

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, August 3, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1708	5001	5821 Beaumont St	3rd wd.	Front: 16'x95'	1708	5048	1422 N 27th St	29th wd.	Front: 16'x38'
1708	5002	5520 W Thompson St	4th wd.	Front: 15'x91'	1708	5049	1413 N 28th St	29th wd.	Front: 14'1" x 71'
1708	5003	5450 Master St	4th wd.	Front: 14'9" x 76'	1708	5050	1453 N 28th St	29th wd.	Front: 14'1" x 71'
1708	5004	5533 W Oxford St	4th wd.	Front: 15'x84'	1708	6001	2032 Cheltenham Ave	17th wd.	IRREGULAR SIZE PROPERTY
1708	5005	1516 N 54th St	4th wd.	Front: 20'3-1/2" x 129'9"	1708	6002	1908 E Harold St	31st wd.	IRREGULAR SIZE PROPERTY
1708	5006	127 N 60th St	4th wd.	Front: 16'x85'	1708	6003	2223 E Harold St	31st wd.	Front: 12'x45'
1708	5007	1713 N 59th St	4th wd.	Front: 15'x100'	1708	6004	4609 N Camac St	49th wd.	Front: 15'2" x 80'
1708	5008	4156 W Girard Ave	6th wd.	Front: 16'2" x 105'	1708	6005	5222-24 Chester Ave	51st wd.	Front: 42.62' x 196'
1708	5009	1116 N 42nd St	6th wd.	Front: 16'x85'	1708	6006	1727 Belfield Ave	17th wd.	Front: 16'x107'6"
1708	5010	828 Brooklyn St a/k/a 828 N Brooklyn St	6th wd.	Front: 15'x51'	1708	6007	242 Slocum St	22nd wd.	IRREGULAR SIZE PROPERTY
1708	5011	2835 Boudinot St	7th wd.	Front: 14'6" x 50'	1708	6008	28 Farson St	44th wd.	Front: 15'x51'6"
1708	5012	447 W Airdrie St	7th wd.	Front: 14'x69'	1708	6009	4802 Van Kirk St	41st wd.	Front: 14'8-1/2" x 80'
1708	5013	414 W Wingohocking St	7th wd.	Front: 15'x64'7-1/2"	1708	6010	4847-4849 Haverford Ave	44th wd.	IRREGULAR SIZE PROPERTY
1708	5014	3435 Ormes St	7th wd.	Front: 14'x46'	1708	6011	2044-46 W Madison St a/k/a 3229 N 21st St	11th wd.	IRREGULAR SIZE PROPERTY
1708	5015	3401 Hartville St	7th wd.	Front: 16'x43'6"	1708	6012	3256 N 17th St	11th wd.	Front: 16'x99'
1708	5016	3107 N 16th St	11th wd.	Front: 27'6" x 103'7"	1708	6013	3301-3315 N 19th St	11th wd.	IRREGULAR SIZE PROPERTY
1708	5017	1919 W Hilton St	11th wd.	Front: 14'x66'	1708	6014	5233 McKean Ave	12th wd.	IRREGULAR SIZE PROPERTY
1708	5018	2011 W Madison St	11th wd.	Front: 16'x60'	1708	6015	1919 Berkshire St	23rd wd.	IRREGULAR SIZE PROPERTY
1708	5019	1826 W Ontario St	11th wd.	Front: 16'x100'	1708	6016	1920 Harrison St	23rd wd.	IRREGULAR SIZE PROPERTY
1708	5020	352 Shedaker St	12th wd.	Front: 14'7-12" x 90'	1708	6017	1938 Harrison St	23rd wd.	Front: 21'x100'
1708	5021	516 E Penn St	12th wd.	Front: 14'3'1/2" x 80'	1708	6018	1939 E Cambria St	25th wd.	Front: 14'2" x 90'
1708	5022	4960 Sheldon St	12th wd.	Front: 18'6" x 140'	1708	6019	1811 S Alden St	40th wd.	Front: 15'x58'
1708	5023	5613 Heiskell St	12th wd.	Front: 14'3" x Irregular	1708	6020	6050 Chester Ave	40th wd.	Front: 15'3" x 67'
1708	5024	5623 Heiskell St	12th wd.	Irregular	1708	6021	3461 N 21st St	11th wd.	Front: 16'x96'
1708	5025	2110 W Erie Ave	13th wd.	Front: 16'x122'	1708	6022	61 W Seymour St	12th wd.	Front: 25'x100'
1708	5026	3634 N Sydenham St	13th wd. (formerly part of 38th wd.)	Front: 20'x72'10"	1708	6023	1828 W Erie Ave	13th wd.	IRREGULAR SIZE PROPERTY
1708	5027	3646 N Sydenham St	13th wd.	Front: 15'x51'	1708	6024	4449 N 17th St	13th wd.	Front: 14'10" x 52'2"
1708	5028	4679 N 16th St	13th wd.	Front: 15'x83'11"	1708	6025	4462 N Cleveland St	13th wd.	Front: 14'x40'4"
1708	5029	1447 Kerbaugh St	13th wd.	Irregular	1708	6026	6930 Paschall Ave	40th wd.	Front: 15'9" x 96'
1708	5030	2440 N Colorado St	16th wd.	Front: 14'5-1/2" x 48'	1708	6027	2047 S 23rd St	48th wd.	Front: 15'6" x 63'
1708	5031	2501 N Garnet St	16th wd.	Front: 15'x50'	1708	6028	4802 N Camac St	49th wd.	Front: 17'10" x 82'
1708	5032	1929 W Dauphin St	16th wd.	Front: 15'x64'	1708	6029	1268 E Stafford St	59th wd.	IRREGULAR SIZE PROPERTY
1708	5033	2216 W Lehigh Ave	16th wd.	Front: 15'11" x 90'	1708	6030	2015 Granite St	62nd wd.	Front: 15'11" x 57'
1708	5034	1957 Medary Ave	17th wd.	Irregular	1708	6031	6210 Catharine St a/k/a 6210 Catherine St	3rd wd.	Front: 15'7" x 108'6"
1708	5035	1822 Waterloo St	18th wd.	Front: 13'x40'					
1708	5036	2454 N 5th St	19th wd.	Front: 13'9-1/2" x 83'					
1708	5037	2508 N Orianna St	19th wd.	Front: 12'x40'					
1708	5038	2516 N Leithgow St	19th wd.	Front: 13'x38'					
1708	5039	2534 N Lawrence St	19th wd.	Front: 16'x53'1-1/2"					
1708	5040	2754 N Orkney St	19th wd.	Irregular					
1708	5041	2836 N Orkney St	19th wd.	Front: 13'x42'					
1708	5042	243 W Birch St a/k/a 243 Birch St	19th wd.	Front: 12'6" x 56'					
1708	5043	3010 N 2nd St	19th wd.	Front: 14'x54'					
1708	5044	3420 N 2nd St	19th wd.	Front: 15'x71'9"					
1708	5045	3050 N Orianna St	19th wd.	Front: 13'7" x 41'6"					
1708	5046	3069 N Orkney St	19th wd.	Front: 12'x40'					
1708	5047	260 E Sharpnack St	22nd wd.	Front: 25'x117'9-3/8"					

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

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1708	6038	5513 Florence Ave	51st wd.	Front: 16'x80'6"	1708	6047	4223 Ogden St	6th wd.	Front: 16'x70'
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JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com

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