

## 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, July 23, 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
1907	2001	204 E Allegheny Ave	7th wd.	Front: 16'x60'	1907	2048	2945 Westmont St	32nd wd.	Front: 14'x51'
1907	2002	2929 Hurlley St	7th wd.	Front: 12'x40'	1907	2049	225 N 64th St	34th wd.	Front: 15'x70'
1907	2003	4432 N Orianna St	7th wd.	Front: 15'1"x47'3"	1907	2050	1127 S 54th St	51st wd.	Front: 16'x80'
1907	2004	2716 N Croskey St	11th wd.	Front: 14'6"x45'	1907	2051	1945 W Erie Ave	13th wd.	Front: 16'x120'
1907	2005	2116 W Ontario St	11th wd.	Front: 20'x112'6"	1907	2052	3748 N 18th St	13th wd.	Front: 16'x93'8"
1907	2006	5002 Glenloch St	62nd wd.	IRREGULAR SIZE PROPERTY	1907	2053	1615 Ogden St	15th wd.	Front: 16'9"x67'6"
1907	2007	5432 Girard Ave a/k/a 5432 W Girard Ave	4th wd.	Front: 15'x75'	1907	2054	1918 N 3rd St	18th wd.	Front: 14'6"x55'
1907	2008	3882 Archer St	13th wd.	IRREGULAR SIZE PROPERTY	1907	2055	2423 E Ann St	25th wd.	IRREGULAR SIZE PROPERTY
1907	2009	2430 N Chadwick St	16th wd.	Front: 12'10'-1/2"x47'	1907	2056	3034 W Colona St	28th wd.	Front: 14'6"x61'
1907	2010	1501 W Oakdale St	16th wd.	Front: 15'10"x46'	1907	2057	3044 N 8th St	37th wd.	Front: 14'5"x56'1-1/8"
1907	2011	1668 Margaret St	23rd wd.	Front: 17'x90'4-1/2"	1907	2058	2232 Bonaffon St	40th wd.	Front: 14'4"x66'6"
1907	2012	1820 Wakeling St	23rd wd.	Front: 26'x34'	1907	2059	3614 Richmond St	45th wd.	Front: 15'x97'
1907	2013	628 Union St	24th wd.	Front: 14'x56'6"	1907	2060	5609-15 Sprague St	12th wd.	Front: 70'x100'
1907	2014	2025 E Rush St	25th wd.	Front: 11'2'-3/4"x36'7/8"	1907	2061	507 E Queen Ln	12th wd.	Front: 14'8"x50'
1907	2015	2163 E Stella St	25th wd.	IRREGULAR SIZE PROPERTY	1907	2062	2044 W Glenwood Ave	16th wd.	Front: 15'x70'
1907	2016	2617 W Gordon St a/k/a 2617 Gordon St	28th wd.	Front: 14'x50'	1907	2063	1916 N 3rd St	18th wd.	Front: 14'6"x55'
1907	2017	2621 W Gordon St	28th wd.	Front: 14'x50'	1907	2064	2419 N Orianna St	19th wd.	Front: 12'6"x45'9"
1907	2018	1246 W Firth St	37th wd.	Front: 14'x54'	1907	2065	2415 N. Reese St a/k/a 2415 Reese St	19th wd.	Front: 12'x59'10"
1907	2019	4006 N 7th St	43rd wd.	Front: 15'x74'	1907	2066	2126 N 9th St	20th wd.	Front: 14'x56'
1907	2020	5170 Parkside Ave	52nd wd.	IRREGULAR SIZE PROPERTY	1907	2067	2118 S Daggett St	40th wd.	Front: 14'x50'
1907	2021	6112 Vine St	34th wd.	Front: 20'x110'	1907	2068	3420 Goodman St	43rd wd.	Front: 16'4"x107'2-1/4"
1907	2022	3128 N Wendle St	37th wd.	Front: 14'x51'4-1/2"	1907	2069	4401 N 9th St	43rd wd.	Front: 16'4"x107'2-1/4"
1907	2023	3239 N 27th St	38th wd.	Front: 16'x67'3"	1907	2070	249-51 N 2nd St Unit P3 a/k/a P3, New Condominium at the Papermill, 249-51 N 2nd St	5th wd.	IRREGULAR SIZE PROPERTY
1907	2024	340 Mercy St	39th wd.	Front: 14'x46'9-3/4"	1907	2071	3256 N Carlisle St	11th wd.	Front: 16'x80'
1907	2025	6512 Gesner St	40th wd.	Front: 18'x52'6"	1907	2072	5613 Baynton St	12th wd.	Front: 17'8"x109'7"
1907	2026	2076 S 71st St	40th wd.	Front: 15'x40'	1907	2073	2263 N 19th St	16th wd.	Front: 15'6"x72'
1907	2027	5319 N 12th St	49th wd.	Front: 29'2"x84'2-1/2"	1907	2074	226 W Allegheny Ave	19th wd.	Front: 15'1"x61'6"
1907	2028	1547 S 58th St	51st wd.	IRREGULAR SIZE PROPERTY	1907	2075	4211 Adams Ave	23rd wd.	Front: 14'1"x100'
1907	2029	3032 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY	1907	2076	4929 Paschall Ave	27th wd.	Front: 14'x85'
1907	2030	2701 N Warnock St	37th wd.	IRREGULAR SIZE PROPERTY	1907	2077	2132 N 21st St	32nd wd.	Front: 16'x100'
1907	2031	2857 N 2nd St	7th wd.	Front: 14'6'-1/2"x60'6"	1907	2078	236 N Robinson St	34th wd.	Front: 15'11"x50'
1907	2032	2947 Gransback St a/k/a 2947 N. Gransback St	7th wd.	Front: 15'6"x48'9"	1907	2079	2018 E Tioga St	45th wd.	Front: 15'x66'
1907	2033	2632 N Jessup St	37th wd.	Front: 16'x56'	1907	2080	5619 Larchwood Ave a/k/a 5619 Larchwood St	60th wd.	Front: 15'x78'6"
1907	2034	3100 N Marston St	38th wd.	Front: 15'x60'	1907	2081	1719 N 55th St	4th wd.	Front: 16'x90'
1907	2035	3657 N 11th St	43rd wd.	IRREGULAR SIZE PROPERTY	1907	2082	5543 Blakemore St	12th wd.	Front: 14'4"x50'
1907	2036	5032 Ogden St	44th wd.	Front: 14'x55'	1907	2083	1516 Kerbaugh St	13th wd.	Front: 15'4"x87'
1907	2037	5032 James St	45th wd.	IRREGULAR SIZE PROPERTY	1907	2084	2230 N 21st St	16th wd.	Front: 16'x100'
1907	2038	4858 Merion Ave	52nd wd.	IRREGULAR SIZE PROPERTY	1907	2085	248 W Thayer St a/k/a 248 Thayer St	19th wd.	Front: 14'x48'
1907	2039	6127 Ross St	59th wd.	Front: 19'9"x68'9"	1907	2086	2218 Latona St	36th wd.	Front: 14'x46'3"
1907	2040	4856 B St	42nd wd.	Front: 15'6"x84'	1907	2087	5060 Ogden St	44th wd.	Front: 14'x55'
1907	2041	5928 Belmar St a/k/a 5298 Bemar Ter	3rd wd.	Front: 17'8"x64'	1907	2088	5452 Regent St	51st wd.	Front: 15'x60'
1907	2042	2712 N Croskey St	11th wd.	Front: 14'6"x45'	1907	2089	6135 Baynton St	59th wd.	IRREGULAR SIZE PROPERTY
1907	2043	3052 N Judson St a/k/a 3052 Judson St	11th wd.	Front: 14'3"x45'	1907	2090	8012 Jeanes St	63rd wd.	IRREGULAR SIZE PROPERTY
1907	2044	1922 W Airdrie St	13th wd.	Front: 16'x51'1-3/4"	1907	2091	3069 Weikel St	25th wd.	Front: 12'x63'
1907	2045	6010 N 20th St	17th wd.	IRREGULAR SIZE PROPERTY	1907	2092	2606 W Silver St	28th wd.	Front: 14'x50'
1907	2046	3240 N 5th St	19th wd.	Front: 15'9"x60'	1907	2093	2525 N Hollywood St	28th wd.	Front: 14'2"x52'6"
1907	2047	3807 Cresson St	21st wd.	IRREGULAR SIZE PROPERTY	1907	2094	1926 Page St a/k/a 1926 W Page St	32nd wd.	Front: 15'x55'
					1907	2095	1828 S 60th St	40th wd.	Front: 15'2"x61'
					1907	2096	6225 Wheeler St	40th wd.	Front: 14'9"x60'
					1907	2097	5045 Parrish St	44th wd.	Front: 15'x65'
					1907	2098	5734 Belmar St	51st wd.	Front: 14'4"x60'
					1907	2099	1846 S Conestoga St	51st wd.	Front: 16'x67'
					1907	2100	5704 Boyer St	59th wd.	IRREGULAR SIZED PROPERTY

### 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)