

## 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, May 4, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1705	5001	734 Ellsworth St	2nd wd.	Front: 14'x49'	1705	6015	3060 Frankford Ave	25th wd.	Front: 16'x120'
1705	5002	2269 Yelland St	13th wd.	Front: 15'x40'6"	1705	6016	1532 S 31st St	36th wd.	Front: 15'x51'2"
1705	5003	5915 Osage Ave	3rd wd.	Front: 14'3"x62'	1705	6017	1236 W Harold St	37th wd.	Front: 14'x42'
1705	5004	5933 Catharine St	3rd wd.	Front: 15'x122'	1705	6019	4822 N Franklin St	49th wd.	Front: 15'x61'
1705	5005	5730 Harmer St	4th wd.	Front: 15'x58'	1705	6020	452 S 60th St	3rd wd.	Front: 16'x57'
1705	5006	5711 Harmer St	4th wd.	Front: 15'x58'6"	1705	6021	4021 Nice St a/k/a 4021 N Nice St	13th wd.	Front: 14'6-1/4"x100'
1705	5007	710 N 43rd St	6th wd.	Front: 25'x180'	1705	6022	669 N 52nd St	44th wd.	Front: 15'3"x80'
1705	5008	4218 Parrish St	6th wd.	Irregular	1705	6023	845 N 40th St	24th wd.	Front: 20'x120'
1705	5009	2915 N Mascher St a/k/a 2915 Mascher St	7th wd.	Front: 14'x48'6"	1705	6024	4938 Paschall Ave	27th wd.	Front: 14'x75'
1705	5010	239 E Elkhart St	7th wd.	Front: 14'x43'6"	1705	6025	3861 N Franklin St	43rd wd.	Front: 15'x63'
1705	5011	155 E Lippincott St	7th wd.	Front: 14'1"x49'	1705	6026	3420 Ormes St	7th wd.	Front: 14'x46'
1705	5012	3045 N Lee St	7th wd.	Front: 14'x45'6"	1705	6027	1855 W Sedgley Ave	11th wd.	Irregular Size Property
1705	5013	2951 Rosehill St	7th wd.	Front: 14'x42'8"	1705	6028	3449 N 18th St	11th wd.	Front: 35'10"x50'
1705	5014	3938 Priscilla St	13th wd.	Front: 14'x52'	1705	6029	423-31 S Collom St	12th wd.	Irregular Size Property
1705	5015	124 E Willard St	7th wd.	Front: 14'4"x51'	1705	6030	3631 Fairmount Ave	24th wd.	Front: 19'x80'
1705	5016	328 E Ontario St	7th wd.	Front: 14'7"x47'1-5/8"	1705	6031	3546 N 23rd St	11th wd.	Front: 15'8"x100'
1705	5017	1937 72nd Ave	10th wd.	Front: 15'7/8"x70'	1705	6032	3852 Fairmount Ave	24th wd.	Front: 15'6"x90'
1705	5018	2010 W Stella St	11th wd.	Front: 14'x50'	1705	6033	3723 Aspen St	24th wd.	Front: 15'x42'
1705	5019	2002 W Ontario St	11th wd.	Irregular	1705	6034	1312 S 30th St	36th wd.	Front: 15'6"x55'
1705	5020	2101 Ruffner St	13th wd.	Front: 19'11"x111'1-3/4"	1705	6035	1336 N Alden St	4th wd.	Front: 15'x73'
1705	5021	3233 N 15th St	11th wd.	Front: 15'11"x87'8"	1705	6036	55 N Yewdall St	4th wd.	Front: 15'x54'
1705	5022	4962 Sheldon St	12th wd.	Front: 22'5"x140'	1705	6037	1636 Haines St	10th wd.	Front: 39'7-1/4"x137'6"
1705	5023	3951-3953 Elser St	43rd wd.	Front: 20.00'x46.83'	1705	6038	1902 E Orthodox St a/k/a 1902 Orthodox St	23rd wd.	Front: 20'x95'
1705	5024	38 Reger St	12th wd.	Irregular	1705	6039	1914 E Somerset St	25th wd.	Front: 14'1-3/4"x54'
1705	5025	506 Midvale Ave	12th wd.	Irregular	1705	6040	509 N 2nd St	5th wd.	Irregular Size Property
1705	6001	3610 N 16th St	13th wd.	Front: 20'x100'	1705	6041	5467 Spring St	4th wd.	Front: 15'x45'
1705	6002	1823 Sulis St a/k/a 1823 W Sulis St	17th wd.	Front: 15'3"x70'	1705	6042	123 E Willard St	7th wd.	Front: 14'2"x65'6"
1705	6003	4170 Paul St	23rd wd.	Irregular Size Property	1705	6043	3542 N Smedley St	11th wd.	Front: 14'x82'2"
1705	6004	3030 Ruth St	25th wd.	Front: 14'x50'	1705	6044	4507 N Colorado St	13th wd.	Front: 15'x54'
1705	6005	418 N Horton St a/k/a 418 Horton St	34th wd.	Front: 14'5"x67'	1705	6045	3974 Reno St	24th wd.	Front: 13'6"x75'
1705	6006	1510 S Colorado St	36th wd.	Front: 14'x50'	1705	6046	846 Union St a/k/a 846 N Union St	24th wd.	Front: 20'x120'
1705	6007	4513 N 3rd St	42nd wd.	Front: 15'x63'11-1/2"	1705	6047	1922 E Somerset St	25th wd.	Front: 15'10"x54'
1705	6008	5530 Morton St	12th wd.	Irregular Size Property	1705	6048	3004 Wharton St	36th wd.	Front: 15'x61'
1705	6009	5327 Grays Ave	51st wd.	Front: 15'x50'	1705	6049	1518 S Vogdes St	51st wd.	Front: 16'x50'
1705	6010	1405 E Cheltenham Ave	62nd wd.	Front: 15'3-1/2"x83'	1705	6050	5525 Chester Ave	51st wd.	Front: 15'4"x60'2"
1705	6011	2435 S 4th St	39th wd.	Front: 15'x50'	1705	6051	2647 Federal St	36th wd.	Front: 14'4"x76'
1705	6012	1622 S 6th St	1st wd.	Front: 14'x64'	1705	6052	2651 Titan St	36th wd.	Front: 15'x46'6"
1705	6013	4334 Boone St	21st wd.	Irregular Size Property					
1705	6014	3819 Melon St	24th wd.	Front: 12'6"x61'					

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](http://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](http://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](http://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, May 4, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1705	6053	711 Mercy St	39th wd.	Front: 14'x46'	1705	6072	2133 W Ontario St	11th wd.	Front: 20'5-1/2"x112'6"
1705	6054	4618 N 11th St	49th wd.	Front: 15'6"x85'	1705	6073	5636 R N 18th St	17th wd.	Irregular Size Property
1705	6055	5635 Beaumont St	51st wd.	Front: 16'x61'3"	1705	6074	2212 N Hancock St	19th wd.	Front: 15'5"x60'
1705	6056	1303 Fairmount Ave	6th wd.	Irregular Size Property	1705	6075	3033 N American St	19th wd.	Irregular Size Property
1705	6057	430 N Wiota St a/k/a 430 N Wiota St	6th wd.	Front: 12'6"x68'	1705	6076	3207 N Reese St	19th wd.	Front: 14'-3/8" x 49'
1705	6058	4165 Mantua Ave	24th wd.	Front: 15'x100'	1705	6077	2874 Amber St	25th wd.	Front: 14'x46'
1705	6059	1823 N Marshall St	20th wd.	Front: 15'7-1/4"x58'2"	1705	6078	2107 S 72nd St	40th wd.	Irregular Size Property
1705	6060	283 Gay St	21st wd.	Front: 18'x65'	1705	6079	1207 S Peach St	51st wd.	Front: 15'x50'
1705	6061	3944 Priscilla St	13th wd.	Front: 14'x54'	1705	6080	2030 S 28th St	48th wd.	Front: 16'1/2"x87'6"
1705	6062	3867 Poplar St	24th wd.	Front: 15'x100'	1705	6081	2824 D St	7th wd.	Front: 14'6"x55'
1705	6063	2527 Annin St	36th wd.	Front: 13'x36'	1705	6082	2067 E Auburn St a/k/a 2067 Auburn St	25th wd.	Front: 12'x73'3"
1705	6064	5151 W Girard Ave	44th wd.	Irregular Size Property	1705	6083	5127 Warren St	44th wd.	Front: 16'8"x91'6"
1705	6065	5736 N 13th St	49th wd.	Front: 25'x84'	1705	6084	653 N 52nd St	44th wd.	Front: 15'3"x80'
1705	6066	5337 Lena St	12th wd.	Irregular Size Property	1705	6085	1853 Clarence St	45th wd.	Front: 14'x57'6"
1705	6067	1620 Kinsey St	23rd wd.	Irregular Size Property	1705	6086	5214 Beaumont St a/k/a 5214 Beaumont Ave	51st wd.	Front: 16'x60'6"
1705	6068	2529 Annin St	36th wd.	Front: 15'x36'	1705	6087	24 N 58th St	4th wd.	Front: 15'7"x39'11-1/4"
1705	6069	420 Mercy St	39th wd.	Front: 14'x47'	1705	6088	167 Seymour St a/k/a 167 W Seymour St	12th wd.	Irregular Size Property
1705	6070	39 E Price St	59th wd.	Irregular Size Property	1705	6089	5127 Hadfield St	51st wd.	Front: 14'x49'
1705	6071	02923 Rosehill St	7th wd.	Front: 14'x42'8"	1705	6090	5133 Hadfield St	51st wd.	Front: 14'x49'

## 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](http://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](http://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

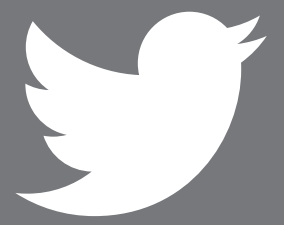
- The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.
- The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ 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](http://www.phillysheriff.com)



Catch up with The Legal's reporters and editors, learn of latest breaking news and gain access to exclusive content!

Find us on **facebook**  
[www.facebook.com/legalintelligencer](http://www.facebook.com/legalintelligencer)



Follow us on **Twitter**  
[www.twitter.com/thelegalintel](http://www.twitter.com/thelegalintel)