

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 **JEWELL WILLIAMS** Sheriff on
 Tuesday, April 18, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1704	2001	6145 Walton Ave	3rd wd.	Front: 15'7-1/2"x112'6"	1704	2095	6549 Regent St	40th wd.	Front: 14'2"x58'6"
1704	2002	2057 E Rittenhouse St a/k/a 2057 Rittenhouse St	10th wd.	Irregular Size Property	1704	2096	1228 W Luzerne St	43rd wd.	Irregular Size Property
1704	2003	1420-22 W Glenwood Ave	11th wd.	Irregular Size Property	1704	2097	1324 N 53rd St	44th wd.	Front: 16'x95'
1704	2004	2134 W Toronto St	11th wd.	Front: 20'x112'6"	1704	2098	5614 Willows Ave	51st wd.	Front: 15'1"x81'6"
1704	2005	2958 N Hicks St	11th wd.	Front: 13'10-1/4"x51'6"	1704	2099	5514 Woodland Ave	51st wd.	Front: 20'x83'
1704	2006	2523 N Cleveland St	16th wd.	Front: 14'6"x48'	1704	2100	3531 N 24th St	11th wd.	Front: 16'x76'1-5/8"
1704	2007	2246 N 21st St	16th wd.	Front: 16'x100'	1704	2101	649 N 43rd St	6th wd.	Front: 15'x98'
1704	2008	615 W Wilt St	20th wd.	Front: 13'3-1/4"x62'6-3/4"	1704	2102	3132 Arbor St	7th wd.	Front: 14'x48'8"
1704	2009	2003 Kinsey St	23rd wd.	Irregular Size Property	1704	2103	5431 Wakefield St	12th wd.	Front: 14'x71'6"
1704	2010	1820 Wakeling St	23rd wd.	Front: 26'x34'	1704	2104	2267 N 16th St	16th wd.	Front: 15'2-3/4"x60'4"
1704	2011	4712 Griscom St	23rd wd.	Irregular Size Property	1704	2105	2232 N 21st St	16th wd.	Front: 16'x100'
1704	2012	3960 Pennsgrove St	24th wd.	Front: 15'6"x85'	1704	2106	6121 E Wister St	17th wd.	Front: 21'x90'
1704	2013	2641 E Ann St	25th wd.	Front: 15'6"x60'	1704	2107	1752 N Marshall St	20th wd.	Front: 15'x86'
1704	2014	3168 Salmon St	25th wd.	Irregular Size Property	1704	2108	3081 Weikel St	25th wd.	Front: 11'9"x43'
1704	2015	2305 S Lambert St	26th wd.	Front: 14'2"x51'6"	1704	2109	2609 N Hollywood St	28th wd.	Irregular Size Property
1704	2016	1211 S 46th St	27th wd.	Front: 14'4"x67'	1704	2110	3103 W Clifford St a/k/a 3103 Clifford St	32nd wd.	Front: 16'2"x90'
1704	2017	2312 N 27th St	28th wd.	Irregular Size Property	1704	2111	4017 Glendale St	33rd wd.	Front: 14'3"x65'
1704	2018	2615 W Fletcher St a/k/a 2615 Fletcher St	28th wd.	Front: 18'x120'	1704	2112	6145 Arch St	34th wd.	Front: 16'x60'
1704	2019	2631 N Douglas St	28th wd.	Front: 14'6"x40'	1704	2113	1448 N Redfield St	34th wd.	Front: 15'x93'
1704	2020	1915 N 20th St	32nd wd.	Front: 15'x100'	1704	2114	1911 Ellsworth St a/k/a 1911 W Ellsworth St	36th wd.	Front: 16'x74'9"
1704	2021	2105 N Woodstock St	32nd wd.	Front: 14'x60'	1704	2115	1500 S 30th St	36th wd.	Front: 16'1-5/8"x52'
1704	2022	2035 N 21st St	32nd wd.	Front: 15'8"x80'	1704	2116	2814 N 9th St	37th wd.	Front: 15'x97'
1704	2023	2623 W Montgomery Ave	32nd wd.	Front: 16'x74'	1704	2117	2829 N Taylor St	38th wd.	Front: 14'4"x46'6-1/4"
1704	2024	2536 Diamond St a/k/a 2536 W Diamond St	32nd wd.	Irregular Size Property	1704	2118	7125 Guyer St a/k/a 7125 Guyer Ave	40th wd.	Front: 15'11-1/4"x74'6"
1704	2025	1809 N Etting St	32nd wd.	Front: 14'4"x42'	1704	2119	4309 N 6th St	43rd wd.	Front: 15'x62'
1704	2026	2153 N Stanley St	32nd wd.	Front: 14'x55'	1704	2120	5605 Florence Ave	51st wd.	Front: 15'11"x77'6"
1704	2027	629 E Lippincott St	33rd wd.	Front: 15'3"x50'	1704	2121	3417 N 21st St	11th wd.	Irregular Size Property
1704	2028	612 E Wensley St	33rd wd.	Front: 14'x45'6"	1704	2122	318 Elwood St a/k/a 318 E Elwood St	12th wd.	Irregular Size Property
1704	2029	875 Granite St	35th wd.	Front: 15'4"x70'	1704	2123	5640 Boyer St	12th wd.	Irregular Size Property
1704	2030	3032 Germantown Ave	37th wd.	Irregular Size Property	1704	2124	1434 W Sparks St a/k/a 1434 Sparks St	17th wd.	Front: 19'x70'
1704	2031	2937 N Taney St	38th wd.	Front: 15'x45'	1704	2125	6055 E Wister St a/k/a 6055 Wister St	17th wd.	Front: 21'x90'
1704	2032	2110 S Edgewood St	40th wd.	Front: 15'x77'	1704	2126	3052 W Colona St	28th wd.	Irregular Size Property
1704	2033	6574 Windsor St a/k/a 6574 Windsor Ave	40th wd.	Front: 16'x100'	1704	2127	2655 Cedar St	31st wd.	Front: 13'7"x58'
1704	2034	2600 S Holbrook St a/k/a 2600 Holdbrook St	40th wd.	Front: 26'4"x73'10"	1704	2128	2514 Nicholas St a/k/a 2514 W Nicholas St	32nd wd.	Front: 14'x60'
1704	2035	6833 Marsden St	41st wd.	Front: 16'4-1/4"x90'2-5/16"	1704	2129	1100 W Tioga St	43rd wd.	Front: 15'8"x83'
1704	2036	423 E Rockland St	42nd wd.	Front: 15'12"x82'6"	1704	2130	2211 Gerritt St	36th wd.	Front: 14'4-1/2"x50'
1704	2037	206 W Albanus St	42nd wd.	Front: 14'x65'	1704	2131	2854 N Marston St	38th wd.	Front: 15'x62'
1704	2038	5504 N Front St	42nd wd.	Irregular Size Property	1704	2132	2637 Roberts Ave	38th wd.	Front: 14'x61'
1704	2039	3510 N 11th St	43rd wd.	Front: 16'x91'	1704	2133	918 Winton St	39th wd.	Front: 14'x47'
1704	2040	3937 N Delhi St	43rd wd.	Front: 16'1/2"x45'	1704	2134	951 Daly St	39th wd.	Front: 15'x50'
1704	2041	919 N St Bernard St	44th wd.	Front: 15'x54'11-3/8"	1704	2135	109 W Roosevelt Blvd	42nd wd.	Front: 20'x88'
1704	2042	1315 Farson St a/k/a 1315 N Farson St	44th wd.	Front: 14'8"x45'	1704	2136	3620 N Camac St	43rd wd.	Irregular Size Property
1704	2043	1858 E Wensley St	45th wd.	Front: 14'x72'6-3/4"	1704	2137	121 N Peach St	44th wd.	Front: 14'7"x59'6"
1704	2044	1840 E Schiller St	45th wd.	Front: 14'8"x70'	1704	2138	3738 Richmond St	45th wd.	Front: 14'4-1/2"x75'
1704	2045	720 S Ithan St	46th wd.	Front: 14'2"x68'3-1/2"	1704	2139	2861 Hedley St	45th wd.	Irregular Size Property
1704	2046	1740 N 22nd St	47th wd.	Front: 18'x120'	1704	2140	1439 E Cheltenham Ave a/k/a 1439 Cheltenham Ave	62nd wd.	Front: 15'3"x83'
1704	2047	4925 N Franklin St	49th wd.	Front: 15'x61'	1704	2141	611 N 56th St	4th wd.	Front: 15'5"x73'3-1/2"
1704	2048	4617 N Marvina St	49th wd.	Front: 15'x80'	1704	2142	4268 Viola St	6th wd.	Front: 15'x78'
1704	2049	8613 Gilbert St	50th wd.	Irregular Size Property	1704	2143	3520 N Carlisle St	11th wd.	Front: 20'x78'8"
1704	2050	1744 S 54th St	51st wd.	Front: 15'x61'6"	1704	2144	5017 Knox St	12th wd.	Irregular Size Property
1704	2051	3104 Stirling St	55th wd.	Front: 15'x67'6"	1704	2145	2357 N Lambert St	16th wd.	Front: 15'x58'
1704	2052	2941 Disston St	55th wd.	Front: 18'2-1/2"x98'3"	1704	2146	5984 N 20th St f/k/a 6074 N 20th St	17th wd.	Front: 17'1"x100'
1704	2053	6647 Erdrick St	55th wd.	Front: 15'11-1/2"x88'9"	1704	2147	1336 S Markoe St	27th wd.	Front: 14'x58'6"
1704	2054	338 E Mechanic St a/k/a 338 Mechanic St	59th wd.	Front: 13'7"x91'4-1/8"	1704	2148	2436 Seybert St	29th wd.	Front: 14'x58'9-3/8"
1704	2055	73 E High St a/k/a 73 High St	59th wd.	Irregular Size Property	1704	2149	1513 N Newkirk St	29th wd.	Front: 15'2-1/2"x50'3"
1704	2056	111 S Ruby St	60th wd.	Front: 15'3"x54'6"	1704	2150	2011 N 25th St	32nd wd.	Front: 16'x80'
1704	2057	252 W Grange Ave	61st wd.	Front: 24'x100'	1704	2151	3042 Fountain St	32nd wd.	Front: 15'4"x60'6"
1704	2058	3054-58 N Franklin St a/k/a 3054-56-58 N Franklin St	37th wd.	Irregular Size Property	1704	2152	1652 N Redfield St	34th wd.	Front: 15'x80'
1704	2059	401 Wolf St	39th wd.	Front: 16'x64'	1704	2153	2012 Pierce St	36th wd.	Front: 14'x47'3"
1704	2060	2538-50 N 2nd St	19th wd.	Front: 17'9"8"x121'9"	1704	2154	2341 Germantown Ave	37th wd.	Irregular Size Property
1704	2061	2334 N 16th St	28th wd.	Front: 15'9-1/2"x88'11"	1704	2155	2421 N Marshall St	37th wd.	Front: 14'9"x74'4-1/2"
1704	2062	2785 Emerald St	25th wd.	Irregular Size Property	1704	2156	6174 Reinhard St	40th wd.	Front: 15'x62'
1704	2063	2544 Webster St	30th wd.	Front: 15'x44'6"	1704	2157	1337 W Pike St	43rd wd.	Front: 16'x88'
1704	2064	325 N Daggett St a/k/a 325 Daggett St	34th wd.	Front: 19'4"x112'6"	1704	2158	5124 Funston St	44th wd.	Irregular Size Property
1704	2065	2052 Gerritt St	36th wd.	Front: 15'x48'	1704	2159	5705 Pine St	57th wd.	Front: 16'x75'
1704	2066	1528 Seybert St a/k/a 1528 W Seybert St	47th wd.	Front: 16'x40'	1704	2160	5700 Warrington Ave	51st wd.	Front: 16'x87'
1704	2067	1530 Seybert St	47th wd.	Front: 16'x42'3-1/2"	1704	2161	6020 Washington Ave	3rd wd.	Front: 21'8"x110'
1704	2068	5628 Florence Ave	51st wd.	Front: 19'2"x67'3"	1704	2162	1746 S 60th St	3rd wd.	Front: 16'x95'
1704	2069	1250 E Price St	22nd wd.	Irregular Size Property	1704	2163	1328-30 N Conestoga St	4th wd.	Front: 27'x139'4"
1704	2070	6133 Mc Mahon Ave a/k/a 6133 McMahon St	22nd wd.	Irregular Size Property	1704	2164	17 N 58th St	4th wd.	Front: 15'6"x72'6"
1704	2071	2011 W Ontario St	11th wd.	Irregular Size Property	1704	2165	937 N Markoe St	6th wd.	Irregular Size Property
1704	2072	1749 W Juniata St	13th wd.	Front: 16'x84'	1704	2166	238 E Clearfield St	7th wd.	Front: 14'x59'6"
1704	2073	271 W Roberts Ave a/k/a 271 Roberts Ave	13th wd.	Irregular Size Property	1704	2167	2969 N Bonsall St	11th wd.	Front: 16'x45'
1704	2074	2320 W Hager St	16th wd.	Front: 15'3"x100'	1704	2168	300 E Brighthurst St	12th wd.	Front: 33'4"x119'5"
1704	2075	2439-41 N Corlies St	28th wd.	Front: 14'x45'4"	1704	2169	540 W Westmoreland St	19th wd.	Front: 15'x41'
1704	2076	1611 E Hunting Park Ave	33rd wd.	Front: 14'8"x82'6"	1704	2170	9024 Ridge Ave	21st wd.	Irregular Size Property
1704	2077	2312 Reed St	36th wd.	Front: 16'x66'	1704	2171	6718 Anderson St	22nd wd.	Irregular Size Property
1704	2078	5149 Hoopes St	44th wd.	Front: 15'6"x70'	1704	2172	1844 E Monmouth St	25th wd.	Front: 14'8"x57'6"
1704	2079	1413 S 53rd St	51st wd.	Front: 16'x60'	1704	2173	449 N Edgewood St	34th wd.	Front: 14'x108'6"
1704	2080	6306 Sherman St	59th wd.	Front: 23'x101'5-1/2"	1704	2174	124 N Robinson St	34th wd.	Front: 14'2"x65'
1704	2081	2801 Ormes St a/k/a 2801 N Ormes St	7th wd.	Front: 15'x74'4"	1704	2175	6230 Oakley St	35th wd.	Front: 15'1/2"x141'
1704	2082	927 Church Ln a/k/a 927 E Church Ln	12th wd.	Front: 15'1-1/2"x80'	1704	2176	1109 W Oakdale St	37th wd.	Front: 14'6"x43'
1704	2083	1420 Lenox Ave a/k/a 1420 W Lenox Ave	13th wd.	Front: 14'x67'	1704	2177	519 Hoffman St	39th wd.	Front: 14'x50'
1704	2084	1914 W Hunting Park Ave	13th wd.	Irregular Size Property	1704	2178	1913 S 5th St	39th wd.	Front: 18'x64'
1704	2085	1601 W Sparks St a/k/a 1601 Sparks St	17th wd.	Irregular Size Property	1704	2179	7243 Paschall Ave	40th wd.	Front: 50'x106'6"
1704	2086	530 W Cambria St	19th wd.	Front: 16'x51'	1704	2180	2047 S 56th St	51st wd.	Front: 16'x50'
1704	2087	4221 Orchard St	23rd wd.	Irregular Size Property	1704	2181	2202 W Venango St	11th wd.	Front: 16'x90'6"
1704	2088	2719 N Ringgold St	28th wd.	Front: 14'6"x45'	1704	2182	1718 W Huntingdon St	16th wd.	Front: 14'1-3/4"x61'6"
1704	2089	2618 N Corlies St	28th wd.	Front: 14'x50'	1704	2183	2124 N Uber St	32nd wd.	Front: 20'x85'5"
1704	2090	2520 N Patton St	28th wd.	Front: 14'2"x50'	1704	2184	2530 Ridge Ave	32nd wd.	Irregular Size Property
1704	2091	2521 N Spangler St	28th wd.	Irregular Size Property	1704	2185	729 E Madison St	33rd wd.	Front: 15'x50'
1704	2092	1912 N Ringgold St	32nd wd.	Front: 14'x50'	1704	2186	4123 Howland St	33rd wd.	Front: 15'8"x70'

Tax Sale continued from 19

Tax Collection Sale

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TAX COLLECTION SALE**

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**Properties to be sold by JEWELL WILLIAMS Sheriff on
Tuesday, April 18, 2017 at First District Plaza, 3801 Market Street, at 9:00 AM (EDT) (Prevailing Time)**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1704	2187	1825 Wharton St	36th wd.	Irregular Size Property	1704	2222	3118 N Bancroft St	11th wd.	Front: 14'-1/2"x46'6"
1704	2188	1230 W Tucker St	37th wd.	Front: 14'x58'	1704	2223	2738 N Gratz St	11th wd.	Front: 15'x48'
1704	2189	1201 W Atlantic St	43rd wd.	Front: 14'x57'	1704	2224	1902 W Hilton St	11th wd.	Irregular Size Property
1704	2190	2429 N 17th St	16th wd.	Front: 15'7"x67'10"	1704	2225	72 W Rockland St	12th wd.	Front: 15'6"x86'8-3/8"
1704	2191	2834 N Lee St	7th wd.	Front: 13'x48'6"	1704	2226	2544 N Sydenham St	16th wd.	Front: 14'4"x47'
1704	2192	2327 N 16th St	16th wd.	Front: 15'x86'	1704	2227	1946 Medary Ave	17th wd.	Front: 15'x97'
1704	2193	2214 W Firth St	16th wd.	Front: 14'6"x60'	1704	2228	2405 N 30th St	28th wd.	Front: 16'x63'6"
1704	2194	2753 Coral St	25th wd.	Front: 13'4"x63'5"	1704	2229	710 W Venango St	43rd wd.	Front: 15'x80'
1704	2195	2810 W Harold St	28th wd.	Irregular Size Property	1704	2230	5113 Funston St	44th wd.	Irregular Size Property
1704	2196	2217 N 33rd St	28th wd.	Front: 16'x99'9"	1704	2231	2814 N Swanson St	7th wd.	Front: 13'x48'6"
1704	2197	1013 W Indiana Ave	37th wd.	Front: 16'x60'	1704	2232	2710 N Croskey St	11th wd.	Front: 15'x45'
1704	2198	2837 N Taylor St	38th wd.	Front: 14'4"x46'6-1/4"	1704	2233	6337 N Norwood St	17th wd.	Front: 22'9-3/4"x80'
1704	2199	3213 N Bailey St	38th wd.	Front: 14'9"x62'6"	1704	2234	2941 Ruth St	25th wd.	Front: 13'10"x50'7-7/8"
1704	2200	2673 Deacon St	38th wd.	Front: 14'x50'	1704	2235	2315 N 27th St	28th wd.	Front: 15'x68'
1704	2201	2032 S 66th St	40th wd.	Front: 15'x75'	1704	2236	2550 N Dover St	28th wd.	Front: 14'x50'
1704	2202	6539 Regent St	40th wd.	Front: 14'2"x58'6"	1704	2237	2614 N 29th St	28th wd.	Irregular Size Property
1704	2203	933 N Fallon St	44th wd.	Front: 15'x55'11-5/8"	1704	2238	2343 Turner St a/k/a 2343 W Turner St	29th wd.	Front: 14'2"x59'
1704	2204	736 S Cecil St	46th wd.	Front: 15'x61'6"	1704	2239	2434 W Toronto St	38th wd.	Front: 14'5"x45'3-7/8"
1704	2205	1263 S Ruby St	51st wd.	Front: 15'x50'	1704	2240	742 S Cecil St	46th wd.	Front: 15'x80'
1704	2206	5704 Boyer St	59th wd.	Irregular Sized Property	1704	2241	43 N Yewdall St	4th wd.	Front: 15'x54'
1704	2207	471 Mechanic St	59th wd.	Irregular Sized Property	1704	2242	5140 Sheldon St	12th wd.	Irregular Size Property
1704	2208	3024 N Lawrence St	19th wd.	Front: 16'x84'3"	1704	2243	3977 Wyalusing Ave	24th wd.	Front: 14'x45'
1704	2209	5920 Chestnut St	3rd wd.	Front: 16'x84'2"	1704	2244	2768 Martha St	25th wd.	Front: 13'9"x54'
1704	2210	2536-38 W Lehigh Ave	28th wd.	Irregular Size Property	1704	2245	3010 W Colona St	28th wd.	Irregular Size Property
1704	2211	3149 Hurley St	7th wd.	Front: 15'5"x44'6"	1704	2246	6140 Kingsessing Ave	40th wd.	Front: 15'x75'
1704	2212	6821 N Carlisle St	10th wd.	Irregular Size Property	1704	2247	4926 N 10th St	49th wd.	Front: 16'x92'
1704	2213	1620-22 N Bailey St	32nd wd.	Irregular Size Property	1704	2248	2348 N 26th St	28th wd.	Front: 16'x60'
1704	2214	1702 W Seybert St a/k/a 1702 Seybert St	47th wd.	Front: 14'x41'	1704	2249	5810 Hadfield St	3rd wd.	Front: 15'x102'
1704	2215	5244 Jefferson St a/k/a 5244 W Jefferson St	52nd wd.	Front: 16'8"x81'	1704	2250	2754 N 23rd St	11th wd.	Front: 14'6"x60'7-1/2"
1704	2216	4130 Poplar St	6th wd.	Front: 16'x88'	1704	2251	2810 N 23rd St	11th wd.	Front: 15'x57'6"
1704	2217	2742 N 15th St	11th wd.	Front: 14'4"x66'	1704	2252	2814 N Bonsall St	11th wd.	Front: 15'x46'9"
1704	2218	553 N 63rd St	34th wd.	Front: 16'x72'	1704	2253	3526 N Marvins St	43rd wd.	Front: 15'3"x89'4-1/2"
1704	2219	1422 N 60th St	34th wd.	Front: 15'x93'1-1/4"	1704	2254	213 N Ruby St	44th wd.	Front: 15'x51'
1704	2220	1041 W Venango St	43rd wd.	Front: 15'x80'	1704	2255	4555 N Marvins St a/k/a 4555 Marvins St	49th wd.	Front: 15'8"x81'1/4"
1704	2221	2930 N Mutter St a/k/a 2930 Mutter St	7th wd.	Front: 13'10"x43'6"	1704	2256	5536 Paschall Ave	51st wd.	Front: 15'x58'6"

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 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 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
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