

# City of Philadelphia TAX COLLECTION SALE

Properties to be sold by **JEWELL WILLIAMS** Sheriff on  
Tuesday, June 19, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

**Tax Sale** continues on **17**

# 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 19, 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
1806	2170	2431 W Toronto St	38th wd.	IRREGULAR SIZE PROPERTY	1806	2215	2045 N 19th St	32nd wd.	Front: 16'x71'4-3/8"
1806	2171	2509 N Cleveland St	16th wd.	Front: 14'6"x48'	1806	2216	1848 N 22nd St	32nd wd.	Front: 17'x100'
1806	2172	2237 N 19th St	16th wd.	Front: 15'6"x72'	1806	2217	647 W Rush St	37th wd.	Front: 13'1"x42'
1806	2173	2314 W York St	16th wd.	IRREGULAR SIZE PROPERTY	1806	2218	8514 Luther Pl F/K/A 8514 Lindbergh Blvd	40th wd.	Front: 20'x100'
1806	2174	1819 N Waterloo St a/k/a 1819 Waterloo St	18th wd.	Front: 13'x40'	1806	2219	5001 Funston St	44th wd.	IRREGULAR SIZE PROPERTY
1806	2175	109 W Cumberland St	19th wd.	Front: 12'x40'	1806	2220	4829 Parrish St	44th wd.	IRREGULAR SIZE PROPERTY
1806	2176	2611 Lehigh Ave	28th wd.	Front: 15'x70'	1806	2221	1910 N. Orianna St a/k/a 1910 Orianna St	18th wd.	Front: 18'x51'
1806	2177	2453 N Hollywood St a/k/a 2453 Hollywood St	28th wd.	Front: 15'6"x52'6"	1806	2222	1516 N 25th St	29th wd.	Front: 15'x84'3/4"
1806	2178	2550 Ridge Ave	32nd wd.	Front: 16'x64'	1806	2223	1520 N 25th St	29th wd.	Front: 15'x84'-3/4"
1806	2179	3902 N Delhi St	43rd wd.	Front: 16'x45'	1806	2224	1536 N Marston St	29th wd.	Front: 18'x65'6"
1806	2180	899 1/2 N. 45th St a/k/a 899 2 N. 45th St	6th wd.	IRREGULAR SIZE PROPERTY	1806	2225	2041 N 19th St	32nd wd.	Front: 16'x71'4-3/8"
1806	2181	120 N 54th St	4th wd.	Front: 15'1"x57'	1806	2226	2147 N 19th St	32nd wd.	Front: 16'x90'
1806	2182	4615 Germantown Ave	12th wd.	IRREGULAR SIZE PROPERTY	1806	2227	1850 N 22nd St	32nd wd.	Front: 17'x100'
1806	2183	4654 Hawthorne St	23rd wd.	IRREGULAR SIZE PROPERTY	1806	2228	1146 W. Glenwood Ave a/k/a 1146 Glenwood Ave	37th wd.	IRREGULAR SIZE PROPERTY
1806	2184	4562 Mulberry St	23rd wd.	Front: 13'11-1/4"x63'	1806	2229	1528 Seybert St a/k/a 1528 W. Seybert St	47th wd.	Front: 16'x40'
1806	2185	2424 N Stanley St	28th wd.	IRREGULAR SIZE PROPERTY	1806	2230	1530 Seybert St	47th wd.	Front: 16'x42'3-1/2"
1806	2186	6207 Callowhill St	34th wd.	Front: 15'7"x78'4"	1806	2231	423 N Sickels St	4th wd.	Front: 15'x64'10-1/2"
1806	2187	2834 N Taylor St	38th wd.	Front: 14'4"x45'4-3/4"	1806	2232	1010 Pallas St a/k/a 1010 N Pallas St	6th wd.	Front: 14'x63'
1806	2188	6509 Linmore Ave	40th wd.	Front: 20'x39'	1806	2233	1826 N 22nd St	32nd wd.	Front: 16'x97'
1806	2189	4915 B St	42nd wd.	Front: 15'6"x72'6"	1806	2234	2401 N Park Ave	37th wd.	Front: 18'3"x47'6"
1806	2190	5801 Mc Mahon Ave	59th wd.	Front: 24'7-7/8"x100'	1806	2235	403 W Courtland St	42nd wd.	Front: 16'4"x66'
1806	2191	535 S Redfield St a/k/a 535 Redfield St	3rd wd.	Front: 15'x62'	1806	2236	5617 Ridgewood St	51st wd.	Front: 16'x65'
1806	2192	1256 N 56th St	4th wd.	Front: 16'x83'	1806	2237	1416 S 55th St	51st wd.	Front: 15'4"x64'
1806	2193	1325 N Hobart St	4th wd.	Front: 15'x57'	1806	2238	2650 Lenape Rd	52nd wd.	IRREGULAR SIZE PROPERTY
1806	2194	2930 N Bonsall St	11th wd.	Front: 14'x45'	1806	2239	5048 Walnut St	60th wd.	Front: 16'x96'6"
1806	2195	3942 Aspen St	24th wd.	Front: 21'6"x93'6"	1806	2240	401 Krams Ave	21st wd.	IRREGULAR SIZE PROPERTY
1806	2196	2934 W Page St a/k/a 2934 Page St	32nd wd.	Front: 13'9"x49'	1806	2241	1522 N Conestoga St	4th wd.	Front: 14'7"x106'11-1/4"
1806	2197	1041 W Stella St	37th wd.	Front: 13'8"x46'6"	1806	2242	4227 Ogden St	6th wd.	Front: 18'x70'
1806	2198	2930 N Stillman St	38th wd.	Front: 14'1"x45'9"	1806	2243	2800 N Swanson St	7th wd.	Front: 15'11-1/2"x48'6"
1806	2199	5444 Ridgewood St	51st wd.	Front: 15'7"x65'	1806	2244	1507 W Cayuga St	13th wd.	Front: 15'x95'
1806	2200	221 S Cecil St	60th wd.	Front: 15'x62'6"	1806	2245	1726 Belfield Ave	17th wd.	Front: 16'x115'6"
1806	2201	2717 N 16th St	11th wd.	IRREGULAR SIZE PROPERTY	1806	2246	2531 N Hollywood St	28th wd.	Front: 14'2"x52'6"
1806	2202	2037 W Madison St	11th wd.	Front: 13'4"x96'6-1/8"	1806	2247	2513 N 7th St	37th wd.	Front: 14'x97'
1806	2203	75 E Garfield St	12th wd.	Front: 20'6"x100'	1806	2248	1419 W Indiana Ave	11th wd.	Front: 16'x60'
1806	2204	5649 McMahon Ave	12th wd.	Front: 24'11"x103'9"	1806	2249	1333 N 27th St	29th wd.	IRREGULAR SIZE PROPERTY
1806	2205	1828 Brunner St	13th wd.	Front: 15'x76'	1806	2250	1337 N 27th St	29th wd.	Front: 24'10-1/2"x 23'9-1/4"
1806	2206	2321 N Woodstock St	16th wd.	Front: 15'1"x58'	1806	2251	3119 F St	33rd wd.	Front: 14'2"x55'
1806	2207	2505 W Sterner St	28th wd.	IRREGULAR SIZE PROPERTY	1806	2252	2826 Snyder Ave	48th wd.	Front: 15'10"x70'
1806	2208	2245 Ingersoll St	29th wd.	IRREGULAR SIZE PROPERTY	1806	2253	1744 N Wilton St	52nd wd.	Front: 16'x60'
1806	2209	6703 N 11th St	61st wd.	Front: 70'x136'4"	1806	2254	4945 N 17th St	17th wd.	Front: 15'x95'4"
1806	2210	3053 N 22nd St	11th wd.	Front: 14'x61'7"	1806	2255	141 E Sharpnack St	22nd wd.	IRREGULAR SIZE PROPERTY
1806	2211	1722 Widener Pl	17th wd.	Front: 16'x96'	1806	2256	2557 N 28th St	28th wd.	Front: 15'7"x80'
1806	2212	3263 N Philip St	19th wd.	Front: 14'4"x56'10"	1806	2257	2520 W Oakdale St	28th wd.	Front: 14'3"x58'
1806	2213	1463 N Newkirk St a/k/a 1463 Newkirk St	29th wd.	Front: 17'2-1/2"x50'	1806	2258	2600 W Silver St	28th wd.	Front: 16'x50'
1806	2214	1638 W Susquehanna Ave	32nd wd.	Front: 15'x67'	1806	2259	2631 N Douglas St	28th wd.	Front: 14'6"x40'
					1806	2260	8619 Forrest Ave	50th wd.	Front: 16'x125'3"

## Conditions of Sheriff Sale for JUDICIAL TAX SALES

*Effective: July 7, 2006*

- per cent 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)