

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, February 6, 2020 at the First District Plaza, 3801 Market Street, Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2002	6001	643 N Sickels St	4th wd.	Front: 14'x44'	2002	6037	3952 Parrish St	24th wd.	Front: 19'x87'4"
2002	6002	5427 W Thompson St	4th wd.	IRREGULAR SIZE PROPERTY	2002	6038	1818 S Yewdall St	51st wd.	Front: 15'x46'
2002	6003	902 N May St	6th wd.	Front: 14'3-3/8"x50'	2002	6039	2049 S 56th St	51st wd.	Front: 16'x50'
2002	6004	3428 N Fairhill St	19th wd.	Front: 13'x45'	2002	6040	5240 Jefferson St	52nd wd.	Front: 14'6"x81'
2002	6005	2022 Wilmot St	23rd wd.	Front: 15'x61'	2002	6041	6504 Whitaker Ave	53rd wd.	IRREGULAR SIZE PROPERTY
2002	6006	352 N 61st St	34th wd.	Front: 15'x75'6"	2002	6042	5900 Windsor St	3rd wd.	Front: 19'2"x64'
2002	6007	22 N Saint Bernard St	44th wd.	Front: 16'x93'6"	2002	6043	2848 Kensington Ave	7th wd.	IRREGULAR SIZE PROPERTY
2002	6008	5011 Brown St	44th wd.	IRREGULAR SIZE PROPERTY	2002	6044	5542 Jefferson St	4th wd.	Front: 14'6"x106'
2002	6009	5728 N Marvine St	49th wd.	Front: 16'1"x78'1-1/4"	2002	6045	3015 B St	7th wd.	Front: 13'6"x76'6"
2002	6010	1508 S Wilton St	51st wd.	Front: 15'x55'	2002	6046	60 E Ashmead St	12th wd.	IRREGULAR SIZE PROPERTY
2002	6011	67 W Duval St	59th wd.	Front: 30'x113'10-1/2"	2002	6047	3841 Archer St	13th wd.	Front: 14'1"x42'
2002	6012	3015 Kensington Ave	25th wd.	Front: 16'x66'	2002	6048	1947 Rowan St	13th wd.	Front: 15'6"x90'
2002	6013	4614 Merion Ave	6th wd.	Front: 13'10"x70'2"	2002	6049	1529 W Cayuga St	13th wd.	Front: 14'5"x125'
2002	6014	5821 Willows Ave	3rd wd.	Front: 16'x115'	2002	6050	4428 Lancaster Ave	6th wd.	IRREGULAR SIZE PROPERTY
2002	6015	5527 W Jefferson St a/k/a 5527 Jefferson St	4th wd.	Front: 15'x91'	2002	6051	6305 E Wister St a/k/a 6305 Wister St	17th wd.	IRREGULAR SIZE PROPERTY
2002	6016	125 N Salford St	4th wd.	IRREGULAR SIZE PROPERTY	2002	6052	328 N Horton St	34th wd.	Front: 15'x67'
2002	6017	4362 N Orianna St a/k/a 4362 Orianna St	7th wd.	Front: 16'x45'	2002	6053	6070 Regent St	40th wd.	Front: 16'x58'6"
2002	6018	234 E Clapier St	12th wd.	Front: 14'x75'6-1/2"	2002	6054	6057 Reinhard St	40th wd.	Front: 15'6"x60'
2002	6019	5612 Morton St	12th wd.	IRREGULAR SIZE PROPERTY	2002	6055	6157 Reinhard St	40th wd.	Front: 14'x65'
2002	6020	1937 W Airdrie St	13th wd.	Front: 16'x52'4"	2002	6056	6002 Reinhard St	40th wd.	Front: 16'x60'
2002	6021	1921 Dennie St a/k/a 1921 W Dennie St	13th wd.	Front: 15'2"x103'	2002	6057	6128 Reinhard St	40th wd.	Front: 14'x62'
2002	6022	5808 N Woodstock St	17th wd.	Front: 15'2"x58'	2002	6058	6138 Reinhard St	40th wd.	Front: 14'x62'
2002	6023	7016 Upland St	40th wd.	Front: 14'x78'	2002	6059	5739 Christian St	46th wd.	Front: 15'x73'6"
2002	6024	5073 Ogdan St	44th wd.	Front: 14'x56'4-3/8"	2002	6060	1402 S Allison St a/k/a 1402 Allison St	51st wd.	Front: 15'4"x60'
2002	6025	4800 N Marshall St	49th wd.	Front: 17'x55'	2002	6061	5638 Cherry St	4th wd.	Front: 14'2"x50'
2002	6026	38 N Yewdall St	4th wd.	Front: 16'x54'	2002	6062	6709 N Woodstock St	10th wd.	Front: 87'10-7/8"x59'9-1/8"
2002	6027	609 Hutton St a/k/a 609 N Hutton St	6th wd.	Front: 14'x58'6"	2002	6063	2552 N Hancock St	19th wd.	Front: 15'x58'6"
2002	6028	2938 Rutledge St	7th wd.	Front: 13'x42'	2002	6064	2857 N Orianna St	19th wd.	Front: 14'x45'
2002	6029	3501 N 2nd St	7th wd.	IRREGULAR SIZE PROPERTY	2002	6065	3120 N Bancroft St a/k/a 3120 Smedley St	11th wd.	IRREGULAR SIZE PROPERTY
2002	6030	3516 N 23rd St	11th wd.	Front: 23'4"x96'	2002	6066	2001 R Mc Kinley St	62nd wd.	IRREGULAR SIZE PROPERTY
2002	6031	5554 Heiskell St	12th wd.	IRREGULAR SIZE PROPERTY	2002	6067	5110 Germantown Ave	12th wd.	IRREGULAR SIZE PROPERTY
2002	6032	5342 Wingohocking Ter	12th wd.	IRREGULAR SIZE PROPERTY	2002	6068	3923 Wissahickon Ave	13th wd.	IRREGULAR SIZE PROPERTY
2002	6033	5349 Newhall St	12th wd.	Front: 15'x72'					
2002	6034	3909 Wallace St	24th wd.	Front: 16'x100'					
2002	6035	664 Union St a/k/a 664 N Union St	24th wd.	Front: 17'x84'6"					
2002	6036	3841 Fairmount Ave	24th wd.	Front: 16'x90'					

Tax Sale continues on 15

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 their 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 their 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 her 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 their 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 her discretion shall determine.
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at her 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 her 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 her.

ROCHELLE BILAL
Sheriff
City and County of Philadelphia
www.phillysheriff.com

Tax Sale continued from 14

Tax Collection Sale

City of Philadelphia

TAX COLLECTION SALE

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2002	6069	3202 Hartville St	7th wd.	Front: 14'x41'6"	2002	6078	1910 S Salford St	40th wd.	Front: 14'x64'1"
2002	6070	3344 N Uber St	11th wd.	Front: 16'x95'	2002	6079	3535 N 7th St	43rd wd.	Front: 14'x58'
2002	6071	4517 N Colorado St a/k/a 4517 Colorado St	13th wd.	Front: 15'x54'	2002	6080	638 W Rockland St a/k/a 638 Rockland St	49th wd.	IRREGULAR SIZE
2002	6072	3432 Dillman St	19th wd.	Front: 14'x50'					PROPERTY
2002	6073	4648 Hedge St	23rd wd.	IRREGULAR SIZE	2002	6081	3037 N 16th St	11th wd.	Front: 15'9"x100'
				PROPERTY	2002	6082	2803-09 N Fairhill St	19th wd.	Front: 51'x70'
2002	6074	4917 Charles St	23rd wd.	Front: 38'6"x51'	2002	6083	327 W Indiana Ave	19th wd.	Front: 14'x63'
2002	6075	1811 S Cecil St	40th wd.	Front: 15'x53'	2002	6084	624 W Luray St	49th wd.	IRREGULAR SIZE
2002	6076	1911 S Redfield St	40th wd.	Front: 14'6"x62'					PROPERTY
2002	6077	1915 S Redfield St	40th wd.	Front: 14'x62'	2002	6085	5346 Yocum St	51st wd.	Front: 15'4"x50'

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ROCHELLE BILAL
Sheriff
City and County of Philadelphia
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