	6th wd.	Front: 16'1-1/2"x97'	1703	5057	4820 Olive St	44th wd.	Front: 15'x60'
1703	5013	4301 Brown St	6th wd.	Front: 16'4"x80'	1703	5058	4844 Brown St	44th wd.	Front: 15'x88.29'
1703	5014	888 N 45th St	6th wd.	Front: 13'6"x60'3"	1703	5059	449 N Dearborn St	44th wd.	Front: 14'2"x56'
1703	5015	4141 Mantua Ave	6th wd.	Front: 15'x100'	1703	5060	1738 W Oxford St	47th wd.	Front: 20'x87'
1703	5016	2716 Boudinot St	7th wd.	Front: 16'x65'	1703	5061	5114 Webster St	46th wd.	Front: 25'x54'6-1/8"
1703	5017	3549 Kip St	7th wd.	Front: 16'5-3/4"x70'	1703	5062	6014 N Camac St	49th wd.	Front: 15.75'x84.05'
1703	5018	2840 Hope St	7th wd.	Front: 13'x48'6"	1703	5063	6053 Ogontz Ave	17th wd.	Irregular
1703	5019	1522 W Tioga St	11th wd.	Irregular	1703	5064	7615 Forrest Ave	50th wd.	Front: 19.95'x125.00'
1703	5020	2844 Boudinot St	7th wd.	Front: 18'x61'	1703	5065	187 W Champlost Ave	61st wd.	Front: 15'x69.5'
1703	5021	4600 Fernhill Rd	13th wd.	Front: 19'2-5/8"x74'1-1/2"	1703	5066	2908 Walnut Hill St	57th wd.	Irregular Lot
1703	5022	2515 N Bancroft St	16th wd.	Front: 14'4-3/4"x48'	1703	5067	5333 Delancey St	60th wd.	Front: 15'x61'
1703	5023	2464 N Colorado St	16th wd.	Front: 14'5-1/2"x48'	1703	5068	534 W Chew Ave	61st wd.	Front: 21'8"x112'6"
1703	5024	2336 W Oakdale St	16th wd.	Front: 14'x58'	1703	5069	43 S 58th St	60th wd. (f/k/a	Front: 15'x78.5'
1703	5025	1827 Gillingham St	23rd wd.	Front: 14.81'x77.31'				46th wd.)	Front: 16'1-3/4"x102'
1703	5026	4562 Tackawanna St	23rd wd.	Front: 15'4-1/2"x76'6-3/4"	1703	5070	128 Colonial St	61st wd.	Front: 15'x45'
1703	5027	3073 Tilton St	25th wd.	Front: 12'x48'	1703	6001	4411 Brown St	6th wd.	Front: 15'x45'
1703	5028	3132 Hartville St	7th wd.	Front: 15'x44'6"	1703	6002	2939 Ella St a/k/a 2939 N Ella St	7th wd.	Front: 14'x68'
1703	5029	2400 W Firth St	28th wd.	Front: 15'2"x47'6-3/4"	1703	6003	3434 Hartville St	7th wd.	Front: 14'x44'6"
1703	5030	2605 N Hollywood St	28th wd.	Irregular	1703	6004	1416-20 E Tulpehocken St	10th wd.	Irregular Size
1703	5031	2430 N Corlies St	28th wd.	Front: 14'x45'2"	1703	6005	1812 W Tioga St	11th wd.	Front: 18'2"x129'
1703	5032	2443 N Napa St	28th wd.	Front: 14'2"x50'	1703	6006	331 E Elwood St a/k/a 331 Elwood St	12th wd.	Front: 30'x32'
1703	5033	2545 N Natrona St	28th wd.	Front: 14.25'x50.00'	1703	6007	1717 W Bristol St	13th wd.	Front: 15'x83'4"
1703	5034	2929 W Susquehanna Ave	28th wd.	Front: 15.76'x55.32'	1703	6008	5831 N Woodstock a/k/a 5831 Woodstock St	17th wd.	Front: 15'x70'
1703	5035	3139 W Dakota St	28th wd.	Front: 15.43'x60'	1703	6009	4439 Elizabeth St	23rd wd.	Front: 19'2"x100'
1703	5036	2422 Nicholas St	29th wd.	Front: 14'3"x62'	1703	6010	1824 Hart Ln a/k/a 1824 E Hart Ln	25th wd.	Irregular Size Property
1703	5037	1864 Judson St	32nd wd.	Front: 14'2"x50'	1703	6011	2162 E Orleans St	25th wd.	Irregular Size
1703	5038	834 E Tioga St	33rd wd.	Front: 14.33'x80'	1703	6012	2613 Potter St	31st wd.	Front: 13'7"x40'
1703	5039	4126-4128 Palmetto St	33rd wd.	Front: 36'x65'	1703	6013	2016 S 61st St	40th wd.	Front: 16'2-3/4"x62'10-5/8"
1703	5040	3311 N Water St	7th wd.	Front: 14'10"x72'	1703	6014	6028 Upland St	40th wd.	Front: 14'6"x58'
1703	5041	43 N Hirst St	34th wd.	Front: 14'3"x65'	1703	6015	38 N Farson St a/k/a 38 Farson St	44th wd.	Front: 15'x51'6"
1703	5042	2840 N 22nd St	11th wd.	Front: 16'x92'6"	1703	6016	941 N 50th St	44th wd.	Front: 20'x73'11-1/2"
1703	5043	3008-14 Clifford St a/k/a 3000 W Montgomery Ave	32nd wd.	Irregular					
1703	5044	2648 N 9th St	37th wd.	Front: 16'x98'					
1703	5045	3105 N 9th St	37th wd.	Front: 15'6"x56'1-1/8"					

Tax Sale continues on 18

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 17

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, March 9, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1703	6017	2824 Cantrell St	48th wd.	Front: 14'x41'6"	1703	6059	4004 N 6th St	43rd wd.	Front: 15'x92'
1703	6018	5315 Upland St	51st wd.	Front: 15'2"x62'10"	1703	6060	1944 E Willard St	45th wd.	Irregular Size Property
1703	6019	5616 Penridge St	51st wd.	Front: 16'x65'	1703	6061	31 W Duval St	59th wd.	Irregular Size Property
1703	6020	100 W Duval St	59th wd.	Irregular Size Property	1703	6062	217 S Ithan St	60th wd.	Front: 15'x63'
1703	6021	5545 Lansdowne Ave	4th wd.	Front: 16'x82'3"	1703	6063	139 N Hobart St	4th wd.	Front: 14'6"x71'6"
1703	6022	4049 W Girard Ave	6th wd.	Front: 20'x95'	1703	6064	1432 N 57th St	4th wd.	Front: 15'x83'3-7/8"
1703	6023	445 E Somerset St	7th wd.	Front: 15'3"x96'	1703	6065	4129 Westminster Ave	6th wd.	Front: 17'x95'
1703	6024	2101 W Stella St	11th wd.	Front: 14'11"x49'8"	1703	6066	2026-28 Orthodox St	23rd wd.	Irregular Size Property
1703	6025	3110 N Bancroft St	11th wd.	Front: 13'11"x46'6"	1703	6067	2745 N Gratz St	11th wd.	Front: 15'x48'
1703	6026	2911 N 21st St	11th wd.	Front: 16'10"x70'4"	1703	6068	2005 W Madison St	11th wd.	Front: 16'x63'
1703	6027	3431 N 21st St	11th wd.	Front: 16'4"x118'1-1/2"	1703	6069	1707 W Tioga St	11th wd.	Irregular Size Property
1703	6028	3929 Priscilla St	13th wd.	Front: 14'x52'	1703	6070	3412 N 21st St	11th wd.	Front: 16'x96'
1703	6029	4500 N 19th St	13th wd.	Front: 15'4"x84'5"	1703	6071	5537 Baynton St	12th wd.	Irregular Size Property
1703	6030	2805 N Lawrence St	19th wd.	Front: 13'9"x53'6"	1703	6072	232 W Penn St	12th wd.	Irregular Size Property
1703	6031	3415 N Reese St	19th wd.	Front: 13'x40'	1703	6073	1809 N Waterloo St a/k/a 1809 Waterloo St	18th wd.	Front: 13'x40'
1703	6032	1820 Harrison St	23rd wd.	Irregular Size Property	1703	6074	2862 N Orianna St	19th wd.	Irregular Size Property
1703	6033	1400 Church St	23rd wd.	Irregular Size Property	1703	6075	3957 Wyalusing Ave	24th wd.	Front: 14'x45'
1703	6034	3956 Parrish St	24th wd.	Front: 19'x87'4"	1703	6076	2136 E William St	25th wd.	Front: 15'x68'6"
1703	6035	871 N 40th St	24th wd.	Front: 15'x57'	1703	6077	2139 E William St	25th wd.	Front: 12'x70'9"
1703	6036	1235 S Bucknell St	36th wd.	Front: 15'x52'	1703	6078	218 N Horton St a/k/a 218 Horton St	34th wd.	Front: 15'11"x44'6"
1703	6037	1716 Reed St	36th wd.	Front: 16'x58'	1703	6079	2138 Pierce St	36th wd.	Front: 14'x47'3"
1703	6038	3244 N 6th St	37th wd.	Front: 15'6"x80'	1703	6080	1546 S Bambrey St	36th wd.	Front: 14'x44'
1703	6039	5111 Brown St	44th wd.	Irregular Size Property	1703	6081	1134 W Huntingdon St	37th wd.	Front: 15'x60'6"
1703	6040	306 E Gurney St	7th wd.	Irregular Size Property	1703	6082	2629 Deacon St	38th wd.	Front: 14'x50'
1703	6041	1736 S 58th St	3rd wd.	Front: 16'x75'6"	1703	6083	732 W Schiller St	43rd wd.	Front: 14'x48'
1703	6042	5518 Westminster Ave	4th wd.	Irregular Size Property	1703	6084	1212 W Venango St	43rd wd.	Irregular Size Property
1703	6043	242 N 58th St a/k/a 242 58th St	4th wd.	Front: 15'11"x72'	1703	6085	4941 Hoopes St	44th wd.	Front: 12'2"x66'
1703	6044	1459 N Frazier St	4th wd.	Front: 14'x50'	1703	6086	1218 N 50th St	44th wd.	Front: 15'x73'2-1/2"
1703	6045	18 E Seltzer St	7th wd.	Front: 16'1"x53'4"	1703	6087	1109 S 53rd St	51st wd.	Irregular Size Property
1703	6046	3761 N 5th St	7th wd.	Front: 15'x66'3"	1703	6088	1601 S 53rd St	51st wd.	Front: 15'x70'
1703	6047	543 E Westmoreland St & 545 E Westmoreland St	7th wd.	Front: 32'9"x51'6"	1703	6089	5860 R Woodbine Ave	52nd wd.	Irregular Size Property
1703	6048	4234 Aspen St	6th wd.	Front: 14'x60'	1703	6090	6137 Baynton St	59th wd.	Irregular Size Property
1703	6049	6901 Cedar Park Ave	10th wd.	Irregular Size Property	1703	6091	901 N 47th St	6th wd.	Front: 14'3"x46'
1703	6050	311 E Ashmead St	12th wd.	Irregular Size Property	1703	6092	2944 N Sydenham St	11th wd.	Irregular Size Property
1703	6051	4464 N Cleveland St	13th wd.	Front: 14'x50'4"	1703	6093	2013 W Westmoreland St	11th wd.	Front: 15'x105'
1703	6052	2969 N Lawrence St	19th wd.	Front: 14'x48'6"	1703	6094	3303 N 17th St	11th wd.	Front: 19'7"x106'4"
1703	6053	651 Martin St	21st wd.	Irregular Size Property	1703	6095	3345 N 19th St	11th wd.	Front: 16'8"x94'
1703	6054	2048 E Auburn St	25th wd.	Front: 13'9-1/3"x75'	1703	6096	2004 E Sterner St	25th wd.	Front: 13'1"x50'3-5/8"
1703	6055	2136 E Clementine St	25th wd.	Front: 14'2"x75'	1703	6097	2152 E Auburn St	25th wd.	Irregular Size Property
1703	6056	2717 Earp St	36th wd.	Front: 14'x55'	1703	6098	2108 Gould St	40th wd.	Front: 14'x50'
1703	6057	6622 Upland St	40th wd.	Front: 15'x112'	1703	6099	882 Farson St a/k/a 882 N Farson St	44th wd.	Front: 14'x70'11-3/8"
1703	6058	3859 N Franklin St	43rd wd.	Front: 15'x63'	1703	6100	907 N 42nd St	6th wd.	Front: 16'x77'

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- 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