

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 8, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1706	5001	415 Sigel St	1st wd.	Irregular	1706	5047	2223 N Uber St	16th wd.	Front: 15'x96'
1706	5002	2036 Cheltenham a/k/a E Cheltenham Ave	17th wd.	Irregular	1706	5048	2434 N Opal St	16th wd.	Front: 14.50'x48'
1706	5003	31 S Salford St	3rd wd.	Front: 16'x62'6"	1706	5049	2312 W Cumberland St	16th wd.	Front: 15.33'x109'
1706	5004	5811 Pemberton St	3rd wd.	Front: 15'x62'6"	1706	5050	2234 W Harold St	16th wd.	Front: 15'x60'
1706	5005	5802 Warrington Ave	3rd wd.	Front: 16'x79'6-1/8"	1706	6001	4221 Pennsgrove St	6th wd.	Front: 14'x68'
1706	5006	5404 W Thompson St	4th wd.	Irregular	1706	6002	3039 Arbor St	7th wd.	Front: 18'10"x35'
1706	5007	12 N Yewdall St	4th wd.	Front: 16'x54'	1706	6003	5837 N 16th St	17th wd.	IRREGULAR SIZE PROPERTY
1706	5008	5423 Sharswood St	4th wd.	Front: 14'xIrregular	1706	6004	3941 Mount Vernon St	24th wd.	Front: 14'6-1/2"x76'
1706	5009	5548 Lansdowne Ave	4th wd.	Front: 15'x87'	1706	6005	3914 Brown St	24th wd.	Front: 16'2"x88'
1706	5010	1336 N 54th St	4th wd.	Irregular	1706	6006	1422 N 61st St a/k/a 1420-22 N 61st St	34th wd.	Front: 29'6"x100'
1706	5011	5625 Appletree St	4th wd.	Front: 14'2"x47'	1706	6007	3376 Agate St	45th wd.	Front: 14'x50'
1706	5012	143 N Hobart St	4th wd.	Front: 14.50'x71.50'	1706	6008	5336 Penridge St	51st wd.	Front: 15'x63'
1706	5013	4229 Filbert St	6th wd.	Irregular	1706	6009	7900 Algon Ave - Unit A a/k/a 7900 Algon Ave #A	56th wd.	IRREGULAR SIZE PROPERTY
1706	5014	641 N 43rd St	6th wd.	Front: 16'x98'	1706	6010	924 S Cecil St	46th wd.	Front: 15'x58'6"
1706	5015	4269 Mantua Ave	6th wd.	Front: 16'x97'	1706	6011	3435 N Water St	7th wd.	Front: 14'1/4"x67'
1706	5016	891 N 42nd St	6th wd.	Front: 15'x120'	1706	6012	1821 Roselyn St	17th wd.	IRREGULAR SIZE PROPERTY
1706	5017	125 W Lippincott St	7th wd.	Front: 14'1"x49'3"	1706	6013	2942 N Lawrence St	19th wd.	Front: 11'7-5/8"x43'6"
1706	5018	2844 Hope St	7th wd.	Front: 12'8"x51'3"	1706	6014	3444 N 2nd St	19th wd.	Front: 15'x71'9"
1706	5019	2832 Mutter St	7th wd.	Front: 13'8"x42'6"	1706	6015	239 E Sharpnack St	22nd wd.	Front: 23'5"x52'7-3/8"
1706	5020	237 E Indiana Ave	7th wd.	Front: 14'x59'6"	1706	6016	4146 Leidy Ave a/k/a 4146 N Leidy Ave	6th wd.	IRREGULAR SIZE PROPERTY
1706	5021	2704 Boudinot St	7th wd.	Front: 17'x112'6"	1706	6017	1968-78 Upland Way	34th wd.	IRREGULAR SIZE PROPERTY
1706	5022	2712 Boudinot St	7th wd.	Front: 14'11"x112'6"	1706	6018	2616 Latona St	36th wd.	Front: 14'x46'6"
1706	5023	3124 Hartville St	7th wd.	Front: 15'x44'6"	1706	6019	5147 Wyalusing Ave	44th wd.	IRREGULAR SIZE PROPERTY
1706	5024	3306 Mutter St	7th wd.	Front: 14'x44'6"	1706	6020	5928 Summer St	4th wd.	Front: 15'x66'
1706	5025	3328 A St	7th wd.	Front: 15'8"x80'	1706	6021	4502 Merion Ave	6th wd.	Front: 17'10-7/8"x77'
1706	5026	2005 Cheltenham Ave	17th wd.	Front: 15'4"x87'	1706	6022	4506 Merion Ave	6th wd.	Front: 14'x67'6"
1706	5027	1537 W Lehigh Ave	11th wd.	Front: 14'x59'6"	1706	6023	4113 Leidy Ave	6th wd.	Front: 16'x90'
1706	5028	3050 N 21st St	11th wd.	Front: 15'2"x61'	1706	6024	1723 Memorial Ave a/k/a 1723 Holly St	6th wd.	Front: 18'x82'6"
1706	5029	2860 N Bonsall St	11th wd.	Front: 15'x46.75'	1706	6025	2862 N Mutter St a/k/a 2862 Mutter St	7th wd.	Front: 13'8"x42'6"
1706	5030	3040 N Bonsall St	11th wd.	Front: 14'3"x45'	1706	6026	2966 N Mutter St a/k/a 2966 Mutter St	7th wd.	Front: 13'10"x43'6"
1706	5031	2818 Judson St	11th wd.	Front: 16'x46'6"	1706	6027	302 E Sterner St	7th wd.	Front: 14'x44'
1706	5032	2116 W Tioga St	11th wd.	Front: 25'x230'	1706	6028	1834 W Venango St	11th wd.	Front: 16'x30'
1706	5033	1836 W Venango St	11th wd.	Front: 16'x130'	1706	6029	3310 N Gratz St	11th wd.	Front: 15'2"x77'
1706	5034	3517 N 18th St	11th wd.	Front: 16'x98'6"	1706	6030	8501-A Rising Sun Ave a/k/a 8501 Rising Sun Ave #A	63rd wd.	IRREGULAR SIZE PROPERTY
1706	5035	41 E Collum St a/k/a 41 Collum St	12th wd.	Front: 80'1/8"x14'1/2"	1706	6031	1014 S 5th St a/k/a 1013 S Reese St	2nd wd.	IRREGULAR SIZE PROPERTY
1706	5036	157 Apsley St	12th wd.	Irregular	1706	6032	5520 Westminster Ave	4th wd.	IRREGULAR SIZE PROPERTY
1706	5037	5019 Portico St	12th wd.	Front: 14'x117'2-1/4"					
1706	5038	516R W Coulter St	12th wd.	Irregular					
1706	5039	3852 Germantown Ave	13th wd.	Irregular					
1706	5040	3748 N 17th St	13th wd.	Front: 15.25'x84.83'					
1706	5041	1713 St Paul St	13th wd.	Front: 14'10"xIrregular					
1706	5042	1514 Rowan St	13th wd.	Front: 14'x110'					
1706	5043	1714-20 Blavis St	13th wd.	Irregular					
1706	5044	855 N 16th St	15th wd.	Front: 17'6"x61'					
1706	5045	2327 N 17th St	16th wd.	Front: 16'x94'10"					
1706	5046	1521 W Cumberland St	16th wd.	Front: 15'2-1/2"x68'					

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 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 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, June 8, 2017 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1706	6033	1331 N Wanamaker St	4th wd.	Front: 15'x57'	1706	6064	3916 Brown St	24th wd.	Front: 16'2"x88'
1706	6034	865 Moss St	6th wd.	Front: 14'x50'	1706	6065	3943 Mount Vernon St	24th wd.	Front: 14' 6-1/2"x76'
1706	6035	189 W Cambria St	7th wd.	Front: 16'10"x48'	1706	6066	2043 E Auburn St	25th wd.	Front: 15'x74'3"
1706	6036	2902 Mutter St a/k/a 2902 N Mutter St	7th wd.	Front: 13'10"x43'6"	1706	6067	1812 E Wishart St	25th wd.	Front: 14'x57'
1706	6037	310 E Sterner St	7th wd.	Front: 14'x44'	1706	6068	2531 Annin St	36th wd.	Front: 13'x36'
1706	6038	434 E Indiana Ave	7th wd.	Front: 16'x57'	1706	6069	1528 S 31st St	36th wd.	Front: 15'x51'2"
1706	6039	3018 N Lee St	7th wd.	Front: 14'x45'	1706	6070	922 W Tabor Rd	49th wd.	Front: 16' 4-3/8"x75'
1706	6040	2760 N 15th St	11th wd.	IRREGULAR SIZE PROPERTY	1706	6071	4326 Leiper St	23rd wd.	IRREGULAR SIZE PROPERTY
1706	6041	2135 W Ontario St	11th wd.	IRREGULAR SIZE PROPERTY	1706	6072	3951 Brown St	24th wd.	Front: 14' 6-1/2"x65'
1706	6042	2209 W Estaugh St	11th wd.	Front: 16'x96'	1706	6073	3961 Reno St	24th wd.	Front: 13'6"x66'4"
1706	6043	3328 N 20th St	11th wd.	Front: 25' 2-14"x47'10"	1706	6074	3903 Wyalusing Ave	24th wd.	Front: 14'x45'
1706	6044	748 E Woodlawn St a/k/a 748 E Woodlawn St	12th wd.	IRREGULAR SIZE PROPERTY	1706	6075	2137 E William St	25th wd.	Front: 12'x70'9"
1706	6045	5031 Keyser St	12th wd.	Front: 20'x100'	1706	6076	1319 S Hollywood St	36th wd.	Front: 14'x50'
1706	6046	2007 Dennie St	13th wd.	Front: 13'9"x46'6"	1706	6077	1419 S Napa St	36th wd.	Front: 16'x52'8"
1706	6047	4501 N 18th St	13th wd.	Front: 15'x60'	1706	6078	632 W Mayfield St	37th wd.	Front: 14'x40'
1706	6048	4420 N Cleveland St a/k/a 4420 N Cleveland Ave	13th wd.	Front: 14'x50'4"	1706	6079	511 Dudley St	39th wd.	Front: 14'x48' 2-1/2"
1706	6049	5025 Tacoma St	13th wd.	Front: 14' 1-3/8"x50'	1706	6080	1803 S 58th St	40th wd.	Front: 16'x77'9"
1706	6050	5956 N 19th St	17th wd.	IRREGULAR SIZE PROPERTY	1706	6081	4035 Cambridge St	6th wd.	Front: 14' 7-5/8"x76'3"
1706	6051	3035 Gransback St	7th wd.	Front: 14'x45'6"	1706	6082	1728 Memorial Ave	6th wd.	Front: 18'x82'6"
1706	6052	6421 N Norwood St	17th wd.	IRREGULAR SIZE PROPERTY	1706	6083	506 Hart Ln	7th wd.	IRREGULAR SIZE PROPERTY
1706	6053	6311 E Wister St a/k/a 6311 Wister St	17th wd.	Front: 14' 1/2"x44'6"	1706	6084	1717 W Ontario St	11th wd.	Front: 18'x82'
1706	6054	3041 N 4th St	19th wd.	Front: 13'11" x 59'	1706	6085	5144 Ogden St	44th wd.	Front: 15'x55'
1706	6055	3307 N Orkney St	19th wd.	Front: 14' 4 1/2"x36'6"	1706	6086	675 N Creighton St a/k/a 675 Creighton St	44th wd.	IRREGULAR SIZE PROPERTY
1706	6056	617 Cecil B. Moore Ave a/k/a 617 W Columbia Ave	20th wd.	IRREGULAR SIZE PROPERTY	1706	6087	1103 W Wyoming Ave	49th wd.	Front: 16'x95'
1706	6057	135 E Springer St	22nd wd.	Front: 25'x51'	1706	6088	5515 Florence Ave	51st wd.	Front: 16'x80'6"
1706	6058	2965 Amber St	25th wd.	IRREGULAR SIZE PROPERTY	1706	6089	1656 N Lindenwood St	52nd wd.	Front: 16'x55'
1706	6059	2626-34 Emery St	31st wd.	IRREGULAR SIZE PROPERTY	1706	6090	21 S 56th St	60th wd.	Front: 16'x68'
1706	6060	6211 Haverford Ave	34th wd.	IRREGULAR SIZE PROPERTY	1706	6091	732 Daly St	39th wd.	Front: 15'x50'
1706	6061	236 W Thayer St	19th wd.	Front: 14'x48'	1706	6092	2124 S Alden St	40th wd.	Front: 16'x61'
1706	6062	4645 Mulberry St	23rd wd.	Front: 18'6"x100'	1706	6093	6087 Reinhard St	40th wd.	Front: 15'6"x60'
1706	6063	3623 Olive St	24th wd.	Front: 20'x80'	1706	6094	6127 Reinhard St	40th wd.	Front: 14'x65'
					1706	6095	6027 Upland St	40th wd.	Front: 15'6"x60'
					1706	6096	2534 Holbrook St	40th wd.	Front: 14'1"x60'
					1706	6097	229 W Duncannon Ave a/k/a 229 W Dunannon Ave	42nd wd.	Front: 34' 2-3/4"x90'
					1706	6098	4310 N 6th St	43rd wd.	Front: 15'x80' 2-1/4"
					1706	6099	2825 Winton St	48th wd.	Front: 14'x50'
					1706	6100	5715 Willows Ave	51st wd.	Front: 15'x81'6"

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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