

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, April 6, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Table with columns: Book Writ Address, Ward, Dimensions. Lists various properties for sale with their respective details.

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... • 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...

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.

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.

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, April 6, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1704	6021	3303 N Gratz St	11th wd.	Front: 15'2"x76'10"	1704	6061	3316 N Uber St	11th wd.	Front: 15'10"x91'6"
1704	6022	843 E Locust Ave a/k/a 843 Locust Ave	12th wd.	Irregular Size Property	1704	6062	226 E Ashmead St	12th wd.	Front: 40'x202'
1704	6023	2951 Frankford Ave	25th wd.	Front: 17'1'-7/8"x82'	1704	6063	400 E Penn St	12th wd.	Irregular Size Property
1704	6024	3715 N Franklin St	43rd wd.	Front: 15'x60'	1704	6064	172 W Seymour St	12th wd.	Irregular Size Property
1704	6025	1917 S Bonsall St	48th wd.	Front: 14'x54'	1704	6065	1845 Hart Ln	25th wd.	Irregular Size Property
1704	6026	5733 Belmar St	51st wd.	Front: 14'4"x58'6"	1704	6066	2197 E Cambria St	25th wd.	Irregular Size Property
1704	6027	1709 N 42nd St	6th wd.	Front: 15'6"x88'	1704	6067	3901 N Franklin St	43rd wd.	Front: 15'x63'
1704	6028	2728 Wharton St	36th wd.	Front: 15'9"x60'	1704	6068	1007 S 57th St	51st wd.	Irregular Size Property
1704	6029	5344 Pulaski Ave; 5346 R Pulaski Ave	12th wd.	Irregular Size Property	1704	6069	5645 Malcolm St	51st wd.	Front: 15'3"x62'
1704	6030	6036 Angora Terr a/k/a 6036 Angora St	3rd wd.	Front: 16'x64'6"	1704	6070	616 E Stafford St	59th wd.	Front: 16'x56'5-3/8"
1704	6031	502 E Upsal St	22nd wd.	Irregular Size Property	1704	6071	40 N Yewdall St	4th wd.	Front: 16'x54'
1704	6032	3836 Olive St	24th wd.	Front: 14'x65'	1704	6072	4217 Mantua Ave	6th wd.	Front: 15'10"x97'
1704	6033	1121 N 40th St	24th wd.	Front: 15'8"x70'	1704	6073	2967 N Hancock St	7th wd.	Front: 16'8"x46'6"
1704	6034	4903 Saybrook Ave	27th wd.	Front: 14'x85'	1704	6074	358 E Shedaker St a/k/a 358 Shedaker St	12th wd.	Front: 14'5'-1/2"x90'
1704	6035	5717 Rodman St	46th wd.	Front: 16'x65'	1704	6075	2323 N Mascher St a/k/a 2323 Mascher St	19th wd.	Front: 7'4"x47'9"
1704	6036	4031 Reno St	6th wd.	Front: 14'x65'8"	1704	6076	2022 Wilmot St	23rd wd.	Front: 15'x61'
1704	6037	4643 Westminster Ave	6th wd.	Irregular Size Property	1704	6077	3054 Ruth St	25th wd.	Front: 14'x50'
1704	6038	4175 Mantua Ave	6th wd.	Front: 15'x100'	1704	6078	711 W Atlantic St	43rd wd.	Front: 14'2"x52'
1704	6039	2916 Mutter St	7th wd.	Front: 13'10"x43'6"	1704	6079	736 R W Godfrey Ave	61st wd.	Irregular Size Property
1704	6040	4228 Germantown Ave	13th wd.	Irregular Size Property	1704	6080	4242 Mill St	65th wd.	Irregular Size Property
1704	6041	3710 N Carlisle St	13th wd.	Front: 15'x77'	1704	6081	640 N Brooklyn St a/k/a 640 Brooklyn St	6th wd.	Front: 14'6"x76'
1704	6042	3930 Pennsgrove St	24th wd.	Front: 15'6"x85'	1704	6082	239 E Cambria St	7th wd.	Front: 14'x64'
1704	6043	929 N 40th St	24th wd.	Front: 16'x95'	1704	6083	3022 N 20th St	11th wd.	Front: 15'x70'
1704	6044	1924 E Cambria Ave a/k/a 1924 E Cambria St	25th wd.	Front: 15'8"x97'	1704	6084	3523 N Sydenham St	11th wd.	Front: 25'x72'10"
1704	6045	2064 E Monmouth St	25th wd.	Front: 14'x50'	1704	6085	3419 Judson St	11th wd.	Front: 16'x80'3"
1704	6046	2834 Agate St	25th wd.	Front: 14'x50'	1704	6086	3966 Elsnor St	13th wd.	Irregular Size Property
1704	6047	1334 S Bouvier St a/k/a 1334 Bouvier St	36th wd.	Front: 15'x50'	1704	6087	1423 W Olney Ave	17th wd.	Front: 16'x134'10"
1704	6048	2414 N Clarion St	37th wd.	Front: 14'x36'6"	1704	6088	6117 N Beechwood St	17th wd.	Front: 14'7'-1/2"x90'
1704	6049	2160 S 7th St	39th wd.	Front: 14'x50'	1704	6089	6768 Musgrave St	22nd wd.	Irregular Size Property
1704	6050	442 W Roosevelt Blvd	42nd wd.	Front: 21'x90'	1704	6090	859 N 40th St	24th wd.	Front: 20'x120'
1704	6051	4535 N Howard St	42nd wd.	Front: 14'7'-1/2"x97'	1704	6091	3079 Weikel St	25th wd.	Front: 11'9"x43'
1704	6052	4015 N Fairhill St	43rd wd.	Front: 13'11'-1/2"x63'	1704	6092	3051 Braddock St	25th wd.	Front: 14'x46'
1704	6053	5132 Harlan St	44th wd.	Irregular Size Property	1704	6093	1454 S Etting St	36th wd.	Front: 15'10"x50'
1704	6054	636 S 56th St	46th wd.	Front: 16'x74'	1704	6094	2118 S Alden St	40th wd.	Front: 16'x61'
1704	6055	1835 S Vodges St	51st wd.	Front: 15'x62'	1704	6095	3759 N 7th St	43rd wd.	Front: 15'7'-3/8"x100'
1704	6056	5816 Windsor St a/k/a 5816 Windsor Ave	3rd wd.	Front: 15'6"x62'9"	1704	6096	628 N 53rd St	44th wd.	Front: 15'2'-1/2"x67'
1704	6057	5554 Morton St	12th wd.	Irregular Size Property	1704	6097	3534 Joyce St	45th wd.	Front: 14'3'-1/2"x51'
1704	6058	432 W Ontario St	19th wd.	Front: 17'3"x55'	1704	6098	4555 N 13th St	49th wd.	Front: 15'x84'
1704	6059	3935 Dell St	43rd wd.	Irregular Size Property	1704	6099	5406 Florence Ave	51st wd.	Front: 18'x68'
1704	6060	613 S 56th St	46th wd.	Front: 15'8"x79'6"	1704	6100	5230 Hawthorne St	62nd wd.	Irregular Size Property

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