

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, July 11, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1907	6001	1731 W Lippincott St	11th wd.	Front: 14'x50'	1907	6032	1437 S Hanson St a/k/a 1437 Hanson St	27th wd.	Front: 14'x50'
1907	6002	3347 N Smedley St	11th wd.	IRREGULAR SIZE PROPERTY	1907	6033	6023 Lansdowne Ave	34th wd.	Front: 16'x95'
1907	6003	304 E Elwood St a/k/a 304 Elwood St	12th wd.	IRREGULAR SIZE PROPERTY	1907	6034	2914 N Taylor St	38th wd.	Front: 14'1"x50'
1907	6004	5544 Morton St and 5543 Heiskell St	12th wd.	IRREGULAR SIZE PROPERTY	1907	6035	2682 Deacon St	38th wd.	Front: 14'x50'
1907	6005	1943 Bonitz St	13th wd.	Front: 14'5"x41'6"	1907	6036	1914 S Salford St	40th wd.	Front: 14'x64'1"
1907	6006	1230 Palmer St a/k/a 1230 E. Palmer St	18th wd.	IRREGULAR SIZE PROPERTY	1907	6037	6072 Regent St	40th wd.	Front: 16'x58'6"
1907	6007	1836 Kinsey St	23rd wd.	IRREGULAR SIZE PROPERTY	1907	6038	6175 Reinhard St	40th wd.	Front: 14'x65'
1907	6008	4473 E Wingoheoking St	23rd wd.	IRREGULAR SIZE PROPERTY	1907	6039	6066 Reinhard St	40th wd.	Front: 15'6"x60'
1907	6009	877 N 40th St	24th wd.	Front: 15'x53'6"	1907	6040	6036 Upland St	40th wd.	Front: 14'6"x58'
1907	6010	1543 S Bambrey St	36th wd.	Front: 14'x44'	1907	6041	6144 Upland St	40th wd.	Front: 14'x62'
1907	6011	5472 Summer St	4th wd.	Front: 15'x34'6"	1907	6042	6166 Upland St	40th wd.	IRREGULAR SIZE PROPERTY
1907	6012	118 N 56th St	4th wd.	IRREGULAR SIZE PROPERTY	1907	6043	6133 Glenmore Ave	40th wd.	Front: 15'x50'
1907	6013	522 E Hart Ln a/k/a 522 Hart Ln	7th wd.	IRREGULAR SIZE PROPERTY	1907	6044	7012 Upland St	40th wd.	Front: 14'x78'
1907	6014	2933 Gransback St	7th wd.	Front: 16'x45'6"	1907	6045	7717 Chelwynde Ave a/k/a Avenue "F"	40th wd.	Front: 25'x100'
1907	6015	3034 Hartville St	7th wd.	Front: 14'6"x45'6"	1907	6046	3438 N 7th St	43rd wd.	Front: 16'x52'
1907	6016	3062 E St	7th wd.	Front: 14'6"x52'	1907	6047	1206 N 51st St	44th wd.	IRREGULAR SIZE PROPERTY
1907	6017	6559 N 20th St	10th wd.	Front: 16'x72'6"	1907	6048	5235 N 10th St	49th wd.	Front: 15'2"x87'2-1/2"
1907	6018	3128 N Bancroft St	11th wd.	Front: 14'11"x48'	1907	6049	1105 S Peach St	51st wd.	Front: 16'x55'
1907	6019	3329 N Smedley St a/k/a 3329 Smedley St	11th wd.	Front: 15'x56'4"	1907	6050	632 E Stafford St	59th wd.	IRREGULAR SIZE PROPERTY
1907	6020	253-267 Rear E Penn St a/k/a 253 Rear-67 E Penn St	12th wd.	IRREGULAR SIZE PROPERTY	1907	6051	1408 N Vogdes St a/k/a 1408 N Vogdes St	4th wd.	Front: 16'x46'1"
1907	6021	5534 Sprague St	12th wd.	IRREGULAR SIZE PROPERTY	1907	6052	1837 W Erie Ave	13th wd.	Front: 16'x97'
1907	6022	2057 Dennie St	13th wd.	IRREGULAR SIZE PROPERTY	1907	6053	4204 Tackawanna St	23rd wd.	IRREGULAR SIZE PROPERTY
1907	6023	421 W Ontario St	19th wd.	Front: 12'x60'	1907	6054	2816 Agate St	25th wd.	IRREGULAR SIZE PROPERTY
1907	6024	270 Montana St	22nd wd.	IRREGULAR SIZE PROPERTY	1907	6055	7024 Woodland Ave	40th wd.	Front: 16'9"x100'
1907	6025	4623 Hawthorne St	23rd wd.	Front: 14'x85'	1907	6056	449 N Farson St a/k/a 449 Farson St	44th wd.	Front: 14'5"x60'
1907	6026	3854 Folsom St	24th wd.	Front: 14'x80'	1907	6057	952 N Farson St a/k/a 952 Farson St	44th wd.	Front: 14'x70'
1907	6027	3912 Folsom St	24th wd.	Front: 14'x70'	1907	6058	4801 N 7th St	49th wd.	Front: 16'7/8"x75'
1907	6028	3919 Folsom St	24th wd.	Front: 14'x73'	1907	6059	1719 S 55th St	51st wd.	Front: 15'x65'
1907	6029	3933 W Brown St a/k/a 3933 Brown St	24th wd.	Front: 16'4"x100'	1907	6060	5552 Linmore Ave	51st wd.	Front: 15'x55'
1907	6030	2756 Emerald St	25th wd.	Front: 14'x86'	1907	6061	153 E Lippincott St	7th wd.	Front: 14'1"x49'
1907	6031	3052 Ruth St	25th wd.	Front: 14'x50'	1907	6062	527 E Allegheny Ave	7th wd.	Front: 16'x80'
					1907	6063	2012 W 65th Ave a/k/a 2012 65th Ave	10th wd.	IRREGULAR SIZE PROPERTY
					1907	6064	3347 N 19th St	11th wd.	Front: 16'8"x94'
					1907	6065	3626 N Bouvier St	13th wd.	Front: 14'x59'10"
					1907	6066	3635 N 19th St	13th wd.	Front: 15'x96'
					1907	6067	4462 N Cleveland St	13th wd.	Front: 14'x40'4"

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:

Properties to be sold by Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Thursday, July 11, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1907	6068	1919 Berkshire St	23rd wd.	IRREGULAR SIZE PROPERTY	1907	6085	3706 Aspen St	24th wd.	Front: 13'10"x58'9"
1907	6069	2005 E Hazzard St	31st wd.	Front: 12'x66'	1907	6086	6001 Reinhard St	40th wd.	Front: 16'x60'
1907	6070	2101 S 71st St	40th wd.	Front: 16'x80'	1907	6087	7012 Saybrook Ave	40th wd.	Front: 14'9"x85'
1907	6071	1450 N Frazier St	4th wd.	Front: 14'x50'	1907	6088	4828 Westminster Ave	44th wd.	IRREGULAR SIZE PROPERTY
1907	6072	3241 N 20th St	11th wd.	Front: 15'x58'	1907	6089	950 N 50th St	44th wd.	IRREGULAR SIZE PROPERTY
1907	6073	2024 Rowan St	13th wd.	IRREGULAR SIZE PROPERTY	1907	6090	5629 Warrington Ave	51st wd.	Front: 16'x71'6"
1907	6074	4334 Wayne Ave	13th wd.	Front: 15'x67'	1907	6091	4309-17 Rear Fairmount Ave a/k/a 4309-17 Fairmount Ave	6th wd.	Front: 91'x80'
1907	6075	2200 Ruffner St	13th wd.	Front: 15'x39'3"	1907	6092	702 N Holly St	6th wd.	Front: 13'x52'
1907	6076	4525 N 17th St	13th wd.	Front: 15'7"x84'5"	1907	6093	704 N Holly St	6th wd.	Front: 13'x52'
1907	6077	3033 N Orianna St	19th wd.	Front: 13'x44'6"	1907	6094	2952 Mascher St a/k/a 2952 N. Mascher St	7th wd.	Front: 14'3-1/2"x46'6"
1907	6078	6037 Reinhard St	40th wd.	Front: 15'6"x60'	1907	6095	3317 N Orkney St	19th wd.	Front: 13'x36'3"
1907	6079	4804 N 7th St	49th wd.	Front: 15'6-1/2"x70'4-1/2"	1907	6096	3326 N Orkney St	19th wd.	Front: 14'x38'6"
1907	6080	1809 S Allison St	51st wd.	IRREGULAR SIZE PROPERTY	1907	6097	251 W Thayer St	19th wd.	Front: 14'x48'
1907	6081	3313 N 21st St	11th wd.	Front: 15'x77'	1907	6098	259 W Thayer St	19th wd.	Front: 14'x48'
1907	6082	3319 N 21st St	11th wd.	Front: 16'x77'	1907	6099	4179 Salem St	23rd wd.	Front: 20'15/100 of a foot x 50'
1907	6083	1941 Rowan St	13th wd.	Front: 15'6"x90'	1907	6100	2127 E William St	25th wd.	Front: 12'x70'9"
1907	6084	4032 Nice St	13th wd.	Front: 14'x63'5-1/2"					

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

Renew
Your Subscription to
The Legal Intelligencer
Today!
877-256-2472