

## 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 Office of the Sheriff, City and County of Philadelphia  
9:00 a.m. Thursday, March 5, 2020 at the First District Plaza, 3801 Market Street, Rochelle Bilal, Sheriff

| Book | Writ | Address                                     | Ward     | Dimensions                 | Book | Writ | Address                                     | Ward     | Dimensions              |
|------|------|---|----------|----------------------------|------|------|---|----------|-------------------------|
| 2003 | 6001 | 5934 Catharine St                           | 3rd wd.  | Front: 19'x110'            | 2003 | 6035 | 1928 W Butler St                            | 13th wd. | IRREGULAR SIZE PROPERTY |
| 2003 | 6002 | 5810 Ashland Ave                            | 3rd wd.  | Front: 36'x110'            | 2003 | 6036 | 3835 Archer St                              | 13th wd. | Front: 13'6"x42'        |
| 2003 | 6003 | 655 N Sickels St                            | 4th wd.  | Front: 14'x44'             | 2003 | 6037 | 3241 N Fairhill St                          | 19th wd. | Front: 14'x50'          |
| 2003 | 6004 | 1452 N Frazier St                           | 4th wd.  | Front: 14'x50'             | 2003 | 6038 | 1859 Harrison St                            | 23rd wd. | IRREGULAR SIZE PROPERTY |
| 2003 | 6005 | 1918 W 65th Ave a/k/a 1918 65th Ave         | 10th wd. | Front: 18'6-1/4"x81'3-1/2" | 2003 | 6039 | 4410 Waln St                                | 23rd wd. | IRREGULAR SIZE PROPERTY |
| 2003 | 6006 | 1811 W Rockland St a/k/a 1811 Rockland St   | 17th wd. | Front: 15'3"x70'           | 2003 | 6040 | 4412 Waln St                                | 23rd wd. | Front: 12'x85'          |
| 2003 | 6007 | 252 W Cornwall St                           | 19th wd. | Front: 14'x46'6"           | 2003 | 6041 | 45 N Millick St                             | 34th wd. | Front: 15'x62'6"        |
| 2003 | 6008 | 5828 Springfield Ave                        | 40th wd. | Front: 19'6"x98'           | 2003 | 6042 | 230 N 62nd St                               | 34th wd. | Front: 15'x67'6"        |
| 2003 | 6009 | 5122 Reno St                                | 44th wd. | IRREGULAR SIZE PROPERTY    | 2003 | 6043 | 2125 & 2127 S 61st St                       | 40th wd. | IRREGULAR SIZE PROPERTY |
| 2003 | 6010 | 5123 Harlan St                              | 44th wd. | Front: 14'2"x95'           | 2003 | 6044 | 6137 Reinhard St                            | 40th wd. | Front: 14'x65'          |
| 2003 | 6011 | 3431 N Palethorp St a/k/a 3431 Palethorp St | 7th wd.  | Front: 14'6"x64'           | 2003 | 6045 | 6136 Reinhard St                            | 40th wd. | Front: 14'x62'          |
| 2003 | 6012 | 829 Church Ln a/k/a 829 E Church Ln         | 12th wd. | Front: 14'x79'             | 2003 | 6046 | 5121 Parrish St                             | 44th wd. | Front: 15'x70'          |
| 2003 | 6013 | 851 Church Ln a/k/a 851 E Church Ln         | 12th wd. | Front: 29'x150'            | 2003 | 6047 | 4501 N Reese St                             | 49th wd. | Front: 17'2"x57'        |
| 2003 | 6014 | 5027 Tacoma St                              | 13th wd. | Front: 14'1-3/8"x50'       | 2003 | 6048 | 4631 N Marvine St                           | 49th wd. | Front: 15'x80'          |
| 2003 | 6015 | 1309 S Dover St                             | 36th wd. | Front: 14'x50'             | 2003 | 6049 | 616 E Stafford St                           | 59th wd. | IRREGULAR SIZE PROPERTY |
| 2003 | 6016 | 2666 Deacon St                              | 38th wd. | Front: 14'x50'             | 2003 | 6050 | 2140 Church Ln                              | 17th wd. | IRREGULAR SIZE PROPERTY |
| 2003 | 6017 | 511 N Paxon St                              | 44th wd. | Front: 14'2"x51'6"         | 2003 | 6051 | 2137 W Ontario St                           | 11th wd. | Front: 20'5"x112'6"     |
| 2003 | 6018 | 281 S Ithan St                              | 60th wd. | Front: 16'x65'             | 2003 | 6052 | 2436 N Hancock St                           | 19th wd. | Front: 16'x59'          |
| 2003 | 6019 | 2911 N 23rd St                              | 11th wd. | IRREGULAR SIZE PROPERTY    | 2003 | 6053 | 4428 Leiper St                              | 23rd wd. | Front: 19'6"x100'       |
| 2003 | 6020 | 422 S 61st St                               | 3rd wd.  | IRREGULAR SIZE PROPERTY    | 2003 | 6054 | 1840 S Cecil St                             | 40th wd. | Front: 15'x53'          |
| 2003 | 6021 | 124 N Conestoga St                          | 4th wd.  | Front: 15'x56'6"           | 2003 | 6055 | 1933 S Redfield St                          | 40th wd. | Front: 14'x62'          |
| 2003 | 6022 | 1714 N Allison St                           | 4th wd.  | Front: 16'x100'            | 2003 | 6056 | 5148 Harlan St                              | 44th wd. | IRREGULAR SIZE PROPERTY |
| 2003 | 6023 | 257 E Stella St                             | 7th wd.  | Front: 14'x43'6"           | 2003 | 6057 | 5150 Harlan St                              | 44th wd. | Front: 12'x74'3"        |
| 2003 | 6024 | 2811 N Lee St                               | 7th wd.  | Front: 13'x48'6"           | 2003 | 6058 | 1851 S Conestoga St                         | 51st wd. | Front: 15'x60'          |
| 2003 | 6025 | 84 E Wister St                              | 12th wd. | IRREGULAR SIZE PROPERTY    | 2003 | 6059 | 5342 W Berks St                             | 52nd wd. | Front: 15'10-1/2"x100'  |
| 2003 | 6026 | 4666 Stenton Ave                            | 12th wd. | Front: 14'x80'             | 2003 | 6060 | 125 E Pastorius St a/k/a 125 Pastorius St   | 59th wd. | Front: 21'5"x50'9"      |
| 2003 | 6027 | 1513 W Wingohocking St                      | 13th wd. | Front: 15'2"x57'2"         | 2003 | 6061 | 137 N Yewdall St                            | 4th wd.  | Front: 15'1"x55'        |
| 2003 | 6028 | 1927 S Redfield St                          | 40th wd. | Front: 14'x62'             | 2003 | 6062 | 669 N Sickels St                            | 4th wd.  | Front: 14'6"x44'        |
| 2003 | 6029 | 2332 S 72nd St                              | 40th wd. | Front: 14'x100'            | 2003 | 6063 | 5523 W Jefferson St a/k/a 5523 Jefferson St | 4th wd.  | Front: 14'10"x91'       |
| 2003 | 6030 | 348 Mechanic St                             | 59th wd. | IRREGULAR SIZE PROPERTY    | 2003 | 6064 | 5617 Wyalusing Ave                          | 4th wd.  | IRREGULAR SIZE PROPERTY |
| 2003 | 6031 | 454 E Elkhart St                            | 7th wd.  | Front: 13'1"x48'           |      |      |   |          |                         |
| 2003 | 6032 | 229 E Wishart St                            | 7th wd.  | Front: 14'9"x51'           |      |      |   |          |                         |
| 2003 | 6033 | 3404 E St                                   | 7th wd.  | Front: 14'2"x52'6"         |      |      |   |          |                         |
| 2003 | 6034 | 3440 N 18th St                              | 11th wd. | Front: 15'8"x147'10"       |      |      |   |          |                         |

Tax Sale continues on 16

### 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 their 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 their 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 her 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 their 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 her discretion shall determine.
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at her 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 her 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 her.

#### ROCHELLE BILAL

Sheriff  
City and County of Philadelphia  
[www.phillysheriff.com](http://www.phillysheriff.com)

Tax Sale continued from 15

## Tax Collection Sale

# City of Philadelphia

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9:00 a.m. Thursday, March 5, 2020 at the First District Plaza, 3801 Market Street, Rochelle Bilal, Sheriff

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|------|------|---|----------|-------------------------|------|------|--|----------|-------------------------|
| 2003 | 6065 | 906 N May St                            | 6th wd.  | IRREGULAR SIZE PROPERTY | 2003 | 6070 | 5612 Heiskell St                           | 12th wd. | IRREGULAR SIZE PROPERTY |
| 2003 | 6066 | 2970 N Mutter St a/k/a 2970 Mutter St   | 7th wd.  | Front: 13'10"x43'6"     | 2003 | 6071 | 3252 N Randolph St                         | 19th wd. | Front: 16'x50'          |
| 2003 | 6067 | 209 E Lippincott St                     | 7th wd.  | Front: 14'6"x49'        | 2003 | 6072 | 253 W Indiana Ave                          | 19th wd. | Front: 13'x53'6"        |
| 2003 | 6068 | 2025 W Madison St a/k/a 2025 Madison St | 11th wd. | IRREGULAR SIZE PROPERTY | 2003 | 6073 | 271 W Indiana Ave                          | 19th wd. | IRREGULAR SIZE PROPERTY |
| 2003 | 6069 | 746 E Woodlawn St                       | 12th wd. | IRREGULAR SIZE PROPERTY | 2003 | 6074 | 1314 Spangler St a/k/a 1314 S. Spangler St | 36th wd. | Front: 14'x43'          |
|      |      |   |          |                         | 2003 | 6075 | 6120 Reinhard St                           | 40th wd. | Front: 14'x52'          |

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ROCHELLE BILAL  
Sheriff  
City and County of Philadelphia  
[www.phillysheriff.com](http://www.phillysheriff.com)

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