

**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, May 16, 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
1705	2001	4144 Westminster Ave	6th wd.	Front: 15'x100'	1705	2054	734 E Church Ln a/k/a 734 Church Ln	12th wd.	Front: 20'x100'
1705	2002	1701 N 42nd St	6th wd.	Irregular Size Property	1705	2055	624 E Clementine St	33rd wd.	Front: 14'3"x50'
1705	2003	3337 Hartville St	7th wd.	Front: 14'x41'	1705	2056	2520 N Chadwick St	16th wd.	Front: 14'11-1/2"x48'
1705	2004	1447 W Indiana Ave a/k/a 1447 Indiana Ave	11th wd.	Front: 16'x60'	1705	2057	2209 N Bouvier St	16th wd.	Front: 14'2"x48'
1705	2005	2736 N Hicks St	11th wd.	Front: 14'x48'	1705	2058	1748 Belfield Ave	17th wd.	Irregular Size Property
1705	2006	4945-47 Wayne Ave	12th wd.	Irregular Size Property	1705	2059	530 W Cornwall St	19th wd.	Front: 14'x48'
1705	2007	2553 N Chadwick St	16th wd.	Front: 15'x50'	1705	2060	4516 Hedge St	23rd wd.	Irregular Size Property
1705	2008	1540 W York St	16th wd.	Front: 15'x68'	1705	2061	727 N DeKalb St	24th wd.	Front: 14'x76'6"
1705	2009	2543 N Garnet St	16th wd.	Front: 14'x50'	1705	2062	745 N DeKalb St a/k/a 745 DeKalb St	24th wd.	Front: 14'4-7/8"x82'
1705	2010	2629 N 27th St	28th wd.	Front: 18'1"x74'7"	1705	2063	2512 Sharswood St a/k/a 2512 W Sharswood St	29th wd.	Front: 14'x42'9"
1705	2011	2534 W York St	28th wd.	Front: 14'x52'	1705	2064	1251 N Myrtlewood St	29th wd.	Front: 14'x50'
1705	2012	2927 French St a/k/a 2927 W French St	32nd wd.	Front: 13'10"x51'	1705	2065	2027 N 19th St	32nd wd.	Front: 16'x61'4"
1705	2013	1042 S 54th St	51st wd.	Front: 15'4"x79'	1705	2066	1826 N 24th St	32nd wd.	Front: 16'x73'6"
1705	2014	3128 N Percy St	37th wd.	Front: 14'x48'2"	1705	2067	2617 W Montgomery Ave	32nd wd.	Front: 14'10"x50'2"
1705	2015	322 E Gale St	42nd wd.	Front: 15'x105'8-1/8"	1705	2068	3418 F St	33rd wd.	Front: 15'x64'6"
1705	2016	3436 Emerald St	45th wd.	Front: 14'x79'	1705	2069	1228 N Redfield St	34th wd.	Front: 20'x90'
1705	2017	1603 N Bouvier St	47th wd.	Front: 15'x67'10"	1705	2070	2641 N 9th St	37th wd.	Front: 15'6"x58'7-1/8"
1705	2018	5026 N Franklin St	49th wd.	Front: 15'11-1/2"x64'	1705	2071	2520 N 11th St	37th wd.	Front: 15'x68'6"
1705	2019	6303 Gillespie St	55th wd.	Front: 16'1/2"x85'	1705	2072	1019 W Nevada St	37th wd.	Irregular Size Property
1705	2020	225 W Chew Ave	61st wd.	Irregular Size Property	1705	2073	2681 Deacon St	38th wd.	Irregular Size Property
1705	2021	4206 Wallace St	6th wd.	Irregular Size Property	1705	2074	4842 C St	42nd wd.	Front: 16'x87'6"
1705	2022	3130 N Chadwick St	11th wd.	Front: 15'x50'	1705	2075	537 N Creighton St a/k/a 537 Creighton St	44th wd.	Front: 15'2"x66'
1705	2023	2013 W Ontario St	11th wd.	Front: 16'x126'	1705	2076	1947 E Willard St	45th wd.	Front: 15'1-1/2"x46'6"
1705	2024	3878 Blaine St	13th wd.	Irregular Size Property	1705	2077	4924 N Franklin St	49th wd.	Front: 16'x61'
1705	2025	145 W Dauphin St	19th wd.	Front: 13'x60'	1705	2078	1720 S Ruby St	51st wd.	Front: 15'6"x55'10-1/2"
1705	2026	2869 N Leithgow St	19th wd.	Front: 14'1"x39'	1705	2079	1818 S Vogdes St	51st wd.	Irregular Size Property
1705	2027	233 W Thayer St	19th wd.	Front: 14'4-3/8"x48'	1705	2080	144 E Pomona St a/k/a 144 E Pomona Ter	59th wd.	Front: 19'3-1/4"x100'
1705	2028	2837 Frankford Ave	25th wd.	Irregular Size Property	1705	2081	5406 Spring St	4th wd.	Front: 15'7"x45'
1705	2029	1211 S Markoe St	27th wd.	Front: 15'8"x55'	1705	2082	2406 N Colorado St	16th wd.	Front: 14'1/2"x47'
1705	2030	1410 Grays Ferry Ave	27th wd.	Irregular Size Property	1705	2083	2549 N 6th St	19th wd.	Front: 20'x50'
1705	2031	2749 N Newkirk St	28th wd.	Front: 15'x50'9"	1705	2084	2633 N Stanley St	28th wd.	Front: 14'x50'
1705	2032	1815 N Taylor St	32nd wd.	Front: 14'2"x46'9-1/2"	1705	2085	1850 N Van Pelt St	32nd wd.	Front: 16'6"x75'
1705	2033	2119 N Marston St	32nd wd.	Irregular Size Property	1705	2086	630 W Clearfield St	37th wd.	Front: 14'6"x54'
1705	2034	6057 W Girard Ave	34th wd.	Irregular Size Property	1705	2087	1912 S Bonsall St	48th wd.	Front: 14'x50'
1705	2035	157 N Dewey St a/k/a 157 Dewey St	34th wd.	Front: 15'1"x62'6"	1705	2088	5725 Hadfield St	51st wd.	Front: 15'x62'
1705	2036	6331 W Girard Ave	34th wd.	Front: 15'x67'	1705	2089	5632 Beaumont Ave a/k/a 5632 Beaumont St	51st wd.	Front: 16'x56'6"
1705	2037	3004 Titan St	36th wd.	Front: 14'x39'4"	1705	2090	6222 Clearview St	59th wd.	Irregular Size Property
1705	2038	2351 N Fawn St	37th wd.	Front: 14'x47'	1705	2091	5658 Appletree St	4th wd.	Front: 14'2"x47'
1705	2039	1642 S Frazier St	51st wd.	Front: 15'2"x63'6"	1705	2092	526 Hart Ln	7th wd.	Irregular Size Property
1705	2040	1363 Bridge St	62nd wd.	Irregular Size Property	1705	2093	3414 Rosehill St	7th wd.	Front: 14'x41'
1705	2041	238 N Hobart St	4th wd.	Front: 14'x61'	1705	2094	3107 N Chadwick St	11th wd.	Front: 13'11-1/2"x46'6"
1705	2042	4515 Parrish St	6th wd.	Front: 14'x63'	1705	2095	2959 N Bonsall St	11th wd.	Front: 14'x45'
1705	2043	885 Belmont Ave	6th wd.	Front: 16'x80'10"	1705	2096	3421 Judson St a/k/a 3421 N Judson St	11th wd.	Front: 16'x80'3"
1705	2044	935 N Markoe St	6th wd.	Irregular Size Property	1705	2097	4555 N Gratz St	13th wd.	Front: 15'1"x84'5"
1705	2045	2861 N Front St	7th wd.	Front: 14'6"x58'6"	1705	2098	2324 N Woodstock St	16th wd.	Front: 15'x58'
1705	2046	2865 N Front St	7th wd.	Front: 14'6"x58'6"	1705	2099	4929 N 16th St	17th wd.	Front: 15'x90'
1705	2047	2944 Ella St	7th wd.	Front: 13'x63'	1705	2100	3337 N 5th St	19th wd.	Front: 16'3-3/4"x100'
1705	2048	3002 Rorer St	7th wd.	Front: 17'4"x67'10"	1705	2101	4631 Adams Ave	23rd wd.	Irregular Size Property
1705	2049	3402 N 17th St	11th wd.	Front: 16'3"x114'	1705	2102	1947 N 24th St	32nd wd.	Front: 14'3"x87'6"
1705	2050	3404 N 17th St	11th wd.	Front: 16'3"x114'	1705	2103	1861 N 28th St	32nd wd.	Front: 15'8"x50'
1705	2051	3406 N 17th St	11th wd.	Front: 16'3"x114'	1705	2104	2152 N Dover St	32nd wd.	Front: 14'x48'
1705	2052	3408 N 17th St	11th wd.	Front: 16'3"x114'					
1705	2053	3511 N 22nd St	11th wd.	Front: 27'6"x130'					

*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

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, May 16, 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
1705	2105	2126 Shields St a/k/a 2126 S Shields St	40th wd.	Irregular Size Property	1705	2153	2153 N Dover St	32nd wd.	Front: 14'x48'
1705	2106	3804 N 10th St	43rd wd.	Front: 16'x57'	1705	2154	2150 N Dover St	32nd wd.	Front: 14'x48'
1705	2107	107 N 52nd St	44th wd.	Front: 19'6"x92'	1705	2155	627 E Lippincott St	33rd wd.	Front: 14'3"x50'
1705	2108	305 N 54th St	44th wd.	Front: 15'x75'	1705	2156	2916 Page St	32nd wd.	Front: 13'9"x49'
1705	2109	5135 N 12th St	49th wd.	Front: 15'11-1/2"x69'	1705	2157	922 W Arizona St	28th wd.	Front: 16'3-1/2"x60'
1705	2110	1940 S Ithan St	51st wd.	Front: 15'x63'6"	1705	2158	1309 W Somerset St	37th wd.	Front: 15'7"x70'
1705	2111	4127 Westminster Ave	6th wd.	Irregular Size Property	1705	2159	2805 N Bambrey St	38th wd.	Front: 14'x48'
1705	2112	4287 Viola St	24th wd.	Irregular Size Property	1705	2160	2110 S 6th St	39th wd.	Front: 16'x66'6"
1705	2113	2913 Rorer St	23rd wd.	Front: 13'9"x49'6"	1705	2161	7156 Upland St	40th wd.	Irregular Size Property
1705	2114	5509 Matthews St	12th wd.	Front: 16'x50'	1705	2162	7136 Guyer Ave	40th wd.	Irregular Size Property
1705	2115	3812 Pulaski Ave	13th wd.	Irregular Size Property	1705	2163	930 W Erie Ave	43rd wd.	Front: 16'x100'
1705	2116	3312 N Philip St	33rd wd.	Front: 14'3"x59'4-1/2"	1705	2164	3828 N Park Ave	43rd wd.	Front: 15'1/2"x80'
1705	2117	2061 E Auburn St	25th wd.	Front: 12'x73'3"	1705	2165	4812 Wallace St	44th wd.	Irregular Size Property
1705	2118	2137-39 E Ann St	25th wd.	Front: 34'x100'	1705	2166	5230 Rodman St	46th wd.	Front: 14'x60'
1705	2119	2314 N 27th St	28th wd.	Irregular Size Property	1705	2167	1740 N Lindenwood St	52nd wd.	Front: 15'2"x55'
1705	2120	2468 N Dover St	28th wd.	Front: 14'x49'	1705	2168	2323 Frankford Ave	31st wd.	Front: 16'x120'
1705	2121	2718 W Sterner St	28th wd.	Front: 14'x45'	1705	2169	5135-37 Germantown Ave	12th wd.	Irregular Size Property
1705	2122	1814 E Letterly St	31st wd.	Front: 14'x71'4"	1705	2170	5820-26 Market St	60th wd.	Irregular Size Property
1705	2123	3020 Page St a/k/a 3020 W Page St	32nd wd.	Front: 15'x65'	1705	2171	2814 C St	7th wd.	Front: 14'x76'4"
1705	2124	307 E Indiana Ave	7th wd.	Front: 14'x61'	1705	2172	537 E Bringham St	12th wd.	Front: 15'4"x60'
1705	2125	2310 Watkins St	36th wd.	Front: 14'x48'	1705	2173	1813 W Erie Ave	13th wd.	Front: 16'x96'4"
1705	2126	1407 S 32nd St	36th wd.	Front: 16'x53'	1705	2174	225 W Seymour St	13th wd.	Irregular Size Property
1705	2127	2552 N 7th St	19th wd.	Irregular Size Property	1705	2175	1120 N 39th St	24th wd.	Front: 15'x77'5-7/8"
1705	2128	2541 N Hutchinson St	19th wd.	Front: 12'10"x53'6"	1705	2176	923 W Silver St	37th wd.	Front: 13'x43'6"
1705	2129	1225 W Hazzard St	37th wd.	Front: 14'2-1/2"x42'	1705	2177	1127 W Erie Ave	43rd wd.	Irregular Size Property
1705	2130	1223 W Tucker St	37th wd.	Front: 14'x46'	1705	2178	1219 W Butler St	43rd wd.	Front: 15'x90'4"
1705	2131	2418 N Clarion St	37th wd.	Front: 13'10"x36'6"	1705	2179	769 N 39th St	24th wd.	Front: 20'x80'
1705	2132	635 W Cambria St	37th wd.	Front: 15'3"x67'	1705	2180	5737 Cherry St	4th wd.	Front: 14'8"x70'
1705	2133	2813 W Clementine St a/k/a 2813 Clementine St	38th wd.	Front: 14'x57'	1705	2181	2765 Judson St	11th wd.	Front: 14'6"x45'
1705	2134	3752 N Percy St	43rd wd.	Front: 16'x45'	1705	2182	2839 W Harold St	28th wd.	Irregular Size Property
1705	2135	3713 N Delhi St	43rd wd.	Front: 16'x45'	1705	2183	647 E Thayer St	33rd wd.	Front: 14'x45'6"
1705	2136	5112 Malcolm St	51st wd.	Front: 14'x49'	1705	2184	2648 N 8th St	37th wd.	Front: 13'8-1/2"x59'
1705	2137	3081 E High St a/k/a 308 E High St	22nd wd.	Irregular Size Property	1705	2185	1231 W Fifth St	37th wd.	Front: 14'x46'
1705	2138	2737 W Somerset St	38th wd.	Irregular Size Property	1705	2186	2413 S 61st St	40th wd.	Front: 15'x75'
1705	2139	234 S Frazier St	60th wd.	Front: 15'x63'	1705	2187	627 W Tioga St	43rd wd.	Front: 14'x50'1-5/8"
1705	2140	8053 Charles St	65th wd.	Front: 28'x84'	1705	2188	631 W Tioga St	43rd wd.	Front: 14'3/8"x50'1-5/8"
1705	2141	37 S 62nd St	3rd wd.	Front: 15'x97'	1705	2189	3534 N Marvline St	43rd wd.	Front: 15'3"x89'4-1/2"
1705	2142	1019 Buttonwood St	14th wd.	Front: 16'x57'	1705	2190	5740 Belmar Ter a/k/a 5740 Belmar St	51st wd.	Front: 14'4"x60'
1705	2143	645 Brooklyn St a/k/a 645 N Brooklyn St	6th wd.	Front: 19'6"x90'	1705	2191	1526 N Allison St	4th wd.	Front: 15'x100'
1705	2144	3419 Ormes St	7th wd.	Front: 14'x46'	1705	2192	236 N Allen St	34th wd.	Front: 14'x77'
1705	2145	849 Church Ln	12th wd.	Irregular Size Property	1705	2193	5319 Morris St	22nd wd.	Irregular Size Property
1705	2146	1915 W Bristol St	13th wd.	Front: 16'5"x60'	1705	2194	5012 N 15th St	17th wd.	Front: 15'6"x86'4"
1705	2147	1501 W Cayuga St	13th wd.	Front: 15'x95'	1705	2195	1800 N Mascher St a/k/a 1800 Mascher St	18th wd.	Front: 16'x52'
1705	2148	848 Perkiomen St	15th wd.	Front: 15'x68'	1705	2196	1925 Berkshire St	23rd wd.	Irregular Size Property
1705	2149	2325 N Cleveland St	16th wd.	Front: 14'2"x47'	1705	2197	2404 N Marston St	28th wd.	Front: 13'x50'
1705	2150	226 W Allegheny Ave	19th wd.	Front: 15'1"x61'6"	1705	2198	622 E Clementine St	33rd wd.	Front: 14'3"x50'
1705	2151	273 W Cornwall St	19th wd.	Front: 14'x45'	1705	2199	1543 N Robinson St a/k/a 1543 Robinson St	34th wd.	Front: 19'6"x96'
1705	2152	887 N 40th St	24th wd.	Front: 19'9"x115'	1705	2200	5132 Reno St	44th wd.	Irregular Size Property

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- 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)