

**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, October 24, 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
1910	4001	1721 N 55th St	4th wd.	Front: Lot Irregular	1910	4031	2825 N Ringgold St	38th wd.	Front: 14'4"x46'6"
1910	4002	903 N May St	6th wd.	Front: 12'x45'	1910	4032	3159 N Marston St	38th wd.	Front: 15'x42'
1910	4003	917 N May St f/k/a Rear of No. 918 Markoe St	6th wd.	Front: 16'x48'	1910	4033	2422 S Sheridan St	39th wd.	Front: 14'x49'
1910	4004	2823 N Howard St	7th wd.	Front: 16'x66'9-3/8"	1910	4034	5965 Chester Ave	40th wd.	Front: 15.25'x95'
1910	4005	3027 N Water St	7th wd.	Front: 14'x45'6"	1910	4035	5923 Kingsessing Ave	40th wd.	Front: 16'10"x55'
1910	4006	2805 N Swanson St	7th wd.	Front: 13'x48'6"	1910	4036	6048 Chester Ave	40th wd.	Front: 15'3"x67'
1910	4007	1312 W Cambria St	37th wd.	Front: 16'x97'	1910	4037	6080 Reinhard St	40th wd.	Front: 16'x60'
1910	4008	2915 Rutledge St a/k/a 2915 Rutledge Ave	7th wd.	Front: 13'x42'	1910	4038	6124 Reinhard St	40th wd.	Front: 14'x62'
1910	4009	2917 Rutledge St a/k/a 2917 Rutledge Ave	7th wd.	Front: 13'x42'	1910	4039	6132 Reinhard St	40th wd.	Front: 14'x62'
1910	4010	2919 Rutledge St a/k/a 2919 Rutledge Ave	7th wd.	Front: 13'x42'	1910	4040	6144 Reinhard St	40th wd.	Front: 14'x62'
1910	4011	2925 Rutledge St	7th wd.	Front: 13'x42'	1910	4041	6161 Upland St	40th wd.	Front: 14'x62'
1910	4012	2929 Rutledge St	7th wd.	Front: 13'x42'	1910	4042	6163 Upland St	40th wd.	Front: 14'x62'
1910	4013	3046 Arbor St	7th wd.	Front: 14'6"x45'	1910	4043	6132 Upland St	40th wd.	Front: 14'x62'
1910	4014	2914 Rorer St	7th wd.	Front: 16'2"x49'10"	1910	4044	6162 Upland St	40th wd.	Front: 14'x62'
1910	4015	1322 W Rush St	37th wd.	Front: 14'6"x46'6"	1910	4045	7146 Dorel St	40th wd.	Front: Lot Irregular
1910	4016	4441 N Lawrence St	7th wd.	Irregular	1910	4046	211 E Loudon St	42nd wd.	Front: 18'3-5/8"x112'6"
1910	4017	1640 Dounton St	13th wd.	Front: 12.80'x50'	1910	4047	721 W Atlantic St	43rd wd.	Front: 14'2"x55'
1910	4018	1712 W Wingohocking St	13th wd.	Front: 13'8"x50'	1910	4048	1211 W Atlantic St	43rd wd.	Front: 14'x60'
1910	4019	2425 N 5th St	19th wd.	Front: 16'x62'7-1/2"	1910	4049	1323 W Victoria St	43rd wd.	Front: 14' x Irreg
1910	4020	3948 Aspen St	24th wd.	Front: 16'x77'	1910	4050	3642 N Camac St	43rd wd.	Front: 15' x Irreg
1910	4021	3051 Tulip St	25th wd.	Front: 14'x48'10"	1910	4051	3942R Dell St	43rd wd.	Front: 20'x49'1-1/4"
1910	4022	2539 W Sergeant St	28th wd.	Front: 15'2-1/2"x75'	1910	4052	625 W Bristol St	43rd wd.	Front: 16'x84'
1910	4023	2223 W Montgomery Ave	32nd wd.	Front: 15'x74'	1910	4053	419 N 50th St	44th wd.	Front: Lot Irregular
1910	4024	1826 N 27th St	32nd wd.	Front: 15'7"x65'	1910	4054	4841 Ogden St	44th wd.	Irregular
1910	4025	6212 Vine St	34th wd.	Front: 22'6"x110'	1910	4055	5107 W Girard Ave	44th wd.	Front: Lot Irregular
1910	4026	1415 N 62nd St	34th wd.	Front: 15'5"x100'	1910	4056	5534 Litchfield St	51st wd.	Front: 18'x61'3"
1910	4027	2412 N Park Ave	37th wd.	Front: 17'5"x85'	1910	4057	4925 N Fairhill St	49th wd.	Front: Lot Irregular
1910	4028	910 W Arizona St	37th wd.	Front: 16'7"x60'	1910	4058	4533 N Camac St	49th wd.	Front: 15'x81'1-1/4"
1910	4029	1227 W Silver St	37th wd.	Front: 15'x71'6"	1910	4059	1419 S 54th St	51st wd.	Front: 16'x106'
1910	4030	633 W Cambria St	37th wd.	Front: 15'3"x67'	1910	4060	1326 W Somerset St	37th wd.	Front: 16'x60'6"

**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 [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)

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