

**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, June 6, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1906	6001	4117 Westminster Ave	6th wd.	IRREGULAR SIZE PROPERTY	1906	6034	4216 Ogden St	6th wd.	Front: 13'4"x100'
1906	6002	4263 Mantua Ave	6th wd.	Front: 16'x97'	1906	6035	4172 Poplar St	6th wd.	Front: 16'x88'
1906	6003	4265 Mantua Ave	6th wd.	Front: 16'x97'	1906	6036	936 Moss St	6th wd.	Front: 16'x39'3"
1906	6004	3329 N Bouvier St	11th wd.	Front: 15'4"x67'4"	1906	6037	1535 W Lehigh Ave	11th wd.	IRREGULAR SIZE PROPERTY
1906	6005	3301 N Gratz St	11th wd.	Front: 16'x76'10"	1906	6038	3539 N 16th St	11th wd.	IRREGULAR SIZE PROPERTY
1906	6006	1505 W Cayuga St	13th wd.	Front: 15'x95'	1906	6039	3239 N 20th St	11th wd.	Front: 15'x60'6"
1906	6007	2038 N Philip St	18th wd.	IRREGULAR SIZE PROPERTY	1906	6040	3239 N Woodstock St	11th wd.	Front: 15'x58'6"
1906	6008	2835 N Orkney St	19th wd.	Front: 13'x38'3"	1906	6041	3633 N 19th St	13th wd.	Front: 15'x96'
1906	6009	264 W Wensley St	19th wd.	Front: 15'x48'	1906	6042	6075 N Norwood St	17th wd.	Front: 25'6"x64'6"
1906	6010	235 W Wensley St	19th wd.	Front: 14'7-1/8"x48'	1906	6043	2044 N Philip St	18th wd.	Front: 12'x45'
1906	6011	3982 Pennsgrove St	24th wd.	Front: 15'7"x85'	1906	6044	3028 N Philip St	19th wd.	IRREGULAR SIZE PROPERTY
1906	6012	2012 E Silver St	25th wd.	IRREGULAR SIZE PROPERTY	1906	6045	3240 N Fairhill St	19th wd.	Front: 14'3"x45'10-1/4"
1906	6013	2001 Hart Ln	25th wd.	IRREGULAR SIZE PROPERTY	1906	6046	3852 W Girard Ave	24th wd.	Front: 16'x105'
1906	6014	2136 E Monmouth St	25th wd.	IRREGULAR SIZE PROPERTY	1906	6047	2064 E William St a/k/a 2064 E William St	25th wd.	Front: 12'x71'6"
1906	6015	2138 E Monmouth St	25th wd.	IRREGULAR SIZE PROPERTY	1906	6048	2708 Salmon St	31st wd.	Front: 17'1"x55'
1906	6016	2136 E Birch St	25th wd.	Front: 14'x49'	1906	6049	5538 Ridgewood St	51st wd.	Front: 25'6"x64'6"
1906	6017	1505 S Stillman St	36th wd.	Front: 14'1/2"x44'	1906	6050	1838 S Allison St	51st wd.	Front: 14'x50'
1906	6018	3117 N Percy St	37th wd.	Front: 14'4"x48'	1906	6051	839 N 43rd St	6th wd.	Front: 14'x15'
1906	6019	6027 Reinhard St	40th wd.	Front: 15'6"x60'	1906	6052	2937 Gransback St	7th wd.	Front: 15'3"x48'9"
1906	6020	6071 Reinhard St	40th wd.	Front: 15'6"x60'	1906	6053	2743 N Hicks St	11th wd.	Front: 14'x48'
1906	6021	6070 Reinhard St	40th wd.	Front: 16'x60'	1906	6054	2024 W Estaugh St	11th wd.	Front: 15'x100'
1906	6022	6034 Upland St	40th wd.	Front: 15'6"x58'	1906	6055	3301 N 21st St	11th wd.	Front: 20'x77'
1906	6023	6064 Upland St	40th wd.	Front: 14'6"x58'	1906	6056	212 Manheim St a/k/a 212 W Manheim St	13th wd.	IRREGULAR SIZE PROPERTY
1906	6024	5148 Funston St	44th wd.	IRREGULAR SIZE PROPERTY	1906	6057	1831 N Leithgow St a/k/a 1831 Leithgow St	18th wd.	Front: 14'x46'8-3/8"
1906	6025	5134 Warren St	44th wd.	IRREGULAR SIZE PROPERTY	1906	6058	2110 N 2nd St	19th wd.	Front: 14'x70'
1906	6026	1354 S Wilton St	51st wd.	Front: 15'4"x58.40'	1906	6059	3021 N Orianna St	19th wd.	Front: 13'x44'6"
1906	6027	1120 S 54th St	51st wd.	Front: 16'x83'	1906	6060	251 W Indiana Ave	19th wd.	Front: 13'x53'6"
1906	6028	5511 Beaumont St	51st wd.	Front: 15'11"x61'3"	1906	6061	2011 E Sterner St	25th wd.	Front: 13'x49'3/4"
1906	6029	1821 S Allison St	51st wd.	IRREGULAR SIZE PROPERTY	1906	6062	2523 E Gordon St	31st wd.	Front: 12'3"x45'5"
1906	6030	1810 S Allison St	51st wd.	Front: 14'x50'	1906	6063	6049 Reinhard St	40th wd.	Front: 15'6"x60'
1906	6031	4227 Fairmount Ave	6th wd.	Front: 15'x80'	1906	6064	2002 S 68th St	40th wd.	Front: 15'4"x85'
1906	6032	714 Wiota St a/k/a 714 W. Wiota St	6th wd.	Front: 12'9"x53'3"	1906	6065	894 N 49th St	44th wd.	Front: 15'x50'
1906	6033	714 N Preston St	6th wd.	IRREGULAR SIZE PROPERTY	1906	6066	4738 Old York Rd	49th wd.	IRREGULAR SIZE PROPERTY
					1906	6067	1041 S 53rd St	51st wd.	Front: 16'x70'
					1906	6068	4329 Parrish St	6th wd.	IRREGULAR SIZE PROPERTY

*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

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Properties to be sold by Office of the Sheriff, City and County of Philadelphia  
9:00 a.m. Thursday, June 6, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1906	6069	4015 Wallace St	13th wd.	Front: 16'x69'	1906	6084	534 W Westmoreland St	19th wd.	Front: 15'x82'
1906	6070	160 W Cumberland St	19th wd.	Front: 14'5-1/2"x57'	1906	6085	254 W Cornwall St	19th wd.	Front: 14'x46'6"
1906	6071	943 N 45th St	6th wd.	Front: 14'x60'	1906	6086	279 W Cornwall St	19th wd.	Front: 16'x45'
1906	6072	2811 Hope St a/k/a 2811 N Hope St	7th wd.	Front: 18'2"x44'9-3/8"	1906	6087	268 W Wensley St a/k/a 268 Wensley St	19th wd.	Front: 16'x48'
1906	6073	2904 N Hancock St	7th wd.	Front: 13'10"x57'6"	1906	6088	3922 Melon St	24th wd.	Front: 15'x78'6"
1906	6074	2858 N Water St	7th wd.	Front: 13'1"x49'6"	1906	6089	3925 Folsom St	24th wd.	Front: 14'x73'
1906	6075	3423 N Bouvier St	11th wd.	Front: 14'x60'	1906	6090	3856 Reno St	24th wd.	Front: 15'x67'8"
1906	6076	3317 N 21st St	11th wd.	Front: 15'x77'	1906	6091	824 Sloan St a/k/a 824 N Sloan St	24th wd.	Front: 14'3"x37'
1906	6077	4650 Stenton Ave	12th wd.	IRREGULAR SIZE PROPERTY	1906	6092	3926 Cambridge St	24th wd.	Front: 15'x92'6"
1906	6078	4019 Nice St	13th wd.	IRREGULAR SIZE PROPERTY	1906	6093	2619 N Darien St	37th wd.	Front: 14'x40'
1906	6079	2917 N Orianna St	19th wd.	Front: 14'x43'6"	1906	6094	6051 Reinhard St	40th wd.	Front: 15'6"x60'
1906	6080	2825 N Fairhill St a/k/a 2825 Fairhill St	19th wd.	Front: 11'4"x70'	1906	6095	6073 Reinhard St	40th wd.	Front: 15'6"x60'
1906	6081	3328 N Orkney St	19th wd.	Front: 14'1"x38'6"	1906	6096	2044 S 70th St	40th wd.	Front: 14'x48'
1906	6082	3408 N Reese St	19th wd.	Front: 13'1"x41'2"	1906	6097	706 W Russell St	43rd wd.	Front: 14'3"x50'
1906	6083	3248 N Fairhill St	19th wd.	Front: 14'3"x45'10-1/4"	1906	6098	701 W Russell St	43rd wd.	Front: 14'6"x50'
					1906	6099	5627 Litchfield St	51st wd.	Front: 16'x56'6"
					1906	6100	1853 S Conestoga St	51st wd.	Front: 16'x60'

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

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