

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 6, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1809	6001	2727 Mutter St a/k/a 2727 N. Mutter St	7th wd.	Front: 12'4"x39'6"	1809	6041	5521 Haverford Ave	4th wd.	IRREGULAR SIZE
1809	6002	2907 Mutter St a/k/a 2907 N. Mutter St	7th wd.	Front: 14'x43'6"					PROPERTY
1809	6003	2963 Mutter St a/k/a 2963 N. Mutter St	7th wd.	Front: 13'11-1/2"x43'6"	1809	6042	3044 B St a/k/a 3044 N B St	7th wd.	Front: 14'6"x54'
1809	6004	526 E Indiana Ave	7th wd.	Front: 16'x51'	1809	6043	2959 N. Rosehill St a/k/a 2959 Rosehill St	7th wd.	Front: 14'x42'8"
1809	6005	2862 N Water st a/k/a 2862 Water St	7th wd.	Front: 13'x49'6"	1809	6044	2911 Hartville St	7th wd.	Front: 12'x40'2"
1809	6006	2859 N Water St	7th wd.	IRREGULAR SIZE	1809	6045	2112 E William St	25th wd.	Front: 12'x73'3"
				PROPERTY	1809	6046	2120 E William St	25th wd.	Front: 15'x68'6"
				IRREGULAR SIZE	1809	6047	2743 Jasper St	25th wd.	Front: 11'11-1/2"x41'3-1/2"
1809	6007	2748 A St a/k/a 2748 N "A" St	7th wd.	IRREGULAR SIZE	1809	6048	2804 Jasper St	25th wd.	Front: 22'10"x45'
				PROPERTY	1809	6049	2960 Ruth St	25th wd.	Front: 15'x49'11-5/8"
1809	6008	2910 Rutledge St a/k/a 2910 N. Rutledge St	7th wd.	Front: 13'x42'	1809	6050	3344 Collins St	45th wd.	Front: 14'x70'
1809	6009	2943 Hartville St	7th wd.	Front: 12'x45'	1809	6051	5828 Willows Ave	3rd wd.	Front: 15'x112'6"
1809	6010	3555 A St	7th wd.	Front: 20'6-1/4"x70'	1809	6052	124 N Conestoga St	4th wd.	Front: 15'x56'6"
1809	6011	3458 Rosehill St	7th wd.	Front: 14'x41'	1809	6053	1714 N Allison St	4th wd.	Front: 16'x100'
1809	6012	527 E Allegheny Ave	7th wd.	Front: 16'x80'	1809	6054	2741 Waterloo St a/k/a 2741 N. Waterloo St	7th wd.	Front: 12'4-1/2"x40'9"
1809	6013	2955 Mutter St a/k/a 2955 N. Mutter St	7th wd.	Front: 14'x43'6"	1809	6055	324 E Cambria St	7th wd.	Front: 12'4"x51'6"
1809	6014	2344 Mutter St a/k/a 2344 N. Mutter St	19th wd.	Front: 12'6"x43'	1809	6056	1918 W Hilton St	11th wd.	Front: 14'x66'
1809	6015	245 W Stella St	19th wd.	Front: 13'x50'	1809	6057	4410 Waln St	23rd wd.	IRREGULAR SIZE
1809	6016	247 W Stella St	19th wd.	Front: 13'x55'					PROPERTY
1809	6017	3016 N Philip St	19th wd.	Front: 13'9"x51'	1809	6058	4412 Waln St	23rd wd.	Front: 12'x85'
1809	6018	3015 N Orkney St	19th wd.	Front: 12'10"x40'	1809	6059	3912 Wallace St	24th wd.	Front: 14'8-1/2"x80'
1809	6019	3335 N Orkney St	19th wd.	Front: 13'x36'6"	1809	6060	6136 Reinhard St	40th wd.	Front: 14'x62'
1809	6020	3941 Fairmount Ave	24th wd.	Front: 16'x93'6"	1809	6061	1901 E Cumberland St	31st wd.	Front: 17'x63'
1809	6021	862 Union St a/k/a 862 N. Union St	24th wd.	Front: 16'x72'	1809	6062	608 Hoffman St	39th wd.	Front: 14'x46'
1809	6022	2007 E Sterner St	25th wd.	Front: 11'2"x49'3/4"	1809	6063	2834 Castor Ave	45th wd.	IRREGULAR SIZE
1809	6023	2751 Amber St	25th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1809	6064	6132 Larchwood Ave	3rd wd.	IRREGULAR SIZE
1809	6024	2841 Amber St	25th wd.	Front: 12'x49'					PROPERTY
1809	6025	1349 S Melville St	27th wd.	Front: 14'4"x70'	1809	6065	1420 S 58th St	3rd wd.	Front: 23'x95'
1809	6026	2559 N Lee St	31st wd.	Front: 12'x67'6"	1809	6066	1450 N 54th St	4th wd.	IRREGULAR SIZE
1809	6027	2652 Wilder St	36th wd.	Front: 14'x48'					PROPERTY
1809	6028	6137 Reinhard St	40th wd.	Front: 14'x65'	1809	6067	4053 Cambridge St	6th wd.	IRREGULAR SIZE
1809	6029	2032 E Tioga St	45th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1809	6068	257 E Stella St	7th wd.	Front: 14'x43'6"
				IRREGULAR SIZE	1809	6069	2012 W 65th Ave	10th wd.	IRREGULAR SIZE
				PROPERTY					PROPERTY
1809	6030	1317 N 49th St	52nd wd.	IRREGULAR SIZE	1809	6070	2748 N 15th St	11th wd.	Front: 14'4"x66'
				PROPERTY	1809	6071	3341 N 20th St	11th wd.	Front: 20'6"x97'10"
1809	6031	617 Hutton St	6th wd.	Front: 14'x58'6"	1809	6072	75 E Clapier St	12th wd.	Front: 20'x79'
1809	6032	520 Hart Ln	7th wd.	Front: 14'x65'3"	1809	6073	3633 N 17th St	13th wd.	Front: 15'6"x91'4"
1809	6033	2921 N. Rutledge St a/k/a 2921 Rutledge St	7th wd.	Front: 13'x42'	1809	6074	3241 N Fairhill St	19th wd.	Front: 14'x50'
1809	6034	2902 Gransback St	7th wd.	Front: 18'x32'6"	1809	6075	45 N Millick St	34th wd.	Front: 15'x62'6"
1809	6035	1544 N Darien St	20th wd.	Front: 12'x40'2-1/4"	1809	6076	230 N 62nd St	34th wd.	Front: 15'x67'6"
1809	6036	2141 E William St	25th wd.	Front: 14'x68'6"					
1809	6037	228 N 58th St	4th wd.	Front: 15'11"x72'					
1809	6038	2117 Bellmore St	25th wd.	Front: 15'x48'9-3/8"					
1809	6039	6156 Reinhard St	40th wd.	Front: 14'x62'					
1809	6040	1315 N 49th St	52nd wd.	Front: 15'x78'6"					

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, September 6, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1809	6077	3109 N 7th St	37th wd.	Front: 15'x70'	1809	6116	5532 Paschall Ave	51st wd.	Front: 15'x58'6"
1809	6078	4936 W Thompson St	44th wd.	Front: 15'x75'	1809	6117	616 E Stafford St	59th wd.	IRREGULAR SIZE PROPERTY
1809	6079	6031 Baltimore Ave	3rd wd.	IRREGULAR SIZE PROPERTY	1809	6118	2820 Kensington Ave	7th wd.	IRREGULAR SIZE PROPERTY
1809	6080	2854 and 2856 D St	7th wd.	IRREGULAR SIZE PROPERTY	1809	6119	1932 S 7th St	39th wd.	Front: 16'x70'
1809	6081	666 N Conestoga St	4th wd.	Front: 14'x44'	1809	6120	638 S 56th St	46th wd.	Front: 16'x74'
1809	6082	4159 Westminister Ave	6th wd.	Front: 15'1-1/4"x80'	1809	6121	2903 Mascher St	7th wd.	Front: 14'x48'6"
1809	6083	917 N 43rd St	6th wd.	Front: 15'4"x77'	1809	6122	2906 N Hancock St	7th wd.	Front: 14'x46'
1809	6084	2811 N Lee St	7th wd.	Front: 13'x48'6"	1809	6123	2716 N Lawrence St	19th wd.	Front: 15'x45'
1809	6085	1510 W Hilton St	11th wd.	Front: 32'x97'9"	1809	6124	2919 N Orkney St	19th wd.	Front: 11'7-5/8"x40'9"
1809	6086	2000 W Ontario St	11th wd.	IRREGULAR SIZE PROPERTY	1809	6125	2916 N Orkney St	19th wd.	IRREGULAR SIZE PROPERTY
1809	6087	829 Church Ln a/k/a 829 E Church Ln	12th wd.	Front: 14'x79'	1809	6126	138 W Huntingdon St	19th wd.	Front: 15'x57'
1809	6088	5219 Mc Kean Ave	12th wd.	IRREGULAR SIZE PROPERTY	1809	6127	400 W Cambria St	19th wd.	Front: 16'6"x66'
1809	6089	1928 W Bulter St	13th wd.	IRREGULAR SIZE PROPERTY	1809	6128	3025 N Leithgow St	19th wd.	Front: 13'5"x40'
1809	6090	3635 N 19th St	13th wd.	Front: 15'x96'	1809	6129	2167 E William St	25th wd.	Front: 12'x72'
1809	6091	3835 Archer St	13th wd.	Front: 13'6"x42'	1809	6130	4913 Saybrook Ave	27th wd.	Front: 16'x85'
1809	6092	1513 W Wingohocking St	13th wd.	Front: 15'2"x57'2"	1809	6131	2806 N Water St	7th wd.	Front: 13'5/8"x49'6"
1809	6093	5027 Tacoma St	13th wd.	Front: 14'1-3/8"x50'	1809	6132	3063 Rorer St	7th wd.	IRREGULAR SIZE PROPERTY
1809	6094	2079 E. Chelton Ave a/k/a 2079 Chelton Ave	17th wd.	Front: 22'6"x95'	1809	6133	26 W Wister St	12th wd.	IRREGULAR SIZE PROPERTY
1809	6095	525 W Montgomery Ave	18th wd.	Front: 16'x62'	1809	6134	6073 N Norwood St	17th wd.	Front: 21'x90'
1809	6096	439 Arlington St	18th wd.	Front: 12'x45'	1809	6135	3013 N American St	19th wd.	Front: 13'x51'
1809	6097	2315 N Palethorp St a/k/a 2315 Palethorp St	19th wd.	Front: 15'8"x50'1"	1809	6136	2017 E Silver St	25th wd.	IRREGULAR SIZE PROPERTY
1809	6098	130 E Sharpnack St	22nd wd.	Front: 22'5-1/4"x118'9-3/4"	1809	6137	2117 E William St	25th wd.	Front: 14'x73'9"
1809	6099	3867 Reno St	24th wd.	Front: 14'4"x75'4"	1809	6138	7038 Greenway Ave	40th wd.	Front: 18'5"x109'
1809	6100	2126 E Cambria St	25th wd.	Front: 12'x70'9"	1809	6139	2820 D St	7th wd.	Front: 14'6"x55'
1809	6101	2670 N Braddock St a/k/a 2670 Braddock St	31st wd.	Front: 16'x79'6"	1809	6140	251 W Stella St	19th wd.	Front: 13'x50'
1809	6102	6045 Vine St	34th wd.	IRREGULAR SIZE PROPERTY	1809	6141	3440 N 18th St	11th wd.	Front: 15'8"x147'10"
1809	6103	2417 N Clarion St	37th wd.	Front: 14'x36'6"	1809	6142	84 E. Wister St	12th wd.	IRREGULAR SIZE PROPERTY
1809	6104	1927 S Redfield St	40th wd.	Front: 14'x62'	1809	6143	4666 Stenton Ave	12th wd.	Front: 14'x80'
1809	6105	3804 N 6th St	43rd wd.	Front: 15'x90'8-1/4"	1809	6144	46 Good St a/k/a 46 West Good St	22nd wd.	Front: 23'x74'4"
1809	6106	5024 Race St	44th wd.	Front: 16'x78'	1809	6145	196 W Roosevelt Blvd	42nd wd.	IRREGULAR SIZE PROPERTY
1809	6107	37 N. Farson St a/k/a 37 Farson St	44th wd.	Front: 16'x96'	1809	6146	4631 N Marvine St	49th wd.	Front: 15'x80'
1809	6108	52 Dearborn St	44th wd.	Front: 15'x44'6"	1809	6147	1129 S 54th St	51st wd.	Front: 16'x80'
1809	6109	4904 Fairmount Ave	44th wd.	Front: 16'x64'	1809	6148	348 Mechanic St	59th wd.	IRREGULAR SIZE PROPERTY
1809	6110	4925 Olive St	44th wd.	Front: 14'5"x66'	1809	6149	122 E Herman St a/k/a 122 Herman St	59th wd.	Front: 37'x100'
1809	6111	5121 Parrish St	44th wd.	Front: 15'x70'	1809	6150	239 E Cambria St	7th wd.	Front: 14'x64'
1809	6112	5132 Warren St	44th wd.	IRREGULAR SIZE PROPERTY	1809	6151	1701 W Indiana Ave	11th wd.	IRREGULAR SIZE PROPERTY
1809	6113	651 N 52nd St	44th wd.	Front: 15'3"x80'					
1809	6114	05537 Broomall St	51st wd.	Front: 15'x63'6"					
1809	6115	5510 Beaumont St	51st wd.	Front: 15'11"x56'6"					

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- 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
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