

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
Thursday, October 20, 2016 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1610	2001	811-13 Alter St	2nd wd.	Irregular Size Property	1610	2053	4239 Orchard St	23rd wd.	Irregular Size Property
1610	2002	1039 S Randolph St	2nd wd.	Irregular Size Property	1610	2054	617 N 38th St	24th wd.	Front: 16'4"x47'6"
1610	2003	616 N 40th St	6th wd.	Irregular Size Property	1610	2055	3918 Aspen St	24th wd.	Front: 16'x90'
1610	2004	4507 Merion Ave	6th wd.	Front: 15'x48'	1610	2056	3922 Aspen St	24th wd.	Front: 16'x90'
1610	2005	4237 Otter St	6th wd.	Front: 22'x76'8"	1610	2057	3960 Parrish St	24th wd.	Front: 19'x87'4"
1610	2006	911 N 43rd St	6th wd.	Front: 15'4"x77'	1610	2058	3910 Wyalusing Ave	24th wd.	Front: 14'x49'6"
1610	2007	1034 Pallas St a/k/a 1034 N Pallas St	6th wd.	Front: 14'x63'	1610	2059	2133 E Clementine St	25th wd.	Irregular Size Property
1610	2008	2808 N Swanson St	7th wd.	Front: 13'x48'6"	1610	2060	2719 N Ringgold St	28th wd.	Front: 14'6"x45'
1610	2009	2905 Kip St	7th wd.	Front: 14'x67'	1610	2061	2724 N Dover St	28th wd.	Front: 15'x50'9"
1610	2010	2917 Hurley St	7th wd.	Irregular Size Property	1610	2062	2831 W Harold St	28th wd.	Irregular Size Property
1610	2011	2129 74th Ave	10th wd.	Front: 17'x93'	1610	2063	2702 W Sterner St	28th wd.	Front: 14'x45'
1610	2012	1420-22 W Glenwood Ave	11th wd.	Irregular Size Property	1610	2064	2460 N 29th St	28th wd.	Front: 16'x65'
1610	2013	2711 N Garnet St	11th wd.	Front: 15'x46'	1610	2065	2429 N 30th St	28th wd.	Front: 15'6"x65'
1610	2014	2751 N Hemberger St	11th wd.	Front: 14'6"x45'	1610	2066	2439-41 N Corlies St	28th wd.	Front: 14'x45'4"
1610	2015	26 E Clapier St	12th wd.	Front: 20'x128'6"	1610	2067	2550 N Corlies St	28th wd.	Front: 14'2"x50'
1610	2016	46 E Coulter St	12th wd.	Irregular Size Property	1610	2068	2520 N Patton St	28th wd.	Front: 14'2"x50'
1610	2017	5624 Morton St	12th wd.	Irregular Size Property	1610	2069	2632 N Douglas St	28th wd.	Irregular Size Property
1610	2018	1516 Kerbaugh St	13th wd.	Front: 15'4"x87'	1610	2070	2521 N Spangler St	28th wd.	Irregular Size Property
1610	2019	3905 N Smedley St a/k/a 3905 Smedley St	13th wd.	Front: 15'8"x80'	1610	2071	3028 W Colona St	28th wd.	Front: 14'6"x61'
1610	2020	1952 Bonitz St	13th wd.	Front: 14'3"x45'6"	1610	2072	3014 W Dauphin St	28th wd.	Front: 17'x82'
1610	2021	4437 N Cleveland St	13th wd.	Front: 14'x50'	1610	2073	3020 W Gordon St	28th wd.	Front: 14'x59'
1610	2022	4533 N Gratz St	13th wd.	Front: 15'1"x84'5"	1610	2074	1235 N Dover St	29th wd.	Front: 14'x40'3"
1610	2023	1513 W Rockland St	13th wd.	Irregular Size Property	1610	2075	1236 N Hollywood St	29th wd.	Front: 14'x50'
1610	2024	1205 Lemon St	14th wd.	Front: 14'2"x34'	1610	2076	1907 E Cumberland St	31st wd.	Front: 15'6"x61'
1610	2025	2356 N 15th St	16th wd.	Front: 11'9"x59'	1610	2077	2176 E Huntingdon St	31st wd.	Irregular Size Property
1610	2026	2521 N Chadwick St	16th wd.	Front: 14'5-1/2"x50'	1610	2078	2138 N 18th St	32nd wd.	Front: 16'x84'5"
1610	2027	2342 N Colorado St	16th wd.	Front: 14'1"x50'	1610	2079	2129 N 19th St	32nd wd.	Front: 17'x90'
1610	2028	2207 N Bouvier St	16th wd.	Front: 14'2"x48'	1610	2080	2138 N 21st St	32nd wd.	Front: 16'x96'
1610	2029	2248 N Bouvier St	16th wd.	Front: 14'2"x48'	1610	2081	1809 N Judson St a/k/a 1809 Judson St	32nd wd.	Front: 14'x50'
1610	2030	2342 N Bouvier St	16th wd.	Front: 14'1"x50'	1610	2082	1823 Judson St a/k/a 1823 N Judson St	32nd wd.	Front: 14'2"x50'
1610	2031	1542 W York St	16th wd.	Irregular Size Property	1610	2083	1912 N Ringgold St	32nd wd.	Front: 14'x50'
1610	2032	2517 N Cleveland St	16th wd.	Front: 14'6"x48'	1610	2084	2234 Page St	32nd wd.	Front: 16'x63'9"
1610	2033	2533 N 19th St	16th wd.	Front: 15'x66'	1610	2085	1813 N Etting St	32nd wd.	Front: 14'1"x42'
1610	2034	2337 N Garnet St	16th wd.	Front: 14'3"x50'	1610	2086	2159 N Marston St	32nd wd.	Front: 14'x45'
1610	2035	2517 N Opal St	16th wd.	Front: 14'x50'	1610	2087	2126 N 29th St	32nd wd.	Front: 15'x57'
1610	2036	2240 N Lambert St	16th wd.	Front: 15'x60'	1610	2088	2114 N Natrona St	32nd wd.	Front: 15'x60'
1610	2037	2037 W York St	16th wd.	Front: 15'1/2"x57'	1610	2089	1706 N Newkirk St	32nd wd.	Front: 14'1"x49'
1610	2038	1825 W Huntingdon St	16th wd.	Front: 14'2"x67'	1610	2090	1637 N Corlies St	32nd wd.	Front: 15'5-3/4"x54'7"
1610	2039	1601 W Sparks St a/k/a 1601 Sparks St	17th wd.	Irregular Size Property	1610	2091	3508 Kensington Ave	33rd wd.	Irregular Size Property
1610	2040	6320 N Norwood St	17th wd.	Irregular Size Property	1610	2092	1611 E Hunting Park Ave	33rd wd.	Front: 14'8"x82'6"
1610	2041	431 W Berks St	18th wd.	Irregular Size Property	1610	2093	47 N Edgewood St	34th wd.	Front: 15'x62'6"
1610	2042	2458 N 5th St	19th wd.	Front: 13'9-1/2"x83'	1610	2094	346 N 62nd St	34th wd.	Front: 15'8"x122'
1610	2043	2662 N Palethorp St	19th wd.	Front: 12'2"x48'	1610	2095	348 N 62nd St	34th wd.	Front: 15'8"x122'
1610	2044	2605 N 6th St	19th wd.	Irregular Size Property	1610	2096	2042 Manton St	36th wd.	Front: 14'x48'
1610	2045	3428 N 3rd St	19th wd.	Front: 15'x70'	1610	2097	3314 Wharton St	36th wd.	Irregular Size Property
1610	2046	3231 N Fairhill St	19th wd.	Front: 14'x50'	1610	2098	1406 S Napa St	36th wd.	Front: 16'x52'8"
1610	2047	237 W Thayer St	19th wd.	Front: 14'x48'	1610	2099	1413 S Colorado St	36th wd.	Front: 14'x50'
1610	2048	106 E Meehan Ave a/k/a 106-108 E Meehan Ave	22nd wd.	Irregular Size Property	1610	2100	2202 N Marshall St	37th wd.	Front: 21'6-1/8"x100'
1610	2049	2048 Wilmot St	23rd wd.	Front: 15'x61'	1610	2101	2208-10 N Marshall St	37th wd.	Irregular Size Property
1610	2050	1820 Wakeling St	23rd wd.	Front: 26'x34'	1610	2102	2456 N Delhi St	37th wd.	Front: 14'x44'
1610	2051	4813 Darrah St	23rd wd.	Front: 13'4"x96'					
1610	2052	4221 Orchard St	23rd wd.	Irregular Size Property					

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 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
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
Thursday, October 20, 2016 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1610	2103	2627 N Hutchinson St	37th wd.	Front: 12'x76'	1610	2152	5419 W Berks St a/k/a 5419 Berks St	52nd wd.	Front: 15'10"x105'
1610	2104	2506 N 12th St	37th wd.	Front: 16'x70'	1610	2153	5660 Lebanon Ave	52nd wd.	Front: 16'x113'
1610	2105	915 W Dauphin St	37th wd.	Front: 16'7"x86'	1610	2154	172 E Stafford St	59th wd.	Irregular Size Property
1610	2106	1009 W Dakota St	37th wd.	Front: 16'7"x60'	1610	2155	557 Mayland St	59th wd.	Front: 16'x86'
1610	2107	1019 W Dakota St	37th wd.	Front: 13'10"x56'6"	1610	2156	5833 Larchwood Ave	60th wd.	Front: 15'7"x80'
1610	2108	3044 N Darien St	37th wd.	Front: 15'1"x41'7-1/8"	1610	2157	9341 Gillespie St	65th wd.	Front: 50'x100'
1610	2109	1105 W Lehigh Ave	37th wd.	Front: 16'x116'	1610	2158	1158-60 E Woodlawn St	12th wd.	Irregular Size Property
1610	2110	1310 W Seltzer St	37th wd.	Front: 14'2-3/4"x50'6"	1610	2159	2939 W Diamond St	32nd wd.	Front: 16'x54'
1610	2111	652 W Clearfield St	37th wd.	Front: 14'5/8"x54'	1610	2160	4815 N Front St	42nd wd.	Front: 18'x90'
1610	2112	637 W Allegheny Ave a/k/a 637 Allegheny Ave	37th wd.	Front: 15'x80'	1610	2161	2514 N 25th St	28th wd.	Front: 18'x81'8-3/4"
1610	2113	3130 N 24th St	38th wd.	Front: 15'x82'9-1/2"	1610	2162	2452 W Huntingdon St	28th wd.	Front: 15'5"x90'
1610	2114	2902 N Stillman St	38th wd.	Front: 14'1"x45'9"	1610	2163	2534 W Lehigh Ave	28th wd.	Irregular Size Property
1610	2115	3150 N Stillman St	38th wd.	Front: 14'x45'9"	1610	2164	2245 N Broad St	37th wd.	Front: 18'x151'
1610	2116	2937 N Taney St	38th wd.	Front: 15'x45'	1610	2165	3054-58 N Franklin St a/k/a 3054-56-58 N Franklin St	37th wd.	Irregular Size Property
1610	2117	3013 N Taney St	38th wd.	Front: 14'x45'3"	1610	2166	4817 N Front St	42nd wd.	Front: 18'x90'
1610	2118	2680 Deacon St	38th wd.	Front: 14'x50'	1610	2167	240 N 52nd St	44th wd.	Front: 20'x89'
1610	2119	5849 Trinity St	40th wd.	Front: 16'x82'	1610	2168	5138 Walnut St	60th wd.	Front: 15'x90'
1610	2120	5731 Chester Ave	40th wd.	Front: 20'x90'	1610	2169	2518-20 W Harold St	28th wd.	Front: 36'x60'
1610	2121	2110 S Edgewood St	40th wd.	Front: 15'x77'	1610	2170	1025 Rising Sun Ave	43rd wd.	Irregular Size Property
1610	2122	6051 Chester Ave	40th wd.	Front: 15'2"x97'6"	1610	2171	2040 W Glenwood Ave	16th wd.	Front: 15'x70'
1610	2123	6061 Regent St	40th wd.	Front: 16'x55'	1610	2172	2121 E Orleans St	25th wd.	Irregular Size Property
1610	2124	6028 Kingsessing Ave	40th wd.	Front: 20'x75'	1610	2173	2428 N 30th St	28th wd.	Front: 15'2"x72'
1610	2125	6455 Upland St	40th wd.	Front: 14'x50'	1610	2174	2618 N Corlies St	28th wd.	Front: 14'x50'
1610	2126	6549 Regent St	40th wd.	Front: 14'2"x58'6"	1610	2175	1836 N Ringgold St	32nd wd.	Front: 14'2"x47'
1610	2127	2114 S 70th St	40th wd.	Front: 15'x100'	1610	2176	1904 N Patton St	32nd wd.	Front: 14'2"x48'
1610	2128	408 W Duncannon Ave	42nd wd.	Front: 15'x110'	1610	2177	1325 W Wishart St	43rd wd.	Irregular Size Property
1610	2129	3844 N 9th St	43rd wd.	Front: 16'x51'	1610	2178	3834 N Delhi St	43rd wd.	Front: 16'x45'
1610	2130	3848 N Park Ave	43rd wd.	Front: 15'x101'	1610	2179	1744 S 54th St	51st wd.	Front: 15'x61'6"
1610	2131	3849 N Broad St	43rd wd.	Front: 16'x160'	1610	2180	115 E Herman St	59th wd.	Irregular Size Property
1610	2132	3937 N 9th St	43rd wd.	Front: 15'11"x46'	1610	2181	2356 N Colorado St	16th wd.	Front: 14'1"x50'
1610	2133	3905 N Delhi St	43rd wd.	Front: 16'1"x45'	1610	2182	2360 N Bouvier St	16th wd.	Front: 14'1"x50'
1610	2134	55 Dearborn St a/k/a 55 N Dearborn St	44th wd.	Front: 15'x44'6"	1610	2183	3527 Dillman St	19th wd.	Front: 13'x38'
1610	2135	55 N 51st St	44th wd.	Front: 15'x53'	1610	2184	1438 N 25th St	29th wd.	Front: 22'6"x55'
1610	2136	247 Ramsey St a/k/a 247 N Ramsey St	44th wd.	Front: 15'x94'	1610	2185	2139 N 28th St	32nd wd.	Front: 14'x72'
1610	2137	109 N Ruby St	44th wd.	Front: 16'x59'8"	1610	2186	2533 W Oxford St a/k/a 2533 Oxford St	32nd wd.	Front: 15'6"x68'
1610	2138	5022 Ogden St	44th wd.	Front: 14'x55'	1610	2187	1741 N Bailey St	32nd wd.	Irregular Size Property
1610	2139	919 N St. Bernard St	44th wd.	Front: 15'x54'11-3/8"	1610	2188	5149 Ogden St	44th wd.	Irregular Size Property
1610	2140	1211 N 50th St	44th wd.	Front: 15'x66'	1610	2189	5325 W Girard Ave a/k/a 5325 Girard Ave	44th wd.	Front: 16'x143'
1610	2141	1542 N Peach St	44th wd.	Irregular Size Property	1610	2190	5318 Angora Terr	51st wd.	Irregular Size Property
1610	2142	1546 N Peach St	44th wd.	Front: 14'x75'	1610	2191	5448 Summer St	4th wd.	Front: 15'x34'6"
1610	2143	3601 Belgrade St	45th wd.	Irregular Size Property	1610	2192	2958 N Hicks St	11th wd.	Front: 13'10-1/4"x51'6"
1610	2144	1813 E Wensley St	45th wd.	Front: 15'x72'6-1/2"	1610	2193	1428 W Letterly St	16th wd.	Front: 14'x46'6"
1610	2145	2027 E Tioga St	45th wd.	Front: 15'x70'	1610	2194	2344 N 3rd St	19th wd.	Front: 14'x60'
1610	2146	4839 N 11th St	49th wd.	Irregular Size Property	1610	2195	2522-24 W Harold St	28th wd.	Front: 36'x58'7"
1610	2147	4841 N 11th St	49th wd.	Irregular Size Property	1610	2196	2631 N Douglas St	28th wd.	Front: 14'6"x40'
1610	2148	1248 S Ruby St	51st wd.	Front: 15'x50'	1610	2197	2802 W Susquehanna Ave	32nd wd.	Front: 15'3"x60'
1610	2149	5323 Reinhard St	51st wd.	Front: 15'2"x62'8"	1610	2198	2606 W Montgomery Ave	32nd wd.	Front: 16'4"x73'
1610	2150	5734 Belmar St	51st wd.	Front: 14'4"x60'	1610	2199	4824 Paschall St	27th wd.	Front: 14'x75'
1610	2151	5325 Arlington St	52nd wd.	Front: 22'x105'	1610	2200	6017 Upland St	40th wd.	Front: 15'6"x60'

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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 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
www.phillysheriff.com