

## 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, November 17, 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
1611	2001	1410 S Clarion St	1st wd.	Front: 13'x48'	1611	2078	1852 N Marshall St	20th wd.	Front: 14'x40'4"
1611	2002	5853 Walton Ave	3rd wd.	Front: 15'x62'6"	1611	2079	244 E Springer St	22nd wd.	Irregular Size Property
1611	2003	6079 Cedarhurst St	3rd wd.	Front: 16'x75'	1611	2080	1677 Kinsey St	23rd wd.	Irregular Size Property
1611	2004	120 N 54th St	4th wd.	Front: 15'1"x57'	1611	2081	1670 Orthodox St	23rd wd.	Irregular Size Property
1611	2005	542 N 55th St	4th wd.	Front: 16'x86'	1611	2082	1684 Harrison St	23rd wd.	Front: 25'x106'
1611	2006	1664 N 55th St	4th wd.	Front: 26'x105'	1611	2083	4631 Adams Ave	23rd wd.	Irregular Size Property
1611	2007	440 Wiota St	6th wd.	Front: 14'x75'	1611	2084	628 Union St	24th wd.	Front: 14'x56'6"
1611	2008	731 N 42nd St	6th wd.	Front: 16'x64'3"	1611	2085	1908 E Silver St	25th wd.	Front: 13'7"x35'10"
1611	2009	4009 Brown St	6th wd.	Front: 15'9-1/2"x74'10"	1611	2086	2007 E Somerset St	25th wd.	Irregular Size Property
1611	2010	853 N 42nd St	6th wd.	Front: 14'x120'	1611	2087	2135 E Clearfield St	25th wd.	Front: 14'x75'
1611	2011	817 Brooklyn St	6th wd.	Front: 14'x43'	1611	2088	1423 Hanson St	27th wd.	Front: 14'x50'
1611	2012	819 N Brooklyn St	6th wd.	Front: 14'x43'	1611	2089	2522 N 25th St	28th wd.	Front: 13'11-1/4"x50'1-3/4"
1611	2013	300 E Sterner St	7th wd.	Front: 14'x44'	1611	2090	2453 N Dover St	28th wd.	Front: 14'x52'6"
1611	2014	309 E Tusculum St	7th wd.	Irregular Size Property	1611	2091	2407 W Sedgley Ave a/k/a 2407 Sedgley Ave	28th wd.	Irregular Size Property
1611	2015	253 E Stella St	7th wd.	Front: 14'x43'6"	1611	2092	2616 W Cumberland St	28th wd.	Irregular Size Property
1611	2016	2859 N Front St	7th wd.	Front: 14'6"x58'6"	1611	2093	2420 W Firth St	28th wd.	Front: 14'3"x47'6-3/4"
1611	2017	3008 N Lee St	7th wd.	Front: 14'6"x45'	1611	2094	2810 W Harold St	28th wd.	Irregular Size Property
1611	2018	3014 N Lee St	7th wd.	Front: 14'x45'	1611	2095	2724 W Sterner St	28th wd.	Front: 14'x45'
1611	2019	2801 Ormes St a/k/a 2801 N Ormes St	7th wd.	Front: 15'x76'4"	1611	2096	2617 W Silver St	28th wd.	Front: 14'x50'
1611	2020	4432 N Orianna St	7th wd.	Front: 15'1"x47'3"	1611	2097	2562 N 29th St	28th wd.	Front: 16'x65'
1611	2021	3243 Boudinot St	7th wd.	Front: 14'x50'	1611	2098	2460 N Hollywood St	28th wd.	Front: 16'x52'6"
1611	2022	541 E Westmoreland St	7th wd.	Front: 16'x51'6"	1611	2099	2502 N Myrtlewood St	28th wd.	Front: 14'2"x51'6"
1611	2023	1982 Sterling St	10th wd.	Front: 18'11"x65'	1611	2100	2350 N 31st St	28th wd.	Front: 14'x57'
1611	2024	1744 E Washington Ln	10th wd.	Front: 16'x118'	1611	2101	2535 N Napa St	28th wd.	Front: 14'x50'
1611	2025	1919 W Somerset St	11th wd.	Front: 15'3"x71'	1611	2102	2613 N Napa St	28th wd.	Front: 14'x50'
1611	2026	3104 N Bancroft St	11th wd.	Front: 13'11-1/2"x46'6"	1611	2103	2621 N Napa St	28th wd.	Front: 14'1-1/2"x50'
1611	2027	2722 N Gratz St	11th wd.	Front: 15'x48'	1611	2104	2552 N Patton St	28th wd.	Irregular Size Property
1611	2028	3150 N Hemberger St a/k/a 3150 Hemberger St	11th wd.	Front: 16'x45'6"	1611	2105	2232 N Natrona St	28th wd.	Front: 16'1"x62'3"
1611	2029	1714 W Westmoreland St	11th wd.	Front: 15'x97'	1611	2106	2234 N Natrona St	28th wd.	Front: 15'11"x62'3"
1611	2030	3414 N Smedley St	11th wd.	Front: 15'x72'	1611	2107	2908 W Gordon St	28th wd.	Front: 14'x53'9"
1611	2031	734 E Church Ln a/k/a 734 Church Ln	12th wd.	Front: 20'x100'	1611	2108	2637 W Jefferson St	29th wd.	Front: 14'x67'6"
1611	2032	927 Church Ln a/k/a 927 E Church Ln	12th wd.	Front: 15'1-1/2"x80'	1611	2109	2353 Turner St	29th wd.	Front: 14'2"x59'
1611	2033	841 E Locust Ave	12th wd.	Front: 15'5"x120'	1611	2110	1426 N Etting St a/k/a 1426 Etting St	29th wd.	Front: 14'2"x48'
1611	2034	5433 Wakefield St	12th wd.	Front: 14'x71'6"	1611	2111	1552 N Marston St	29th wd.	Irregular Size Property
1611	2035	150 W Sylvia St	12th wd.	Irregular Size Property	1611	2112	2004 N Cleveland St	32nd wd.	Front: 14'x45'
1611	2036	1420 Lenox Ave a/k/a 1420 W Lenox Ave	13th wd.	Front: 14'x67'	1611	2113	2136 N Uber St	32nd wd.	Front: 20'x86'5"
1611	2037	2132 W Erie Ave	13th wd.	Front: 15'2"x122'	1611	2114	1943 N 24th St	32nd wd.	Front: 14'3"x87'6"
1611	2038	1914 W Hunting Park Ave	13th wd.	Irregular Size Property	1611	2115	1947 N 24th St	32nd wd.	Front: 13'7"x87'6"
1611	2039	3922 N 16th St	13th wd.	Front: 15'x79'10"	1611	2116	1830 N Bailey St	32nd wd.	Front: 13'11"x42'
1611	2040	2403 N Bancroft St	16th wd.	Front: 15'x49'6"	1611	2117	2425 Arlington St	32nd wd.	Front: 15'x53'
1611	2041	2325 N Smedley St	16th wd.	Irregular Size Property	1611	2118	3127 Euclid Ave a/k/a 3127 Euclid St	32nd wd.	Front: 14'2"x71'
1611	2042	2329 N Smedley St	16th wd.	Front: 14'x58'	1611	2119	2703 W Glenwood Ave	32nd wd.	Front: 15'5"x63'
1611	2043	2466 N Chadwick St	16th wd.	Front: 14'x47'	1611	2120	3220 W Norris St	32nd wd.	Front: 16'x70'
1611	2044	2520 N Chadwick St	16th wd.	Front: 14'11-1/2"x48'	1611	2121	3122 Westmont St a/k/a 3122 W Westmont St	32nd wd.	Front: 14'x60'
1611	2045	2353 N 17th St	16th wd.	Front: 15'1"x88'11"	1611	2122	3140 Westmont St a/k/a 3140 W Westmont St	32nd wd.	Front: 14'x60'
1611	2046	2429 N 17th St	16th wd.	Front: 15'7"x67'10"	1611	2123	1861 N 28th St	32nd wd.	Front: 15'8"x50'
1611	2047	2445 N 17th St	16th wd.	Irregular Size Property	1611	2124	1935 N Newkirk St	32nd wd.	Front: 14'2"x48'
1611	2048	2238 N 17th St	16th wd.	Front: 15'6"x65'10"	1611	2125	2135 N Dover St	32nd wd.	Front: 14'x48'
1611	2049	2457 N Colorado St	16th wd.	Front: 14'1/2"x47'	1611	2126	2151 N Dover St	32nd wd.	Front: 14'x48'
1611	2050	2461 N Colorado St	16th wd.	Irregular Size Property	1611	2127	2163 N Dover St	32nd wd.	Front: 14'x48'
1611	2051	2471 N Colorado St	16th wd.	Front: 15'1"x47'	1611	2128	2040 N 29th St	32nd wd.	Front: 16'x60'
1611	2052	2340 N Colorado St	16th wd.	Front: 14'1"x50'	1611	2129	1965 N Patton St	32nd wd.	Front: 14'2"x48'
1611	2053	2217 N Bouvier St	16th wd.	Front: 14'2"x48'	1611	2130	2119 N Natrona St	32nd wd.	Front: 15'x60'
1611	2054	2521 N Bouvier St	16th wd.	Front: 14'x49'	1611	2131	2141 N Natrona St	32nd wd.	Front: 15'x60'
1611	2055	2555 N Bouvier St	16th wd.	Irregular Size Property	1611	2132	1733 N Stillman St	32nd wd.	Front: 13'4"x50'1-3/4"
1611	2056	1512 W York St	16th wd.	Front: 14'4"x44'	1611	2133	1739 N Bailey St	32nd wd.	Irregular Size Property
1611	2057	1425 W Letterly St	16th wd.	Front: 14'x46'6"	1611	2134	1704 N Newkirk St	32nd wd.	Front: 14'1"x49'
1611	2058	1433 W Letterly St a/k/a 1433 Letterly St	16th wd.	Front: 14'6"x46'6"	1611	2135	645 E Lippincott St	33rd wd.	Front: 14'3"x50'
1611	2059	2449 N Cleveland St	16th wd.	Front: 14'1"x50'	1611	2136	3311 Rand St	33rd wd.	Front: 14'x43'
1611	2060	2451 N Cleveland St	16th wd.	Front: 14'1"x50'	1611	2137	6054 Vine St	34th wd.	Front: 22'6"x110'
1611	2061	2537 N Cleveland St a/k/a 2537 N Cleveland Ave	16th wd.	Front: 14'x48'	1611	2138	249 N 62nd St	34th wd.	Front: 15'11"x50'
1611	2062	2438 N Cleveland St	16th wd.	Front: 14'6"x50'	1611	2139	6040 Media St	34th wd.	Front: 21'1-1/4"x96'
1611	2063	2250 N Gratz St	16th wd.	Front: 14'x45'6"	1611	2140	1402 N 60th St	34th wd.	Front: 15'x73'1-1/4"
1611	2064	2505 N Opal St	16th wd.	Front: 14'x50'	1611	2141	1237 S 22nd St	36th wd.	Front: 16'x74'
1611	2065	2439 N 20th St	16th wd.	Front: 15'7"x67'10"	1611	2142	2414-18 Germantown Ave	37th wd.	Irregular Size Property
1611	2066	2324 N Woodstock St	16th wd.	Front: 15'x58'	1611	2143	2555 N Hutchinson St	37th wd.	Front: 13'x52'
1611	2067	2350 N Beechwood St	16th wd.	Front: 14'4-1/2"x48'	1611	2144	2633 N Hutchinson St	37th wd.	Front: 12'x76'
1611	2068	2214 W Firth St	16th wd.	Front: 14'6"x60'	1611	2145	2432 N Clarion St	37th wd.	Front: 14'1"x36'6"
1611	2069	2219 W Sedgley Ave	16th wd.	Irregular Size Property	1611	2146	613 W Cumberland St	37th wd.	Front: 14'6"x57'
1611	2070	1632-34 Church Ln	17th wd.	Irregular Size Property	1611	2147	1231 W Firth St	37th wd.	Front: 14'x46'
1611	2071	2024 E Chelton Ave a/k/a 2024 Chelton Ave	17th wd.	Irregular Size Property	1611	2148	3116 N Hutchinson St a/k/a 3116 Hutchinson St	37th wd.	Front: 14'x48'
1611	2072	4905 N 17th St	17th wd.	Front: 15'x87'4"	1611	2149	3029 Germantown Ave	37th wd.	Irregular Size Property
1611	2073	2526 Palethorp St a/k/a 2526 N Palethorp St	19th wd.	Front: 11'8"x44'	1611	2150	1013 W Indiana Ave	37th wd.	Front: 16'x60'
1611	2074	2563 N Leithgow St	19th wd.	Front: 12'x40'	1611	2151	2965 N Ringgold St	38th wd.	Front: 14'1"x40'9-1/2"
1611	2075	2745 N Reese St	19th wd.	Irregular Size Property	1611	2152	2837 N Taylor St	38th wd.	Front: 14'4"x46'6-1/4"
1611	2076	2566 N Reese St	19th wd.	Front: 15'x69'					
1611	2077	3219 N Fairhill St	19th wd.	Front: 14'x50'					

Tax Sale continues on 16



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Tax Sale continued from 15

**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, November 17, 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
1611	2153	3213 N Bailey St	38th wd.	Front: 14'9"x62'6"	1611	2202	3743 Pulaski Ave	13th wd.	Irregular Size Property
1611	2154	2908 N 27th St	38th wd.	Front: 15'6"x62'	1611	2203	2351 N 31st St	28th wd.	Front: 16'1/2"x72'
1611	2155	2922 W Clementine St	38th wd.	Front: 14'x37'6"	1611	2204	644 N 55th St	4th wd.	Front: 16'x78'
1611	2156	2673 Deacon St	38th wd.	Front: 14'x50'	1611	2205	1719 N 55th St	4th wd.	Front: 16'x90'
1611	2157	6051 Upland St	40th wd.	Front: 15'6"x60'	1611	2206	307 Elwood St	12th wd.	Front: 16'x65'
1611	2158	5720 Reedland St	40th wd.	Front: 16'x67'6"	1611	2207	1661 Meadow St	23rd wd.	Irregular Sized Property
1611	2159	2032 S 66th St	40th wd.	Front: 15'x75'	1611	2208	1737 N 26th St	32nd wd.	Front: 15'x66'
1611	2160	6539 Regent St	40th wd.	Front: 14'2"x58'6"	1611	2209	127 N 62nd St	34th wd.	Front: 15'x75'
1611	2161	196 W Wyoming Ave	42nd wd.	Irregular Size Property	1611	2210	2638 N Sartain St	37th wd.	Front: 14'x40'
1611	2162	1216-22 W Westmoreland St	43rd wd.	Irregular Size Property	1611	2211	305 N 54th St	44th wd.	Front: 15'x75'
1611	2163	4858 Fairmount Ave	44th wd.	Front: 15'x75'	1611	2212	6222 Clearview St	59th wd.	Irregular Size Property
1611	2164	933 N Fallon St	44th wd.	Front: 15'x55'11-5/8"	1611	2213	4407 Frankford Ave	23rd wd.	Irregular Size Property
1611	2165	3609 Weikel St	45th wd.	Front: 20'x77'6"	1611	2214	2448 N Cleveland St	16th wd.	Front: 14'6"x50'
1611	2166	2001 E Madison St	45th wd.	Irregular Size Property	1611	2215	3215 N Randolph St	19th wd.	Front: 14'3"x50'
1611	2167	736 S Cecil St	46th wd.	Front: 15'x61'6"	1611	2216	3219 W Gordon St	28th wd.	Front: 14'6"x47'
1611	2168	2803 Jackson St	48th wd.	Front: 12'x50'	1611	2217	1518 N 25th St	29th wd.	Front: 15'x84'3/4"
1611	2169	628 W Roosevelt Blvd	49th wd.	Irregular Size Property	1611	2218	2246 N 7th St	37th wd.	Front: 15'x68'
1611	2170	4527 N 7th St	49th wd.	Front: 18'x57'	1611	2219	7110 Upland St	40th wd.	Irregular Size Property
1611	2171	939 E Mount Pleasant Ave	50th wd.	Irregular Size Property	1611	2220	619 W Courtland St	49th wd.	Irregular Sized Property
1611	2172	5133 Malcolm St	51st wd.	Front: 15'x47'	1611	2221	1263 S Ruby St	51st wd.	Front: 15'x50'
1611	2173	5033 Florence Ave	51st wd.	Front: 20'x100'	1611	2222	5704 Boyer St	59th wd.	Irregular Sized Property
1611	2174	5632 Beaumont Ave	51st wd.	Front: 16'x56'6"	1611	2223	1646 Granite St	62nd wd.	Irregular Size Property
1611	2175	5730 Warrington Ave	51st wd.	Front: 15'x87'	1611	2224	5904 Larchwood Ave	3rd wd.	Front: 15'6"x76'9-1/8"
1611	2176	5456 Regent St	51st wd.	Front: 15'x60'	1611	2225	5844 Alter St	3rd wd.	Front: 16'x63'6"
1611	2177	1650 S Conestoga St	51st wd.	Front: 15'x55'6"	1611	2226	1750 S 60th St	3rd wd.	Front: 16'x87'6"
1611	2178	1817 S Allison St	51st wd.	Irregular Size Property	1611	2227	1508 W Glenwood Ave	11th wd.	Irregular Size Property
1611	2179	1912 S Ithan St	51st wd.	Front: 15'x63'6"	1611	2228	4941 Sheldon St	12th wd.	Front: 35'x140'
1611	2180	5244 W Jefferson St	52nd wd.	Front: 16'8"x81'	1611	2229	2527 N Colorado St	16th wd.	Front: 14'6"x48'
1611	2181	5170 Parkside Ave	52nd wd.	Irregular Size Property	1611	2230	3503 N Bouvier St	16th wd.	Front: 14'1"x49'
1611	2182	1405 Knorr St	53rd wd.	Front: 50'x112'6"	1611	2231	250 W Thayer St	19th wd.	Front: 14'x48'
1611	2183	459 E Price St	59th wd.	Irregular Size Property	1611	2232	2034 Pierce St	36th wd.	Front: 14'x47'3"
1611	2184	5812 Lena St	59th wd.	Front: 22'x100'	1611	2233	2527 S Beulah St	39th wd.	Front: 14'x50'
1611	2185	471 Mechanic St	59th wd.	Irregular Sized Property	1611	2234	1738 N 22nd St	47th wd.	Front: 18'x120'
1611	2186	6340 Musgrave St	59th wd.	Irregular Size Property	1611	2235	1312 W Bristol St	43rd wd.	Irregular Size Property
1611	2187	5238 Locust St	60th wd.	Front: 15'x82'	1611	2236	6149 Baynton St	59th wd.	Irregular Size Property
1611	2188	5264 Delancey St	60th wd.	Front: 15'x59'6"	1611	2237	862 N 6th St	14th wd.	Irregular Size Property
1611	2189	5313 Ludlow St	60th wd.	Front: 16'x100'	1611	2238	6732 Bass St	22nd wd.	Front: 20'x55'
1611	2190	221 S Ithan St	60th wd.	Front: 15'x63'	1611	2239	2111 Orthodox St	23rd wd.	Front: 20'x100'
1611	2191	3024 N Lawrence St	19th wd.	Front: 16'x84'3"	1611	2240	2834 Chatham St	25th wd.	Front: 12'x74'
1611	2192	5920 Chestnut St	3rd wd.	Front: 16'x84'2"	1611	2241	1834 N 24th St	32nd wd.	Front: 15'x72'
1611	2193	600 S 60th St	3rd wd.	Front: 16'4"x82'	1611	2242	1961 N Stanley St	32nd wd.	Front: 14'x48'
1611	2194	2536-38 W Lehigh Ave	28th wd.	Irregular Size Property	1611	2243	6052 Vine St	34th wd.	Front: 22'6"x110'
1611	2195	2613 W Montgomery Ave	32nd wd.	Front: 14'10"x50'6"	1611	2244	2315 Dickinson St	36th wd.	Front: 15'x61'
1611	2196	1900 Federal St	36th wd.	Irregular Size Property	1611	2245	1701 S 24th St	36th wd.	Front: 16'3"x63'6"
1611	2197	1900 Federal St	87th wd.	Irregular Size Property	1611	2246	2256 N 9th St	37th wd.	Front: 16'x86'
1611	2198	1501 S Stanley St	36th wd.	Front: 18'7-5/8"x52'	1611	2247	816 W Huntingdon St	37th wd.	Front: 15'6"x97'6"
1611	2199	305 N 52nd St	44th wd.	Irregular Size Property	1611	2248	35 Dearborn St	44th wd.	Front: 15'x44'6"
1611	2200	24 N Lindenwood St	44th wd.	Front: 15'x57'	1611	2249	4840 Parrish St	44th wd.	Front: 15'x80'
1611	2201	4726 Frankford Ave	23rd wd.	Irregular Size Property	1611	2250	6365 Algard St	55th wd.	Front: 16'2-1/2"x90'

**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)