

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 9, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1808	6001	901 N 47th St	6th wd.	Front: 14'3"x46'	1808	6039	2024 Wilder St	36th wd.	Front: 14'x50'
1808	6002	3110 N Bancroft St	11th wd.	Front: 13'11"x46'6"	1808	6040	1832 E Schiller St	45th wd.	Front: 14'8"x70'3"
1808	6003	2745 N Gratz St	11th wd.	Front: 15'x48'	1808	6041	5513 Lansdowne Ave	4th wd.	Front: 16'x98'
1808	6004	2130 Bellevue St a/k/a 2130 W Bellevue St	11th wd.	Front: 16'x112'6"	1808	6042	917 N 45th St	6th wd.	Front: 14'x50'
1808	6005	2862 N Orianna St	19th wd.	IRREGULAR SIZE PROPERTY	1808	6043	3237 N Woodstock St	11th wd.	Front: 14'x54'
1808	6006	2805 N Lawrence St	19th wd.	Front: 13'9"x53'6"	1808	6044	4308 Wayne Ave	13th wd.	Front: 15'2"x43'
1808	6007	535 W Willard St	19th wd.	Front: 15'x41'	1808	6045	1913 S 60th St	40th wd.	Front: 14'x64'1"
1808	6008	2719 Helen St	25th wd.	Front: 15'3"x86'3-1/8"	1808	6046	01821 Mc Clellan St	48th wd.	Front: 14'x47'
1808	6009	2835 Kensington Ave	25th wd.	Front: 17'x80'	1808	6047	8817-47 Rear Danbury St	57th wd.	IRREGULAR SIZE PROPERTY
1808	6010	1934 E Oakdale St	31st wd.	Front: 12'x50'	1808	6048	360 E Walnut La	59th wd.	IRREGULAR SIZE PROPERTY
1808	6011	2834 Wharton St	36th wd.	Front: 16'2-2/5"x60'	1808	6049	48 E Pastorius St	59th wd.	Front: 25'x73'5-3/4"
1808	6012	2629 N Darien St	37th wd.	Front: 14'2"x40'	1808	6050	6137 Baynton St	59th wd.	IRREGULAR SIZE PROPERTY
1808	6013	2675 Deacon St	38th wd.	Front: 14'x50'	1808	6051	102 N 55th St	4th wd.	IRREGULAR SIZE PROPERTY
1808	6014	732 W Schiller St	43rd wd.	Front: 14'x48'	1808	6052	139 N Hobart St	4th wd.	Front: 14'6"x71'6"
1808	6015	4841 Hoopes St	44th wd.	Front: 14'2"x66'	1808	6053	2823 N Water St	7th wd.	Front: 12'11-1/2"x49'6"
1808	6016	941 N 50th St	44th wd.	Front: 20'x73'11-1/2"	1808	6054	2954 Rutledge St	7th wd.	Front: 13'x42'
1808	6017	882 Farson St a/k/a 882 N Farson St	44th wd.	Front: 14'x70'11-3/8"	1808	6055	1323 S Stanley St	36th wd.	Front: 14'x51'
1808	6018	5616 Pentridge St	51st wd.	Front: 16'x65'	1808	6056	2246 Wilder St	36th wd.	Front: 14'3-1/2"x50'
1808	6019	2907 Frankford Ave	25th wd.	IRREGULAR SIZE PROPERTY	1808	6057	1918 S Alden St	40th wd.	IRREGULAR SIZE PROPERTY
1808	6020	4701 Mulberry St	23rd wd.	IRREGULAR SIZE PROPERTY	1808	6058	3759 N 7th St	43rd wd.	Front: 15'7-3/8"x100'
1808	6021	2733 Waterloo St	7th wd.	Front: 12'x39'3"	1808	6059	601-03 W Courtland St	49th wd.	IRREGULAR SIZE PROPERTY
1808	6022	537 W Willard St	19th wd.	Front: 15'x41'	1808	6060	1237 S Peach St	51st wd.	IRREGULAR SIZE PROPERTY
1808	6023	3908 Wallace St	24th wd.	Front: 18'x82'	1808	6061	741 N 44th St	6th wd.	Front: 16'x82'
1808	6024	3836 Brown St	24th wd.	Front: 22'10'-7/8"x80'	1808	6062	1016 Pallas St	6th wd.	Front: 14'x69'
1808	6025	801 N Union St a/k/a 801 Union St	24th wd.	Front: 23'8"x90'4"	1808	6063	1052 N 46th St	6th wd.	Front: 15'3"x78'
1808	6026	2044 E Auburn St	25th wd.	Front: 13'9-1/3"x76'6"	1808	6064	512 Hart Ln	7th wd.	IRREGULAR SIZE PROPERTY
1808	6027	2063 E William St	25th wd.	Front: 20'x71'	1808	6065	3019 N Lee St a/k/a 3019 Lee St	7th wd.	Front: 14'x45'6"
1808	6028	2449 Coral St	31st wd.	Front: 16'x75'	1808	6066	2930 Kip St	7th wd.	Front: 13'11-1/2"x68'
1808	6029	2423 E Firth St	31st wd.	Front: 14'x70'	1808	6067	3036 Hartville St	7th wd.	Front: 14'6"x45'6"
1808	6030	6901 Greenway Ave	40th wd.	IRREGULAR SIZE PROPERTY	1808	6068	3139 N Carlisle St	11th wd.	Front: 13'10-1/2"x51'
1808	6031	2801 N Water St	7th wd.	Front: 16'x49'6"	1808	6069	3140 N Carlisle St	11th wd.	Front: 14'1-1/2"x50'
1808	6032	2021 E Silver St	25th wd.	IRREGULAR SIZE PROPERTY	1808	6070	3331 N 21st St	11th wd.	Front: 15'6"x89'7"
1808	6033	2048 E Rush St	25th wd.	Front: 14'x64'	1808	6071	3419 Judson St	11th wd.	Front: 16'x80'3"
1808	6034	2041 E William St	25th wd.	IRREGULAR SIZE PROPERTY	1808	6072	4950 Wakefield St	12th wd.	IRREGULAR SIZE PROPERTY
1808	6035	2141 E Birch St	25th wd.	Front: 14'x47'					
1808	6036	2161 E Orleans St	25th wd.	IRREGULAR SIZE PROPERTY					
1808	6037	2025 E Stella St	25th wd.	Front: 16'x111'9"					
1808	6038	2532 Annin St	36th wd.	Front: 16'x38'					

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, August 9, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1808	6073	4970 Baynton St	12th wd.	IRREGULAR SIZE PROPERTY	1808	6096	6030 Yocum St	40th wd.	IRREGULAR SIZE PROPERTY
1808	6074	5625 Utah St	12th wd.	IRREGULAR SIZE PROPERTY	1808	6097	3858 N 6th St	43rd wd.	Front: 15'x90'8-1/4"
1808	6075	5217 Mc Kean Ave	12th wd.	IRREGULAR SIZE PROPERTY	1808	6098	211 N Ruby St	44th wd.	Front: 15'4"x51'
1808	6076	1715 W Pacific St	13th wd.	Front: 15'4"x92'	1808	6099	5154 W Girard Ave a/k/a 5154 Girard Ave	44th wd.	IRREGULAR SIZE PROPERTY
1808	6077	4542 N Gratz St	13th wd.	Front: 15'1"x84'5"	1808	6100	77 E Pastorius St	59th wd.	IRREGULAR SIZE PROPERTY
1808	6078	4454 N 20th St	13th wd.	IRREGULAR SIZE PROPERTY	1808	6101	208 N 58th St	4th wd.	Front: 15'11"x72'
1808	6079	4920 N 16th St	17th wd.	IRREGULAR SIZE PROPERTY	1808	6102	913 N 43rd St	6th wd.	IRREGULAR SIZE PROPERTY
1808	6080	4924 N 16th St	17th wd.	Front: 15'x87'4"	1808	6103	2933 Rutledge St	7th wd.	Front: 13'x42'
1808	6081	1807 N Waterloo St a/k/a 1807 Waterloo St	18th wd.	Front: 13'x40'	1808	6104	3150 N 17th St	11th wd.	Front: 15'8"x66'10"
1808	6082	3427 Dillman St	19th wd.	Front: 13'x40'	1808	6105	2079 E Cambria St	25th wd.	Front: 14'x65'
1808	6083	3430-32 N 5th St	19th wd.	Front: 34'10-1/2"x59'2-1/4"	1808	6106	2003 E Stella St	25th wd.	Front: 16'x111'2"
1808	6084	267 W Westmoreland St	19th wd.	Front: 15'x56'6"	1808	6107	2757 Martha St	25th wd.	IRREGULAR SIZE PROPERTY
1808	6085	3979 Wyalusing Ave	24th wd.	Front: 14'x43'	1808	6108	02827 Coral St	25th wd.	Front: 18'x33'6"
1808	6086	3091 Witte St	25th wd.	IRREGULAR SIZE PROPERTY	1808	6109	6039 Vine St	34th wd.	IRREGULAR SIZE PROPERTY
1808	6087	02628 Deacon St	38th wd.	IRREGULAR SIZE PROPERTY	1808	6110	337 N 62nd St	34th wd.	Front: 15'8"x70'
1808	6088	2118 S Alden St	40th wd.	Front: 16'x61'	1808	6111	1258 S 27th St	36th wd.	Front: 14'x57'
1808	6089	5021 Funston St	44th wd.	Front: 14'3"x51'6"	1808	6112	6025 Trinity St	40th wd.	Front: 16'x59'
1808	6090	5741 Belmar Terrace a/k/a 5741 Belmar St	51st wd.	Front: 14'4"x58'6"	1808	6113	6116 Yocum St	40th wd.	Front: 20'x42'
1808	6091	2135 S Frazier St	51st wd.	IRREGULAR SIZE PROPERTY	1808	6114	6115 Glenmore Ave	40th wd.	Front: 15'x50'
1808	6092	220 E Mayfield St	7th wd.	Front: 14'x43'6"	1808	6115	2006 S 65th St	40th wd.	Front: 14'x52'6"
1808	6093	4458 N 18th St	13th wd.	Front: 15'x63'	1808	6116	6925 Saybrook Ave	40th wd.	Front: 14'8"x81'
1808	6094	2158 E Monmouth St	25th wd.	IRREGULAR SIZE PROPERTY	1808	6117	3215 N 13th St	43rd wd.	Front: 16'x96'
1808	6095	2610 Deacon St	38th wd.	Front: 14'x50'	1808	6118	5320 W Girard Ave	44th wd.	Front: 16'-1/8"x93'
					1808	6119	5135 Harlan St	44th wd.	Front: 14'3"x95'
					1808	6120	627 N Creighton St	44th wd.	IRREGULAR SIZE PROPERTY

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- **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.
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JEWELL WILLIAMS

Sheriff

City and County of Philadelphia

www.phillysheriff.com