

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, January 9, 2020 at the First District Plaza, 3801 Market Street, Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2001	6001	5852 Vine St	4th wd.	Front: 16'x76'	2001	6036	5912 Chancellor St	3rd wd.	Front: 16'x48'6"
2001	6002	932 N 45th St	6th wd.	IRREGULAR SIZE PROPERTY	2001	6037	6053 Delancey St	3rd wd.	Front: 16'x62'
2001	6003	3417 Kip St	7th wd.	Front: 13'10"x70'	2001	6038	5514 W Oxford St	4th wd.	Front: 14'10"x96'
2001	6004	3327 N 20th St	11th wd.	Front: 16'x97'10"	2001	6039	901 N May St	6th wd.	Front: 12'2"x42'
2001	6005	4747 N 15th St	13th wd.	Front: 19'x83'11"	2001	6040	2913 Palethorp St a/k/a 2913 N Palethorp St	7th wd.	Front: 13'6"x51'6"
2001	6006	6641 Lansdowne Ave	34th wd.	Front: 15'1"x100'1/4"	2001	6041	310 W Queen Ln	12th wd.	Front: 16'x130'6-7/8"
2001	6007	5119 Warren St	44th wd.	IRREGULAR SIZE PROPERTY	2001	6042	4411 N Cleveland St	13th wd.	Front: 14'x50'
2001	6008	4807 N 7th St	49th wd.	Front: 15'8-1/8"x75'	2001	6043	6053 Upland St	40th wd.	Front: 15'6"x60'
2001	6009	2933 Hurley St	7th wd.	Front: 12'x40'	2001	6044	5667 Lebanon Ave	52nd wd.	Front: 16'x100'
2001	6010	3028 N Woodstock St	11th wd.	Front: 14'x50'	2001	6045	30-32 Reger St	12th wd.	IRREGULAR SIZE PROPERTY
2001	6011	3345 N 19th St	11th wd.	Front: 16'8"x94'	2001	6046	1421 S 49th St a/k/a 1421 S Forty-Ninth St	27th wd.	Front: 13'9-1/4"x69'
2001	6012	1545 N Robinson St	34th wd.	Front: 19'6"x96'	2001	6047	2110 Cross St	36th wd.	Front: 14'x50'
2001	6013	6162 Reinhard St	40th wd.	Front: 14'x62'	2001	6048	5147 Reno St	44th wd.	Front: 14'x45'
2001	6014	6428 Dickens Ave	40th wd.	Front: 50'x100'	2001	6049	442 N Wilton St a/k/a 442 N Wilton Ave	44th wd.	Front: 14'9"x64'
2001	6015	817-19 N 42nd St a/k/a 817 N 42nd St	6th wd.	IRREGULAR SIZE PROPERTY	2001	6050	2468 Palethorp St a/k/a 2468 N Palethorp St	19th wd.	Front: 12'x38'4"
2001	6016	17 N Yewdall St	4th wd.	Front: 16'x54'	2001	6051	2715 N Orkney St	19th wd.	Front: 15'x34'3"
2001	6017	1234 N Conestoga St	4th wd.	IRREGULAR SIZE PROPERTY	2001	6052	3465 N Philip St	19th wd.	IRREGULAR SIZE PROPERTY
2001	6018	952 N 43rd St	6th wd.	Front: 15'x74'	2001	6053	00801 Smylie Rd	23rd wd.	Front: 20'x110'
2001	6019	2715 N Sydenham St	11th wd.	Front: 14'x48'	2001	6054	1339 S Dover St	36th wd.	Front: 14'x50'
2001	6020	1514 W Ontario St	11th wd.	Front: 15'6"x80'9"	2001	6055	2814 N Darien St	37th wd.	Front: 13'6"x40'
2001	6021	4456 N Cleveland St	13th wd.	Front: 14'x50'4"	2001	6056	2128 S Daggett St	40th wd.	Front: 14'x50'
2001	6022	533 W Montgomery Ave	18th wd.	Front: 16'x62'	2001	6057	00194 W Roosevelt Blvd	42nd wd.	IRREGULAR SIZE PROPERTY
2001	6023	254 W Wensley St	19th wd.	Front: 14'x48'	2001	6058	7356 W Passyunk Ave	40th wd.	Front: 15'x102'
2001	6024	300 Lauriston St	21st wd.	Front: 37'x107'	2001	6059	5809 Crittenden St	59th wd.	IRREGULAR SIZE PROPERTY
2001	6025	02005 Kinsey St	23rd wd.	IRREGULAR SIZE PROPERTY	2001	6060	847R Church Ln	12th wd.	Front: 25'x102'2"
2001	6026	1809 Gillingham St	23rd wd.	Front: 20'x66'3"	2001	6061	3050 B St	7th wd.	Front: 16'x54'
2001	6027	04329 Factory St	23rd wd.	IRREGULAR SIZE PROPERTY	2001	6062	3036 Hartville St	7th wd.	Front: 14'6"x45'6"
2001	6028	1949 Rowan St	13th wd.	Front: 15'6"x90'	2001	6063	3319 N 17th St	11th wd.	IRREGULAR SIZE PROPERTY
2001	6029	03954 Wyalusing Ave	24th wd.	Front: 14'x49'6"	2001	6064	3419 N Bouvier St	11th wd.	Front: 14'x60'
2001	6030	2073 E Monmouth St	25th wd.	Front: 14'x64'11-1/4"	2001	6065	2845 N 4th St	19th wd.	Front: 13'1/2"x57'6"
2001	6031	710 W Atlantic St	43rd wd.	Front: 14'2"x55'	2001	6066	263 W Indiana Ave a/k/a 263 W Indiana St	19th wd.	Front: 13'x53'6"
2001	6032	454 N Wilton St	44th wd.	Front: 14'10"x64'	2001	6067	553 Disston St	35th wd.	Front: 16'10-1/4"x30'2-5/8"
2001	6033	6126 Chew Ave a/k/a 6126 Chew St	59th wd.	Front: 18'x120'	2001	6068	2659 Deacon St	38th wd.	Front: 14'x50'
2001	6034	13 S Sickels St	60th wd.	Front: 16'x46'	2001	6069	2105 S 72nd St	40th wd.	Front: 19'1"x100'
2001	6035	6029 Sansom St	3rd wd.	Front: 16'x100'					

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.

ROCHELLE BILAL
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, January 9, 2020 at the First District Plaza, 3801 Market Street, Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2001	6070	1148 S 53rd St	51st wd.	Front: 15'x70'6"	2001	6087	6043 Walnut St	3rd wd.	Front: 15'4"x112'2"
2001	6071	1406 S 58th St	3rd wd.	Front: 23'x95'	2001	6088	4942 Baynton St	12th wd.	Front: 14'9-1/2"x100'
2001	6072	5822 Vine St	4th wd.	Front: 16'x72'	2001	6089	5956 N 19th St	17th wd.	IRREGULAR SIZE PROPERTY
2001	6073	2848 Waterloo St a/k/a 2746 N Waterloo St	7th wd.	Front: 13'x43'					
2001	6074	2847 Kip St	7th wd.	Front: 11'10"x52'6"	2001	6090	1340 Unity St	23rd wd.	IRREGULAR SIZE PROPERTY
2001	6075	3008 N 21st St	11th wd.	Front: 14'x68'					
2001	6076	3227 N Randolph St a/k/a 3227 Randolph St	19th wd.	Front: 34'3"x50'	2001	6091	4513 N 3rd St	42nd wd.	Front: 15'x63'11-1/2"
2001	6077	3803 Pennsgrrove St	24th wd.	IRREGULAR SIZE PROPERTY	2001	6092	5152 Ogden St	44th wd.	Front: 15'x55'
					2001	6093	3349 N 19th St	11th wd.	Front: 16'8"x94'
					2001	6094	1052 Cobbs Creek Pkwy a/k/a 1052 S Cobbs Creek Pkwy	3rd wd.	IRREGULAR SIZE PROPERTY
2001	6078	2340 Reinhard St	51st wd.	Front: 15'2"x62'10"					
2001	6079	5428 Woodland Ave	88th wd.	Front: 17'x86'6"	2001	6095	5636 Rear North 18th St	17th wd.	IRREGULAR SIZE PROPERTY
2001	6080	1726 S 58th St	3rd wd.	Front: 16'x75'6"					
2001	6081	2903 N Mutter St a/k/a 2903 Mutter St	7th wd.	Front: 14'x43'6"	2001	6096	229 W Atlantic St	19th wd.	Front: 14'x41'3"
2001	6082	1521 W Seltzer St	11th wd.	Front: 14'x48'	2001	6097	7022 Upland St	40th wd.	Front: 25'x100'
2001	6083	2432 Mutter St a/k/a 2432 N Mutter St	19th wd.	Front: 12'x40'10"	2001	6098	3935 Dell St	43rd wd.	IRREGULAR SIZE PROPERTY
2001	6084	4315 Boone St	21st wd.	IRREGULAR SIZE PROPERTY					
					2001	6099	4822 N Franklin St	49th wd.	Front: 15'x61'
2001	6085	2157 E William St	25th wd.	Front: 12'x70'	2001	6100	5645 Malcolm St	51st wd.	Front: 15'3"x62'
2001	6086	6031 Lindbergh Blvd	40th wd.	IRREGULAR SIZE PROPERTY					

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ROCHELLE BILAL
Sheriff
City and County of Philadelphia
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