

**Tax Delinquent Sale**

**City of Philadelphia  
TAX DELINQUENT 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, January 25, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1801	4001	1413 S 12th St	1st wd.	Irregular	1801	4051	1443 W Lycoming St	13th wd.	Front: 14'x76'8-1/4"
1801	4002	320 Kauffman St	2nd wd.	Front: 14'4"x29'8-1/2"	1801	4052	8733 Jackson St	65th wd.	Front: 16'2-1/2"x98'5/8"
1801	4003	322 Kauffman St	2nd wd.	Front: 14'x36'3"	1801	4053	2532 N 18th St	16th wd.	Front: 15'6"x67'
1801	4004	324 Kauffman St	2nd wd.	Front: 14'x36'3"	1801	4054	2340 N Cleveland St	16th wd.	Front: 14'2"x47'
1801	4005	512 S. Salford St	3rd wd.	Front: 14.33'x62.00'	1801	4055	2265 N Gratz St	16th wd.	Front: 14'x45'3"
1801	4006	5449 Race St	4th wd.	Front: 15'4"x55'6"	1801	4056	2422 N Gratz St	16th wd.	Front: 14'6"x50'
1801	4007	5462 Stewart St a/k/a 5462 Merion Ave	4th wd.	Front: 14'9"x66'	1801	4057	2522 N Opal St	16th wd.	Front: 14'x50'
1801	4008	1513 N Conestoga St	4th wd.	Irregular	1801	4058	2256 N 20th St	16th wd.	Front: 16'x75'
1801	4009	1412 North Vodges St a/k/a 1412 N. Vogdes St	4th wd.	Front: 16'x46'1"	1801	4059	2117 W York St	16th wd.	Irregular
1801	4010	5746 Filbert St	4th wd.	Front: 15'x62'	1801	4060	2228 W Firth St	16th wd.	Front: 14'6"x60'
1801	4011	141 N 59th St	4th wd.	Front: 16'x72'	1801	4061	1918 Sparks St	17th wd.	Front: 15'x98'
1801	4012	408 N Salford St	4th wd.	Front: 15'x65'	1801	4062	6032 N 19th St	17th wd.	Front: 16'x85'
1801	4013	5822 W Girard Ave	4th wd.	Front: 18'x76'8"	1801	4063	6188 N 21st St	17th wd.	Front: 11'x90'
1801	4014	5828 Master St	4th wd.	Front: 16'x74'6"	1801	4064	6310 N 21st St	17th wd.	Front: 24'x96'
1801	4015	1451 N Alden St	4th wd.	Front: 15'x71'3"	1801	4065	1955 N 4th St	18th wd.	Front: 15'x54'
1801	4016	1340 N Hobart St	4th wd.	Front: 15'x57'	1801	4066	519 Diamond St	19th wd.	Front: 16'x63'
1801	4017	724 N 43rd St	6th wd.	Front: 37'5"x90'	1801	4067	2849 N Fairhill St	19th wd.	Front: 11'10"x52'5"
1801	4018	4015 1/2 Brown St	6th wd.	Front: 18'x16'11-1/3"	1801	4068	2823 N 6th St	19th wd.	Irregular
1801	4019	4120 Cambridge St	6th wd.	Front: 16'x79'	1801	4069	210 W Ontario St	19th wd.	Front: 14'x50'
1801	4020	4233 W Stiles St	6th wd.	Front: 20'x67.82'	1801	4070	2125 N Franklin St	20th wd.	Front: 14'2"x65'
1801	4021	4276 Parkside Ave	6th wd.	Front: 16'1/2"x106'5"	1801	4071	218 Rochelle Ave	21st wd.	Front: 17'2"x100'
1801	4022	1015 N 45th St	6th wd.	Front: 15.25'x85.06'	1801	4072	248 E Montana St	22nd wd.	Front: 14'1"x101'11"
1801	4023	913 N Markoe St	6th wd.	Front: 14'x96'	1801	4073	1923 Auth St	23rd wd.	Front: 14'1"x54'9"
1801	4024	915 N 47th St	6th wd.	Front: 16'x100'	1801	4074	19121 Orthodox St	23rd wd.	Front: 15'x91'
1801	4025	1389 Kennedy St	62nd wd.	Irregular	1801	4075	1611 Allengrove St	23rd wd.	Irregular
1801	4026	3141 Arbor St	7th wd.	Front: 14'x44.32'	1801	4076	4244 N Penn St	23rd wd.	Front: 14'1"x95'6"
1801	4027	5849-51 R Saul St	62nd wd.	Irregular	1801	4077	10831 Perrin Rd	66th wd.	Irregular
1801	4028	3357 Waterloo St	7th wd.	Front: 14'x41'6"	1801	4078	3842 Fairmount Ave	24th wd.	Front: 15'6"x90'
1801	4029	3328 Mascher St	7th wd.	Front: 14'x45'6"	1801	4079	3934 Wallace St	24th wd.	Front: 14'8-1/2"x80'
1801	4030	4213 N Bodine St	7th wd.	Front: 14'x60'	1801	4080	1906 E Monmouth St	25th wd.	Front: 14'2"x79'6"
1801	4031	6611 N Opal St	10th wd.	Front: 18'2"x75'	1801	4081	1347 S Paxon St	27th wd.	Front: 14'3"x60'
1801	4032	1935 Stenton Ave	10th wd.	Front: 18.29'x56.00'	1801	4082	4818 Greenway Ave	27th wd.	Front: 20'x80'
1801	4033	6664 Cornelius St	10th wd.	Front: 16'x87.50'	1801	4083	2601 N 29th St	28th wd.	Front: 15'10-1/2"x71'
1801	4034	2042 W Clearfield St	11th wd.	Irregular	1801	4084	2525 W Dakota St	28th wd.	Front: 13.83'x43'
1801	4035	2217 W Lippincott St	11th wd.	Front: 13'4"x112'6"	1801	4085	2418 W Lehigh Ave	28th wd.	Front: 15'7-1/2"x100'
1801	4036	2742 N Hemburger St	11th wd.	Front: 14.59'x45'	1801	4086	2647 N Hollywood St	28th wd.	Front: 14'x48'6"
1801	4037	2905 N Bonsall St	11th wd.	Front: 14'x45'	1801	4087	2637 N 30th St	28th wd.	Front: 15'1"x64'6"
1801	4038	2722 N Bonsall St	11th wd.	Front: 14'6'x45'	1801	4088	3020 W Dauphin St	28th wd.	Front: 17'x82'
1801	4039	3148 Judson St	11th wd.	Irregular	1801	4089	2407 Seybert St a/k/a 2407 W. Seybert St	29th wd.	Front: 13.83'x43.24'
1801	4040	3029 N 24th St	11th wd.	Front: 15'x60'7"	1801	4090	2142 W Clearfield St	11th wd.	Irregular
1801	4041	2048 W Westmoreland St	11th wd.	Front: 15.84'x80'	1801	4091	1329 N 21st St	29th wd.	Irregular
1801	4042	5732 Leonard St	62nd wd.	Irregular	1801	4092	1430 N 24th St	29th wd.	Front: 15'x70.39'
1801	4043	5332 Lena St	12th wd.	Front: 16.03'x90.00'	1801	4093	2646 Catharine St	30th wd.	Front: 14'x45'
1801	4044	5611 Bloyd St	12th wd.	Irregular	1801	4094	2643 Coral St	31st wd.	Irregular
1801	4045	5520 Matthews St	12th wd.	Front: 16'x50'	1801	4095	1543 Page St	32nd wd.	Front: 14'x58'
1801	4046	5566 Matthews St	12th wd.	Front: 15.83'x52'	1801	4096	1951 N Van Pelt St	32nd wd.	Front: 15'x70'
1801	4047	1819 W Pike St	13th wd.	Irregular	1801	4097	1848 N Ringgold St	32nd wd.	Front: 14'2"x47'
1801	4048	3726 N 17th St	13th wd.	Front: 15'3"x84'10"	1801	4098	2453 W Berks St	32nd wd.	Front: 16' x Irregular
1801	4049	4837 N Sydenham St	13th wd.	Front: 14'6'x87'5"	1801	4099	2732 W Glenwood Ave	32nd wd.	Irregular
1801	4050	4450 N 16th St	13th wd.	Front: 14'10"x Irregular	1801	4100	1639 N 26th St	32nd wd.	Front: 14'x52'11-1/4"

**Tax Sale continues on 17**

**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 16

## Tax Delinquent Sale

# City of Philadelphia

## TAX DELINQUENT 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, January 25, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1801	4101	1723 N 29th St	32nd wd.	Front: 14' 11-1/2"x65'	1801	4151	1331 W Pike St	43rd wd.	Front: 16'x88'
1801	4102	903 E Westmoreland St	33rd wd.	Front: 16'x77'	1801	4152	4018 Old York Rd	43rd wd.	Irregular
1801	4103	1218 E Venango St	33rd wd.	Irregular	1801	4153	5110 Haverford Ave	44th wd.	Irregular
1801	4104	3065 Potter St	33rd wd.	Front: 14'x45'	1801	4154	46 N Saint Bernard St	44th wd.	Front: 16'x93.50'
1801	4105	6018 Haverford Ave	34th wd.	Front: 15'x73'	1801	4155	134 N Peach St	44th wd.	Front: 14'7"x57'
1801	4106	427 N Robinson St	34th wd.	Front: 15'x66.5'	1801	4156	205 N 54th St	44th wd.	Front: 18'6"x72'
1801	4107	25 N Hirst St	34th wd.	Front: 14'2"x65'	1801	4157	5028 Brown St	44th wd.	Front: 16'x Irregular
1801	4108	1502 N 59th St	34th wd.	Front: 17'9"x99'10-1/4"	1801	4158	4933 Ogden St	44th wd.	Front: 14'x67'
1801	4109	3201 Latona St	36th wd.	Front: 16'2"x42'8-1/8"	1801	4159	4947 Ogden St	44th wd.	Front: 14'x67'
1801	4110	1414 Ellsworth St	36th wd.	Front: 17' x Irregular	1801	4160	884 N Fallon St	44th wd.	Irregular
1801	4111	2200 N Franklin St	37th wd.	Front: 17.05'x70.10'	1801	4161	885 N 50th St	44th wd.	Irregular
1801	4112	2310 N 10th St	37th wd.	Front: 16'6"x90'	1801	4162	1471 N 53rd St	44th wd.	Front: 15'x71'
1801	4113	2401 W Montgomery Ave	32nd wd.	Front: 15'3"x72'6"	1801	4163	1233 N 54th St	44th wd.	Front: 16'x90'
1801	4114	2401 N Clarion St	37th wd.	Front: 18'1"x36'6"	1801	4164	1858 E Madison St	45th wd.	Front: 13'4"x78'6"
1801	4115	3154 N Franklin St	37th wd.	Front: 14'9"x60'	1801	4165	1934 E Thayer St	45th wd.	Front: 14'x70'
1801	4116	2719 N Darien St	37th wd.	Front: 14.96'x44.89'	1801	4166	1812 E Russell St	45th wd.	Front: 14'x73'3-1/2"
1801	4117	2824 N Darien St	37th wd.	Front: 13'6"x40'	1801	4167	3533 Braddock St	45th wd.	Front: 15'4-1/2"x51'
1801	4118	2913 N 13th St	37th wd.	Front: 16'x84'6"	1801	4168	3436 Braddock St	45th wd.	Front: 14'x69'6-7/8"
1801	4119	2902 N Ringgold St	38th wd.	Front: 14.08'x41'	1801	4169	3412 Helen St	45th wd.	Front: 14'4-1/2"x78'
1801	4120	3002 N Ringgold St	38th wd.	Front: 15'x50'	1801	4170	3511 Kensington Ave	45th wd.	Irregular
1801	4121	2941 N Taylor St	38th wd.	Front: 14'1"x50'	1801	4171	3935 Arcadia St	45th wd.	Front: 15.41'x45'
1801	4122	2845 N Bambrey St	38th wd.	Front: 14'x48'	1801	4172	2239 Haworth St	45th wd.	Irregular
1801	4123	3723 N 5th St	7th wd.	Front: 15'x66'3"	1801	4173	1924 Nicholas St	47th wd.	Front: 14'x57'
1801	4124	2830 W Clementine St	38th wd.	Front: 14'x62'	1801	4174	2010 S Colorado St	48th wd.	Front: 14'x50'
1801	4125	2633 W Westmoreland St	38th wd.	Front: 16'x62'	1801	4175	1945 S 22nd St	48th wd.	Front: 15'6"x64'6"
1801	4126	2655 Deacon St	38th wd.	Front: 14'x50'	1801	4176	3949 Cambridge St	24th wd.	Front: 14'x80'
1801	4127	2123 S Alden St	40th wd.	Front: 16'x61'	1801	4177	1313 S Ruby St	51st wd.	Front: 15.50'x98'
1801	4128	1949 S 60th St	40th wd.	Front: 15'x64.08'	1801	4178	1831 N 21st St	32nd wd.	Front: 16'x54'
1801	4129	2120 S 60th St	40th wd.	Front: 20'x85'	1801	4179	1521 S Lindenwood St	51st wd.	Front: 15'x55'
1801	4130	6062 Chester Ave	40th wd.	Front: 15'3"x67'	1801	4180	5719 Hadfield St	51st wd.	Front: 15'x62'
1801	4131	2521 S Robinson St	40th wd.	Front: 16'x70'	1801	4181	5632 Florence Ave	51st wd.	Front: 19'2"x67'3"
1801	4132	6121 Wheeler St	40th wd.	Front: 16'x67'	1801	4182	5534 Litchfield St	51st wd.	Front: 18'x61'3"
1801	4133	6516 Allman St	40th wd.	Front: 14.16'x58.50'	1801	4183	1430 S Vogdes St	51st wd.	Front: 15.33'x61.50'
1801	4134	6542 Allman St	40th wd.	Front: 14.17'x58.50'	1801	4184	1716 S Frazier St	51st wd.	Front: 15'x62'
1801	4135	2000 Larry St a/k/a 2000 Church Ln	40th wd.	Irregular	1801	4185	1732 S Frazier St	51st wd.	Front: 15'x62'
1801	4136	7533 Dicks Ave	40th wd.	Irregular	1801	4186	1843 S 55th St	51st wd.	Front: 16'x80'
1801	4137	7025 Reedland St	40th wd.	Irregular	1801	4187	1732 S 55th St	51st wd.	Front: 16'6"x68'2-1/4"
1801	4138	2115 Simon St	41st wd.	Front: 14'4"x67'6"	1801	4188	5524 Linmore Ave a/k/a 5524 Linmore St	51st wd.	Front: 15'x45'
1801	4139	7233 R Marsden St, Unit 1	41st wd.	Front: 9' 11-1/2"x28'	1801	4189	5826 Crittendon St	59th wd.	Front: 16'3"x80'
1801	4140	5218 Bingham St	42nd wd.	Irregular	1801	4190	577 E Haines St	59th wd.	Irregular
1801	4141	254 W Wellens St	42nd wd.	Front: 14'x64'6"	1801	4191	154 Herman St	59th wd.	Front: 26'3-1/2"x101'2"
1801	4142	1237 W Sedgley Ave	43rd wd.	Irregular	1801	4192	4812 Sansom St	60th wd.	Front: 16'x100'
1801	4143	1229 W Hilton St	37th wd.	Front: 15'x104'3 1/8"	1801	4193	2975 Frankford Ave	25th wd.	Front: 16.50'x82'
1801	4144	1007 W Tioga St	43rd wd.	Front: 20.00'x75.00'	1801	4194	5406 Delancey St	60th wd.	Front: 15'x65'
1801	4145	612 W Venango St	43rd wd.	Front: 16'x67'	1801	4195	10 S 53rd St	60th wd.	Front: 16'x73'5"
1801	4146	3538 N 5th St	43rd wd.	Front: 15'x113.70'	1801	4196	409 S 55th St	60th wd.	Front: 15.50'x87.00'
1801	4147	3509 N Warnock St	43rd wd.	Irregular	1801	4197	5738 Delancey St	60th wd.	Front: 15'x63'6"
1801	4148	3559 N 11th St	43rd wd.	Front: 15'5"x85'6"	1801	4198	5631 Addison St	60th wd.	Front: 15'x63'6"
1801	4149	3521 N Marvane St	43rd wd.	Front: 15'3"x79'	1801	4199	716 W Nedro Ave	61st wd.	Front: 15'x90'3/8"
1801	4150	3759 N Percy St	43rd wd.	Front: 16.00'x45.00'	1801	4200	309 Fern St	61st wd.	Front: 16'3"x69'

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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)