

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, November 14, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1911	6001	2827 N Van Pelt St	11th wd.	Front: 14'x57'	1911	6037	3963 Bott St	13th wd.	Front: 20'x52'
1911	6002	2118 W Ontario St	11th wd.	Front: 20'x112'6"	1911	6038	418 N 52nd St	44th wd.	Front: 16'x97'
1911	6003	3310 N Gratz St	11th wd.	Front: 15'2"x77"	1911	6039	3628 E Allen St a/k/a 3628 Allen St	45th wd.	IRREGULAR SIZE PROPERTY
1911	6004	3320 N Uber St	11th wd.	Front: 15'10"x91'6"	1911	6040	5438 Summer St	4th wd.	Front: 15'x34'6"
1911	6005	3325 N 20th St	11th wd.	Front: 34'x97'10"	1911	6041	5416 W Girard Ave	4th wd.	Front: 15'x75'
1911	6006	42 E Earham St	12th wd.	IRREGULAR SIZE PROPERTY	1911	6042	1450 N 54th St	4th wd.	IRREGULAR SIZE PROPERTY
1911	6007	15 W Rockland St	12th wd.	IRREGULAR SIZE PROPERTY	1911	6043	228 N 58th St	4th wd.	Front: 15'11"x72"
1911	6008	3946 Alfred St	13th wd.	Front: 14'x56'	1911	6044	3304 Ella St a/k/a 3304 N Ella St	7th wd.	Front: 15'x68'6"
1911	6009	2007 Dennie St	13th wd.	Front: 13'9"x46'6"	1911	6045	2750 N 15th St	11th wd.	Front: 14'4"x66"
1911	6010	4428 N Cleveland St	13th wd.	Front: 14'x50'4"	1911	6046	3150 N 17th St	11th wd.	Front: 15'8"x66'10"
1911	6011	3640 N 21st St	13th wd.	Front: 15'6"x96'	1911	6047	5530 Morton St	12th wd.	IRREGULAR SIZE PROPERTY
1911	6012	4326 Leiper St	23rd wd.	IRREGULAR SIZE PROPERTY	1911	6048	4440 N 18th St	13th wd.	Front: 15'x63'
1911	6013	3867 Poplar St	24th wd.	Front: 15'x100'	1911	6049	4502 N 19th St	13th wd.	Front: 15'6"x84'5"
1911	6014	1811 S Alden St	40th wd.	Front: 15'x58'	1911	6050	1612 W Mentor St	13th wd.	Front: 16'x65'
1911	6015	6009 Allman St	40th wd.	Front: 15'x58'	1911	6051	1950 E Chelton Ave	17th wd.	IRREGULAR SIZE PROPERTY
1911	6016	6020 Allman St	40th wd.	Front: 15'x60'	1911	6052	2825 N Fairhill St a/k/a 2825 Fairhill St	19th wd.	Front: 11'4"x70'
1911	6017	6127 Glenmore Ave	40th wd.	Front: 15'x50'	1911	6053	534 W Westmoreland St	19th wd.	Front: 15'x82'
1911	6018	922 W Tabor Rd	49th wd.	Front: 16'4-3/8"x75'	1911	6054	6117 Upland St	40th wd.	Front: 14'x62'
1911	6019	5433 Windsor Ave	51st wd.	Front: 18'5-1/2"x65'6"	1911	6055	6646 Yocum St	40th wd.	Front: 15'11-1/4"x67'6"
1911	6020	5203 Hawthorne St	62nd wd.	IRREGULAR SIZE PROPERTY	1911	6056	2521 S Berbro St a/k/a 2521 Berbro St	40th wd.	IRREGULAR SIZE PROPERTY
1911	6021	220 E Mayfield St	7th wd.	Front: 14'x43'6"	1911	6057	4268 N Fairhill St	43rd wd.	Front: 16'x61'
1911	6022	2939 N Hicks St	11th wd.	Front: 13'8-3/4"x51'6"	1911	6058	5407 Pentridge St	51st wd.	Front: 12-37/100' x63-51/100'
1911	6023	2942 N Hicks St	11th wd.	Front: 13'10-1/2"x53'	1911	6059	5530 Beaumont St	51st wd.	Front: 15'11"x56'6"
1911	6024	2947 N Sydenham St	11th wd.	Front: 13'10-3/8"x51'6"	1911	6060	2735 N Mutter St a/k/a 2735 Mutter St	7th wd.	Front: 12'1"x39'6"
1911	6025	2959 N Sydenham St	11th wd.	Front: 13'10"x51'6"	1911	6061	2229 W Ontario St	11th wd.	Front: 15'7"x108'6"
1911	6026	2963 N Sydenham St	11th wd.	Front: 13'10"x51'6"	1911	6062	4523 N 19th St	13th wd.	Front: 15'x84'5"
1911	6027	2948 N Sydenham St	11th wd.	Front: 14'x54'6"	1911	6063	4456 N Uber St a/k/a 4456 Uber St	13th wd.	Front: 15'x78'8-1/2"
1911	6028	2962 N Sydenham St	11th wd.	Front: 14'x54'6"	1911	6064	4944 N Smedley St	17th wd.	Front: 15'x67'
1911	6029	2941 N Van Pelt St a/k/a 2941 Van Pelt St	11th wd.	IRREGULAR SIZE PROPERTY	1911	6065	5981 Kemble Ave	17th wd.	IRREGULAR SIZE PROPERTY
1911	6030	5001 Kershaw St	44th wd.	Front: 14'6"x62'	1911	6066	5004 N 19th St	17th wd.	Front: 19'3/4"x90'
1911	6031	5467 Spring St	4th wd.	Front: 15'x45'	1911	6067	3440 N Philip St	19th wd.	Front: 13'x40'
1911	6032	1615 N Conestoga St	4th wd.	Front: 18'2"x109'	1911	6068	6011 Allman St	40th wd.	Front: 15'x58'
1911	6033	2823 N Water St	7th wd.	Front: 12'11-1/2"x49'6"					
1911	6034	4455 N 4th St	7th wd.	Front: 15'2"x47'3"					
1911	6035	1806 W Ontario St	11th wd.	Front: 16'x100'					
1911	6036	4308 Wayne Ave	13th wd.	Front: 15'2"x43'					

Tax Sale continues on 18

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 17

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, November 14, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1911	6069	6042 Upland St	40th wd.	Front: 14'6"x58'	1911	6082	205 N 60th St	4th wd.	Front: 15'2"x72'6"
1911	6070	4824 N 12th St	49th wd.	Front: 20'x84'	1911	6083	4118 W Stiles St a/k/a 4118 Stiles St	6th wd.	Front: 14'10"x84'
1911	6071	1682 N 54th St	4th wd.	Front: 16'1-1/2"x97'	1911	6084	905 N 43rd St	6th wd.	Front: 15'4"x77'
1911	6072	5623 Arch St	4th wd.	Front: 15'2"x50'	1911	6085	2862 N Water St a/k/a 2862 Water St	7th wd.	Front: 13'x49'6"
1911	6073	2864 N Water St	7th wd.	Front: 13'1"x49'6"	1911	6086	3458 Rosehill St	7th wd.	Front: 14'x41'
1911	6074	2843 D St	7th wd.	IRREGULAR SIZE PROPERTY	1911	6087	2408 W Hunting Park Ave	11th wd.	IRREGULAR SIZE PROPERTY
1911	6075	43 E Garfield St	12th wd.	IRREGULAR SIZE PROPERTY	1911	6088	2822 N Orkney St	19th wd.	Front: 13'x42'
1911	6076	3319 N Orkney St	19th wd.	Front: 13'x36'3"	1911	6089	54 N Dearborn St a/k/a 54 Dearborn St	44th wd.	Front: 15'x44'6"
1911	6077	2107 E Auburn St	25th wd.	Front: 12'x71'9"	1911	6090	1686 Margaret St	23rd wd.	IRREGULAR SIZE PROPERTY
1911	6078	837 N 50th St	44th wd.	IRREGULAR SIZE PROPERTY	1911	6091	1928 W Willard St a/k/a 1928 Willard St	11th wd.	Front: 14'10"x71'
1911	6079	5100 Warren St	44th wd.	IRREGULAR SIZE PROPERTY	1911	6092	5548 Bloyd St	12th wd.	Front: 14'x100'
1911	6080	1155 S Peach St	51st wd.	Front: 17'x55'	1911	6093	3815 Archer St	13th wd.	Front: 13'6"x42'
1911	6081	5408 Wyalusing Ave	4th wd.	Front: 14'x71'3-5/8"	1911	6094	4310 Wayne Ave	13th wd.	Front: 15'2"x43'
					1911	6095	4408 N Cleveland St	13th wd.	Front: 14'x50'4"
					1911	6096	1727 Wagner Ave	17th wd.	IRREGULAR SIZE PROPERTY

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

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