

Tax Sale continued from 16

SHERIFF'S SALE9 A.M.
March 21, 2018**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:
84	5235 Hazel Avenue	14' 6" x 62'	115	2505 Orthodox Street	40' X IRREG	146	2011 East Somerset Street	46' 1-7/8" X 14' 3-7/8" X
85	2629 South Hicks Street	14' X 48'	116	5031 Parrish Street	15' X 65'			47' 4-3/8"
86	747 East Hilton Street	14' 1" x 50'	117	5059 Parrish Street	16' X 65'	147	5910 Spring Street	15' x 64'
87	750 East Hilton Street	14' 1" x 50'	118	125 South Peach Street	16' X 56' 6"	148	4111 Spring Garden Street	15' 6" x 74' 8-7/8"
88	4418 Holmesburg Avenue	122' 8-1/2" X IRREG	119	3839 Pennsgrove Street	15' 9" X 64' 6"	149	2220 St. Albans Street	16' x 62'
89	2939 Hurley Street	12' x 40'	120	5425 Pentridge Street	15' 4" x 61' 6"	150	1946 North Stanley Street	14' x 48'
90	4939 North Hutchinson Street	15' 9" X 82' 3-1/2"	121	3901 North Percy Street	16' 1" X 45'	151	2124 East Susquehanna Avenue	17' x 100'
91	2028 West Indiana Avenue	14' X 57' 8"	122	2014 Pratt Street	20' X 100'	152	4529-31 Tackawanna Street	40' X 100'
92	5425 Irving Street	15' X 80'	123	932 East Price Street	16' 3" x 74'	153	1620 South Taney Street	15' 11-1/4" x 50'
93	256 East Johnson Street	16' 6" X 113' 10-3/4" +/-	124	3715 Pulaski Avenue	20' 2" X 75'	154	2940 North Taylor Street	14' 1" X 50'
94	2821 Judson Street	15' x 46' 6"	125	6025 Race Street	14' 6" X 60'	155	5727 Tulip Street	19' X 100'
95	2905 Judson Street	16' X 46'	126	12610 Ramer Road	LOT IRREGULAR	156	5914 Turner Street	17' 10" X 60'
96	3060 Judson Street	14' 3" x 45'	127	3758 North Randolph Street	LOT IRREGULAR	157	764 North Uber Street	LOT IRREGULAR
97	3458 Keim Street	14' 2" X 44'	128	6325 Regent Street	15' X 62' 6"	158	362 East Upsal Street	16' X 150'
98	3409 Kensington Avenue	16' X 68' 10-1/2" +/-	129	5347 Reinhard Street	15' 5" X 62' 8"	159	1843 North Van Pelt Street	16' 6" X 87' 6"
99	6034 North Lambert Street	15' X 70'	130	5420 Ridgewood Street	15' 7" X 68'	160	5436 Vine Street	25' X 115'
100	1921 Lansing Street	25' 1/2" X 112' 6"	131	2806 North Ringgold Street	14' 4" X 46' 6"	161	5746 Virginian Road	16' X 102'
101	2910 North Lawrence Street	11' 7-5/8" x 43' 6"	132	240 Roberts Avenue	LOT IRREGULAR	162	5008 Wakefield Street	15' 8-1/2" X 82' 7-7/8" +/-
102	6008 Locust Street	16' X 87'	133	1820 West Rockland Street	15' 3" x 70'	163	5145 Walton Avenue	15' X 97'
103	3111 North Marston Street	14' 6" X 42'	134	226 East Roosevelt Boulevard	16' X IRREG	164	5535 Walton Street	15' X 60'
104	1334 South May Street	14' X 50'	135	1603 Rowan Street	24' X 37' 2-3/8"	165	5011 North Warnock Street	20' X 78' 3/8"
105	5438 Media Street	15' x 87' 4-3/4"	136	2042 East Rush Street	15' x 61' 6"	166	118 East Washington Street	27' 10" X 110'
106	1723 Monument Street	15' x 70'	137	7401 Ruskin Road	LOT IRREGULAR	167	3339 North Water Street	14' 10" X 72'
107	1913 North Napa Street	14' x 48'	138	3044 Ruth Street	14' X 50'	168	3452 North Water Street	13' 10-7/8" X 78'
108	6112 Nassau Street	45' 9" x 93' 3"	139	129 South Salford Street	16' X 62' 6"	169	6617 Wayne Avenue	56' 1-1/8" X IRREG
109	1631 South Newkirk Street	14' 2" X 52'	140	22 South Salford Street	16' x 59'	170	304 East William Street	11' 11" X 43'
110	2163 North Newkirk Street	13' 11" x 48'	141	2219 West Sergeant Street	13' 7-13/17" X 67'	171	1205 West Wingohocking Street	16' X 110'
111	3216 North Newkirk Street	14' 4" X 60'	142	320 Shedaker Street	14' 7 1/2" x 90'	172	5633 Woodcrest Avenue	16' X 105'
112	3733 Old York Road	30' X 220' +/-	143	228 West Sheldon Street	14' x 65'	173	2024 North Woodstock Street	15' x 58'
113	1935 East Orleans Street	14' x 86' 10-1/4"	144	124 North Sickels Street	15' X 55'	174	2632 West York Street	14' X 50'
114	1623 Orthodox Street	15' 5-1/2" X 69' 6-1/2" +/-	145	1935 West Somerset Street	16' X 71'			

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
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