

## 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, June 18, 2019 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1906	2001	961 Locust Ave a/k/a 961 E Locust Ave	12th wd.	IRREGULAR SIZE PROPERTY	1906	2052	2919 N Bonsall St	11th wd.	Front: 14'x45'
1906	2002	35 W Wister St	12th wd.	IRREGULAR SIZE PROPERTY	1906	2053	5140 Sheldon St	12th wd.	IRREGULAR SIZE PROPERTY
1906	2003	37 W Wister St	12th wd.	Front: 20'x80'	1906	2054	1926 W Butler St	13th wd.	IRREGULAR SIZE PROPERTY
1906	2004	1944 Rowan St	13th wd.	IRREGULAR SIZE PROPERTY	1906	2055	4461 N 20th St	13th wd.	Front: 15'x66'
1906	2005	2631 N Darien St	37th wd.	Front: 13'11"x40'	1906	2056	3947 Nice St a/k/a 3947 N. Nice St	13th wd.	IRREGULAR SIZE PROPERTY
1906	2006	6043 Upland St	40th wd.	Front: 15'6"x60'	1906	2057	1540 Womrath St	23rd wd.	Front: 14'9"x76'
1906	2007	6022 Upland St	40th wd.	Front: 14'6"x58'	1906	2058	1513 N Newkirk St	29th wd.	Front: 15'2-1/2"x50'3"
1906	2008	5135 N 12th St	49th wd.	Front: 15'11-1/2"x69'	1906	2059	6340 Reedland St	40th wd.	Front: 15'x65'
1906	2009	5411 Euclid St	52nd wd.	Front: 18'3-5/8"x89'	1906	2060	1348 Colwyn St	43rd wd.	Front: 16'x77'
1906	2010	5812 Lena St	59th wd.	Front: 22'x100'	1906	2061	5649 McMahon Ave	12th wd.	Front: 24'11"x103'9"
1906	2011	555 S Redfield St	3rd wd.	Front: 15'x62'	1906	2062	4517 N Hicks St a/k/a 4517 Hicks St	13th wd.	Front: 15'2"x45'
1906	2012	1746 S 60th St	3rd wd.	Front: 16'x95'	1906	2063	2435 N 20th St	16th wd.	Front: 15'6-1/2"x67'10"
1906	2013	3330 Hope St a/k/a 3330 N. Hope St	7th wd.	Front: 13'9"x50'	1906	2064	2210 W Cumberland St	16th wd.	Front: 15'x86'
1906	2014	3444 Rosehill St a/k/a 3444 N. Rosehill St	7th wd.	Front: 14'x41'	1906	2065	3146 W York St	28th wd.	Front: 14'x55'
1906	2015	2917 N Bonsall St a/k/a 2917 Bonsall St	11th wd.	Front: 14'x45'	1906	2066	2035 N Stillman St	32nd wd.	Front: 16'x52'
1906	2016	2928 N Bonsall St	11th wd.	Front: 14'x45'	1906	2067	1949 N Patton St	32nd wd.	Front: 14'9"x48"
1906	2017	3331 N 20th St	11th wd.	Front: 16'1/2"x97'10"	1906	2068	239 N Gross St	34th wd.	Front: 14'7"x58'7"
1906	2018	2243 N Bancroft St	16th wd.	Front: 14'3"x49'6"	1906	2069	3549 N Warnock St	43rd wd.	Front: 14'x56'
1906	2019	3313 N Philip St	19th wd.	Front: 13'x51'9"	1906	2070	5040 Ogden St	44th wd.	Front: 14'x55'
1906	2020	1950 N Darien St	20th wd.	Front: 12'x45'6"	1906	2071	3860 Blaine St	13th wd.	IRREGULAR SIZE PROPERTY
1906	2021	6149 Sansom St	3rd wd.	Front: 15'2"x97'	1906	2072	2215 N Van Pelt St	16th wd.	Front: 16'x70'
1906	2022	5845 Ellsworth St	3rd wd.	Front: 15'x63'6"	1906	2073	2633 E Huntingdon St	31st wd.	IRREGULAR SIZE PROPERTY
1906	2023	5613 Nelson St	12th wd.	IRREGULAR SIZE PROPERTY	1906	2074	1739 N 32nd St	32nd wd.	Front: 16'3"x90'
1906	2024	1516 E Berks St	18th wd.	Front: 15'x71'8"	1906	2075	2222 S 62nd St	40th wd.	IRREGULAR SIZE PROPERTY
1906	2025	2862 N Orkney St	19th wd.	Front: 13'10"x41'	1906	2076	5714 Cedar Ave	46th wd.	Front: 16'x81'6"
1906	2026	1738 Foulkrod St	23rd wd.	Front: 20'x100'	1906	2077	7824 Temple Rd	50th wd.	Front: 15'x62'6"
1906	2027	2505 W Sterner St	28th wd.	IRREGULAR SIZE PROPERTY	1906	2078	1951 S Ithan St	51st wd.	Front: 15'x62'3"
1906	2028	2850 N Darien St	37th wd.	Front: 13'6"x40'	1906	2079	6242 Homer St	59th wd.	Front: 18'3"x92"
1906	2029	2608 Deacon St	38th wd.	Front: 14'x50'	1906	2080	1502-08 N 25th St a/k/a 1502 N 25th St	29th wd.	Front: 72'x88'3/4"
1906	2030	6161 Reinhard St	40th wd.	Front: 14'x65'	1906	2081	7100 Louise St	10th wd.	IRREGULAR SIZE PROPERTY
1906	2031	6722 Woolston Ave	10th wd.	Front: 16'x70'	1906	2082	2058 N Bodine St	18th wd.	IRREGULAR SIZE PROPERTY
1906	2032	2930 N Bonsall St	11th wd.	Front: 14'x45'	1906	2083	3308 W Hagert St	28th wd.	Front: 15'4"x59'6"
1906	2033	206 W Clapier St	13th wd.	IRREGULAR SIZE PROPERTY	1906	2084	2719 W Glenwood Ave	32nd wd.	Front: 15'5"x64'
1906	2034	3215 N Randolph St	19th wd.	Front: 14'3"x50'	1906	2085	2161 N 32nd St	32nd wd.	Front: 14'9"x72'3/4"
1906	2035	1819 N Bucknell St	32nd wd.	Front: 14'2"x46'6"	1906	2086	1428 N Hirst St	34th wd.	Front: 15'x54'
1906	2036	2222 Page St a/k/a 2222 W Page St	32nd wd.	Front: 16'x66'3"	1906	2087	2613 N Warnock St	37th wd.	Front: 14'x60'
1906	2037	2218 Earp St	36th wd.	Front: 14'x50'	1906	2088	4300 N Darien St	43rd wd.	Front: 15'x38'1-1/8"
1906	2038	2535 N 12th St	37th wd.	Front: 15'1/2"x68'	1906	2089	1425 S Allison St	51st wd.	Front: 14'4"x61'6"
1906	2039	3012 N Darien St	37th wd.	IRREGULAR SIZE PROPERTY	1906	2090	2534 W Lehigh Ave	28th wd.	IRREGULAR SIZE PROPERTY
1906	2040	6509 Linmore Ave	40th wd.	Front: 20'x39'	1906	2091	1655 N 56th St	4th wd.	Front: 15'x109'2-3/4"
1906	2041	3304 Waterloo St a/k/a 3304 N Waterloo St	7th wd.	Front: 14'x40'6"	1906	2092	4929 Wakefield St	12th wd.	IRREGULAR SIZE PROPERTY
1906	2042	2748 N Gratz St	11th wd.	Front: 15'x48'	1906	2093	2105 N Percy St	20th wd.	Front: 14'x44'
1906	2043	4025 Nice St	13th wd.	IRREGULAR SIZE PROPERTY	1906	2094	2537 E Seltzer St	25th wd.	IRREGULAR SIZE PROPERTY
1906	2044	1830 N 22nd St	32nd wd.	Front: 20'x100'	1906	2095	1822 N 24th St	32nd wd.	Front: 16'x73'6"
1906	2045	220 N Avondale St	34th wd.	Front: 14'x47'	1906	2096	6013 Allman St	40th wd.	Front: 15'x58'
1906	2046	2930 N Stillman St	38th wd.	Front: 14'1"x45'9"	1906	2097	6065 Upland St	40th wd.	Front: 15'6"x60'
1906	2047	4708 D St	42nd wd.	IRREGULAR SIZE PROPERTY	1906	2098	3317 N 11th St	43rd wd.	Front: 15'x59'
1906	2048	729 W Russell St	43rd wd.	Front: 14'3"x50'	1906	2099	4105 N 9th St	43rd wd.	Front: 15'10-1/2"x53'
1906	2049	2737 Mutter St a/k/a 2737 N. Mutter St	7th wd.	Front: 12'4"x39'6"	1906	2100	1536 S Allison St	51st wd.	Front: 16'x51'6"
1906	2050	924 W Seltzer St a/k/a 924 W. Seltzer St	37th wd.	Front: 15'x43'6"					
1906	2051	6021 Wharton St	3rd wd.	Front: 15'9"x103'6"					

### 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 [philadocx.phila.gov](http://philadocx.phila.gov) and to its website at <http://philadocx.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)