

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, May 3, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1805	6001	6047 Spruce St	3rd wd.	Front: 16'x100'	1805	6039	4843 N Marshall St	49th wd.	IRREGULAR SIZE PROPERTY
1805	6002	27 S Salford St	3rd wd.	Front: 16'x62'6"	1805	6040	1601 S 53rd St	51st wd.	Front: 15'x70'
1805	6003	06055 Delancey St	3rd wd.	Front: 16'x62'	1805	6041	5901 Arch St	4th wd.	Front: 15'x71'
1805	6004	5914 Delancey St	3rd wd.	Front: 14'6"x97'	1805	6042	961 N 45th St	6th wd.	Front: 14'x60'
1805	6005	5500 Master St	4th wd.	Front: 15'6"x85'	1805	6043	891 N 47th St	6th wd.	IRREGULAR SIZE PROPERTY
1805	6006	2721 N Hicks St	11th wd.	Front: 14'x48'	1805	6044	875 N Moss St a/k/a 875 Moss St	6th wd.	Front: 14'x50'
1805	6007	2941 N Van Pelt St a/k/a 2941 Van Pelt St	11th wd.	IRREGULAR SIZE PROPERTY	1805	6045	3130 Arbor St	7th wd.	Front: 14'1-1/2"x48'8"
1805	6008	2113 W Westmoreland St	11th wd.	Front: 16'10"x69'	1805	6046	1806 W Ontario St	11th wd.	Front: 16'x100'
1805	6009	3230 N 17th St	11th wd.	Front: 15'10"x109'	1805	6047	2118 W Ontario St	11th wd.	Front: 20'x112'6"
1805	6010	3332 N 20th St	11th wd.	IRREGULAR SIZE PROPERTY	1805	6048	2053 W Ontario St	11th wd.	IRREGULAR SIZE PROPERTY
1805	6011	3448 N 23rd St	11th wd.	Front: 16'x96'	1805	6049	6715 Chester Ave	40th wd.	Front: 15'x84'
1805	6012	958 E Locust Ave	12th wd.	Front: 14'8-3/4"x61'4-1/4"	1805	6050	5001 Kershaw St	44th wd.	Front: 14'6"x62'
1805	6013	5221 McKean Ave	12th wd.	IRREGULAR SIZE PROPERTY	1805	6051	3310 N Sydenham St a/k/a 3310 Sydenham St	11th wd.	Front: 15'7-1/2"x58'10"
1805	6014	3948 Alfred St	13th wd.	Front: 14'x56'	1805	6052	4009 Nice St	13th wd.	Front: 20'x100'
1805	6015	5033 Tacoma St	13th wd.	Front: 14'1-3/8"x50'	1805	6053	1741 Belfield Ave	17th wd.	Front: 16'x100'
1805	6016	2059 E Rush St	25th wd.	Front: 13'9"x68'6"	1805	6054	01423 Imogene St	23rd wd.	IRREGULAR SIZE PROPERTY
1805	6017	2067 E Birch St	25th wd.	IRREGULAR SIZE PROPERTY	1805	6055	3929 Reno St	24th wd.	Front: 14'2"x60'
1805	6018	2973 Amber St	25th wd.	Front: 15'2"x65'4-1/4"	1805	6056	2125 E Orleans St	25th wd.	IRREGULAR SIZE PROPERTY
1805	6019	2647 Emerald St	31st wd.	Front: 15'1-1/4"x46' and 1/2"	1805	6057	2089 E Clementine St	25th wd.	IRREGULAR SIZE PROPERTY
1805	6020	630 W Cumberland St	37th wd.	Front: 14'9-1/2"x80'	1805	6058	2808 Helen St	25th wd.	IRREGULAR SIZE PROPERTY
1805	6021	2671 Deacon St	38th wd.	Front: 14'x50'	1805	6059	1224 S St. Bernard St	27th wd.	Front: 14'2"x50'9"
1805	6022	05971 Trinity St	40th wd.	Front: 15'4"x91'6"	1805	6060	2413 N 10th St	37th wd.	Front: 16'x78'
1805	6023	5908 Trinity St	40th wd.	Front: 15'3"x90'	1805	6061	5507 W Oxford St a/k/a 5507 Oxford St	4th wd.	IRREGULAR SIZE PROPERTY
1805	6024	318 E. Albanus St a/k/a 318 Albanus St	42nd wd.	Front: 15'x75'	1805	6062	213 N Alden St	4th wd.	Front: 14'6"x63'
1805	6025	46 Farson St	44th wd.	Front: 15'x53'	1805	6063	1717 N 42nd St	6th wd.	Front: 15'6"x88'
1805	6026	4911 Hoopes St	44th wd.	Front: 14'2"x66'	1805	6064	3250 N 17th St	11th wd.	Front: 20'x99'
1805	6027	1220 N 50th St	44th wd.	Front: 16'x77'9"	1805	6065	4428 N Cleveland St	13th wd.	Front: 14'x50'4"
1805	6028	1431 S Allison St	51st wd.	Front: 15'4"x61'6"	1805	6066	4027 Nice St	13th wd.	Front: 20'x118'
1805	6029	2049 S 56th St	51st wd.	Front: 16'x50'	1805	6067	1905 W Cayuga St	13th wd.	Front: 15'10"x77'
1805	6030	446 S 60th St	3rd wd.	Front: 16'x57'	1805	6068	2007 E Silver St	25th wd.	IRREGULAR SIZE PROPERTY
1805	6031	2863 N Front St	7th wd.	Front: 14'6"x58'6"	1805	6069	5067 Ogden St	44th wd.	Front: 14'x56'4-3/8"
1805	6032	3033 N 16th St	11th wd.	Front: 15'9"x100'	1805	6070	1818 S Yewdall St	51st wd.	Front: 15'x46'
1805	6033	15 W Rockland St	12th wd.	IRREGULAR SIZE PROPERTY					
1805	6034	3860 N Bouvier St	13th wd.	Front: 16'x80'					
1805	6035	4919 N Smedley St	17th wd.	Front: 15'x67'					
1805	6036	877 N 40th St	24th wd.	Front: 15'x53'6"					
1805	6037	1324 S Corlies St	36th wd.	Front: 14'x51'					
1805	6038	1400 S 27th St	36th wd.	Front: 15'10"x58'					

*Tax Sale continues on 16***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 15

Tax Collection Sale

City of Philadelphia TAX COLLECTION SALE

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9:00 a.m. Thursday, May 3, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1805	6071	3140 Arbor St	7th wd.	Front: 13'11"x48'8"	1805	6086	02730 N Lawrence St	19th wd.	Front: 15'x46'3"
1805	6072	3527 N 17th St	11th wd.	Front: 14'x82'2"	1805	6087	1828 Church St	23rd wd.	IRREGULAR SIZE PROPERTY
1805	6073	2958 Ruth St	25th wd.	Front: 15'x49'11-5/8"	1805	6088	1112 Sloan St	24th wd.	Front: 14'5"x58'
1805	6074	1436 S Napa St	36th wd.	Front: 16'x52'8"	1805	6089	6127 Glenmore Ave	40th wd.	Front: 15'x50'
1805	6075	6009 Allman St	40th wd.	Front: 15'x58'	1805	6090	2320 S 66th St	40th wd.	Front: 15'x57'
1805	6076	6020 Allman St	40th wd.	Front: 15'x60'	1805	6091	38 N Yewdall St	4th wd.	Front: 16'x54'
1805	6077	6053 Reinhard St	40th wd.	Front: 15'6"x60'	1805	6092	4059 Olive St	6th wd.	Front: 15'x60'
1805	6078	6129 Glenmore Ave a/k/a 6129 Glenmore St	40th wd.	Front: 15'x50'	1805	6093	4134 Reno St	6th wd.	Front: 15'x45'
1805	6079	93 Herman St	59th wd.	IRREGULAR SIZE PROPERTY	1805	6094	1715 N 42nd St	6th wd.	Front: 15'6"x88'
1805	6080	5362 Glenmore Ave	51st wd.	Front: 15'x47'	1805	6095	2943 Hurley St	7th wd.	Front: 12'x40'
1805	6081	5440 W Girard Ave	4th wd.	Front: 15'x75'	1805	6096	1511 W Seltzer St	11th wd.	Front: 14'x48'
1805	6082	4061 Olive St	6th wd.	Front: 15'x60'	1805	6097	3946 Alfred St	13th wd.	Front: 14'x56'
1805	6083	2827 N Van Pelt St	11th wd.	Front: 14'x57'	1805	6098	330 W Indiana Ave	19th wd.	Front: 16'x68'
1805	6084	3320 N Uber St	11th wd.	Front: 15'10"x91'6"	1805	6099	3843 Olive St	24th wd.	Front: 14'x70'
1805	6085	1512 W Erie Ave	13th wd.	Front: 15'8"x97'	1805	6100	5433 Windsor Ave	51st wd.	Front: 18'5-1/2"x65'6"

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Effective: July 7, 2006

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- **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.**
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