

Tax Sale continued from 18

SHERIFF'S SALE9 A.M.
May 15, 2019**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:
33	35 South 52nd Street	16' x 67'	86	4275R Frankford Avenue	LOT IRREGULAR	139	3630 Olive Street	LOT IRREGULAR
34	1616 North 55th Street	16' x 98' 3/4"	87	1231 North Frazier Street	15' 5" X 83'	140	2029 North Orkney Street	13' X 40' 7-1/2"
35	616 North 55th Street	15' 9" X 70'	88	1558 North Frazier Street	14' X 78'	141	2501 Orthodox Street	IRREG
36	1254 North 56th Street	16' X 83'	89	2439 North Garnet Street	14' 1" x 50'	142	2620-28 West Oxford Street	87' 6" X 99' 6"
37	1003 South 60th Street	20' X 100'	90	3421 Germantown Avenue	16' X IRREG	143	6101-7 West Oxford Street	170' X 150'
38	332 South 60th Street	15" 6" x 73'	91	5915-41 Germantown Avenue	267' 1-1/4" X IRREG	144	1752 West Pacific Street	12' x 40'
39	724 South 60th Street	15' 8" X 100'	92	6128 West Girard Avenue	18' 3" X 110'	145	6935 Paschall Avenue	27' 6-1/2" X 195' +/-
40	209 North 61st Street	15' X 85'	93	234 West Grange Avenue	14' 6" X 54'	146	4235 Pennsgrove Street	14' x 68'
41	3246-66 South 61st Street	200' X 300'	94	6226 Grays Avenue	15' X 65'	147	1311 West Pike Street	LOT IRREGULAR
42	3246-66R South 61st Street	LOT IRREGULAR	95	4535 Greene Street	21' X 120'	148	1717 Point Breeze Avenue	52' 5-5/8" X IRREG
43	415 North 64th Street	25' X 125'	96	6745 Greenway Avenue	20' x 112' 6"	149	2244 Pratt Street	LOT IRREGULAR
44	2074 South 71st Street	62' 8-1/2" X 75'	97	7113 Guyer Avenue	15' 11-3/4" x 74' 6"	150	947 East Price Street	18' X 92'
45	2830 West Albert Street	14' 2" x 52'	98	60-86 East Haines Street	217.50' X IRREG	151	6056 Reinhard Street	15' 6" x 60'
46	3939 Alfred Street	14' X 54'	99	61-71 East Haines Street	97' 4" X IRREG	152	3612 Richmond Street	15' x 100'
47	2637 East Allegheny Avenue	15' 3" X 60'	100	1244 Hanson Street	14' X 61'	153	4422 Richmond Street	15' 2-1/2" X
48	1404 South Allison Street	15' 4" X 60'	101	1300 South Harmony Street	16' X 50'			81' 11-3/8" +/-
49	607 West Annsbury Street	17' 6" X 54'	102	2402-4 West Harold Street	36' x 60'	154	2931 South Robinson Street	16' X 75' 10"
50	3258 Aramingo Avenue	15' 11" x 69' 9-3/4"	103	3234 Hartville Street	14' x 45' 6"	155	425 North Robinson Street	15' X 66' 6"
51	3133 Arbor Street	13' 11" x 42' 10"	104	600 Hellerman Street	225' X 251' 4"	156	160 West Rockland Street	25' 8" X 34' 3-7/8" +/-
52	3139 Arbor Street	13' 10" X 42' 10"	105	3101 North Hemberger Street	14' 8" x 47' 6"	157	3436 Rosehill Street	14' X 41'
53	5710 Ashland Street	37' 6" x 100'	106	3140 North Hemberger Street	16' X 45' 6"	158	2625 North Sartain Street	14' X 40'
54	5531 Baltimore Avenue	32' X IRREG	107	734 East Hilton Street	14' 1" X 50'	159	2457 Sepviva Street	14' 3" X 60'
55	2811 North Bambrey Street	14' x 48'	108	2534 North Hollywood Street	14' 2" x 52' 6"	160	5432 Sharswood Street	14' x 50'
56	1532 Belfield Avenue	20' X IRREG	109	2559 North Hollywood Street	14' 2" x 52' 6"	161	362 East Sheldon Street	15' 10" X 72' 6"
57	5630 Bloyd Street	LOT IRREGULAR	110	900-16 East Hunting Park Avenue	IRREG	162	37 East Silver Street	14' x 65'
58	3024 North Broad Street	20' 10" X 80' 8"	111	1232 West Huntingdon Street	15' 6" x 58'	163	2834 South Smedley Street	14' 3" x 52'
59	1832 North Bucknell Street	14' 2" x 46' 6"	112	2854 North Hutchinson Street	13' 6" X 73'	164	3313 North Smedley Street	15' X 56' 4"
60	3115 North Carlisle Street	13' 5-1/2" X 48' 6"	113	5515 Jefferson Street	14' 10" x 91"	165	1817 East Somerset Street	16' X 49' 11-3/4"
61	5610 Cedar Avenue	20' X 80'	114	1933 South Juniper Street	13' 7-3/4" x 32'	166	1312 South Street	21' 3" X 120'
62	2442 North Chadwick Street	14' 1" x 47'	115	4970 Kershaw Street	20' X 70'	167	5941 Springfield Avenue	15' 8" X 82'
63	5418 Charles Street	16' 3-1/2" x 80'	116	6027 Kingsessing Avenue	15' X 73'	168	1708 Stanwood Street	65' X 85' 10-5/8" +/-
64	6138 Chew Avenue	15' 1-1/2" X 86' 9"	117	4655 Large Street	LOT IRREGULAR	169	6364 Stenton Avenue	22' 11" x 95'
65	2441 North Clarion Street	14' 1" X 36' 6"	118	5413 Lena Street	15' 6" X 100' 4" +/-	170	7233 Tabor Avenue	50' X 126' 6"
66	1346 Colwyn Street	16' X 77'	119	3311 Lester Road	19' 11-1/4" X IRREG	171	5046 Tacoma Street	13' 11" X 43' 6"
67	1416 Comly Street	21' 3" X 80' +/-	120	2645 Lloyd Street	16' .50" x 70'	172	1219 North Taney Street	13' 6" X 90'
68	1637 Conlyn Street	18' 3" X 100'	121	5110 Market Street	20' x 75'	173	2665 Tulip Street	15' x 57'
69	3850 Coral Street	LOT IRREGULAR	122	3132 North Marston Street	14' 6" X 42' 1"	174	2538 Turner Street	14' X 56' 6"
70	2650 North Corlies Street	14' X 50'	123	2758 Martha Street	13' 9" X 54'	175	6054 Upland Street	14' 6" X 58'
71	1307 Cottman Avenue	LOT IRREGULAR	124	5533 Master Street	15' x 57' 6"	176	6423 Upland Street	14' X 50'
72	2138 North Darien Street	13' 6" X 42'	125	5605 Mc Mahon Avenue	15' 4" X 110'	177	5920 Vine Street	15' x 70'
73	2142 North Darien Street	13' 6" x 42'	126	4778 Melrose Street	17' 4-1/2" X 97'	178	5235 Warrington Avenue	15' 1" X 63'
74	2144 North Darien Street	13' 6" x 42'	127	28 South Millick Street	16' x 72'	179	3154 North Wendle Street	14' X 49' 10-1/2"
75	5201 Devereaux Avenue	470' X 384'	128	1628 Montrose Street	16' X 50'	180	5147 Westminster Avenue	15' .66" x 74' .50"
76	5105 Diamond Street	16-28/1000' X IRREG	129	923 East Mount Pleasant Avenue	24' 10-1/2" X 112' 6"	181	2633 West Westmoreland Street	16' X 62'
77	128 Elfreths Alley	15' X 53.4	130	2653 North Napa Street	14' 4-1/2" X 50'	182	527 West Westmoreland Street	15' 3" X 100'
78	2960 Ella Street	13' 6" X 63'	131	5348 Newhall Street	23' x 75'	183	5447 Willows Avenue	15' X 81' 6"
79	2738 North Fairhill Street	12' X 68' +/-	132	1541 North Newkirk Street	15' 2" X 50' 3"	184	2074 Wilmont Street	LOT IRREGULAR
80	4501 North Fairhill Street	LOT IRREGULAR	133	5417 Norfolk Street	15' X 65'	185	5415 Windsor Street	18' 7" X 65' 6"
81	1515 North Felton Street	15' X 88' 6"	134	1122 O Neil Street	20' X 35'	186	5121-23 Woodland Avenue	47.417' X IRREG
82	2655 South Felton Street	16' 1/4" X 73'	135	2308 Oakmont Street	LOT IRREGULAR	187	6531 Woodland Avenue	16' x 89'
83	3321 Fidler Street	28' 2" x 109' 8-3/8"	136	4929 Ogden Street	14' x 67' 3"			
84	2801 West Fletcher Street	30' 9-1/2" X 18' 5-3/4"	137	6738 Ogontz Avenue	LOT IRREGULAR			
85	5218 Florence Avenue	15' 4" X 63'	138	4426 Old York Road	19' 8-7/8" X IRREG			

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