

## Tax Delinquent Sale

# City of Philadelphia

## TAX DELINQUENT 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  
Thursday, June 20, 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	4001	273 S 60th St	3rd wd.	Front: 16'x80'	1906	4051	1527 Adams Ave	23rd wd.	Front: 14'x69'
1906	4002	5949 Catharine St	3rd wd.	Front: 15'x122'	1906	4052	1940 Harrison St	23rd wd.	Irregular
1906	4003	5516 W Thompson St	4th wd.	Front: 15'x91'	1906	4053	1309 Arrott St	23rd wd.	Front: 20'x Irregular
1906	4004	5417 Sharswood St	4th wd.	Front: 14'x Irregular	1906	4054	3131 1/2 Edgemont St	25th wd.	Front: 16'x63'8"
1906	4005	5927 Spring St	4th wd.	Front: 15'x66'	1906	4055	1823 Hart Ln	25th wd.	Front: 14'x68'6"
1906	4006	309 N 60th St	4th wd.	Front: 15'3"x67'	1906	4056	2008 E Birch St	25th wd.	Front: 14'5"x62'6"
1906	4007	542 N 56th St	4th wd.	Irregular	1906	4057	2033 E Orleans St	25th wd.	Front: 15'6"x100'
1906	4008	4207 Haverford Ave	6th wd.	Irregular	1906	4058	2029 E Stella St	25th wd.	Front: 16'x111'10"
1906	4009	26 N 40th St	6th wd.	Irregular	1906	4059	2075 E Clementine St	25th wd.	Irregular
1906	4010	719 N 41st St	6th wd.	Front: 24'x100'	1906	4060	1335 S May St	27th wd.	Front: 14'x57'6"
1906	4011	1109 N 41st St	6th wd.	Front: 17'x100'	1906	4061	2720 N Taylor St	28th wd.	Front: 14'6'x45'
1906	4012	1124 N 41st St	6th wd.	Front: 17'4'x104'	1906	4062	2731 N 25th St	28th wd.	Front: 14'6'x60'10-3/4"
1906	4013	7137-39 Theodore St	40th wd.	Front: 31'8"x79'8"	1906	4063	2343 N 26th St	28th wd.	Front: 14'x60'
1906	4014	915 N 47th St	6th wd.	Front: 16'x100'	1906	4064	1320 W Jerome St	43rd wd.	Front: 16'x79'6"
1906	4015	2741 Mascher St a/k/a 2741 N Mascher St	7th wd.	Front: 13'6'x50'4"	1906	4065	2607 W Dauphin St	28th wd.	Front: 14'x95'
1906	4016	310 E William St	7th wd.	Front: 12'x43'	1906	4066	2410 W Leigh Ave	28th wd.	Front: 15'8'x100'
1906	4017	4942 Reno St	44th wd.	Front: 14'2"x71'6"	1906	4067	2604 W Sterner St	28th wd.	Front: 15'6'x45'
1906	4018	316 E Ontario St	7th wd.	Front: 14'5'x47'1-5/8"	1906	4068	3005 W Oakdale St	28th wd.	Front: 14'x46'
1906	4019	6664 Cornelius St	10th wd.	Front: 16'x87.50'	1906	4069	1329 N Myrtlewood St	29th wd.	Front: 14'x50'
1906	4020	3111 N Carlisle St	11th wd.	Front: 13'6'x51'	1906	4070	938 E Price St	59th wd.	Front: 16.25'x74.00'
1906	4021	2741 N Hicks St	11th wd.	Front: 14'x48'	1906	4071	1817 N 24th St	32nd wd.	Irregular
1906	4022	2742 N Opal St	11th wd.	Front: 15'x45'	1906	4072	1857 N 24th St	32nd wd.	Front: 14'7'x65'
1906	4023	3038 N Bonsall St	11th wd.	Front: 14'3'x45'	1906	4073	1915 N Taylor St	32nd wd.	Front: 14'x50'
1906	4024	2300 N 26th St	28th wd.	Front: 14'6'x64'6"	1906	4074	5725 Reedland St	40th wd.	Front: 16'x67.50'
1906	4025	6847 Upland St	40th wd.	Front: 15'x90'	1906	4075	3129 Morse St	32nd wd.	Front: 14'5'x44'6"
1906	4026	5614 Utah St	12th wd.	Irregular	1906	4076	2942 Westmont St	32nd wd.	Front: 13.75'x49'
1906	4027	343 W Penn St	12th wd.	Front: 13'7-7/8'x Irregular	1906	4077	3110 Westmont St	32nd wd.	Front: 14'x60'
1906	4028	2101 Ruffner St	13th wd.	Front: 19'11'x111'1-3/4"	1906	4078	2010 N Marston St	32nd wd.	Front: 14'11'x50'
1906	4029	2229 Ruffner St	13th wd.	Irregular	1906	4079	2029 N 32nd St	32nd wd.	Front: 14'4'x76'
1906	4030	4414 N 19th St	13th wd.	Front: 16'x96'	1906	4080	3421 Tampa St	33rd wd.	Front: 14'2'x42'6"
1906	4031	1841 S 57th St	51st wd.	Front: 16'x78'6"	1906	4081	6241 Market St	34th wd.	Irregular
1906	4032	2616 N 16th St	16th wd.	Front: 14'x63'6"	1906	4082	102 N 60th St	34th wd.	Front: 15'1'x70'
1906	4033	2209 N Chadwick St	16th wd.	Front: 14'1/2'x48'7"	1906	4083	6045 Haverford Ave	34th wd.	Front: LOT IRREGULAR
1906	4034	442 S 60th St	3rd wd.	Irregular	1906	4084	990 Anchor St	35th wd.	Front: 15'x65'
1906	4035	2434 N Opal St	16th wd.	Front: 14'6'x50'	1906	4085	229 S 57th St	60th wd.	Front: 15'x82'8"
1906	4036	192 W Cheltenham Ave	61st wd.	Irregular	1906	4086	1131 S Sydenham St	36th wd.	Front: 14'x47'
1906	4037	6153 Limekiln Pike	17th wd.	Front: 20'x82'6"	1906	4087	1726 Alter St	36th wd.	Front: 16'x45'
1906	4038	6058 N 21st St	17th wd.	Front: 16'x86'	1906	4088	1026 W Dauphin St	37th wd.	Front: 16'7'x89'6"
1906	4039	422 Harlan St	18th wd.	Front: 14'x Irregular	1906	4089	1036 W Dauphin St	37th wd.	Front: 15'9-1/2'x90'
1906	4040	2111 N Orianna St	19th wd.	Front: 11'10'x46'6"	1906	4090	1142 W Huntingdon St	37th wd.	Front: 15'x60'6"
1906	4041	2516 N Leithgow St	19th wd.	Front: 13'x38'	1906	4091	3256 N 6th St	37th wd.	Front: 15'6'x80'
1906	4042	2601 N 6th St	19th wd.	Front: 20'x136'10-1/4"	1906	4092	2824 N Darien St	37th wd.	Front: 13'6'x40'
1906	4043	5037 Arch St	44th wd.	Front: 16'6'x77'	1906	4093	3056 N 10th St	37th wd.	Front: 15'x67'
1906	4044	7046 Sheldrake Pl	40th wd.	Irregular	1906	4094	2813 N Taylor St	38th wd.	Front: 14'4'x46'6-1/4"
1906	4045	1938 N 6th St	20th wd.	Front: 15'11-3/8'x105'	1906	4095	2944 W Wishart St	38th wd.	Front: 15'x60'
1906	4046	1942 N 6th St	20th wd.	Front: 15'11-3/4'x IRREG	1906	4096	519 Cantrell St	39th wd.	Front: 14'x45'
1906	4047	2129 N 7th St	20th wd.	Front: 15'5-1/2'x74'	1906	4097	2404 S 4th St	39th wd.	Front: 15'4'x60'6"
1906	4048	2131 N 7th St	20th wd.	Front: 22'8-1/4'x74'	1906	4098	834 Jackson St	39th wd.	Front: 14'x60'
1906	4049	592 Gorgas Ln	21st wd.	Irregular	1906	4099	6329 Paschall Ave	40th wd.	Front: 14'2-1/2'x100'
1906	4050	2326 W Montgomery Ave	47th wd.	Front: 25'x53'4"	1906	4100	6169 Glenmore Ave	40th wd.	Front: 15'x50'

### 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)