

SHERIFF’S 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 followed.					
9 A.M. February 19, 2020								
The City of Philadelphia								
FIRST DISTRICT PLAZA								
3801 MARKET STREET								
WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
POSTPONED FROM FEBRUARY 22, 2017								
137	2944 Richmond Street	19’ 4-1/4” X IRREG	93	234 West Grange Avenue	14’ 6” X 54’	69	154 Melvale Street	17’ 2” X 35’ 1-5/8” +/-
			112	2854 North Hutchinson Street	13’ 6” X 73’	86	1225 North Taney Street	13’ 3” X 50’
			116	6027 Kingessing Avenue	15’ X 73’	87	2937 North Taylor Street	14’ 1” X 50’
			132	1541 North Newkirk Street	15’ 2” X 50’ 3”	89	500-16 East Tioga Street	225’ X 179’
			139	3630 Olive Street	LOT IRREGULAR	94	7014 Walker Street	25’ x 90’
			142	2620-28 West Oxford Street	87’ 6” X 99’ 6”	97	5024-26 Wayne Avenue	LOT IRREGULAR
			159	2457 Sepviva Street	14’ 3” X 60’	99	3138 Weikel Street	14’ 1” X 54’
			177	5920 Vine Street	15’ x 70’			
			POSTPONED FROM JUNE 19, 2019			FEBRUARY 19, 2020		
			29	2365 East Ann Street	14’ 3” x 64’ 3/8”	SHERIFF’S SALE		
			36	5749 Belmar Street	14’ 4” X 58’ 6”	1	4421 North 09th Street	19’ 6” X 170’ 2-1/4”
			134	4900-4 Parrish Street	LOT IRREGULAR	2	5645 North 11th Street	16’ x 90’
						3	1313 North 17th Street	14’ X 40’ 6”
						4	2461 North 19th Street	15’6” X 67’10”
						5	3718-20 North 19th Street	53’ 10” X 104’ 8”
						6	5936 North 21st Street	16’ 4” x 70’ 4-1/8”
						7	1229 S 26th Street	15’ x 66’
						8	2860 North 26th Street	20’ 8” x 56’
						9	2349 North 32nd Street	14’ X 57’
						10	2353 North 32nd Street	14’ x 57’
						11	336 North 42nd Street	16’ X 80’
						12	103 North 50th Street	23’ x 110’
						13	156 North 54th Street	15’ 1” X 57’
						14	2401 South 57th Street	Lot Irregular
						15	3901 Arcadia Street	LOT IRREGULAR
						16	16R East Armat Street	LOT IRREGULAR
						17	2337 North Beechwood Street	14’ 4” X 48’
						18	4239 Bleigh Avenue	16’ x 72’ 10-3/8”
						19	2458 North Bouvier Street	14’ 1” X 50’
						20	1916 Briggs Street	13’ 2-1/2” X 57’ 3” +/-
						21	1301 West Butler Street	20’ X 112’
						22	6135 Callowhill Street	16’ X 75’
						23	2113 Chelten Avenue	16’ X 73’ 6”
						24	900 East Chelten Avenue	Lot Irregular
						25	1960 West Cheltenham Avenue	22’ 1” X 82’ 6”
						26	2452 North Colorado Street	14’ 6-1/2” x 48’
						27	3113 West Cumberland Street	18’ 2” X 65’
						28	2117 North Darien Street	13’ 6” x 42’
						29	446 West Dauphin Street	14’ x 60’
						30	1525 Deal Street	15’ X 59’ 7”
						31	17 South Dewey Street	14’ 10” x 66’
						32	36 North Dewey Street	15’ X 62’
						33	2669 North Douglas Street	15’ X 40’
						34	4151 Dungan Street	16’ x 80’
						35	3027 Euclid Avenue	14’ 2” X 57’
						36	3955 Fairmount Avenue	16’ X 77’
						37	924 Farson Street	14’ 2” x 70’
						38	7342 Frankford Avenue	LOT IRREGULAR
						39	2845 Germantown Avenue	Lot Irregular
						40	736R West Godfrey Avenue	131’ X 650’
						41	3621 North Gratz Street	15’ X 80’
						42	3454 Helen Street	14’ 4” x 78’
						43	1414 North Hobart Street	15’ X 53’ 6”
						44	1721 West Huntingdon Street	Lot Irregular
						45	214 East Indiana Avenue	13’ 9” x 59’ 6”
						46	1618 Jefferson Street	18’ 2” X 91’ 7-1/4”
						47	701 West Johnson Street	125’ X IRREG
						48	4978 Kershaw Street	12’ 7-3/4” X 70’
						49	1603 Kitty Hawk Avenue	LOT IRREGULAR
						50	1621 Kitty Hawk Avenue	LOT IRREGULAR
						51	4228 Lancaster Avenue	LOT IRREGULAR
						52	4635 Lesher Street	26’ X 123’ 11-3/4” +/-
						53	2100 Lloyd Street	24.330’ X IRREG
						54	49 East Logan Street	LOT IRREGULAR
						55	5049 Market Street	17’ 6” x 77’
						56	4531 North Marvine Street	15’ 8” X 81’ 1-1/4”
						57	1940 Medary Avenue	15’ X 97’
						58	4608 Merion Avenue	13’ 10” X 70’ 2”
						59	4524 Mulberry Street	30’ X 100’
						60	4646R Naples Street	Lot Irregular
						61	2464 North Natrona Street	LOT IRREGULAR
						62	6460 Old York Road	168’ 4-1/2” X IRREG
						63	2844 Ormes Street	11’ 10-3/4” X 78’ 4”
						64	4924 Ormes Street	15’ 1” x 70’
						65	1737 Orthodox Street	17’ 10” X IRREG
						66	6132 Osage Avenue	15’ X 69’
						67	3358 North Philip Street	14’ 3” x 59’ 4-1/2”
						68	3430 North Philip Street	13’ x 40’
						69	3902 Pulaski Avenue	LOT IRREGULAR
						70	434 North Redfield Street	20’ X 65’
						71	2924 North Reese Street	14’ x 65’
						72	5171 Reno Street	14’ 4” x 45’
						73	3110 Ridge Avenue	15’ X IRREG
						74	4046 East Roosevelt Boulevard	16’ 3-1/2” X 100’ +/-
						75	722 West Roosevelt Boulevard	LOT IRREGULAR
						76	5026 Sansom Street	19’ x 80’
						77	2848 Snyder Avenue	15’ 10” X 70’
						78	5531-33 Sprague Street	40’ X 100’
						Tax Sale continues on 15		

Tax Sale continued from 14

SHERIFF’S SALE

9 A.M.

February 19, 2020

The City of Philadelphia

FIRST DISTRICT PLAZA

3801 MARKET STREET

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 followed.

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
79	5539 Sprague Street	20’ x 100’	87	351 East Tusculum Street	13’ 2-1/4” X 52’ 5”	95	6108 Webster Street	15’ 6” X 107’
80	5951 Springfield Avenue	15’.66” x 82’	88	6164 Upland Street	14’ x 61’ 7-1/2”	96	3115 Weymouth Street	14’ 2” X 48’
81	176-78 East Stafford Street	Lot Irregular	89	826 East Upsal Street	29’ 9” X 93’ 6”	97	318 East William Street	12’ X 43’
82	2859 Stouton Street	12” x 40’	90	5952 Vine Street	LOT IRREGULAR	98	7122 Woodland Avenue	Lot Irregular
83	508 West Tabor Road	20’ 7” X IRREG	91	165 East Walnut Park Drive	16’ 1/2” X 100’ +/-	99	126 North Yewdall Street	15’ x 56’ 6”
84	2719 North Taylor Street	14’ 6” x 45’	92	2727 North Warnock Street	13’ 11” X 57’ 2-5/8” +/-	100	2405-07 East York Street	40’ 5” X 79’ 3”
85	2220 West Tioga Street	20’ 7” X 125’	93	6130 Washington Avenue	21’ X 110’			
86	2222 Titan Street	14’ x 45’	94	4184 Wayne Avenue	15’ 2-3/8” x 40’			

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 their 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 their 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 her 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 their 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 her discretion shall determine.

• The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at her 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 her 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 her.

ROCHELLE BILAL

Sheriff

City and County of Philadelphia

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