

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 12, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1807	6001	5542 Jefferson St	4th wd.	Front: 14'6"x106'	1807	6039	4535 N Howard St	42nd wd.	Front: 14'7-1/2"x97'
1807	6002	325 E Tusculum St	7th wd.	IRREGULAR SIZE PROPERTY	1807	6040	5346 Yocum St	51st wd.	Front: 15'4"x50'
1807	6003	2805 C St	7th wd.	Front: 18'x100'	1807	6041	3432 Dillman St	19th wd.	Front: 14'x50'
1807	6004	3431 N. Palethorp St a/k/a 3431 Palethorp St	7th wd.	Front: 14'6"x64'	1807	6042	4648 Hedge St	23rd wd.	IRREGULAR SIZE PROPERTY
1807	6005	2127-29 W Toronto St	11th wd.	Front: 40'x112'6"	1807	6043	2736 Emerald St	25th wd.	Front: 14'x86'
1807	6006	60 E Ashmead St	12th wd.	IRREGULAR SIZE PROPERTY	1807	6044	1505 S 49th St	27th wd.	Front: 14'x76'6"
1807	6007	5609 Nelson St	12th wd.	IRREGULAR SIZE PROPERTY	1807	6045	2431 N Front St	31st wd.	Front: 16'x59'6"
1807	6008	3841 Archer St	13th wd.	Front: 14'1"x42'	1807	6046	2666 Deacon St	38th wd.	Front: 14'x50'
1807	6009	01947 Rowan St	13th wd.	Front: 15'6"x90'	1807	6047	1811 S Cecil St	40th wd.	Front: 15'x53'
1807	6010	4517 N Colorado St a/k/a 4517 Colorado St	13th wd.	Front: 15'x54'	1807	6048	23 N. Farson St a/k/a 23 Farson St	44th wd.	Front: 16'x96'
1807	6011	4408 N Cleveland St	13th wd.	Front: 14'x50' 4 in	1807	6049	624 W Luray St	49th wd.	IRREGULAR SIZE PROPERTY
1807	6012	2843 N Fairhill St	19th wd.	Front: 11'4"x70'	1807	6050	5305 Chester Ave	51st wd.	Front: 16'x101'
1807	6013	275 W Westmoreland St	19th wd.	Front: 15'x56'6"	1807	6051	5548 Bloyd St	12th wd.	Front: 14'x100'
1807	6014	4917 Charles St	23rd wd.	Front: 38'6"x51'	1807	6052	3815 Archer St	13th wd.	Front: 13'6"x42'
1807	6015	1817 E Hart Ln a/k/a 1817 Hart Ln	25th wd.	Front: 14'x64'6"	1807	6053	1727 Wagner Ave	17th wd.	IRREGULAR SIZE PROPERTY
1807	6016	2122 Bellmore St	25th wd.	Front: 14'x46'5-3/8"	1807	6054	6029 N Beechwood	17th wd.	Front: 18'4-3/4"x90'
1807	6017	2758 Emerald St	25th wd.	Front: 14'x86'	1807	6055	128 E Sharpnack St	22nd wd.	IRREGULAR SIZE PROPERTY
1807	6018	120 N Millick St	34th wd.	Front: 15'2"x67'	1807	6056	4319 Tackawanna St	23rd wd.	Front: 17'x92'1-1/2"
1807	6019	01911 S Redfield St	40th wd.	Front: 14'6"x62'	1807	6057	2102 E Birch St	25th wd.	Front: 14'x52'
1807	6020	1915 S. Redfield St	40th wd.	Front: 14'x62'	1807	6058	1910 S Salford St	40th wd.	Front: 14'x64'1"
1807	6021	6011 Allman St	40th wd.	Front: 15'x58'	1807	6059	1244 S Peach St	51st wd.	Front: 15'x50'
1807	6022	6042 Upland St	40th wd.	Front: 14'6"x58'	1807	6060	06108 Belfield Ave	59th wd.	IRREGULAR SIZE PROPERTY
1807	6023	3535 N 7th St	43rd wd.	Front: 14'x58'	1807	6061	837 Brooklyn St	6th wd.	Front: 14'x43'
1807	6024	50 N. St. Bernard St	44th wd.	Front: 16'x93'6"	1807	6062	903 N 47th St	6th wd.	Front: 14'3/8"x46'
1807	6025	516 N 53rd St	44th wd.	IRREGULAR SIZE PROPERTY	1807	6063	3018 N 15th St	11th wd.	Front: 16'x100'
1807	6026	518 N 53rd St	44th wd.	IRREGULAR SIZE PROPERTY	1807	6064	3344 N Uber St	11th wd.	Front: 16'x95'
1807	6027	01852 E Madison St	45th wd.	Front: 13'4"x78'6"	1807	6065	311 E Ashmead St	12th wd.	IRREGULAR SIZE PROPERTY
1807	6028	923 S Paxon St	51st wd.	IRREGULAR SIZE PROPERTY	1807	6066	2113 E Stella St	25th wd.	IRREGULAR SIZE PROPERTY
1807	6029	5135 Hadfield St	51st wd.	Front: 14'x49'	1807	6067	2822 Helen St	25th wd.	Front: 12'6"x54'6"
1807	6030	1262 S Peach St	51st wd.	Front: 15'x50'	1807	6068	730 W Butler St	43rd wd.	Front: 15'x72'
1807	6031	504 N Vodges St a/k/a 504 Vodges St a/k/a 504 N. Vogdes St	4th wd.	Front: 15'x63'	1807	6069	439 N 52nd St	44th wd.	Front: 20'8"x84'
1807	6032	3011 B St	7th wd.	Front: 13'6"x76'6"	1807	6070	5307 Chester Ave	51st wd.	Front: 16'x101'
1807	6033	3202 Hartville St	7th wd.	Front: 14'x41'6"	1807	6071	1446 N Wanamaker St	4th wd.	Front: 15'x53'6"
1807	6034	3063 N Reese St	19th wd.	Front: 13'x64'	1807	6072	3120 N Bancroft St a/k/a 3120 N Smedley St	11th wd.	IRREGULAR SIZE PROPERTY
1807	6035	826 Sloan St a/k/a 826 N Sloan St	24th wd.	Front: 14'3"x37'	1807	6073	1928 W Willard St a/k/a 1928 Willard St	11th wd.	Front: 14'10"x71'
1807	6036	939 N 40th St	24th wd.	Front: 15'x95'					
1807	6037	12 N Hirst St	34th wd.	Front: 16'x64'					
1807	6038	2716 Earp St	36th wd.	Front: 14'x50'					

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

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Properties to be sold by Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Thursday, July 12, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1807	6074	83 E Ashmead St	12th wd.	IRREGULAR SIZE PROPERTY	1807	6088	350 N Robinson St	34th wd.	Front: 15'x68'6"
1807	6075	5052 Wade St	12th wd.	Front: 15'x67'	1807	6089	6056 Chester Ave	40th wd.	Front: 15'3"x67"
1807	6076	251 N 62nd St	34th wd.	Front: 16'x50'	1807	6090	1732 S Yewdall St	51st wd.	Front: 15'x59'
1807	6077	5921 Chester Ave	40th wd.	Front: 15'3"x95'	1807	6091	1613 N Conestoga St	4th wd.	Front: 13'8"x109'
1807	6078	6115 Reinhard St	40th wd.	Front: 14'x65'	1807	6092	240 E Tioga St	7th wd.	Front: 16'x60'
1807	6079	1328 W Pike St	43rd wd.	Front: 16'x88'	1807	6093	3413 N Bouvier St	11th wd.	Front: 14'x60'
1807	6080	5152 W Girard Ave a/k/a 5152 Girard Ave	44th wd.	IRREGULAR SIZE PROPERTY	1807	6094	1216-18R E Susquehanna Ave a/k/a 1216R E Susquehanna Ave	18th wd.	IRREGULAR SIZE PROPERTY
1807	6081	5846 Arch St	4th wd.	Front: 16'x72'	1807	6095	2527 N. Mascher St a/k/a 2527 Mascher St	19th wd.	Front: 14'x51'6"
1807	6082	3801 Archer St	13th wd.	IRREGULAR SIZE PROPERTY	1807	6096	35 E Pleasant St a/k/a 35 Pleasant St	22nd wd.	Front: 15'x76'6"
1807	6083	1948 W Bristol St	13th wd.	Front: 14'5"x41'6"	1807	6097	2107 S Daggett St	40th wd.	Front: 14'x50'
1807	6084	4310 Wayne Ave	13th wd.	Front: 15'2"x43'	1807	6098	4051 Old York Rd	43rd wd.	IRREGULAR SIZE PROPERTY
1807	6085	1525 W Bristol St	13th wd.	IRREGULAR SIZE PROPERTY	1807	6099	5141 Harlan St	44th wd.	Front: 25'7"x115'1-7/8"
1807	6086	2133 E Birch St	25th wd.	Front: 14'x48'	1807	6100	3929 Priscilla St	13th wd.	Front: 14'x52'
1807	6087	351 N Robinson St	34th wd.	Front: 15'x96'6"	1807	6101	2238 Hope St	19th wd.	IRREGULAR SIZE PROPERTY

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JEWELL WILLIAMS
Sheriff
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