

## 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, October 5, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1710	5001	6207 Ludlow St	3rd wd.	Front: 15'x77'	1710	6017	5127 Hadfield St	51st wd.	Front: 14'x49'
1710	5002	5905 Spruce St	3rd wd.	Front: 15'4-1/2"x100'	1710	6018	1039 S Ithan St	51st wd.	Front: 16'x58'6"
1710	5003	248 S 61st St	3rd wd.	Front: 16'x77'	1710	6019	7900 Algon Ave Unit A a/k/a 7900 Algon Ave #A	56th wd.	IRREGULAR SIZE PROPERTY
1710	5004	2718 N Hicks St	11th wd.	Front: 14'x48'	1710	6020	883 Wiota St	6th wd.	Front: 14'4"x45'8"
1710	5005	5853 Willows Ave	3rd wd.	Front: 16'x115'	1710	6021	03347 N Smedley St	11th wd.	IRREGULAR SIZE PROPERTY
1710	5006	3129 N 24th St	11th wd.	Front: 15'x68'	1710	6022	1835 W Erie Ave	13th wd.	Front: 16'x97'
1710	5007	1439 N 55th St	4th wd.	Front: 15'7"x98'6"	1710	6023	1435 Hanson St a/k/a 1435 S Hanson St	27th wd.	Front: 14'x50'
1710	5008	1314 N 55th St	4th wd.	Front: 15'x105'	1710	6024	2645 Kensington Ave	31st wd.	IRREGULAR SIZE PROPERTY
1710	5009	1438 N Ithan St	4th wd.	Front: 15'x48'	1710	6025	252 N 61st St	34th wd.	Front: 20'x62'6"
1710	5010	1211 N Alden St	4th wd.	Front: 16'x64.56'	1710	6026	5023 Parrish St	44th wd.	Front: 15'x65'
1710	5011	4646 Brown St	6th wd.	Front: 15'x65'	1710	6027	1320 S Wilton St	51st wd.	Front: 15'x58.40'
1710	5012	4211 Leidy Ave	6th wd.	Front: 15'x80'	1710	6028	2238 Hope St	19th wd.	IRREGULAR SIZE PROPERTY
1710	5013	5552 Blakemore St	12th wd.	Front: 14.33'x54'	1710	6029	1679 N 56th St	4th wd.	Front: 15'x109'2-3/4"
1710	5014	917 N 47th St	6th wd.	Front: 16'x100'	1710	6030	453 E Elkhart St	7th wd.	Front: 13'1"x48'
1710	5015	305 E Lehigh Ave	7th wd.	Front: 15'x65'	1710	6031	11 E Seltzer St	7th wd.	IRREGULAR SIZE PROPERTY
1710	5016	12 E Silver St	7th wd.	Front: 15'3-1/2"x61'	1710	6032	3319 N Uber St	11th wd.	Front: 16'x67'
1710	5017	2816 D St	7th wd.	Front: 16'8"x112'6"	1710	6033	5345 Newhall St	12th wd.	Front: 15'x72'
1710	5018	3412 A St	7th wd.	Front: 15'10"x70'	1710	6034	1843 W Erie Ave a/k/a 1843 Erie Ave	13th wd.	Front: 17'6"x97'
1710	5019	8136 Shawnee St	9th wd.	Front: 30'x Irregular	1710	6035	2421 N Hancock St	19th wd.	IRREGULAR SIZE PROPERTY
1710	5020	6635 N 18th St	10th wd.	Front: 15'10"x90'4"	1710	6036	4436 Griscom St	23rd wd.	IRREGULAR SIZE PROPERTY
1710	6001	4160 Westminster Ave	6th wd.	Front: 15'x40'	1710	6037	1726 S 20th St	36th wd.	Front: 16'3"x67'6"
1710	6002	529 E Cambria St	7th wd.	Front: 15'1"x63'2"	1710	6038	3135 Tasker St	36th wd.	Front: 15'x62'
1710	6003	6430 N 20th St	10th wd.	Front: 18'3-1/2"x70'4-1/2"	1710	6039	1403 S Patton St	36th wd.	Front: 16'x52'8"
1710	6004	3022 N 20th St	11th wd.	Front: 15'x70'	1710	6040	2225 N 8th St	37th wd.	IRREGULAR SIZE PROPERTY
1710	6005	435 Arlington St	18th wd.	Front: 12'x45'	1710	6041	5823 Chester Ave	40th wd.	Front: 19'6"x98'
1710	6006	3051 Braddock St	25th wd.	Front: 14'x46'	1710	6042	6052 Reinhard St	40th wd.	Front: 15'6"x60'
1710	6007	726 Daly St	39th wd.	Front: 14'x47'	1710	6043	6316 Saybrook Ave	40th wd.	Front: 15'x82'
1710	6008	36 E Walnut Ln	59th wd.	IRREGULAR SIZE PROPERTY	1710	6044	5131 Reno St	44th wd.	Front: 14'x45'
1710	6009	239 E Cambria St	7th wd.	Front: 14'x64'	1710	6045	8817-47 Rear Danbury St	57th wd.	IRREGULAR SIZE PROPERTY
1710	6010	400 E Penn St	12th wd.	IRREGULAR SIZE PROPERTY					
1710	6011	5821 Willows Ave	3rd wd.	Front: 16'x100'					
1710	6012	4191 Leidy Ave	6th wd.	Front: 16'x90'					
1710	6013	1820 Waterloo St a/k/a 1820 N Waterloo St	18th wd.	Front: 13'x40'					
1710	6014	4450 N 19th St	13th wd.	Front: 15'1-5/8"x96'					
1710	6015	1853 Clarence St	45th wd.	Front: 14'x57'6"					
1710	6016	4714 N Marvine St	49th wd.	Front: 15'x75'					

### 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)