

**Tax Collection Sale**

**City of Philadelphia  
TAX COLLECTION 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 follows:**

**Properties to be sold by ROCHELLE BILAL Sheriff on  
Tuesday, February 18, 2020 at First District Plaza, 3801 Market Street, at 9:00 AM (EST) (Prevailing Time)**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2002	2001	2929 Hurley St	7th wd.	Front: 12'x40'	2002	2040	7371 Theodore St	40th wd.	Front: 16'x70'
2002	2002	523 E Queen Lane	12th wd.	Front: 14'8"x50'	2002	2041	2509 S 68th St	40th wd.	Front: 16'x71'
2002	2003	3884 Blaine St	13th wd.	IRREGULAR SIZE PROPERTY	2002	2042	3930 N 9th St	43rd wd.	Front: 16'x51'
2002	2004	168 W Huntingdon St	19th wd.	Front: 16'x60'	2002	2043	128 N 49th St	44th wd.	IRREGULAR SIZE PROPERTY
2002	2005	3931 Folsom St	24th wd.	Front: 14'x73'	2002	2044	2061 E Ontario St	45th wd.	Front: 17'x68'
2002	2006	1811 N Taylor St	32nd wd.	Front: 14'2"x46'9-1/2"	2002	2045	3238 Emerald St	45th wd.	Front: 15'x79'
2002	2007	2644 Wilder St	36th wd.	Front: 14'x48'	2002	2046	1415 Fanshawe St	53rd wd.	IRREGULAR SIZE PROPERTY
2002	2008	2831 Unruh Ave	55th wd.	Front: 15'9"x110'	2002	2047	5712 Delancey St	60th wd.	Front: 15'x62'
2002	2009	5715 Poplar St	4th wd.	Front: 15'x58'6"	2002	2048	2054 Dennie St	13th wd.	Front: 17'x104'
2002	2010	2825 N Howard St	7th wd.	Front: 15'x60'4-3/8"	2002	2049	4837 Lancaster Ave	52nd wd.	IRREGULAR SIZE PROPERTY
2002	2011	2636 N Napa St	28th wd.	Front: 14'x67'6-7/8"	2002	2050	1511-17 S 55th St	51st wd.	IRREGULAR SIZE PROPERTY
2002	2012	2013 E Hazzard St	31st wd.	Front: 12'x66'	2002	2051	404 N 55th St	4th wd.	IRREGULAR SIZE PROPERTY
2002	2013	1408 S Dover St a/k/a 1409 S 29th St	36th wd.	IRREGULAR SIZE PROPERTY	2002	2052	2736 N Judson St a/k/a 2736 Judson St	11th wd.	Front: 14'6"x45'
2002	2014	844 Winton St	39th wd.	Front: 14'x48'	2002	2053	5615 Nelson St	12th wd.	IRREGULAR SIZE PROPERTY
2002	2015	3233 Hartville St	7th wd.	Front: 12'11"x42'	2002	2054	1608 W Mentor St	13th wd.	Front: 16'x65'
2002	2016	5702 N 13th St	49th wd.	Front: 25'x84'	2002	2055	2426 N Bouvier St	16th wd.	Front: 14'1"x50'
2002	2017	2355 Turner St a/k/a 2355 W Turner St	29th wd.	Front: 15'8"x59'	2002	2056	2064 Medary Ave	17th wd.	Front: 15'x86'5-1/2"
2002	2018	5514 Jefferson St	4th wd.	Front: 14'10"x99'	2002	2057	3143 Fountain St a/k/a 3143 W Fountain St	32nd wd.	Front: 17'x60'
2002	2019	5920 N 20th St	17th wd.	IRREGULAR SIZE PROPERTY	2002	2058	1010 W Clearfield St	37th wd.	IRREGULAR SIZE PROPERTY
2002	2020	236 N Robinson St	34th wd.	Front: 15'11"x50'	2002	2059	2109 S Edgewood St	40th wd.	Front: 15'x59'2"
2002	2021	3638 N Marvine St	43rd wd.	Front: 15'x100'	2002	2060	6019 Reinhard St	40th wd.	Front: 15'6"x60'
2002	2022	1828 W Seybert St a/k/a 1828 Seybert St	47th wd.	Front: 14'4"x44'5"	2002	2061	835 N 43rd St	6th wd.	Front: 14'x43'
2002	2023	403 W Clearfield St	19th wd.	IRREGULAR SIZE PROPERTY	2002	2062	2626 W Cumberland St	28th wd.	Front: 15'x54'2"
2002	2024	125 Cobbs Creek Pkwy a/k/a 125 S 63rd St	3rd wd.	Front: 15'4"x103'	2002	2063	1809 N Etting St	32nd wd.	Front: 14'4"x42'
2002	2025	2818 N Swanson St	7th wd.	Front: 13'x48'6"	2002	2064	881 Sanger St	35th wd.	Front: 14'10"x70'
2002	2026	2452 N 33rd St	28th wd.	Front: 15'5"x68'	2002	2065	3057 N 10th St	37th wd.	Front: 14'6"x68'
2002	2027	2417 N 10th St	37th wd.	Front: 18'x74'9"	2002	2066	1146 W Glenwood Ave a/k/a 1146 Glenwood Ave	37th wd.	IRREGULAR SIZE PROPERTY
2002	2028	5751 Dunlap St	4th wd.	Front: 20'50"x91'	2002	2067	4135 N Franklin St	43rd wd.	Front: 15'x64'
2002	2029	310 E Sterner St	7th wd.	Front: 14'x44'	2002	2068	5630 Diamond St	52nd wd.	Front: 18'4"x100'
2002	2030	6621 N 21st St	10th wd.	IRREGULAR SIZE PROPERTY	2002	2069	6222 Clearview St	59th wd.	IRREGULAR SIZE PROPERTY
2002	2031	2632 N Colorado St	16th wd.	Front: 14'x49'	2002	2070	5555 Ardleigh St	12th wd.	Front: 14'x56'
2002	2032	238 W Birch St	19th wd.	Front: 12'6"x53'1"	2002	2071	1869 N Bucknell St	32nd wd.	Front: 16'x46'6"
2002	2033	631 Maris St	21st wd.	Front: 16'1/2"x100'	2002	2072	1851 N 28th St	32nd wd.	Front: 15'7"x50'
2002	2034	1515 Overington St	23rd wd.	Front: 20'4-1/2"x100'	2002	2073	1333 W Silver St	37th wd.	Front: 14'x50'
2002	2035	3131 Tulip St	25th wd.	Front: 15'11"x50'2"	2002	2074	6742 Woodland Ave	40th wd.	Front: 16'x104'
2002	2036	2869 Jasper St	25th wd.	Front: 14'3"x108'-5/16"	2002	2075	4617 N Marvine St	49th wd.	Front: 15'x80'
2002	2037	4602 Linmore Ave	27th wd.	IRREGULAR SIZE PROPERTY					
2002	2038	1440 N Felton St	34th wd.	Front: 15'x54'					
2002	2039	6324 Greenway Ave	40th wd.	Front: 15'x72'					

**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](http://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](http://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  
[www.phillysheriff.com](http://www.phillysheriff.com)