

Tax Sale continued from 15

SHERIFF'S SALE

9 A.M.
May 16, 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:
77	3471 Filtler Street	24' 4-1/2" x 109' 3/8"	111	5222 Litchfield Street	16' X 57'	145	646 West Russell Street	14' X 57'
78	7021 Forrest Avenue	16' X 100'	112	2670 Livingston Street	14' 6" x 56'	146	7128 Rutland Street	17' 7-1/2" x 80'
79	3521 Frankford Avenue	15' 4" X 94'	113	101 West Logan Street	LOT IRREGULAR	147	2010 South Salford Street	15' X 85'
80	4453 Garden Street	16' 1/2" X 70'	114	903 Mc Clellan Street	14' X 54'	148	33 North Salford Street	15' 1/8" X 62' 3-5/8" +/-
81	5337 West Girard Avenue	16' x 88'	115	5626 Mc Mahon Street	20' X 100'	149	4528 Sansom Street	16' X 96'
82	5719 West Girard Avenue	16' X 90'	116	12806 Medford Street	LOT IRREGULAR	150	1216-22 East Sedgley Avenue	80' X 145'
83	221 West Glenwood Avenue	LOT IRREGULAR	117	1730 Memphis Street	35' X 12'	151	2214 Seybert Street	14' X 60'
84	4819 Greenway Avenue	16' X 77'	118	8626 Michener Avenue	16' 1" X 95'	152	2528 Seybert Street	15' X 54'
85	4738 Griscom Street	LOT IRREGULAR	119	109 North Millick Street	15' 2" X 62' 6"	153	5419 Sharswood Street	14' X 52' 11-1/4" +/-
86	2526 South Gross Street	14' X 50'	120	149 North Millick Street	15' 2" X 62' 6"	154	2123 West Spencer Street	16' 4-3/4" X 60'
87	2222 North Hancock Street	15' 5" X 60'	121	2154 East Monmouth Street	14' X 46' 9-1/8" +/-	155	1238 South St Bernard Street	14' 2" X 50' 9"
88	3218 Hartville Street	14' x 41' 6"	122	525 Morris Street	15' 1-1/8" X 53' 9-1/4" +/-	156	800 South St Bernard Street	24' X 87' 6"
89	3226 Hartville Street	14' X 41' 6"	123	2613 Muhlfeld Street	15' 11-1/4" x 73' 10"	157	949 North St Bernard Street	15' X 54' 11-3/8"
90	3138 North Hemberger Street	16' X 45' 6"	124	4643 Mulberry Street	20' X 100'	158	2036 North Stillman Street	16' x 49" 6"
91	3135 Holly Road	18.05' X IRREG	125	1930 West Nedro Avenue	14' 10" x 74'	159	875 North Stillman Street	14' x 45'
92	7819 Horrocks Street	24' 11-1/2" X 92' 6"	126	3218 North Newkirk Street	LOT IRREGULAR	160	2829 South Sydenham Street	14' 3" X 50'
93	221 Horton Street	15' 11" X 44' 6"	127	4012 Old York Road	25' X IRREG	161	5141 North Sydenham Street	15' 10" X 86' 10"
94	5315 North Howard Street	25' X 100'	128	6717 Oxford Avenue	LOT IRREGULAR	162	5223 West Thompson Street	16' x 100'
95	4709 Howell Street	LOT IRREGULAR	129	2719 Palethorp Street	12' X 45'	163	1709 West Tioga Street	17' X IRREG
96	2628 North Hutchinson Street	16' 1/8" X 63'	130	6423 North Park Avenue	38' X 117' 9-7/8"	164	1806 Tomlinson Road	24' 11-3/4" X 112'
97	636 West Indiana Avenue	14' X 55'	131	6937 Paschall Avenue	LOT IRREGULAR	165	2918 Turner Street	15' X 55'
98	5951 Irving Street	15' 9" x 47'	132	1930 North Patton Street	14' 2" x 48'	166	1806 North Van Pelt Street	16' 6" X 75'
99	1602 Ivy Hill Road	16' 2-1/2" x 73' 11-7/8"	133	2113 North Percy Street	14' x 44'	167	2056 North Van Pelt Street	27' 9" X 80'
100	5548 Jane Street	14' 2" x 56'	134	3909 North Percy Street	16' x 45'	168	2310 North Van Pelt Street	14' 3" X 49' 6"
101	2973 Janney Street	14' 4" X 60'	135	2312 Pierce Street	16' x 58'	169	7131 Vandike Street	20' x 82' 6"
102	2553 South Jessup Street	14' x 47' 6"	136	4131R Princeton Avenue	16' X 97'	170	6050 Vine Street	22' 6" X 110' (Premise B)
103	4610 Josephine Street	LOT IRREGULAR	137	5806 Race Street	15' X 70'	171	505 East Walnut Street	25' x 100'
104	3307 Keswick Circle	29' 10-1/4" X IRREG	138	2628 Reed Street	15' 2" X 59' 6"	172	5652 Walton Avenue	15' X 60'
105	5722 Kingsessing Avenue	15' 6" X 75' 8"	139	4607 Regent Street	20' X 87' 7"	173	2117 East Washington Lane	Lot Irregular
106	219 Krams Avenue	A2 Condo Unit A2	140	4131R Ridge Avenue	LOT IRREGULAR	174	4814 Westminster Avenue	Lot Irregular
107	6012 Lansdowne Avenue	21 '7-3/4" X 110'	141	5532 Ridgewood Street	18' x 64' 6"	175	1340 West Westmoreland Street	16' 3" X 92' 3"
108	6206 Lansdowne Avenue	20' 6" X 77'	142	230 North Robinson Street	15' 11" X 50'	176	606 East Woodlawn Street	18' 9" X 80' 1-1/4" +/-
109	2734 North Lawrence Street	15' x 44'	143	4042 East Roosevelt Boulevard	16' 4-1/2" X 100'	177	1624 South Yewdall Street	15' X 60'
110	123 West Lippincott Street	14' x 49' 3"	144	8221 Rowland Avenue	LOT IRREGULAR	178	7112 Yocum Street	LOT IRREGULAR

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

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