

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, June 7, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1806	6001	5467 Spring St	4th wd.	Front: 15'x45'	1806	6036	2928 N Leithgow St	19th wd.	IRREGULAR SIZE
1806	6002	976 N 45th St	6th wd.	Front: 14'x60'					PROPERTY
1806	6003	1428 W Toronto St F/K/A Old Rush St	11th wd.	Front: 15'5-1/2"x51'4"	1806	6037	3802 Reno St	24th wd.	Front: 14'x67'8"
1806	6004	5530 Morton St	12th wd.	IRREGULAR SIZE	1806	6038	4926 Paschall Ave	27th wd.	Front: 14'x75'
				PROPERTY	1806	6039	2102 S 72nd St	40th wd.	Front: 23'6"x100'
1806	6005	3963 Bott St	13th wd.	Front: 20'x52'	1806	6040	453 Farson St a/k/a 453 N. Farson St	44th wd.	Front: 14'5"x60'
1806	6006	2421 N Hancock St	19th wd.	IRREGULAR SIZE	1806	6041	1052 Cobbs Creek Pkwy a/k/a 1052 S. Cobbs Creek Pkwy	3rd wd.	IRREGULAR SIZE
				PROPERTY					PROPERTY
1806	6007	3440 N Philip St	19th wd.	Front: 13'x40'	1806	6042	649 N Conestoga St	4th wd.	Front: 14'x44'
1806	6008	4645 Mulberry St	23rd wd.	Front: 18'6"x100'	1806	6043	133 N Sickels St	4th wd.	Front: 15'x55'
1806	6009	4232 Paul St	23rd wd.	Front: 20'x100'	1806	6044	206 N 58th St	4th wd.	Front: 15'11"x72'
1806	6010	3833 Aspen St	24th wd.	Front: 15'x80'	1806	6045	4279 Mantua Ave	6th wd.	Front: 16'x97'
1806	6011	2334 S 72nd St	40th wd.	Front: 14'x100'	1806	6046	233 E Indiana Ave	7th wd.	Front: 14'x59'6"
1806	6012	621 W Courtland St	49th wd.	IRREGULAR SIZE	1806	6047	3050 Arbor St	7th wd.	Front: 14'6'x45'
				PROPERTY	1806	6048	2958 Hurley St a/k/a 2958 N. Hurley St	7th wd.	Front: 13'x44'6"
1806	6013	4824 N 12th St	49th wd.	Front: 20'x84'	1806	6049	1541 W Lehigh Ave	11th wd.	IRREGULAR SIZE
1806	6014	7830 Craig St	64th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1806	6050	1410 W Toronto St	11th wd.	Front: 15'6-1/2"x51'4"
1806	6015	400 E Penn St	12th wd.	IRREGULAR SIZE	1806	6051	2340 W Tioga St	11th wd.	Front: 16'x96'
				PROPERTY	1806	6052	54 E Earlam St	12th wd.	IRREGULAR SIZE
1806	6016	6013 Ogontz Ave	17th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1806	6053	5620 Boyer St	12th wd.	IRREGULAR SIZE
1806	6017	5748 Commerce St	4th wd.	Front: 15'x62'10-7/8"					PROPERTY
1806	6018	2015 W Stella St	11th wd.	Front: 13'11"x49'8"	1806	6054	1939 W Hunting Park Ave	13th wd.	Front: 15'x75'
1806	6019	3824 Poplar St	24th wd.	Front: 15'x80'	1806	6055	1428 Blavis St	13th wd.	Front: 16'x95'
1806	6020	3802 Cambridge St	24th wd.	Front: 15'x93'	1806	6056	3010 Janney St	25th wd.	Front: 13'x53'6"
1806	6021	1337 S 31st St	36th wd.	Front: 14'x51'	1806	6057	6125 Vine St	34th wd.	Front: 15'5"x67'
1806	6022	6117 Upland St	40th wd.	Front: 14'x62'	1806	6058	2812 Cantrell St	48th wd.	Front: 14'x41'6"
1806	6023	5158 Westminster Ave	44th wd.	Front: 18'10-3/4"x82'	1806	6059	4807 N 11th St	49th wd.	Front: 15'x66'
1806	6024	33 S Cecil St	60th wd.	Front: 19'6"x31'	1806	6060	5419 Florence Ave	51st wd.	Front: 16'x64'
1806	6025	01529 W Cayuga St	13th wd.	Front: 14'5"x125'	1806	6061	57 N Conestoga St	4th wd.	Front: 16'x54'
1806	6026	01612 W Mentor St	13th wd.	Front: 16'x65'	1806	6062	4673 Germantown Ave	12th wd.	IRREGULAR SIZE
1806	6027	6305 E Wister St	17th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1806	6063	1829 W Erie Ave	13th wd.	Front: 16'x97'
1806	6028	3009 N Reese St	19th wd.	Front: 14'x67'	1806	6064	4523 N 19th St	13th wd.	Front: 15'x84'5"
1806	6029	2064 E Cambria St	25th wd.	Front: 16'4"x71'	1806	6065	4456 N Uber St a/k/a 4456 Uber St	13th wd.	Front: 15'x78'8-1/2"
1806	6030	2918 Frankford Ave	25th wd.	Front: 16'x78'11"	1806	6066	1743 Belfield Ave	17th wd.	Front: 16'x100'
1806	6031	651 N Brooklyn St a/k/a 651 Brooklyn St	6th wd.	Front: 19'6"x90'	1806	6067	4944 N Smedley St	17th wd.	Front: 15'x67'
1806	6032	661 N Brooklyn St a/k/a 661 Brooklyn St	6th wd.	IRREGULAR SIZE	1806	6068	2019 E. Sterner St a/k/a 2019 Sterner St	25th wd.	Front: 13'x49'3/4"
				PROPERTY	1806	6069	5152 Hoopes St	44th wd.	IRREGULAR SIZE
1806	6033	4214 Viola St	6th wd.	Front: 15'x76'					PROPERTY
1806	6034	4233 Viola St	6th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1806	6070	5147 Wyalusing Ave	44th wd.	IRREGULAR SIZE
1806	6035	3015 B St	7th wd.	Front: 13'6"x76'6"					PROPERTY

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

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, June 7, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1806	6071	5981 Kemble Ave	17th wd.	IRREGULAR SIZE PROPERTY	1806	6086	4535 Pulaski Ave	13th wd.	IRREGULAR SIZE PROPERTY
1806	6072	5004 N 19th St	17th wd.	Front: 19'3/4"x90'	1806	6087	4455 N 4th St	7th wd.	Front: 15'2"x47'3"
1806	6073	435 Arlington St a/k/a 435 W Arlington	18th wd.	Front: 12'x45'	1806	6088	4268 N Fairhill St	43rd wd.	Front: 16'x61'
1806	6074	1628 Margaret St	23rd wd.	IRREGULAR SIZE PROPERTY	1806	6089	2085 Clarence St	45th wd.	Front: 15'4"x62'6"
1806	6075	1438 Deal St F/K/A 1498 Deal St	23rd wd.	IRREGULAR SIZE PROPERTY	1806	6090	2857 N 5th St	19th wd.	Front: 18'x49'
1806	6076	1310 S 33rd St	36th wd.	Front: 16'x103'	1806	6091	211 N 60th St	4th wd.	Front: 15'2"x72'6"
1806	6077	1126 W Loudon St	49th wd.	IRREGULAR SIZE PROPERTY	1806	6092	304 Elwood St a/k/a 304 E Elwood St	12th wd.	IRREGULAR SIZE PROPERTY
1806	6078	4843 N 13th St	49th wd.	Front: 15'x81'8-1/2"	1806	6093	4641 Leshner St	23rd wd.	IRREGULAR SIZE PROPERTY
1806	6079	5530 Beaumont St	51st wd.	Front: 15'11"x56'6"	1806	6094	3810 Folsom St	24th wd.	IRREGULAR SIZE PROPERTY
1806	6080	548 Mayland St	59th wd.	Front: 16'x86'	1806	6095	1415 S Hanson St a/k/a 1415 Hanson St	27th wd.	Front: 14'x50'
1806	6081	212 N 58th St	4th wd.	Front: 15'11"x72'	1806	6096	434 N 60th St	34th wd.	Front: 20'x113'6"
1806	6082	2229 W Ontario St	11th wd.	Front: 15'7"x108'6"	1806	6097	2209 Fernon St	36th wd.	Front: 14'x48'
1806	6083	3327 N 20th St	11th wd.	Front: 16'x97'10"	1806	6098	1509 Stillman St a/k/a 1509 S. Stillman St	36th wd.	Front: 13'11-1/4"x44'
1806	6084	5011 Greene St	12th wd.	Front: 27'1/4"x103'3-1/2"	1806	6099	6646 Yocum St	40th wd.	Front: 15'11-1/4"x67'6"
1806	6085	1503 W Cayuga St	13th wd.	Front: 15'x95'	1806	6100	3420 N Marshall St	43rd wd.	Front: 76'8"x15'2"
Conditions of Sheriff Sale for JUDICIAL TAX SALES									
<div>Effective: July 7, 2006</div> <div><ul style="list-style-type: none">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. 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Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</div> <div>LAND BANK SALE</div> <div><ul style="list-style-type: none">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.</div> <div>EXPLANATION</div> <div><ul style="list-style-type: none">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.</div> <div>JEWELL WILLIAMS</div> <div>Sheriff</div> <div>City and County of Philadelphia</div> <div>www.phillysheriff.com</div>									