

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 4, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1810	6001	629 Hutton St	6th wd.	Front: 14'x57'	1810	6038	437 Arlington St	18th wd.	IRREGULAR SIZE
1810	6002	876 N 42nd St	6th wd.	Front: 16'x105'					PROPERTY
1810	6003	2864 N. Hope St a/k/a 2864 Hope St	7th wd.	Front: 12'x48'9-1/2"	1810	6039	2440 N Mutter St a/k/a 2440 Mutter St	19th wd.	Front: 18'1"x40'6"
1810	6004	2970 N. Mutter St a/k/a 2970 Mutter St	7th wd.	Front: 13'10"x43'6"	1810	6040	2444 N. Mutter St a/k/a 2444 Mutter St	19th wd.	Front: 18'x44'2"
1810	6005	408 E Cambria St	7th wd.	Front: 14'x50'	1810	6041	4568 Milnor St	23rd wd.	Front: 16'x70'
1810	6006	209 E Lippincott St	7th wd.	Front: 14'6"x49'	1810	6042	1859 Harrison St	23rd wd.	IRREGULAR SIZE
1810	6007	229 E Wishart St	7th wd.	Front: 14'9"x51'					PROPERTY
1810	6008	3118 N Carlisle St	11th wd.	IRREGULAR SIZE	1810	6043	3862 Olive St	24th wd.	Front: 14'x65'
				PROPERTY	1810	6044	3868 Cambridge St	24th wd.	Front: 15'x93'
1810	6009	3134 N Carlisle St	11th wd.	Front: 14'1/2"x47'6"	1810	6045	2141 E Orleans St	25th wd.	IRREGULAR SIZE
1810	6010	2967 Leithgow St a/k/a 2967 N Leithgow St	19th wd.	Front: 13'8"x39'					PROPERTY
1810	6011	2800 N Leithgow St	19th wd.	Front: 14'x39'	1810	6046	2022 E Stella St	25th wd.	Front: 25'8"x120'
1810	6012	525 W Cambria St	19th wd.	Front: 16'x58'	1810	6047	2948 & 2950 Ruth St	25th wd.	Front: 29'6"x53'11-5/8"
1810	6013	3007 N American St	19th wd.	Front: 13'x51'	1810	6048	1926 E Cumberland St	31st wd.	Front: 18'x87'
1810	6014	3006 N American St	19th wd.	Front: 13'5"x45'	1810	6049	1846 E Albert St	31st wd.	Front: 12'x56'
1810	6015	3026 N Leithgow St	19th wd.	Front: 16'x41'6"	1810	6050	313 N Robinson St	34th wd.	Front: 15'x66'6"
1810	6016	3343 N Orkney St	19th wd.	Front: 13'x36'6"	1810	6051	1314 S Spangler St	36th wd.	Front: 14'x43'
1810	6017	271 W Indiana Ave	19th wd.	IRREGULAR SIZE	1810	6052	1539 S Capitol St	36th wd.	Front: 13'9-1/4"x45'6"
				PROPERTY	1810	6053	2435 N Clarion St	37th wd.	Front: 14'x36'6"
1810	6018	508 W Clearfield St	19th wd.	Front: 14'x47'	1810	6054	2125 S 61st St and 2127 S 61st St	40th wd.	IRREGULAR SIZE
1810	6019	2004 E Silver St	25th wd.	Front: 13'1"x49'3/4"					PROPERTY
1810	6020	2015 E Silver St	25th wd.	IRREGULAR SIZE	1810	6055	1941 E Venango St	45th wd.	Front: 16'x62'9-1/2"
				PROPERTY	1810	6056	711 S 56th St	46th wd.	Front: 16'x77'3-7/8"
1810	6021	2052 Auburn St a/k/a 2052 E. Auburn St	25th wd.	Front: 13'9-1/3"x75'	1810	6057	1917 S Bonsall St	48th wd.	Front: 14'x54'
1810	6022	2046 E William St	25th wd.	Front: 12'x71'9"	1810	6058	4807 N 7th St	49th wd.	Front: 15'8-1/8"x75'
1810	6023	2043 E William St	25th wd.	Front: 15'x71'	1810	6059	4828 N Warnock St	49th wd.	IRREGULAR SIZE
1810	6024	2148 E Monmouth St	25th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1810	6060	2140 Church Ln	17th wd.	IRREGULAR SIZE
1810	6025	2156 E Monmouth St	25th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1810	6061	2801 Hope St a/k/a 2801 N Hope St	7th wd.	Front: 16'11"x44'9-3/8"
1810	6026	2161 E Birch St	25th wd.	Front: 14'x46'	1810	6062	1525 W Seltzer St	11th wd.	Front: 14'x48'
1810	6027	2100 E Clementine St	25th wd.	Front: 18'x50'	1810	6063	4654 Stenton Ave	12th wd.	Front: 14'x61'
1810	6028	883 N 50th St	44th wd.	Front: 15'x64'6-1/4"	1810	6064	2941 N Orkney St	19th wd.	Front: 11'7-5/8"x40'9"
1810	6029	2269 E Ontario St	45th wd.	Front: 10'x70'	1810	6065	2952 N Reese St	19th wd.	Front: 14'x65'
1810	6030	3364 Collins St	45th wd.	Front: 12'x75'	1810	6066	3020 N Philip St	19th wd.	Front: 13'9"x51'
1810	6031	5617 Wyalusing Ave	4th wd.	IRREGULAR SIZE	1810	6067	3436 N Philip St	19th wd.	Front: 13'x40'
				PROPERTY	1810	6068	3438 N Philip St	19th wd.	Front: 13'x40'
1810	6032	923 N 47th St	6th wd.	Front: 18'x100'	1810	6069	3007 N Leithgow St	19th wd.	Front: 13'6"x40'
1810	6033	454 E Elkhart St	7th wd.	Front: 13'1"x48'	1810	6070	3011 N Orkney St	19th wd.	Front: 12'10"x40'
1810	6034	3404 E St	7th wd.	Front: 14'2"x52'6"	1810	6071	3061 N Orkney St	19th wd.	Front: 12'x40'
1810	6035	5206 Rubicam St	12th wd.	IRREGULAR SIZE	1810	6072	3363 N Orkney St	19th wd.	Front: 13'x36'6"
				PROPERTY	1810	6073	6017 Regent St	40th wd.	Front: 16'x55'
1810	6036	746 E Woodlawn St	12th wd.	IRREGULAR SIZE	1810	6074	6051 Regent St	40th wd.	Front: 16'x55'
				PROPERTY	1810	6075	6163 Reinhard St	40th wd.	Front: 14'x65'
1810	6037	1903 W Erie Ave	13th wd.	Front: 33'5"x101'1-3/4"					

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, October 4, 2018 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1810	6076	6120 Reinhard St	40th wd.	Front: 14'x52'	1810	6102	904 May St a/k/a 904 N. May St	6th wd.	Front: 14'x50'6"
1810	6077	6175 Upland St	40th wd.	Front: 16'x62'	1810	6103	877 Moss St a/k/a 877 N Moss St	6th wd.	Front: 14'x50'
1810	6078	6832 Kingessing Ave	40th wd.	Front: 22'6"x115'	1810	6104	878 N. Moss St a/k/a 878 Moss St	6th wd.	Front: 14'x50'
1810	6079	338 N 52nd St	44th wd.	Front: 20'4"x90'	1810	6105	110 W Wishart St	7th wd.	Front: 14'1"x49'3"
1810	6080	156 W Cumberland St	19th wd.	Front: 16'x48'	1810	6106	212 E Indiana Ave	7th wd.	Front: 13'9"x59'6"
1810	6081	137 N Yewdall St	4th wd.	Front: 15'1"x55'	1810	6107	6555 N 20th St	10th wd.	Front: 16'x72'6"
1810	6082	669 N Sickels St	4th wd.	Front: 14'6"x44'	1810	6108	2752 N 15th St	11th wd.	Front: 14'4"x66'
1810	6083	724 N 42nd St	6th wd.	Front: 15'6"x80'	1810	6109	2025 W Madison St a/k/a 2025 Madison St	11th wd.	IRREGULAR SIZE
1810	6084	932 N 45th St	6th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1810	6110	4619 Germantown Ave	12th wd.	IRREGULAR SIZE
1810	6085	906 N May St	6th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1810	6111	5612 Heiskell St	12th wd.	IRREGULAR SIZE
1810	6086	3053 N Swanson St	7th wd.	Front: 14'x45'6"					PROPERTY
1810	6087	3042 Hartville St	7th wd.	Front: 14'6"x45'6"	1810	6112	498 Midvale Ave	12th wd.	IRREGULAR SIZE
1810	6088	6557 N 20th St	10th wd.	Front: 16'x72'6"					PROPERTY
1810	6089	3876 Blaine St	13th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1810	6113	4747 N 15th St	13th wd.	Front: 19'x83'11"
1810	6090	6036 N Lambert St	17th wd.	Front: 15'x70'	1810	6114	6155 N 21st St	17th wd.	Front: 16'6"x80'
1810	6091	3030 N. American St	19th wd.	Front: 13'5"x45'	1810	6115	2053 E Monmouth St	25th wd.	Front: 14'x64'11-1/4"
1810	6092	3324 N Orkney St	19th wd.	Front: 14'1/2"x38'6"	1810	6116	4501 N Reese St	49th wd.	Front: 17'2"x57'
1810	6093	3309 N 6th St	19th wd.	Front: 16'x72'	1810	6117	5523 Jefferson St	4th wd.	Front: 14'10"x91'
1810	6094	253 W Indiana Ave	19th wd.	Front: 13'x53'6"	1810	6118	2940 Hurley St	7th wd.	Front: 14'x44'6"
1810	6095	754 N Dekalb St	24th wd.	Front: 13'9-1/2"x72'	1810	6119	5315 Upland St	51st wd.	Front: 15'2"x62'10"
1810	6096	2083 E Cambria St	25th wd.	Front: 14'x65'	1810	6120	6108 Lansdowne Ave	34th wd.	IRREGULAR SIZE
1810	6097	634 W York St	37th wd.	Front: 16'3"x63'					PROPERTY
1810	6098	663 N 52nd St	44th wd.	Front: 15'3"x80'	1810	6121	2049 E Westmoreland St	45th wd.	IRREGULAR SIZE
1810	6099	667 N 52nd St	44th wd.	Front: 15'3"x80'					PROPERTY
1810	6100	251 S 56th St	46th wd.	Front: 19'3"x70'	1810	6122	2456 Kensington Ave	31st wd.	IRREGULAR SIZE
1810	6101	633 N 43rd St	6th wd.	Front: 16'x97'					PROPERTY

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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

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• 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.

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• 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

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