

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, September 5, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1909	6001	1815 Brunner St	13th wd.	IRREGULAR SIZE PROPERTY	1909	6036	476 Potterton Hts	12th wd.	IRREGULAR SIZE PROPERTY
1909	6002	6142 N Woodstock St	17th wd.	Front: 22'x80'	1909	6037	2931 N Orkney St	19th wd.	Front: 11'7-5/8"x40'9"
1909	6003	2040 N Philip St	18th wd.	Front: 12'x45'	1909	6038	3035 N Leithgow St	19th wd.	Front: 13'6"x40'
1909	6004	3063 N Orianna St	19th wd.	IRREGULAR SIZE PROPERTY	1909	6039	3218 N Randolph St	19th wd.	Front: 14'x50'
1909	6005	3425 N Reese St	19th wd.	Front: 12'11"x40'	1909	6040	1206 S Wilton St	51st wd.	Front: 20'x97'8"
1909	6006	621 Cecil B Moore Ave f/k/a 621 W. Columbia Ave	20th wd.	IRREGULAR SIZE PROPERTY	1909	6041	430 N 54th St	4th wd.	IRREGULAR SIZE PROPERTY
1909	6007	5216 Race St	44th wd.	Front: 19'x84'	1909	6042	650 N Yewdall St	4th wd.	Front: 14'x44'
1909	6008	1257 S Ruby St	51st wd.	Front: 15'x50'	1909	6043	5534 Oxford St a/k/a 5534 W. Oxford St	4th wd.	Front: 15'x96'
1909	6009	5439 Florence Ave	51st wd.	Front: 16'x64'	1909	6044	220 N Alden St	4th wd.	Front: 14'6"x62'6"
1909	6010	5610 Spruce St	60th wd.	Front: 20'10"x84'	1909	6045	972 N 45th St	6th wd.	Front: 14'x60'
1909	6011	781 N Preston St	6th wd.	Front: 16'3-1/8"x80'9-1/4"	1909	6046	2903 N. Mutter St a/k/a 2903 Mutter St	7th wd.	Front: 14'x43'6"
1909	6012	4158 Westminster Ave	6th wd.	Front: 13'6"x40'	1909	6047	3433 Kip St	7th wd.	Front: 13'10"x70'
1909	6013	3327 N Smedley St	11th wd.	Front: 14'11"x56'4"	1909	6048	1745 W Lippincott St	11th wd.	Front: 14'x50'
1909	6014	2432 Mutter St a/k/a 2432 N. Mutter St	19th wd.	Front: 12'x40'10"	1909	6049	3044 N Carlisle St	11th wd.	Front: 15'x57'8"
1909	6015	2648 Waterloo St a/k/a 2648 N. Waterloo St	19th wd.	Front: 11'x43'	1909	6050	5127 Harlan St	44th wd.	Front: 14'3"x95'
1909	6016	2954 N Philip St	19th wd.	Front: 13'x54'10-1/2"	1909	6051	5451 Lansdowne Ave	4th wd.	Front: 16'x103'
1909	6017	4315 Boone St	21st wd.	IRREGULAR SIZE PROPERTY	1909	6052	5615 Wyalusing Ave	4th wd.	IRREGULAR SIZE PROPERTY
1909	6018	3708 Aspen St	24th wd.	IRREGULAR SIZE PROPERTY	1909	6053	3103 N Bancroft St	11th wd.	Front: 15'x54'
1909	6019	704 W Russell St	43rd wd.	Front: 14'3"x50'	1909	6054	3129 N Bancroft St	11th wd.	Front: 13'10"x56'8"
1909	6020	272 S Frazier St	60th wd.	Front: 16'x65'	1909	6055	2550 Waterloo St	19th wd.	Front: 14'x40'
1909	6021	5503 W Oxford St	4th wd.	Front: 18'x78'1"	1909	6056	3358 N Orkney St	19th wd.	Front: 12'11"x42'8"
1909	6022	1678 N 54th St	4th wd.	Front: 16'1-1/2"x97'	1909	6057	247 W Thayer St	19th wd.	Front: 14'x48'
1909	6023	1620 N. Randolph St a/k/a 1620 Randolph St	18th wd.	Front: 14'x47'	1909	6058	27 N Farson St a/k/a 27 Farson St	44th wd.	Front: 16'x96'
1909	6024	2553 Waterloo St a/k/a 2553 N. Waterloo St	19th wd.	Front: 14'x40'	1909	6059	5107 Reno St	44th wd.	Front: 14'x45'
1909	6025	260 W Wensley St	19th wd.	Front: 14'x48'	1909	6060	4802 Merion Ave	52nd wd.	IRREGULAR SIZE PROPERTY
1909	6026	2157 E William St	25th wd.	Front: 12'x70'	1909	6061	6637 Gerry St	10th wd.	IRREGULAR SIZE PROPERTY
1909	6027	2143 Bellmore St	25th wd.	IRREGULAR SIZE PROPERTY	1909	6062	1944 W Hilton St	11th wd.	Front: 14'x37'6"
1909	6028	5039 Ogden St	44th wd.	Front: 14'x56'4-3/8"	1909	6063	3348 N 16th St	11th wd.	Front: 24'6"x110'
1909	6029	2103 S Frazier St	51st wd.	Front: 19'6"x95'	1909	6064	5337 Lena St	12th wd.	IRREGULAR SIZE PROPERTY
1909	6030	234 S Alden St	60th wd.	Front: 15'x62'6"	1909	6065	22 S Ashmead Pl	12th wd.	IRREGULAR SIZE PROPERTY
1909	6031	6146 Webster St	3rd wd.	Front: 15'6"x107'	1909	6066	1500 W Nedro Ave	17th wd.	Front: 18'x100'
1909	6032	5430 Harlan St	4th wd.	Front: 15'x63'	1909	6067	213 W Sergeant St	19th wd.	Front: 12'x39'
1909	6033	2935 Hartville St	7th wd.	IRREGULAR SIZE PROPERTY	1909	6068	1929 E Oakdale St	31st wd.	Front: 13'10"x51'
1909	6034	3233 Rorer St	7th wd.	Front: 14'x52'	1909	6069	2443 N Clarion St	37th wd.	Front: 14'x36'6"
1909	6035	344 Shedaker St	12th wd.	IRREGULAR SIZE PROPERTY					

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**

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9:00 a.m. Thursday, September 5, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1909	6070	6141 Glenmore Ave	40th wd.	Front: 15'x50'	1909	6087	1432 N 57th St	4th wd.	Front: 15'x83'3-7/8"
1909	6071	312 N Salford St	4th wd.	Front: 15'x60'	1909	6088	2013 W Westmoreland St	11th wd.	Front: 15'x105'
1909	6072	352 N Salford St	4th wd.	Front: 15'x60'	1909	6089	5303 Belfield Ave	12th wd.	Front: 20'7/8"x90'
1909	6073	1254 N Alden St	4th wd.	Front: 15'x61'	1909	6090	5640 N 11th St	49th wd.	Front: 16'4"x90'
1909	6074	2948 Mutter St a/k/a 2948 N. Mutter St	7th wd.	Front: 13'10"x43'6"	1909	6091	4020 Reno St	6th wd.	IRREGULAR SIZE PROPERTY
1909	6075	2831 N Water St	7th wd.	Front: 13'x49'6"	1909	6092	2923 Rosehill St	7th wd.	Front: 14'x42'8"
1909	6076	3237 N Woodstock St	11th wd.	Front: 14'x54'	1909	6093	3251 Hartville St	7th wd.	Front: 13'x42'
1909	6077	3436 N 23rd St	11th wd.	Front: 16'x96'	1909	6094	543-545 E Westmoreland St	7th wd.	Front: 32'9"x51'6"
1909	6078	5221 N 10th St	49th wd.	Front: 15'2"x87'2-1/2"	1909	6095	3431 N 21st St	11th wd.	Front: 16'4"x118'1-1/2"
1909	6079	1524 S Wilton St	51st wd.	Front: 15'x55'	1909	6096	5554 Morton St	12th wd.	IRREGULAR SIZE PROPERTY
1909	6080	1228 N Alden St	4th wd.	Front: 15'x61'	1909	6097	608 E Flora St	18th wd.	Front: 12'x39'5"
1909	6081	6030 Cedar Ave	3rd wd.	Front: 16'x103'6"	1909	6098	1420-22 N 61st St	34th wd.	Front: 29'6"x100'
1909	6082	1726 S 58th St	3rd wd.	Front: 16'x75'6"	1909	6099	5451 Malcolm St	51st wd.	Front: 15'x62'
1909	6083	5409 Spring St	4th wd.	Front: 15'x45'	1909	6100	1-5 W. Rittenhouse St a/k/a 1-5 W. Rittenhouse Ct	59th wd.	IRREGULAR SIZE PROPERTY
1909	6084	5518 Westminster Ave	4th wd.	IRREGULAR SIZE PROPERTY					
1909	6085	242 N 58th St a/k/a 242 58th St	4th wd.	Front: 15'11"x72'					
1909	6086	1459 N Frazier St	4th wd.	Front: 14'x50'					

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JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
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