

**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 **JEWELL WILLIAMS** Sheriff on  
Tuesday, April 17, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1804 2001	539 S Redfield St	3rd wd.	Front: 15'x62'	1804 2037	2805 N Marvine St	37th wd.	Front: 15'x75'
1804 2002	5547 Blakemore St	12th wd.	Front: 14'4"x50'	1804 2038	819 W Birch St a/k/a 819 Birch St	37th wd.	Front: 13'9"x48'6"
1804 2003	2424 N Gratz St	16th wd.	Front: 14'6"x50'	1804 2039	3750 N Percy St	43rd wd.	Front: 16'x45'
1804 2004	262 E Sharpnack St	22nd wd.	IRREGULAR SIZE PROPERTY	1804 2040	4646 N Marvine St	49th wd.	Front: 15'5"x75'
1804 2005	213 E Montana St a/k/a 213 East Montana St	22nd wd.	Front: 14'1"x98'6"	1804 2041	203 E Lippincott St	7th wd.	Front: 14'6"x49'
1804 2006	2163 N Dover St	32nd wd.	Front: 14'x48'	1804 2042	2459 N Cleveland St	16th wd.	Front: 14'1"x50'
1804 2007	2908 N 27th St	38th wd.	Front: 15'6"x62'	1804 2043	2251 N 19th St	16th wd.	Front: 15'6"x72'
1804 2008	6051 Upland St	40th wd.	Front: 15'6"x60'	1804 2044	2218 Hope St a/k/a 2218 N. Hope St	19th wd.	IRREGULAR SIZE PROPERTY
1804 2009	1817 S Allison St	51st wd.	IRREGULAR SIZE PROPERTY	1804 2045	2341 N Orkney St	19th wd.	IRREGULAR SIZE PROPERTY
1804 2010	459 E Price St	59th wd.	IRREGULAR SIZE PROPERTY	1804 2046	2542 W Oakdale St	28th wd.	IRREGULAR SIZE PROPERTY
1804 2011	3467 N 3rd St	19th wd.	Front: 15'x60'	1804 2047	764 E Hilton St	33rd wd.	Front: 14'1"x50'
1804 2012	3414 N Smedley St	11th wd.	Front: 15'x72'	1804 2048	3623 N. Percy St a/k/a 3623 Percy St	43rd wd.	Front: 14'8"x60'
1804 2013	5433 Wakefield St	12th wd.	Front: 14'x71'6"	1804 2049	3536 N 11th St	43rd wd.	Front: 15'3"x91'
1804 2014	2353 N 17th St	16th wd.	Front: 15'1"x88'11"	1804 2050	1917 Nicholas St a/k/a 1917 W. Nicholas St	47th wd.	Front: 15'x54'
1804 2015	2555 N Bouvier St	16th wd.	Front: 14'x49'	1804 2051	47 Dearborn St a/k/a 47 N. Dearborn St	44th wd.	Front: 15'x44'6"
1804 2016	2448 N Cleveland St	16th wd.	Front: 14'6"x50'	1804 2052	2359 N Van Pelt St	16th wd.	Front: 14'4-1/2"x49'6"
1804 2017	2439 N 20th St	16th wd.	Front: 15'7"x67'10"	1804 2053	2717 N Newkirk St	28th wd.	Front: 15'x50'9"
1804 2018	2219 W Sedgley Ave	16th wd.	IRREGULAR SIZE PROPERTY	1804 2054	3134 W York St	28th wd.	Front: 14'x55'
1804 2019	2453 N Dover St	28th wd.	Front: 14'x52'6"	1804 2055	3146 W York St	28th wd.	Front: 14'x55'
1804 2020	2562 N 29th St	28th wd.	Front: 16'x65'	1804 2056	2672 Braddock St	31st wd.	Front: 16'x79'6"
1804 2021	5605 Nelson St	12th wd.	IRREGULAR SIZE PROPERTY	1804 2057	805 W Cumberland St	37th wd.	Front: 14'x72'
1804 2022	2503 N Bouvier St	16th wd.	Front: 14'1"x49'	1804 2058	624 W Huntingdon St	37th wd.	Front: 19'4-1/2"x57'
1804 2023	2631 N 18th St	16th wd.	Front: 14'5-1/2"x61'	1804 2059	3120 N 9th St	37th wd.	Front: 14'8"x69'
1804 2024	1677 Kinsey St	23rd wd.	IRREGULAR SIZED PROPERTY	1804 2060	2930 N Bambrey St	38th wd.	Front: 14'1"x45'9"
1804 2025	2125 W Oxford St	29th wd.	IRREGULAR SIZE PROPERTY	1804 2061	2249 N 19th St	16th wd.	Front: 15'5-1/2"x72'
1804 2026	1719 N 27th St	32nd wd.	Front: 15'x62'6"	1804 2062	2231 Palethorp St a/k/a 2231 N. Palthorpe St	19th wd.	Front: 12'x45'
1804 2027	1926 S Alden St	40th wd.	Front: 15'x53'	1804 2063	3311 N Philip St	19th wd.	Front: 13'x51'9"
1804 2028	7110 Upland St	40th wd.	IRREGULAR SIZE PROPERTY	1804 2064	2237 Ingersoll St	29th wd.	Front: 14'x37'
1804 2029	1724 N Lambert St	47th wd.	Front: 14'x60'	1804 2065	2729 W. Glenwood Ave a/k/a 2729 Glenwood Ave	32nd wd.	Front: 15'5"x63'
1804 2030	1646 Granite St	62nd wd.	IRREGULAR SIZE PROPERTY	1804 2066	2212 N 7th St	37th wd.	Front: 15'x68'6"
1804 2031	3466 Kensington Ave	33rd wd.	IRREGULAR SIZE PROPERTY	1804 2067	1011 W Stella St	37th wd.	IRREGULAR SIZE PROPERTY
1804 2032	1913 E Sterner St	25th wd.	Front: 13'7"x36'2"	1804 2068	6441 Upland St	40th wd.	Front: 14'x50'
1804 2033	2007 E Somerset St	25th wd.	IRREGULAR SIZE PROPERTY	1804 2069	6072 Upland St	40th wd.	Front: 14'6"x58'
1804 2034	2539 N Napa St	28th wd.	Front: 14'x50'	1804 2070	2334 Germantown Ave	37th wd.	Front: 20'x61'9"
1804 2035	3114 Reach St	33rd wd.	Front: 14'2"x50'	1804 2071	1434 W Glenwood Ave	11th wd.	Front: 15'x50'
1804 2036	2629 N Warnock St	37th wd.	Front: 13'11"x60'	1804 2072	5528 Bloyd St	12th wd.	Front: 14'x100'
				1804 2073	2232 N Gratz St	16th wd.	Front: 14'6"x45'6"
				1804 2074	2312 N Croskey St	16th wd.	Front: 14'x43'6"
				1804 2075	1932 W York St	16th wd.	Front: 15'x62'
				1804 2076	1431 Hanson St a/k/a 1431 S. Hanson St	27th wd.	Front: 14'x50'
				1804 2077	2520 N Dover St	28th wd.	Front: 14'x50'

*Tax Sale continues on 21*

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

Tax Sale continued from 21

## 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 **JEWELL WILLIAMS** Sheriff on  
Tuesday, April 17, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1804	2078	3130 N Wendle St	37th wd.	Front: 14'x51'4-1/2"	1804	2105	2132 E William St	25th wd.	Front: 15'x68'6"
1804	2079	5624 Hadfield St	51st wd.	Front: 15'x62'	1804	2106	2314 N 26th St	28th wd.	Front: 15'x68'7-5/8"
1804	2080	36 N 60th St	34th wd.	Front: 15'11"x68'	1804	2107	3041 N Darien St	37th wd.	Front: 14'1"x40'
1804	2081	5812 Beaumont St a/k/a 5812 Beaumont Ave	3rd wd.	Front: 16'x95'	1804	2108	3158 N Stillman St	38th wd.	Front: 14'x45'9"
1804	2082	2455 N Cleveland St	16th wd.	Front: 14'1"x50'	1804	2109	2114 S 67th St a/k/a 2114-16 S 16th St	40th wd.	Front: 30'x85'
1804	2083	2530 W Oakdale St	28th wd.	IRREGULAR SIZE PROPERTY	1804	2110	5731 Ludlow St	60th wd.	Front: 14'x60'
1804	2084	2910 W Gordon St	28th wd.	IRREGULAR SIZE PROPERTY	1804	2111	4426-30 N 4th St. a/k/a 4426-28-30 N. 4th St	7th wd.	Front: 48'x105'
1804	2085	3218 W York St	28th wd.	Front: 14'5-1/2"x51'1-1/4"	1804	2112	3506 N 24th St	11th wd.	Front: 16'x96'
1804	2086	1603 N 22nd St	29th wd.	IRREGULAR SIZE PROPERTY	1804	2113	2411 N Garnet St	16th wd.	Front: 14'1"x50'
1804	2087	2332 N 12th St	37th wd.	Front: 15'x60'	1804	2114	2301 N Orkney St	19th wd.	Front: 19'5"x24'7-1/2"
1804	2088	2807 N Marvine St	37th wd.	Front: 15'x75'	1804	2115	3128 N Franklin St	37th wd.	Front: 14'9"x60'
1804	2089	912 W Seltzer St	37th wd.	Front: 13'x45'	1804	2116	3030 N 11th St	37th wd.	IRREGULAR SIZE PROPERTY
1804	2090	3154 N Stillman St	38th wd.	Front: 14'x45'9"	1804	2117	3631 N 13th St	43rd wd.	Front: 14'11-5/8"x67'10-7/8"
1804	2091	2737 Waterloo St a/k/a 2737 N. Waterloo St	7th wd.	Front: 12'x39'3"	1804	2118	3816 N 10th St	43rd wd.	Front: 16'x54'
1804	2092	3325 Mutter St a/k/a 3325 N. Mutter St	7th wd.	Front: 14'x44'6"	1804	2119	1741 S Frazier St	51st wd.	IRREGULAR SIZE PROPERTY
1804	2093	2769 Judson St a/k/a 2769 N. Judson St	11th wd.	Front: 15'x45'	1804	2120	5410 Belmar St	51st wd.	Front: 16'x65'
1804	2094	1920 N. Orianna St a/k/a 1920 Orianna St	18th wd.	Front: 12'x39'6"	1804	2121	657 N Yewdall St	4th wd.	Front: 14'x44'
1804	2095	2311 N Lawrence St	19th wd.	Front: 12'10"x45'	1804	2122	5530 Boyer St	12th wd.	Front: 19'1"x125'
1804	2096	626 Union St a/k/a 626 N Union St	24th wd.	Front: 14'x56'6"	1804	2123	5513 Sprague St	12th wd.	IRREGULAR SIZED PROPERTY
1804	2097	2401 N Dover St	28th wd.	Front: 14'x52'6"	1804	2124	2015 W Boston St	16th wd.	Front: 14'6-1/2"x56'
1804	2098	3114 W York St	28th wd.	Front: 14'x55'	1804	2125	2010 E Silver St	25th wd.	Front: 13'x49'3/4"
1804	2099	3131 N Wendle St	37th wd.	Front: 14'x51'6"	1804	2126	2218 Earp St	36th wd.	Front: 14'x50'
1804	2100	641 W Rush St	37th wd.	Front: 13'x48'	1804	2127	2956 N 26th St	38th wd.	Front: 16'x55'6"
1804	2101	2911 Palethorp St a/k/a 2911 N. Palethorp St	7th wd.	Front: 13'x51'6"	1804	2128	3536 N Warnock St	43rd wd.	Front: 14'3"x56'
1804	2102	234 E Indiana Ave	7th wd.	Front: 13'9"x62'	1804	2129	5030 Reno St	44th wd.	Front: 14'x51'6"
1804	2103	3135 N Carlisle St	11th wd.	Front: 14' 1/2"x 51'	1804	2130	1108 W Wyoming Ave	49th wd.	Front: 16'x92'
1804	2104	1960 N Darien St	20th wd.	Front: 12'x45'6"					

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• 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.

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• 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.

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• 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

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## LAND BANK SALE

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• 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.

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• 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](http://www.phillysheriff.com)

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