

**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, December 5, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1912	6001	102 N 55th St	4th wd.	IRREGULAR SIZE PROPERTY	1912	6031	4458 N 18th St	13th wd.	Front: 15'x63'
1912	6002	2745 N Gratz St	11th wd.	Front: 15'x48'	1912	6032	4542 N Gratz St	13th wd.	Front: 15'1"x84'5"
1912	6003	311 E Ashmead St	12th wd.	IRREGULAR SIZE PROPERTY	1912	6033	4454 N 20th St	13th wd.	IRREGULAR SIZE PROPERTY
1912	6004	3801 Archer St	13th wd.	IRREGULAR SIZE PROPERTY	1912	6034	3427 Dillman St	19th wd.	Front: 13'x40'
1912	6005	03929 Priscilla St	13th wd.	Front: 14'x52'	1912	6035	1838 Hart Ln	25th wd.	IRREGULAR SIZE PROPERTY
1912	6006	1525 W Bristol St	13th wd.	IRREGULAR SIZE PROPERTY	1912	6036	413 N Felton St a/k/a 413 Felton St	34th wd.	Front: 15'x97'
1912	6007	2862 N Orianna St	19th wd.	IRREGULAR SIZE PROPERTY	1912	6037	02628 Deacon St	38th wd.	IRREGULAR SIZE PROPERTY
1912	6008	248 W Ontario St	19th wd.	Front: 14'x60'	1912	6038	6925 Saybrook Ave	40th wd.	Front: 14'8"x81'
1912	6009	337 N 62nd St	34th wd.	Front: 15'8"x70'	1912	6039	5021 Funston St	44th wd.	Front: 14'3"x51'6"
1912	6010	2675 Deacon St	38th wd.	Front: 14'x50'	1912	6040	2135 S Frazier St	51st wd.	IRREGULAR SIZE PROPERTY
1912	6011	1913 S 60th St	40th wd.	Front: 14'x64'1"	1912	6041	153 N 58th St	4th wd.	Front: 15'x70'
1912	6012	6115 Reinhard St	40th wd.	Front: 14'x65'	1912	6042	139 N Hobart St	4th wd.	Front: 14'6"x71'6"
1912	6013	6116 Yocum St	40th wd.	Front: 20'x42'	1912	6043	4226 Otter St	6th wd.	Front: 22'x72'2"
1912	6014	6115 Glenmore Ave	40th wd.	Front: 15'x50'	1912	6044	324 E Cambria St	7th wd.	Front: 12'4"x51'6"
1912	6015	2006 S 65th St	40th wd.	Front: 14'x52'6"	1912	6045	6211 Vine St	34th wd.	Front: 16'x82'
1912	6016	2107 S Daggett St	40th wd.	Front: 14'x50'	1912	6046	2629 N Darien St	37th wd.	Front: 14'2"x40'
1912	6017	732 W Schiller St	43rd wd.	Front: 14'x48'	1912	6047	6901 Greenway Ave	40th wd.	IRREGULAR SIZE PROPERTY
1912	6018	730 W Butler St	43rd wd.	Front: 15'x72'	1912	6048	5616 Pentridge St	51st wd.	Front: 16'x65'
1912	6019	882 N Farson St a/k/a 882 N Farson St	44th wd.	Front: 14'x70'11-3/8"	1912	6049	6137 Baynton St	59th wd.	IRREGULAR SIZE PROPERTY
1912	6020	8817-47 R Danbury St	57th wd.	IRREGULAR SIZE PROPERTY	1912	6050	4701 Mulberry St	23rd wd.	IRREGULAR SIZE PROPERTY
1912	6021	1739 W Lippincott St a/k/a 1739 Lippincott St	11th wd.	Front: 14'x50'	1912	6051	531 N Allison St	4th wd.	Front: 15'x63'3-1/2"
1912	6022	4950 Wakefield St	12th wd.	IRREGULAR SIZE PROPERTY	1912	6052	2901 Waterloo St a/k/a 2901 N Waterloo St	7th wd.	Front: 14'1/2"x44'6"
1912	6023	5625 Utah St	12th wd.	IRREGULAR SIZE PROPERTY	1912	6053	3110 N Bancroft St	11th wd.	Front: 13'11"x46'6"
1912	6024	1715 W Pacific St	13th wd.	Front: 15'4"x92'	1912	6054	5963-65 N Opal St	17th wd.	Front: 40'x170'
1912	6025	2610 Deacon St	38th wd.	Front: 14'x50'	1912	6055	6111 Reinhard St	40th wd.	Front: 14'x65'
1912	6026	1918 S Alden St	40th wd.	IRREGULAR SIZE PROPERTY	1912	6056	6032 Irving St	3rd wd.	Front: 16'x77'
1912	6027	6030 Yocum St	40th wd.	IRREGULAR SIZE PROPERTY	1912	6057	1314 N 54th St	4th wd.	IRREGULAR SIZE PROPERTY
1912	6028	211 N Ruby St	44th wd.	Front: 15'4"x51'	1912	6058	116 N 56th St	4th wd.	Irregular
1912	6029	627 N Creighton St	44th wd.	IRREGULAR SIZE PROPERTY	1912	6059	134 N Salford St	4th wd.	Irregular
1912	6030	601-03 W Courtland St	49th wd.	IRREGULAR SIZE PROPERTY	1912	6060	5632 Haverford Ave	4th wd.	Irregular Property
					1912	6061	5731 Harmer St	4th wd.	Front: 15'x58'6"
					1912	6062	4248 Pennsgrove St	6th wd.	Front: 14'x70'
					1912	6063	2965 Rutledge St	7th wd.	Front: 14'x42'

Tax Sale continues on 19

**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 18

## 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, December 5, 2019 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1912	6064	3427 N 21st St	11th wd.	Front: 21'4"x93'7-1/2"	1912	6083	2002 S 68th St	40th wd.	Front: 15'4"x85'
1912	6065	64 E Earlam St	12th wd.	Irregular	1912	6084	5240 N Hutchinson St	49th wd.	Front: 23'1-1/2"x90'
1912	6066	1911 W Erie Ave	13th wd.	Front: 36'2"x101'1-3/4"	1912	6085	7128-30 Yocum St	40th wd.	Front: 32'6"x84'1-3/4"
1912	6067	3423 N Reese St	19th wd.	Front: 12'11"x40'	1912	6086	3611 N 18th St	13th wd.	Front: 16'x93'10"
1912	6068	5054 Ogden St	44th wd.	Front: 14'x55'	1912	6087	535 W Willard St	19th wd.	Front: 15'x41'
1912	6069	5013 Ogden St	44th wd.	Front: 14'x56'4-3/8"	1912	6088	275 W Westmoreland St	19th wd.	Front: 15'x56'6"
1912	6070	5024 W Thompson St	44th wd.	Front: 12'10-1/4"x92'9-7/8"	1912	6089	1844 Wilmot St	23rd wd.	Front: 25'x60'7-1/2"
1912	6071	5325 W Thompson St	44th wd.	Front: 15'6"x100'	1912	6090	3920 Aspen St	24th wd.	Front: 16'x90'
1912	6072	5136 Warren St	44th wd.	Irregular	1912	6091	5713 Chester Ave	40th wd.	Front: 16'x90'
1912	6073	5423 Florence Ave	51st wd.	Front: 16'x64'	1912	6092	4051 Old York Rd	43rd wd.	IRREGULAR SIZE
1912	6074	3019 N Lee St a/k/a 3019 Lee St	7th wd.	Front: 14'x45'6"					PROPERTY
1912	6075	3241 N Randolph St	19th wd.	Front: 14'3"x50'	1912	6093	2907 N Mutter St a/k/a 2907 N. Mutter St	7th wd.	Front: 14'x43'6"
1912	6076	4545 Hedge St	23rd wd.	Front: 24'3"x81'	1912	6094	3508 N 15th St	11th wd.	Front: 12'5-1/2"x100'
1912	6077	350 N Robinson St	34th wd.	Front: 15'x68'6"	1912	6095	3237 N 20th St	11th wd.	Front: 15'x60'6"
1912	6078	2118 S Alden St	40th wd.	Front: 16'x61'	1912	6096	1509 W Erie Ave	13th wd.	Front: 15'8"x97'
1912	6079	6129 Glenmore Ave a/k/a 6129 Glenmore St	40th wd.	Front: 15'x50'	1912	6097	6210 Vine St	34th wd.	Front: 22'6"x110'
1912	6080	675 N Creighton St a/k/a 675 Creighton St	44th wd.	IRREGULAR SIZE	1912	6098	1916 Dallas St a/k/a 1916 Dallas Rd	10th wd.	Front: 16'2"x80'
				PROPERTY	1912	6099	230 E Clapier St	12th wd.	Front: 14'x75'6-1/2"
1912	6081	3062 E St	7th wd.	Front: 14'6"x52'	1912	6100	7043 Saybrook Ave	40th wd.	Front: 12'6"x81'9"
1912	6082	2755 N Gratz St	11th wd.	Front: 16'x48'					

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

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