

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

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1707	5001	6015 Chestnut St	3rd wd.	Front: 16'x119'	1707	5040	1584 E Hewson St	18th wd.	Irregular
1707	5002	146 S 62nd St	3rd wd.	Front: 15'4"x94'5-7/8"	1707	5041	130 W Thompson St	18th wd.	Front: 12'x50'11-1/4"
1707	5003	2853 N Reese St	19th wd.	Front: 13'4-1/2"x67'	1707	5042	2441 Mutter St	19th wd.	Irregular
1707	5004	52 N Yewdall St	4th wd.	Front: 16'x54'	1707	5043	2414 N Hancock St	19th wd.	Irregular
1707	5005	37 N 60th St	4th wd.	Front: 16'x85'	1707	5044	2324 N 2nd St	19th wd.	Irregular
1707	5006	214 N 59th St	4th wd.	Front: 15'x79'	1707	5045	2246 N Reese St	19th wd.	Front: 14'x69'6"
1707	5007	1240 N 57th St	4th wd.	Front: 15'8"x90'	1707	5046	2619 N 2nd St	19th wd.	Front: 14.08'x58'
1707	5008	4506 Wyalusing Ave	6th wd.	Front: 14'x56'	1707	5047	2937 N Orianna St	19th wd.	Front: 14'x43'6"
1707	5009	2900 Hope St	7th wd.	Front: 20'x27'6-3/8"	1707	5048	3010 N 2nd St	19th wd.	Front: 14'x54'
1707	5010	432 E Auburn St	7th wd.	Front: 14'x71'	1707	5049	2534 N Leithgow St	19th wd.	Front: 12'6'x39'1"
1707	5011	2941 Ella St	7th wd.	Front: 14'x68'	1707	5050	2512 N Lawrence St	19th wd.	Front: 15'3-5/8'x53'1-1/2"
1707	5012	3043 Boudinot St	7th wd.	Front: 14'6"x56'	1707	6001	2926 N 19th St	11th wd.	Front: 17'11"x35'
1707	5013	3421 Arbor St	7th wd.	Front: 14'4"x66'	1707	6002	2906 N Reese St	19th wd.	Front: 14'x65'
1707	5014	3406 Hartville St	7th wd.	Irregular	1707	6003	220 E Ashmead St & 222 E Ashmead St & 5155 Wakefield St a/k/a 5155 - 5157 Wakefield St	12th wd.	Irregular Size Property
1707	5015	1150 E Upsal St	10th wd.	Front: 16'1"x81'8-7/8"	1707	6004	106 Leverington Ave	21st wd.	Irregular Size Property
1707	5016	2323 W Lehigh Ave	11th wd.	Front: 15'3"x76'	1707	6005	4115 Orchard St	23rd wd.	Front: 15'x70'
1707	5017	2247 W Somerset St	11th wd.	Front: 15'x82.12'	1707	6006	2860 Emerald St	25th wd.	Front: 16'6"x79'
1707	5018	2124 W Indiana Ave	11th wd.	Irregular	1707	6007	883 Foulkrod St	35th wd.	Irregular Size Property
1707	5019	1925 W Hilton St	11th wd.	Front: 14'x66'	1707	6008	2450 N Clarion St	37th wd.	Front: 14'1-1/8'x36'6"
1707	5020	410 Locust Ave a/k/a 410 E Locust Ave	12th wd.	Front: 25' x Irregular	1707	6009	1241 N 53rd St	44th wd.	Irregular Size Property
1707	5021	5532 Sprague St	12th wd.	Irregular	1707	6010	1816 S Vogdes St a/k/a 1816 S Vogdes St	51st wd.	Irregular Size Property
1707	5022	28 W Wister St	12th wd.	Irregular	1707	6011	1538 N 7th St	20th wd.	Irregular Size Property
1707	5023	343 W Penn St	12th wd.	Front: 13'7-7/8" x Irregular	1707	6012	2803 N Lee St	7th wd.	Front: 12'11"x48'6"
1707	5024	1805 W Erie Ave	13th wd.	Front: 16'x96'4"	1707	6013	59 E Bringhurst St	12th wd.	Front: 18'6'x136'5-1/2"
1707	5025	3858 N Smedley St	13th wd.	Front: 15.5'x80'	1707	6014	4632 Fernhill Rd	13th wd.	Irregular Size Property
1707	5026	3632 N 17th St	13th wd.	Front: 16'x90'	1707	6015	1836 W Albanus St	17th wd.	Front: 15'3'x70'
1707	5027	3644 N 17th St	13th wd.	Front: 15'11-1/2"x90'	1707	6016	1827 N Marshall St	20th wd.	Front: 15'7-1/2'x60'2"
1707	5028	3744 N 17th St	13th wd.	Front: 15.25'x84.83'	1707	6017	1647 N Allison St	4th wd.	Front: 15'x101'
1707	5029	3663 N 21st St	13th wd.	Irregular	1707	6018	2129 E William St	25th wd.	Front: 12'x70'9"
1707	5030	236 W Clapier St	13th wd.	Front: 15'x83'1-7/8"	1707	6019	4973 W Thompson St	44th wd.	Irregular Size Property
1707	5031	2542 N Bouvier St	16th wd.	Front: 14'6"x48'	1707	6020	13 S Sickels St	60th wd.	Front: 16'x46'
1707	5032	2350 N Garnet St	16th wd.	Front: 14'x46'4"	1707	6021	5858 Willows Ave	3rd wd.	Front: 15'x112'6"
1707	5033	2307 W Firth St	16th wd.	Front: 14.5'x53.5'	1707	6022	3046 N Carlisle St	11th wd.	Front: 15'x57'8"
1707	5034	2304 W Huntingdon St	16th wd.	Irregular	1707	6023	5349 Belfield Ave	12th wd.	Front: 20'x80'
1707	5035	1724 Belfield Ave	17th wd.	Front: 16'x107'6"	1707	6024	1844 N 4th St	18th wd.	Front: 14'x56'
1707	5036	2048 W 65th Ave	17th wd.	Front: 16'x95'	1707	6025	2427 N Mutter St a/k/a 2427 Mutter St	19th wd.	Front: 18'x40'6"
1707	5037	5823 N 21st St	17th wd.	Front: 16.04'x70'	1707	6026	2509 N Hope St a/k/a 2509 Hope St	19th wd.	Front: 12'4'x49'9-3/8"
1707	5038	5743 N Beechwood St	17th wd.	Irregular					
1707	5039	6124 N Beechwood St	17th wd.	Front: 21'x90'					

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

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1707	6027	3714 Haverford Ave	24th wd.	Front: 25'x100'	1707	6039	604 Dudley St	39th wd.	Front: 14'x44'
1707	6028	1549 S 29th St	36th wd.	Front: 16'x58'	1707	6040	1526 W Seybert St a/k/a 1526 Seybert St	47th wd.	Front: 16'x40'
1707	6029	1518 Seybert St a/k/a 1518 W Seybert St	47th wd.	Front: 12'x50'	1707	6041	335 N Redfield St	4th wd.	Front: 15'x44'
1707	6030	6135 Mc Mahon Ave a/k/a 6135 Mc Mahon St	59th wd.	Irregular Size Property	1707	6042	2748 Hope St a/k/a 2748 N Hope St	7th wd.	Front: 18'x55'
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1707	6033	42 E Earlham St	12th wd.	Irregular Size Property	1707	6045	1737 S 23rd St	36th wd.	Front: 16'x62'
1707	6034	4944 Keyser St	12th wd.	Front: 15'x70'	1707	6046	57 Cosgrove Street	59th wd.	Irregular Size Property
1707	6035	1837 W Venago St	13th wd.	Front: 16'x115'	1707	6047	1340 Unity St	23rd wd.	Irregular Size Property
1707	6036	1839 W Venago St	13th wd.	Front: 16'x115'	1707	6048	1458 N Peach St a/k/a 5328 Media St	44th wd.	Irregular Size Property
1707	6037	446 W Glenwood Ave	19th wd.	Front: 12'x60'	1707	6049	3635 Richmond St	45th wd.	Front: 14'x70'
1707	6038	1434 S Fallon St	27th wd.	Front: 14'x49'	1707	6050	2139 W Ontario St	11th wd.	Front: 20'5-1/2"x112'6"

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JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com

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