

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

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1812	6001	43 E Garfield St	12th wd.	IRREGULAR SIZE PROPERTY	1812	6036	2264 E Cambria St	25th wd.	IRREGULAR SIZE PROPERTY
1812	6002	3611 N 18th St	13th wd.	Front: 16'x93'10"	1812	6037	2773 Kensington Ave	25th wd.	Front: 17'7"x80'
1812	6003	5013 N Smedley St	17th wd.	Front: 18'x85'	1812	6038	6089 Reinhard St	40th wd.	IRREGULAR SIZE PROPERTY
1812	6004	6303 E Wister St	17th wd.	Front: 14'x77'6"	1812	6039	960 N Farson St a/k/a 960 Farson St	44th wd.	Front: 14'5"x70'
1812	6005	254 E Phil Ellena St	22nd wd.	Front: 15'5-3/8"x71'6-5/8"	1812	6040	5630 Warrington Ave	51st wd.	Front: 15'x78'
1812	6006	4545 Hedge St	23rd wd.	Front: 24'3"x81'	1812	6041	1712 N Allison St a/k/a 1712 Allison St	4th wd.	Front: 15'x100'
1812	6007	2067 E Orleans St	25th wd.	Front: 15'x50'	1812	6042	883 N 45th St	6th wd.	IRREGULAR SIZE PROPERTY
1812	6008	3029 Amber St	25th wd.	IRREGULAR SIZE PROPERTY	1812	6043	526 E Indiana Ave	7th wd.	Front: 16'x51'
1812	6009	113 E Cumberland St	31st wd.	Front: 14'x55'	1812	6044	2748 A St a/k/a 2748 N "A" St	7th wd.	IRREGULAR SIZE PROPERTY
1812	6010	1153 N 66th St	34th wd.	IRREGULAR SIZE PROPERTY	1812	6045	2910 Rutledge St a/k/a 2910 N. Rutledge St	7th wd.	Front: 13'x42'
1812	6011	1925 Fernon St	36th wd.	Front: 14'x50'	1812	6046	2943 Hartville St	7th wd.	Front: 12'x45'
1812	6012	1924 Fernon St	36th wd.	Front: 14'x47'	1812	6047	3555 A St	7th wd.	Front: 20'6-1/4"x70'
1812	6013	2029 S 70th St	40th wd.	Front: 16'x74'	1812	6048	3458 Rosehill St	7th wd.	Front: 14'x41'
1812	6014	7015 Reedland St	40th wd.	IRREGULAR SIZE PROPERTY	1812	6049	527 E Allegheny Ave	7th wd.	Front: 16'x80'
1812	6015	3757 N 7th St	43rd wd.	Front: 15'6"x100'	1812	6050	2823 N Van Pelt St	11th wd.	Front: 14'x57'
1812	6016	5110 Stiles St a/k/a 5110 W. Stiles St	44th wd.	Front: 14'4"x90'6"	1812	6051	330 E Armat St	12th wd.	IRREGULAR SIZE PROPERTY
1812	6017	4981 W Thompson St	44th wd.	IRREGULAR SIZE PROPERTY	1812	6052	2073 E Chelten Ave a/k/a 2073 Chelten Ave	17th wd.	Front: 22'6"x95'
1812	6018	1332 S 53rd St	51st wd.	Front: 15'x102'	1812	6053	05726 Kemble Ave	17th wd.	Front: 15'10"x76'
1812	6019	1446 S 52nd St	51st wd.	Front: 16'x77'	1812	6054	2822 N Orkney St	19th wd.	Front: 13'x42'
1812	6020	5627 Kingssessing Ave	51st wd.	Front: 15'x70'	1812	6055	2084 E Elkhart St	25th wd.	Front: 14'x62'
1812	6021	1649 N 56th St	4th wd.	Front: 15'x76'2-3/4"	1812	6056	2038 E Wishart St	25th wd.	IRREGULAR SIZE PROPERTY
1812	6022	5623 Arch St	4th wd.	Front: 15'2"x50'	1812	6057	2652 Wilder St	36th wd.	Front: 14'x48'
1812	6023	905 N 43rd St	6th wd.	Front: 15'4"x77'	1812	6058	2840 Winton St	48th wd.	Front: 14'x54'
1812	6024	2813 Boudinot St	7th wd.	Front: 14'11"x65'	1812	6059	7128-30 Yocum St	40th wd.	Front: 32'6"x84'1-3/4"
1812	6025	3022 Rorer St	7th wd.	Front: 15'x97'6"	1812	6060	2647 Emerald St	31st wd.	Front: 15'1-1/4"x46'6-1/2"
1812	6026	228 E Ashmead St	12th wd.	IRREGULAR SIZE PROPERTY	1812	6061	608 S 61st St	3rd wd.	Front: 14'6"x60'
1812	6027	289 E Bringham St	12th wd.	Front: 20'5-1/2"x148'6"	1812	6062	5408 Wyalusing Ave	4th wd.	Front: 14'x71'3-5/8"
1812	6028	1914 Fernon St	36th wd.	Front: 14'x47'	1812	6063	118 N Salford St	4th wd.	IRREGULAR SIZE PROPERTY
1812	6029	5014 Aspen St	44th wd.	IRREGULAR SIZE PROPERTY	1812	6064	109 N 60th St	4th wd.	Front: 16'x85'
1812	6030	1200 W Loudon St a/k/a 1200-10 W Loudon St	49th wd.	Front: 70'x93'	1812	6065	205 N 60th St	4th wd.	Front: 15'2"x72'6"
1812	6031	4182 Poplar St a/k/a 4182 Cambridge St	6th wd.	IRREGULAR SIZE PROPERTY	1812	6066	836 N Holly St	6th wd.	Front: 18'8-7/8"x115'
1812	6032	3336 N 16th St	11th wd.	Front: 24'7"x110'	1812	6067	837 Brooklyn St	6th wd.	Front: 14'x43'
1812	6033	3340 N 17th St	11th wd.	Front: 25'-1/2"x90'4"	1812	6068	752 E Woodlawn St	12th wd.	IRREGULAR SIZE PROPERTY
1812	6034	3525 N 21st St	11th wd.	Front: 16'x103'6"	1812	6069	6020 E Wister St	12th wd.	Front: 16'x71'
1812	6035	2011 W Godfrey Ave a/k/a 2011 Godfrey Ave	17th 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

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

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1812	6070	228 W Zeralda St a/k/a 228 Zeralda St	13th wd.	Front: 16'x72'	1812	6104	331 Winona St a/k/a 331 Winona Ave	12th wd.	IRREGULAR SIZE
1812	6071	4616 Wayne Ave	13th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1812	6105	1960 Rowan St a/k/a 1960 W. Rowan St	13th wd.	IRREGULAR SIZE
1812	6072	6152 N Lambert St	17th wd.	Front: 14'3"x80'					PROPERTY
1812	6073	5973 N 21st St	17th wd.	Front: 15'x87'	1812	6106	4526 Bouvier St	13th wd.	Front: 14'x54'
1812	6074	2807 Agate St	25th wd.	Front: 14'x46'	1812	6107	4463 N Gratz St	13th wd.	Front: 14'x50'4"
1812	6075	2431 N Front St	31st wd.	Front: 16'x59'6"	1812	6108	3959 N Bott St a/k/a 3959 Bott St	13th wd.	Front: 20'x52'7-1/2"
1812	6076	1436 S Napa St	36th wd.	Front: 16'x52'8"	1812	6109	1720 W Courtland St	13th wd.	Front: 15'x59'
1812	6077	2669 Deacon St	38th wd.	Front: 14'x50'	1812	6110	6411 N. Woodstock St a/k/a 6411 Woodstock St	17th wd.	Front: 15'x76'
1812	6078	6116 Reinhard St a/k/a 6116 Reinhardt St	40th wd.	Front: 14'x62'					
1812	6079	54 N Dearborn St a/k/a 54 Dearborn St	44th wd.	Front: 15'x44'6"	1812	6111	5941 N Beechwood St	17th wd.	Front: 14' 1/2"x90'
1812	6080	58 Dearborn St	44th wd.	Front: 15'x44'6"	1812	6112	2136 E Orleans St	25th wd.	Front: 13'x51'4-1/8"
1812	6081	666 N Yewdall St	4th wd.	Front: 14'x44'	1812	6113	2829 Coral St	25th wd.	Front: 18'4"x33'6"
1812	6082	4118 W Stiles St a/k/a 4118 Stiles St	6th wd.	Front: 14' 10"x84'	1812	6114	6069 Upland St	40th wd.	Front: 15'6"x60'
1812	6083	803 N 42nd St	6th wd.	IRREGULAR SIZE	1812	6115	6849 Upland St	40th wd.	Front: 15'x90'
				PROPERTY	1812	6116	837 N 50th St	44th wd.	IRREGULAR SIZE
1812	6084	2704 C St	7th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1812	6117	1349 S Wilton St	51st wd.	Front: 16'x56'
1812	6085	2841 C St	7th wd.	Front: 17'x112'6"	1812	6118	1337 S Lindenwood St	51st wd.	Front: 16'x62'6"
1812	6086	325 E Ontario St	7th wd.	Front: 15'x56'	1812	6119	1818 S Yewdall St	51st wd.	Front: 15'x46'
1812	6087	6429 N 20th St	10th wd.	IRREGULAR SIZE	1812	6120	29 S Cecil St	60th wd.	Front: 19'6"x31'
				PROPERTY	1812	6121	3330 N 20th St	11th wd.	Front: 24'9-1/4"x47' 10"
1812	6088	1914 W 65th Ave	10th wd.	IRREGULAR SIZE	1812	6122	5745 Commerce St	4th wd.	Front: 15'x62'
				PROPERTY	1812	6123	5945 Race St	4th wd.	IRREGULAR SIZE
1812	6089	2115 W Westmoreland St	11th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1812	6124	5913 Summer St	4th wd.	Front: 15'x65'
1812	6090	1841 W Tioga St	11th wd.	IRREGULAR SIZE	1812	6125	2718 N 16th St	11th wd.	IRREGULAR SIZE
				PROPERTY					PROPERTY
1812	6091	2408 W Hunting Park Ave	11th wd.	IRREGULAR SIZE	1812	6126	3329 N 17th St	11th wd.	Front: 22'8"x110'
				PROPERTY	1812	6127	3817 Archer St	13th wd.	Front: 13' 5-1/2"x42'
1812	6092	4648 Stenton Ave	12th wd.	Front: 14'x61'	1812	6128	3825 Archer St	13th wd.	Front: 13'6-1/2"x42'
1812	6093	1836 Brunner St	13th wd.	Front: 15' 1-1/2"x76'	1812	6129	412 W Hewson St a/k/a 412 Hewson St	18th wd.	IRREGULAR SIZE
1812	6094	4340 Wayne Ave	13th wd.	Front: 15'x71'					PROPERTY
1812	6095	4537 N Hicks St	13th wd.	Front: 15'2"x45'	1812	6130	3465 N 3rd St	19th wd.	Front: 15'x60'
1812	6096	2955 N 4th St	19th wd.	Front: 14'x55'6"	1812	6131	3241 N Randolph St	19th wd.	Front: 14'3"x50'
1812	6097	2044 E. Rush St	25th wd.	Front: 15'x64'10"	1812	6132	1838 Hart Ln	25th wd.	IRREGULAR SIZE
1812	6098	1344 S Lindenwood St	51st wd.	Front: 16'x60'					PROPERTY
1812	6099	863 Chelten Ave a/k/a 863 E. Chelten Ave	59th wd.	Front: 15' 11"x90'	1812	6133	5031 Arch St	44th wd.	Front: 16'x77'
1812	6100	5822 Knox St	59th wd.	Front: 14'x67'	1812	6134	5238 Harlan St	44th wd.	Front: 14'x71'
1812	6101	2902 N. Mascher St a/k/a 2902 Mascher St	7th wd.	Front: 14'3"x46'6"	1812	6135	5549 Angora Ter	51st wd.	Front: 16'x70'
1812	6102	2863 N Front St	7th wd.	Front: 14'6'x58'6"	1812	6136	5551 Florence Ave	51st wd.	Front: 16'x77'6"
1812	6103	2928 N 19th St	11th wd.	Front: 18'1"x35'	1812	6137	1353 E Price St	59th wd.	Front: 15'4"x74'

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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.

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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