

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, August 8, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1908	6001	4028 Poplar St	6th wd.	IRREGULAR SIZE	1908	6040	1148 S 53rd St	51st wd.	Front: 15'x70'6"
				PROPERTY	1908	6041	716 Wiota St	6th wd.	Front: 12'10"x51'6"
1908	6002	2900 Mascher St a/k/a 2900 N Mascher St	7th wd.	Front: 16'x46'6"	1908	6042	3230 Hurley St	7th wd.	Front: 15'x47'6"
1908	6003	167 E Wishart St	7th wd.	Front: 16'x46'	1908	6043	3440 N Sydenham St	11th wd.	Front: 12'6"x72'10"
1908	6004	2957 Rosehill St a/k/a 2957 N. Rosehill St	7th wd.	Front: 14'x42'8"	1908	6044	3545 N Smedley St	11th wd.	Front: 15'4"x69'11"
1908	6005	3016 N 15th St	11th wd.	Front: 16'x100'	1908	6045	3317 N 20th St	11th wd.	Front: 16'x97'10"
1908	6006	3321 N 21st St	11th wd.	Front: 16'x77'	1908	6046	3869 Aspen St	24th wd.	Front: 15'x80'
1908	6007	3625 N 15th St	13th wd.	Front: 14'x76'	1908	6047	6086 Reinhard St	40th wd.	IRREGULAR SIZE
1908	6008	6152 N Lambert St	17th wd.	Front: 14'3"x80'					PROPERTY
1908	6009	3470 N Philip St	19th wd.	Front: 13'x40'	1908	6048	6025 Upland St	40th wd.	Front: 15'6"x60'
1908	6010	3341 N Orkney St	19th wd.	Front: 13'x36'6"	1908	6049	6075 Upland St	40th wd.	Front: 16'x60'
1908	6011	329 W Indiana Ave	19th wd.	Front: 14'1/4"x63'	1908	6050	6031 Lindbergh Blvd	40th wd.	IRREGULAR SIZE
1908	6012	2120 E Stella St	25th wd.	Front: 14'x49'2-5/8"					PROPERTY
1908	6013	2084 E Elkhart St	25th wd.	Front: 14'x62'	1908	6051	5945 Race St	4th wd.	IRREGULAR SIZE
1908	6014	2645 N Darien St	37th wd.	Front: 12'5"x40'1-1/8"					PROPERTY
1908	6015	3241 N Marshall St	37th wd.	Front: 14'x53'	1908	6052	2838 Kip St a/k/a 2838 N Kip St	7th wd.	IRREGULAR SIZE
1908	6016	2814 N Darien St	37th wd.	Front: 13'6"x40'					PROPERTY
1908	6017	4972 Kershaw St a/k/a 4972 Kershaw Ave	44th wd.	Front: 20'x70'	1908	6053	753 N 38th St	24th wd.	Front: 15'x90'6"
1908	6018	5009 Master St	44th wd.	IRREGULAR SIZE	1908	6054	2020 E Silver St	25th wd.	Front: 12'11"x49'-3/4"
				PROPERTY	1908	6055	3300 Germantown Ave	43rd wd.	IRREGULAR SIZE
1908	6019	5112 Harlan St	44th wd.	Front: 13'11"x88'3"					PROPERTY
1908	6020	1039 S Frazier St	51st wd.	Front: 16'x56'	1908	6056	3546 Old York Rd	43rd wd.	Front: 16'7-1/2"x63'9"
1908	6021	1645 N 56th St	4th wd.	Front: 15'x76'2-3/4"	1908	6057	1207 S Peach St	51st wd.	Front: 15'x50'
1908	6022	1449 N Frazier St	4th wd.	Front: 14'x50'	1908	6058	5315 Upland St	51st wd.	Front: 15'2"x62'10"
1908	6023	1467 N Frazier St	4th wd.	Front: 14'x50'	1908	6059	1248 E Price St	59th wd.	IRREGULAR SIZE
1908	6024	826 Holly St a/k/a 826 N. Holly St	6th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1908	6060	1700 Haworth St	62nd wd.	IRREGULAR SIZE
1908	6025	803 N 42nd St	6th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1908	6061	5423 W Thompson St	4th wd.	IRREGULAR SIZE
1908	6026	809 N 42nd St	6th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1908	6062	2800 Waterloo St	7th wd.	Front: 26'1-3/4"x21'8"
1908	6027	2911 N Mutter St a/k/a 2911 Mutter St	7th wd.	Front: 14'x43'6"	1908	6063	2529 N Mascher St a/k/a 2529 Mascher St	19th wd.	Front: 14'x51'6"
1908	6028	2115 W Westmoreland St	11th wd.	IRREGULAR SIZE	1908	6064	4720 Mansion St	21st wd.	IRREGULAR SIZE
				PROPERTY					PROPERTY
1908	6029	3329 N 17th St	11th wd.	Front: 22'8"x110'	1908	6065	3972 Wyalusing Ave	24th wd.	Front: 14'x49'6"
1908	6030	3340 N 17th St	11th wd.	Front: 25'-1/2"x90'4"	1908	6066	4822 Yocum St	27th wd.	IRREGULAR SIZE
1908	6031	3326 N Uber St	11th wd.	Front: 15'10"x91'6"					PROPERTY
1908	6032	3914 Reno St	24th wd.	Front: 14'2"x60'	1908	6067	2619 Potter St	31st wd.	Front: 13'7"x40'
1908	6033	2623 Potter St	31st wd.	Front: 13'5"x40'	1908	6068	2634 Manton St	36th wd.	Front: 13'4"x55'
1908	6034	6306 Kingessing Ave	40th wd.	Front: 15'x80'	1908	6069	1424 N 52nd St	44th wd.	Front: 16'x73'6"
1908	6035	6021 Reinhard St	40th wd.	Front: 15'6"x60'	1908	6070	2849 Jackson St	48th wd.	Front: 14'x50'
1908	6036	6160 Reinhard St	40th wd.	Front: 14'x62'	1908	6071	946 N 43rd St	6th wd.	Front: 15'x74'
1908	6037	6832 Kingessing Ave	40th wd.	Front: 22'6"x115'	1908	6072	1523 W Seltzer St	11th wd.	Front: 14'x48'
1908	6038	3527 N 7th St	43rd wd.	Front: 14'10-5/8"x92'2-1/4"					
1908	6039	3537 N 7th St	43rd wd.	Front: 14'x58'					

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, August 8, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1908	6073	3618 N 17th St	13th wd.	Front: 15'x70'	1908	6086	1511 W Cayuga St a/k/a 1511 Cayuga St	13th wd.	Front: 20'x125'
1908	6074	2515 Mascher St	19th wd.	Front: 14'x51'6"	1908	6087	610 N 53rd St	44th wd.	IRREGULAR SIZE
1908	6075	619 Cecil B Moore Ave a/k/a 619 W Columbia Ave	20th wd.	IRREGULAR SIZE					PROPERTY
1908	6076	2009 E Silver St	25th wd.	IRREGULAR SIZE	1908	6088	1818 S Allison St	51st wd.	Front: 14'x50'
				PROPERTY	1908	6089	1820 S Allison St	51st wd.	Front: 14'x50'
1908	6077	2835 Coral St	25th wd.	Front: 18'5"x33'6"	1908	6090	1842 S Allison St	51st wd.	Front: 14'x50'
1908	6078	5515 Paschall Ave	51st wd.	Front: 15'x60'	1908	6091	1521 W Seltzer St	11th wd.	Front: 14'x48'
1908	6079	5617 Sansom St	60th wd.	Front: 15'9"x72'2"	1908	6092	1555 W Seltzer St	11th wd.	Front: 14'x48'
1908	6080	824 N 40th St	24th wd.	Front: 19'5"x106'	1908	6093	3651 N 15th St	13th wd.	Front: 17'x94'
1908	6081	4212 Aspen St	6th wd.	Front: 14'x67'6-3/4"	1908	6094	4440 N Gratz St	13th wd.	Front: 14'x50'
1908	6082	933 N 45th St	6th wd.	IRREGULAR SIZE	1908	6095	2837 & 2839 N Orkney St	19th wd.	Front: 12'x39'6"
				PROPERTY	1908	6096	2829 N Ringgold St a/k/a 2829 Ringgold St	38th wd.	Front: 14'4"x46'6"
1908	6083	3610 N 17th St	13th wd.	Front: 15'x70'	1908	6097	2602 S 60th St	40th wd.	Front: 16'x72'1/2"
1908	6084	3803 Archer St	13th wd.	Front: 13'7"x42'	1908	6098	5434 Whitby Ave	51st wd.	Front: 15'x81'6"
1908	6085	4305 N 16th St	13th wd.	Front: 13'9"x120'	1908	6099	1831 S Allison St	51st wd.	Front: 14'x50'
					1908	6100	5517 Saybrook Ave	51st wd.	Front: 16'x67'

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JEWELL WILLIAMS

Sheriff

City and County of Philadelphia

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