

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, October 3, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1910	6001	5550 Harmer St	4th wd.	Front: 15'x53'6"	1910	6037	3120 N Bancroft St a/k/a 3120 N Smedley St	11th wd.	IRREGULAR SIZE
1910	6002	139 N Yewdall St	4th wd.	Front: 15'1"x55'					PROPERTY
1910	6003	1676 N 54th St	4th wd.	Front: 16'1-1/2"x97'	1910	6038	3546 N 23rd St	11th wd.	Front: 15'8"x100'
1910	6004	1680 N 54th St	4th wd.	Front: 16'1-1/2"x97'	1910	6039	3944 Priscilla St	13th wd.	Front: 14'x54'
1910	6005	1420 N Vogdes St a/k/a 1420 N. Vogdes St	4th wd.	Front: 16'x46'1"	1910	6040	1908 Bonitz St	13th wd.	Front: 12'x55'
1910	6006	2211 Mutter St a/k/a 2211 N. Mutter St	19th wd.	Front: 12'x46'3"	1910	6041	4507 N Colorado St	13th wd.	Front: 15'x54'
1910	6007	3410 N Fairhill St	19th wd.	Front: 13'x45'	1910	6042	1513 W Cayuga St	13th wd.	Front: 14'5"x125'
1910	6008	6176 Reinhard St	40th wd.	IRREGULAR SIZE	1910	6043	1823 Sulis St a/k/a 1823 W Sulis St	17th wd.	Front: 15'3"x70'
				PROPERTY	1910	6044	3861 N Franklin St	43rd wd.	Front: 15'x63'
1910	6009	1417 S 56th St	51st wd.	Front: 16'6"x82'6"	1910	6045	5015 Reno St	44th wd.	Front: 14'1"x51'6"
1910	6010	1612 S 57th St	51st wd.	Front: 15'5"x95'	1910	6046	1679 N 56th St	4th wd.	Front: 15'x109'2-3/4"
1910	6011	6134 Chancellor St	3rd wd.	Front: 14'10"x64'6"	1910	6047	192 W Ontario St	7th wd.	Front: 13'x53'
1910	6012	5505 W Oxford St	4th wd.	IRREGULAR SIZE	1910	6048	305 E Westmoreland St	7th wd.	Front: 15'x70'
				PROPERTY	1910	6049	2130 Bellevue St a/k/a 2130 W Bellevue St	11th wd.	Front: 16'x112'6"
1910	6013	64 E Ashmead St	12th wd.	Front: 14'x4"x74'6-1/2"	1910	6050	2053 W Ontario St	11th wd.	IRREGULAR SIZE
1910	6014	39 E Bringham St	12th wd.	Front: 14'x47'5"					PROPERTY
1910	6015	440 W Bringham St	12th wd.	Front: 23'x100'	1910	6051	748 E. Woodlawn Ave a/k/a 748 E Woodlawn St	12th wd.	IRREGULAR SIZE
1910	6016	6012 Reinhard St	40th wd.	Front: 15'6"x60'					PROPERTY
1910	6017	6012 Yocum St	40th wd.	Front: 15'x76'	1910	6052	5342 Wingohocking Ter	12th wd.	IRREGULAR SIZE
1910	6018	5120 Haverford Ave	44th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1910	6053	1912 Bonitz St	13th wd.	Front: 12'6"x55'
1910	6019	5112 Reno St	44th wd.	IRREGULAR SIZE	1910	6054	1606 W Loudon St a/k/a 1606 W Loudon St	13th wd.	Front: 16'x70'
				PROPERTY	1910	6055	330 W Berkley St a/k/a 330 Berkley St	13th wd.	IRREGULAR SIZE
1910	6020	5665 Lebanon Ave	52nd wd.	Front: 16'x100'					PROPERTY
1910	6021	327 N. Salford St a/k/a 327 Salford St	4th wd.	Front: 15'x57'	1910	6056	5979 N 21st St	17th wd.	Front: 15'x87'
1910	6022	1448 N Frazier St	4th wd.	Front: 14'x50'	1910	6057	251 N 62nd St	34th wd.	Front: 16'x50'
1910	6023	905 N May St	6th wd.	Front: 11'10"x42'	1910	6058	2627 N Darien St	37th wd.	Front: 13'11"x40'
1910	6024	3360 E St	7th wd.	Front: 16'x53'6"	1910	6059	3529 N 7th St	43rd wd.	Front: 14'9-3/8"x92'2-1/4"
1910	6025	2739 Jasper St	25th wd.	Front: 12'x41'3"	1910	6060	5144 Ogden St	44th wd.	Front: 15'x55'
1910	6026	3012 Ruth St	25th wd.	Front: 14'x50'	1910	6061	4911 Hoopes St	44th wd.	Front: 14'2"x66'
1910	6027	1329 Grove St a/k/a 1329 S. Grove St	36th wd.	Front: 14'x50'	1910	6062	1241 N 53rd St	44th wd.	IRREGULAR SIZE
1910	6028	6059 Upland St	40th wd.	Front: 15'6"x60'					PROPERTY
1910	6029	476 N 50th St	44th wd.	IRREGULAR SIZE	1910	6063	4843 N Marshall St	49th wd.	IRREGULAR SIZE
				PROPERTY					PROPERTY
1910	6030	43 E Rittenhouse St a/k/a 42 Narragansett St	59th wd.	IRREGULAR SIZE	1910	6064	4618 N 11th St	49th wd.	Front: 15'6"x85'
				PROPERTY	1910	6065	5240 Jefferson St	52nd wd.	Front: 14'6"x81'
1910	6031	907 N May St	6th wd.	Front: 12'x44'	1910	6066	6055 Delancey St	3rd wd.	Front: 16'x62'
1910	6032	2525 Mascher St a/k/a 2525 N. Mascher St	19th wd.	Front: 14'x51'6"	1910	6067	2721 N Hicks St	11th wd.	Front: 14'x48'
1910	6033	3333 N Orkney St	19th wd.	Front: 13'x36'6"	1910	6068	3033 N 16th St	11th wd.	Front: 15'9"x100'
1910	6034	6210 R Race St	34th wd.	Front: 21'x110'	1910	6069	2113 W Westmoreland St	11th wd.	Front: 16'10"x69'
1910	6035	1039 S Ithan St	51st wd.	Front: 16'x58'6"					
1910	6036	55 N Yewdall St	4th wd.	Front: 15'x54'					

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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Properties to be sold by Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Thursday, October 3, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1910	6070	3332 N 20th St	11th wd.	IRREGULAR SIZE PROPERTY	1910	6087	3448 N 23rd St	11th wd.	Front: 16'x96'
1910	6071	958 E Locust Ave	12th wd.	Front: 14'8-3/4"x61'4-1/4"	1910	6088	632 W Mayfield St	37th wd.	Front: 14'x40'
1910	6072	3948 Alfred St	13th wd.	Front: 14'x56'	1910	6089	5715 Willows Ave	51st wd.	Front: 15'x81'6"
1910	6073	5033 Tacoma St	13th wd.	Front: 14'1-3/8"x50'	1910	6090	2049 S 56th St	51st wd.	Front: 16'x50'
1910	6074	150 W Cumberland St	19th wd.	Front: 12'x48'	1910	6091	5500 Master St	4th wd.	Front: 15'6"x85'
1910	6075	2671 Deacon St	38th wd.	Front: 14'x50'	1910	6092	5507 W Oxford St a/k/a 5507 Oxford St	4th wd.	IRREGULAR SIZE PROPERTY
1910	6076	5971 Trinity St	40th wd.	Front: 15'4"x91'6"	1910	6093	213 N Alden St	4th wd.	Front: 14'6"x63'
1910	6077	5908 Trinity St	40th wd.	Front: 15'3"x90'	1910	6094	4009 Nice St	13th wd.	Front: 20'x100'
1910	6078	318 E Albanus St a/k/a 318 Albanus St	42nd wd.	Front: 15'x75'	1910	6095	4027 Nice St	13th wd.	Front: 20'x118'
1910	6079	1220 N 50th St	44th wd.	Front: 16'x77'9"	1910	6096	1905 W Cayuga St	13th wd.	Front: 15'10"x77'
1910	6080	1431 S Allison St	51st wd.	Front: 15'4"x61'6"	1910	6097	1423 Imogene St	23rd wd.	IRREGULAR SIZE PROPERTY
1910	6081	6210 Catharine St a/k/a 6210 Catherine St	3rd wd.	Front: 15'7"x108'6"	1910	6098	6053 Reinhard St	40th wd.	Front: 15'6"x60'
1910	6082	5858 Willows Ave	3rd wd.	Front: 15'x112'6"	1910	6099	2320 S 66th St	40th wd.	Front: 15'x57'
1910	6083	875 N Moss St a/k/a 875 Moss St	6th wd.	Front: 14'x50'	1910	6100	93 Herman St	59th wd.	IRREGULAR SIZE PROPERTY
1910	6084	2966 N Mutter St a/k/a 2966 Mutter St	7th wd.	Front: 13'10"x43'6"					
1910	6085	1937 W Hilton St	11th wd.	Front: 14'x66'					
1910	6086	3310 N Sydenham St	11th wd.	Front: 15'7-1/2"x58'10"					

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JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com

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