

**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, April 4, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1904	6001	5956 N 19th St	17th wd.	IRREGULAR SIZE PROPERTY	1904	6035	7022 Upland St	40th wd.	Front: 25'x100'
1904	6002	1820 Harrison St	23rd wd.	IRREGULAR SIZE PROPERTY	1904	6036	7032 Saybrook Ave	40th wd.	Front: 14'9"x85'
1904	6003	4733 Rorer St	42nd wd.	Front: 15'1"x80'	1904	6037	3656 Marshall St a/k/a 3656 N. Marshall St	43rd wd.	Front: 13'x40'11-1/4"
1904	6004	4513 N 3rd St	42nd wd.	Front: 15'x63'11-1/2"	1904	6038	1829 S Allison St	51st wd.	Front: 14'x50'
1904	6005	711 W Atlantic St	43rd wd.	Front: 14'2"x52'	1904	6039	9 S Conestoga St	60th wd.	Front: 16'x46'
1904	6006	3621 N Randolph St	43rd wd.	Front: 13'4"x70'	1904	6040	5634 Malcolm St	51st wd.	Front: 16'4"x63'6"
1904	6007	3935 Dell St	43rd wd.	IRREGULAR SIZE PROPERTY	1904	6041	1450 N 54th St	4th wd.	IRREGULAR SIZE PROPERTY
1904	6008	4822 N Franklin St	49th wd.	Front: 15'x61'	1904	6042	1331 N Wanamaker St	4th wd.	Front: 15'x57'
1904	6009	5336 Penridge St	51st wd.	Front: 15'x63'	1904	6043	3436 N 23rd St	11th wd.	Front: 16'x96'
1904	6010	39 E Price St	59th wd.	IRREGULAR SIZE PROPERTY	1904	6044	54 E Earlham St	12th wd.	IRREGULAR SIZE PROPERTY
1904	6011	1826 W Eleanor St	17th wd.	Front: 16'4"x69'	1904	6045	841 E Woodlawn St	12th wd.	IRREGULAR SIZE PROPERTY
1904	6012	5636 R N 18th St	17th wd.	IRREGULAR SIZE PROPERTY	1904	6046	4420 N Cleveland St a/k/a 4420 N Cleveland Ave	13th wd.	Front: 14'x50'4"
1904	6013	239 E Sharpnack St	22nd wd.	Front: 23'5"x52'7-3/8"	1904	6047	4500 N 19th St	13th wd.	Front: 15'4"x84'5"
1904	6014	2022 Wilmot St	23rd wd.	Front: 15'x61'	1904	6048	4502 N 19th St	13th wd.	Front: 15'6"x84'5"
1904	6015	3510 N 7th St	43rd wd.	Front: 14'x56'6"	1904	6049	4309 R E Roosevelt Blvd a/k/a 4309-11 R E. Roosevelt Blvd	23rd wd.	IRREGULAR SIZE PROPERTY
1904	6016	5152 Ogden St	44th wd.	Front: 15'x55'	1904	6050	3301 Emerald St	45th wd.	Front: 16'1"x66'10-1/2"
1904	6017	5132 Harlan St	44th wd.	IRREGULAR SIZE PROPERTY	1904	6051	2911 N 21st St	11th wd.	Front: 16'10"x70'4"
1904	6018	613 S 56th St	46th wd.	Front: 15'8"x79'6"	1904	6052	2209 W E Staugh St	11th wd.	Front: 16'x96'
1904	6019	5645 Malcolm St	51st wd.	Front: 15'3"x62'	1904	6053	5031 Keyser St	12th wd.	Front: 20'x100'
1904	6020	411 W Clearfield St	19th wd.	IRREGULAR SIZE PROPERTY	1904	6054	4452 N 20th St	13th wd.	IRREGULAR SIZE PROPERTY
1904	6021	2642 Palethorp St a/k/a 2642 N. Palethorp St	19th wd.	Front: 12'1"x48'	1904	6055	5972 N Opal St	17th wd.	IRREGULAR SIZE PROPERTY
1904	6022	2967 N Orkney St	19th wd.	Front: 13'x40'	1904	6056	3707 Mount Vernon St	24th wd.	IRREGULAR SIZE PROPERTY
1904	6023	2742 N Orkney St	19th wd.	Front: 13'10"x36'	1904	6057	3811 Melon St	24th wd.	Front: 12'10"x61'
1904	6024	213 W Hazzard St	19th wd.	Front: 12'x39'	1904	6058	3819 Olive St	24th wd.	Front: 14'x70'
1904	6025	215 W Hazzard St	19th wd.	Front: 12'x39'	1904	6059	1509 S 31st St	36th wd.	Front: 16'6"x56'
1904	6026	217 W Hazzard St	19th wd.	Front: 12'x39'	1904	6060	6036 Regent St	40th wd.	Front: 16'x57'
1904	6027	229 W Atlantic St	19th wd.	Front: 14'x41'3"	1904	6061	619 Hutton St a/k/a 619 N. Hutton St	6th wd.	Front: 14'x58'6"
1904	6028	1340 Unity St	23rd wd.	IRREGULAR SIZE PROPERTY	1904	6062	627 Hutton St a/k/a 627 N. Hutton St	6th wd.	Front: 14'x57'
1904	6029	5714 Malcolm St	51st wd.	Front: 15'x65'	1904	6063	3040 N Lee St	7th wd.	Front: 14'x45'
1904	6030	6135 Mc Mahon St a/k/a 6135 Mc Mahon Ave	59th wd.	IRREGULAR SIZE PROPERTY	1904	6064	2939 Rutledge St a/k/a 2939 N Rutledge St	7th wd.	Front: 13'x42'
1904	6031	2539 Mutter St a/k/a 2539 N. Mutter St	19th wd.	Front: 13'2"x42'9"	1904	6065	2725 C St	7th wd.	IRREGULAR SIZE PROPERTY
1904	6032	6016 Trinity St	40th wd.	Front: 16'x55'	1904	6066	2845 D St	7th wd.	IRREGULAR SIZE PROPERTY
1904	6033	6050 Chester Ave	40th wd.	Front: 15'3"x67'					
1904	6034	6049 Upland St	40th wd.	Front: 15'6"x60'					

*Tax Sale continues on 17*

**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)

Tax Sale continued from 16

## Tax Collection Sale

# City of Philadelphia

## TAX COLLECTION SALE

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Properties to be sold by Office of the Sheriff, City and County of Philadelphia  
9:00 a.m. Thursday, April 4, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1904	6067	2900 Gransback St	7th wd.	Front: 16'x40'	1904	6084	3405 N 19th St	11th wd.	Front: 20'x97'10"
1904	6068	3460 Rosehill St a/k/a 3460 N Rosehill St	7th wd.	Front: 14'x41'	1904	6085	4029 Nice St	13th wd.	Front: 20'x100'
1904	6069	3313 N 17th St	11th wd.	Front: 19'5"x102'4"	1904	6086	1852 N 4th St	18th wd.	Front: 14'x56'
1904	6070	3420 N 17th St	11th wd.	Front: 16'3"x117'	1904	6087	2530 N Howard St	19th wd.	Front: 14'x51'6"
1904	6071	3413 N 19th St	11th wd.	IRREGULAR SIZE PROPERTY	1904	6088	3435 N Philip St	19th wd.	Front: 14'x50'
1904	6072	277 W Westmoreland St	19th wd.	Front: 16'x56'6"	1904	6089	3026 N Philip St	19th wd.	Front: 13'9"x51'
1904	6073	230 W Thayer St	19th wd.	Front: 16'x48'	1904	6090	3432 N Philip St	19th wd.	Front: 13'x40'
1904	6074	3737 Aspen St	24th wd.	Front: 15'x45'	1904	6091	3434 N Philip St	19th wd.	Front: 13'x40'
1904	6075	2039 E Rush St a/k/a 2039 Rush St	25th wd.	Front: 15'x48' 1-1/2"	1904	6092	3009 N Orianna St	19th wd.	Front: 12'11"x44'6"
1904	6076	2248 E Cambria St	25th wd.	Front: 14'x47'6"	1904	6093	3019 N Orianna St	19th wd.	Front: 13'1/2"x40'6"
1904	6077	2732 E Thompson St	31st wd.	Front: 16'x68'	1904	6094	3319 N Orkney St	19th wd.	Front: 13'x36'3"
1904	6078	6403 Upland St	40th wd.	Front: 14'x48'8-5/8"	1904	6095	3321 N Orkney St	19th wd.	Front: 13'x36'3"
1904	6079	5427 Florence Ave	51st wd.	Front: 16'x64'	1904	6096	3337 N Orkney St	19th wd.	Front: 13'x36'6"
1904	6080	1816 S Conestoga St	51st wd.	Front: 15'x67'	1904	6097	1417 Deal St a/k/a 1417 Rear Deal St	23rd wd.	IRREGULAR SIZE PROPERTY
1904	6081	1615 S 59th St	3rd wd.	Front: 17'4"x89'	1904	6098	3911 Wallace St	24th wd.	Front: 16'x100'
1904	6082	876 Lex St	6th wd.	Front: 12'x50'	1904	6099	2734 Emerald St	25th wd.	Front: 14'x86'
1904	6083	2862 Rosehill St a/k/a 2862 N Rosehill St	7th wd.	Front: 16'x58'8"	1904	6100	7261 Saybrook Ave	40th wd.	Front: 18'x101'8-7/8"

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

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