

Tax Sale continued from 15

SHERIFF'S SALE

9 A.M.
June 19, 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:
53	4937 Chestnut Street	19' 6" X 111' 6"	94	2346 West HuntingPark Avenue	LOT IRREGULAR	135	5538 Pearl Street	15' x 107'
54	2037 Church Lane	16' 6-3/8" X IRREG	95	6612 Keystone Street	25' x 100'	136	3952 Pennsgrove Street	15' 6" x 85'
55	4124 Claridge Street	16' 3" x 61' 10"	96	2451 Kimball Street	15' 3-1/2" X 66' 1"	137	2149 North Percy Street	14' 3" x 44'
56	9812 Clark Street	32' 6-5/8" X IRREG	97	5232 Knox Street	LOT IRREGULAR	138	3665 North Percy Street	14' 8" x 60'
57	2460 North Cleveland Street	14' 6" X 50'	98	3519-23 Lancaster Avenue	LOT IRREGULAR	139	3923 North Percy Street	16' x 45'
58	3401 Collins Street	322' 2-1/4" X IRREG	99	5112 Lancaster Avenue	19' 11-1/4" X IRREG	140	2135 North Randolph Street	14' X 43'
59	2766 North Croskey Street	14' 6" x 45'	100	5118 Lancaster Avenue	20' 5" X 80'	141	3216 North Randolph Street	14' X 50'
60	352R Dupont Street	LOT IRREGULAR	101	5900-02 Latona Street	81' 1-7/8" X IRREG	142	6006 Reinhard Street	16' x 60'
61	160 East Street	16' 2-1/2" X 76' +/-	102	1228 West Lehigh Avenue	16' X 120'	143	6030 Reinhard Street	15' 6" X 60'
62	1626 North Edgewood Street	15' 3" X 73' 1-1/4"	103	1241 West Lehigh Avenue	16' X 112' 4"	144	2404 Ridge Avenue	18' x 80'
63	886 North Farson Street	14' X 70' 11-3/8"	104	1830 East Lehigh Avenue	14' 8" X 64' 1/2" +/-	145	6470 Ross Street	14' 10" X 54' 11-1/8"
64	11910 Farwell Road	LOT IRREGULAR	105	2435 West Lehigh Avenue	15' 3" x 76'	146	1216 West Rush Street	14' x 48'
65	323 North Felton Street	15' x 97'	106	820 West Lehigh Avenue	16' 2" X 72' 6"	147	1045-49 Sarah Street	51' 7" X IRREG
66	2452 West Firth Street	14' 3" x 47' 6-3/4"	107	5349 Lena Street	LOT IRREGULAR	148	1325 West Seltzer Street	14' 3-7/8" x 50' 6"
67	203 East Fisher Avenue	15' X 80'	108	6219 Limekiln PIKE	15' x 90'	149	2712 West Seltzer Street	14' X 46'
68	3552 Fitler Street	LOT IRREGULAR	109	635 East Lippincott Street	14' 3" X 50'	150	1016 West Somerset Street	16' 9-5/8" X 56'
69	5626 Florence Avenue	19' 2" X 67' 3"	110	3180 Livingston Street	15' 8-1/2" X 52'	151	447 East Somerset Street	16' x 95'
70	3836 Folsom Street	14' x 80'	111	3351 Malta Street	14' X 43'	152	1538 South Street	16' X 68' 6"
71	4107 Frankford Avenue	LOT IRREGULAR	112	4759 North Marshall Street	LOT IRREGULAR	153	5910 Spring Street	15' x 64'
72	4308 Frankford Avenue	23' 6" X IRREG	113	5740 North Marvine Street	16' 1" X 78' 1-1/4"	154	5969 Springfield Avenue	16' 1" X 82'
73	2135 North Franklin Street	14' 3" x 65'	114	748 South Marvine Street	16' x 54'	155	1245 South St Bernard Street	28' 4" X 50' 9"
74	4126 North Franklin Street	15' x 62'	115	6110 West Master Street	14' 10" x 84'	156	3014 North Stillman Street	14' 2" X 45' 9"
75	4219 Germantown Avenue	17' 3-3/4" x 85'	116	512 Mc Kean Street	16' 1" x 69' 8-5/8"	157	6016 Summer Street	14' 6" x 51' 6"
76	6661-63 Germantown Avenue	31' 9-1/8" X IRREG	117	316 Mechanic Street	20' X 100'	158	1812 Tasker Street	16' X 65'
77	1420 Gilham Street	16' X 67' 6"	118	3910 Melon Street	15' x 57'	159	2700 Tasker Street	16' X 57' 6"
78	355 Gilham Street	25' 1" x 100'	119	4758 Melrose Street	20' x 90'	160	724 East Thayer Street	14' 4" X 60'
79	4123 West Girard Avenue	28' 3-1/8" X Irreg.	120	185 West Monmouth Street	13' 7" x 41' 7"	161	4951 West Thompson Street	20' X 112' 9-5/8"
80	5226 West Girard Avenue	15' X IRREG	121	2637 Muhlfeld Street	16' 1/2" x 73'	162	1720 West Tioga Street	50' X 250'
81	4249 Glendale Street	16' 3" X 80'	122	4568 Mulberry Street	13' 10-1/2" X IRREG	163	5811 Trinity Street	16' X 82'
82	2531 West Gordon Street	15' 6" x 50' 6"	123	2962 Mutter Street	14' 9" x 43' 6"	164	6031 Trinity Street	16' x 59'
83	3 West Gowen Avenue	LOT IRREGULAR	124	2152 North Natrona Street	15' X 60'	165	6540 Tulip Street	15' X 85'
84	5105 Griscom Street	16' X 67' 7-1/2"	125	4049 Neilson Street	15' 6" X 60'	166	4246 Viola Street	16' x 70'
85	1366 East Haines Street	15' x 74'	126	2414 North Newkirk Street	14' X 52' 6"	167	5125 Wakefield Street	20' 3-1/2" X 96' 9-1/2" +/-
86	341 East Haines Street	LOT IRREGULAR	127	3219 North Newkirk Street	14' 2" X 58' 6"	168	5335 Wakefield Street	22' X 96' 1-5/8"
87	56-58 East Haines Street	63' 3" X IRREG	128	6321 North Norwood Street	14' 5" x 80'	169	5230 Walton Avenue	19' 9" X 100'
88	2246 North Hancock Street	14' X 60'	129	2931 West Oakdale Street	14' X 46'	170	5737 Walton Avenue	15' X 60'
89	5712 Harmer Street	15' X 58'	130	2419 South Opal Street	14' 2" x 47'	171	4346 Wayne Avenue	LOT IRREGULAR
90	3218 Hartville Street	14' x 41' 6"	131	2238 North Orianna Street	15' 10" X IRREG	172	4211 Westminster Avenue	16' x 80'
91	4709 Hazel Avenue	21' X 105'	132	4248 Parkside Avenue	31' 9-1/2" X 124'	173	1526 South Wilton Street	15" X 55"
92	7216 Hegerman Street	14' 1" X 79'	133	1201-7 Parrish Street	LOT IRREGULAR	174	4321 East Wingochocking Street	LOT IRREGULAR
93	5707 Hoffman Avenue	15' X 80'	134	4900-4 Parrish Street	LOT IRREGULAR	175	2012 North Woodstock Street	15' x 58'

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



Follow us on **Twitter**

www.twitter.com/thelegalintel