

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 9, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1905	6001	2843 D St	7th wd.	IRREGULAR SIZE PROPERTY	1905	6040	651 Martin St	21st wd.	IRREGULAR SIZE PROPERTY
1905	6002	3335 N 17th St	11th wd.	Front: 22'8"x110'	1905	6041	2071 E Auburn St	25th wd.	Front: 12'x72'
1905	6003	3465 N Philip St	19th wd.	IRREGULAR SIZE PROPERTY	1905	6042	614 N 64th St	34th wd.	Front: 25'x100'
1905	6004	3861 Fairmount Ave	24th wd.	Front: 16'x90'	1905	6043	2657 Roberts Ave	38th wd.	Front: 14'x61'
1905	6005	3957 Brown St	24th wd.	Front: 14'6-1/2"x75'	1905	6044	2105 S 72nd St	40th wd.	Front: 19'1"x100'
1905	6006	2003 E Sterner St	25th wd.	Front: 12'11"x49'3/4"	1905	6045	4825 N 8th St	49th wd.	Front: 15'6"x70'4-1/2"
1905	6007	2107 E Auburn St	25th wd.	Front: 12'x71'9"	1905	6046	1021 N 43rd St	6th wd.	IRREGULAR SIZE PROPERTY
1905	6008	1248 S 49th St	27th wd.	Front: 16'x70'6"	1905	6047	5428 Woodland Ave	51st wd.	Front: 17'x86'6"
1905	6009	4714 Upland St	27th wd.	Front: 15'x62'	1905	6048	5022 Merion Ave	52nd wd.	Front: 17'8"x86'6"
1905	6010	5058 Parrish St	44th wd.	Front: 15'x61'6"	1905	6049	1325 S 58th St	51st wd.	Front: 18'x100'
1905	6011	5928 Summer St	4th wd.	Front: 15'x66'	1905	6050	5536 Woodland Ave	51st wd.	Front: 16'x82'
1905	6012	4253 Ogden St	6th wd.	Front: 15'4"x75'	1905	6051	157 N Yewdall St	4th wd.	Front: 15'1"x55'
1905	6013	4239 Viola St	6th wd.	Front: 16'x69'10"	1905	6052	2927 Rutledge St	7th wd.	Front: 13'x42'
1905	6014	2901 N Mutter St a/k/a 2901 Mutter St	7th wd.	Front: 14'x43'6"	1905	6053	3007 Rorer St	7th wd.	Front: 15'x97'6"
1905	6015	2866 N Hancock St	7th wd.	Front: 17'x57'6"	1905	6054	3420 Ormes St	7th wd.	Front: 14'x46'
1905	6016	40 E Silver St	7th wd.	IRREGULAR SIZE PROPERTY	1905	6055	307 E Ontario St	7th wd.	Front: 16'x56'
1905	6017	3016 N Lee St	7th wd.	Front: 14'x45'	1905	6056	2005 W Madison St	11th wd.	Front: 16'x63'
1905	6018	2847 Kip St	7th wd.	Front: 11'10"x52'6"	1905	6057	3418 N 21st St	11th wd.	Front: 16'x96'
1905	6019	222 E Ontario St	7th wd.	Front: 16'x71'6"	1905	6058	331 E Elwood St a/k/a 331 Elwood St	12th wd.	Front: 30'x32'
1905	6020	1747 W Lippincott St	11th wd.	Front: 14'x50'	1905	6059	4535 N 20th St	13th wd.	Front: 15'11"x84'5"
1905	6021	2029 W Westmoreland St	11th wd.	Front: 15'2"x70'	1905	6060	5809 Crittenden St	59th wd.	IRREGULAR SIZE PROPERTY
1905	6022	3316 N Uber St	11th wd.	Front: 15'10"x91'6"	1905	6061	657 N Sicksels St	4th wd.	Front: 14'x44'
1905	6023	3328 N 20th St	11th wd.	Front: 25'2-1/4"x47'10"	1905	6062	4525 Merion Ave	6th wd.	Front: 15'x56'
1905	6024	3516 N 23rd St	11th wd.	Front: 23'4"x96'	1905	6063	2953 N Mutter St a/k/a 2953 Mutter St	7th wd.	Front: 14'x43'6"
1905	6025	4435 N Bancroft St a/k/a 4435 Bancroft St	13th wd.	Front: 14'10"x52'2"	1905	6064	3317 Waterloo St	7th wd.	Front: 14'x41'6"
1905	6026	2307 N Philip St	19th wd.	Front: 12'8"x44'6"	1905	6065	3143 N Carlisle St	11th wd.	Front: 14'x51'
1905	6027	210 W Cumberland St	19th wd.	Front: 14'x52'	1905	6066	3543 N Smedley St	11th wd.	Front: 18'2"x69'11"
1905	6028	3008 N Philip St	19th wd.	Front: 13'9"x51'	1905	6067	3349 N 19th St	11th wd.	Front: 16'8"x94'
1905	6029	3315 N Orkney St	19th wd.	Front: 13'x36'3"	1905	6068	2820 N Orkney St	19th wd.	Front: 12'x42'
1905	6030	3325 N Orkney St	19th wd.	Front: 13'x36'3"	1905	6069	3013 N American St	19th wd.	Front: 13'x51'
1905	6031	2730 Waterloo St a/k/a 2730 N. Waterloo St	7th wd.	Front: 13'6"x43'3"	1905	6070	723 N 39th St	24th wd.	Front: 16'x82'
1905	6032	2935 Gransback St	7th wd.	Front: 16'9"x48'9"	1905	6071	859 N Sloan St a/k/a 859 Sloan St	24th wd.	Front: 10'x46'
1905	6033	3116 N Bancroft St	11th wd.	Front: 13'8"x46'6"	1905	6072	2016 E Silver St	25th wd.	Front: 13'x49'3"
1905	6034	3743 N 15th St	13th wd.	Front: 16'6"x80'	1905	6073	1440 S 48th St	27th wd.	Front: 14'x50'
1905	6035	3616 N Bouvier St	13th wd.	Front: 14'x59'10"	1905	6074	1224 S Saint Bernard St	27th wd.	Front: 14'2"x50'9"
1905	6036	4514 N Bouvier St	13th wd.	Front: 14'x54'	1905	6075	4004 N 6th St	43rd wd.	Front: 15'x92'
1905	6037	2841 N Orkney St	19th wd.	IRREGULAR SIZE PROPERTY	1905	6076	3628 E Allen St a/k/a 3628 Allen St	45th wd.	IRREGULAR SIZE PROPERTY
1905	6038	407 W Clearfield St	19th wd.	IRREGULAR SIZE PROPERTY	1905	6077	4841 N 7th St	49th wd.	Front: 15'8-1/8"x75'
1905	6039	4334 Boone St	21st wd.	IRREGULAR SIZE PROPERTY	1905	6078	6113 Musgrave St	59th wd.	Front: 15'8"x67'

Tax Sale continues on 17

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 16

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:

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9:00 a.m. Thursday, May 9, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1905	6079	5011 Charles St	62nd wd.	IRREGULAR SIZE PROPERTY	1905	6090	5135 Harlan St	44th wd.	Front: 14'3"x95'
1905	6080	5128 Merion Ave	44th wd.	Front: 15'x82'6"	1905	6091	537 N Conestoga St	4th wd.	Front: 14'10-1/2"x70'2-1/8"
1905	6081	3068 N Water St	7th wd.	Front: 16'x45'6"	1905	6092	5822 Vine St	4th wd.	Front: 16'x72'
1905	6082	2930 Kip St	7th wd.	Front: 13'11-1/2"x68'	1905	6093	208 N 58th St	4th wd.	Front: 15'11"x72'
1905	6083	6553 N Woodstock St	10th wd.	Front: 14'10"x80'	1905	6094	1439 N Ithan St	4th wd.	IRREGULAR SIZE PROPERTY
1905	6084	3150 N 17th St	11th wd.	Front: 15'8"x66'10"	1905	6095	4231 Fairmount Ave	6th wd.	Front: 15'x80'
1905	6085	4464 N Cleveland St	13th wd.	Front: 14'x50'4"	1905	6096	3331 N 21st St	11th wd.	Front: 15'6"x89'7"
1905	6086	3010 N American St	19th wd.	Front: 13'5"x45'	1905	6097	2016 Newcomb St	13th wd.	Front: 13'9"x46'6"
1905	6087	6039 Vine St	34th wd.	IRREGULAR SIZE PROPERTY	1905	6098	6074 Reinhard St	40th wd.	Front: 16'x60'
1905	6088	3858 N 6th St	43rd wd.	Front: 15'x90'8-1/4"	1905	6099	5100 Warren St	44th wd.	IRREGULAR SIZE PROPERTY
1905	6089	4941 Hoopes St	44th wd.	Front: 14'2"x66'	1905	6100	5511 Saybrook Ave	51st wd.	Front: 16'x67'

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JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
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