

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, June 21, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1806	4001	5918 Chancellor St	3rd wd.	Front: 15'6"x47'	1806	4053	2029 N 32nd St	32nd wd.	Front: 14'4"x76'
1806	4002	31 S Salford St	3rd wd.	Front: 16'x62'6"	1806	4054	2117 N Natrona St	32nd wd.	Front: 15'x60'
1806	4003	6049 Osage Ave	3rd wd.	Front: 20'x74.25'	1806	4055	1603 N 26th St	32nd wd.	Irregular
1806	4004	5811 Cedar Ave	3rd wd.	Front: 16'x78.50'	1806	4056	1121 E. Tioga St	33rd wd.	Front: 20'x70'
1806	4005	5811 Pemberton St	3rd wd.	Front: 15'x62'6"	1806	4057	845 E Atlantic St	33rd wd.	Front: 15'x250'
1806	4006	6019 Walton Ave	3rd wd.	Front: 15'3"x92'6"	1806	4058	3113 Reach St	33rd wd.	Front: 14'2"x50'
1806	4007	5836 Alter St	3rd wd.	Front: 16'x63.50'	1806	4059	6241 Market St	34th wd.	Irregular
1806	4008	5819 Beaumont St	3rd wd.	Front: 16'x95'	1806	4060	318 N Robinson St	34th wd.	Front: 15'x68.50'
1806	4009	1046 Cobbs Creek Pkwy	3rd wd.	Irregular	1806	4061	105 N 63rd St	34th wd.	Front: 25'x112.50'
1806	4010	5408 Summer St	4th wd.	Front: 15'x34'6"	1806	4062	1937 N 9th St	20th wd.	Irregular Lot
1806	4011	30 N 54th St	4th wd.	Front: 16'x63.25'	1806	4063	2259-63 Germantown Ave	37th wd.	Front: 61'11-1/2"x Irregular
1806	4012	416 N Sickels St	4th wd.	Front: 15'x65'8"	1806	4064	2630 N Jessup St	37th wd.	Front: 16'x56'
1806	4013	512 N Vogdes St	4th wd.	Front: 15'x63'	1806	4065	1113 W Dauphin St	37th wd.	Front: 14'8"x Irregular
1806	4014	35 N 56th St	4th wd.	Front: 15.33'x80.00'	1806	4066	926 W. Boston St	37th wd.	Front: 14'4"x60'
1806	4015	319 N 56th St	4th wd.	Front: 15'x83'	1806	4067	628 Cumberland St a/k/a 628 W Cumberland St	37th wd.	Front: 14'9-1/2"x80'
1806	4016	1328 N 55th St	4th wd.	Front: 15'x105'	1806	4068	3159 N Darien St	37th wd.	Front: 14'x40'
1806	4017	5745 Market St	4th wd.	Front: 19.50'x96'	1806	4069	3012 N 9th St	37th wd.	Front: 14'11"x69'
1806	4018	37 N 60th St	4th wd.	Front: 16'x85'	1806	4070	3049 N 10th St	37th wd.	Front: 14'6"x69'6"
1806	4019	247 N 59th St	4th wd.	Front: 15'11"x72'	1806	4071	1318 W Rush St	37th wd.	Front: 14'6"x46'6"
1806	4020	2737 W Montgomery Ave	32nd wd.	Front: 15'9"x60'	1806	4072	814 W Stella St a/k/a 814 Stella St	37th wd.	Front: 13'9"x48'6"
1806	4021	519 N Wanamaker St	4th wd.	Front: 15'x55'	1806	4073	1046 W Indiana Ave	37th wd.	Front: 16'9-1/4"x64'
1806	4022	783 N 44th St	6th wd.	Front: 16'x68.5'	1806	4074	617 W Indiana Ave	37th wd.	Front: 13'6"x52'
1806	4023	4247 Westminster Ave	6th wd.	Front: 16'x80'	1806	4075	711 W Clearfield St	37th wd.	Front: 14'5"x63'8"
1806	4024	4234 Otter St	6th wd.	Front: 22'x72'2"	1806	4076	2909 N Ringgold St	38th wd.	Front: 14.08'x40.75'
1806	4025	2752 N Bonsall St	11th wd.	Front: 14'6"x45'	1806	4077	3103 N Taylor St	38th wd.	Front: 15'x90'
1806	4026	2936 Judson St	11th wd.	Front: 16'x46'	1806	4078	3107 N. Taylor St	38th wd.	Front: 15'x90'
1806	4027	2225 W Lippincott St a/k/a 2223 W Lippincott St	11th wd.	Irregular	1806	4079	3243 N Bambrey St	38th wd.	Front: 15'x49'
1806	4028	5552 Blakemore St	12th wd.	Front: 14.33'x54'	1806	4080	3104 N 28th St	38th wd.	Front: 14.08'x60'
1806	4029	2219 N Uber St	16th wd.	Front: 15'x96'	1806	4081	2007 S Avondale St	40th wd.	Front: 14'x50'
1806	4030	2227 N Uber St	16th wd.	Front: 15'x96'	1806	4082	66 N Peach St	44th wd.	Front: 16'x51'6"
1806	4031	2231 N Uber St	16th wd.	Front: 15'x96'	1806	4083	4948 Aspen St	44th wd.	Irregular
1806	4032	2331 N Woodstock St	16th wd.	Front: 15'x58'	1806	4084	4854 Brown St	44th wd.	Front: 15'x Irregular
1806	4033	4933 W Stiles St	44th wd.	Front: 14'x50'	1806	4085	4926 Reno St	44th wd.	Front: 14'2"x71'6"
1806	4034	4980 Kershaw St	44th wd.	Front: 16'1/8"x70'	1806	4086	4944 Reno St	44th wd.	Front: 14'2"x71'6"
1806	4035	5033 Kershaw St	44th wd.	Irregular	1806	4087	716 N 49th St	44th wd.	Front: 15'x72'
1806	4036	5144 Harlan St	44th wd.	Irregular	1806	4088	457 Dearborn St	44th wd.	Front: 14.16'x56'
1806	4037	5312 Warren St	44th wd.	Irregular	1806	4089	932 S Paxon St	51st wd.	Front: 16'x67'6"
1806	4038	5102 Bowman Ct a/k/a 5102 Bowman St	44th wd.	Irregular	1806	4090	10929 Ellicott Rd	66th wd.	Irregular
1806	4039	892 N 49th St	44th wd.	Front: 15'x50'	1806	4091	5338 Pentridge St	51st wd.	Front: 15'x63'
1806	4040	650 N 53rd St	44th wd.	Front: 15'x80'	1806	4092	902 S 54th St	51st wd.	Front: 21.50'x83'
1806	4041	1919 Nicholas St	47th wd.	Front: 14'x54'	1806	4093	535 E Chelten Ave	59th wd.	Front: 20'x100'
1806	4042	1335 S. Ruby St	51st wd.	Front: 15'5-1/4"x98'	1806	4094	5306 Addison St	60th wd.	Front: 15'x60'
1806	4043	5103 Chester Ave	51st wd.	Front: 20'x108'	1806	4095	5223 Addison St	60th wd.	Front: 15'x66'
1806	4044	1317 S 58th St	51st wd.	Front: 16'x97'	1806	4096	9 S Ruby St	60th wd.	Front: 16'x62'
1806	4045	5617 Elliott St	51st wd.	Front: 15'x62'	1806	4097	6536 N. Mascher St	61st wd.	Irregular
1806	4046	1333 S 56th St	51st wd.	Front: 17'x82'6"	1806	4098	225 W Calvert St	61st wd.	Front: 14'3-1/2" x Irregular
1806	4047	5532 Beaumont St	51st wd.	Front: 15.91'x56.5'	1806	4099	1774 Scattergood St	62nd wd.	Front: 16'1-1/2"x68'6"
1806	4048	1823 S 57th St	51st wd.	Front: 15.84'x78.50'	1806	4100	2501 W Silver St	28th wd.	Front: 16'x50'
1806	4049	5455 Regent St	51st wd.	Front: 15.00'x60.00'	1806	4101	2615 N 13th St	37th wd.	Front: 15'x67'
1806	4050	5933 Windsor Ave	3rd wd.	Front: 17.66'x64'	1806	4102	901 W Erie Ave	43rd wd.	Front: 18'x92'
1806	4051	1859 N Taylor St	32nd wd.	Front: 14'x46'9-1/2"					
1806	4052	2162 N Marston St	32nd wd.	Front: 14'x47'					

Tax Sale continues on 18

Tax Sale continues on 18

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 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, June 21, 2018 at First District Plaza, 3801 Market Street, at 9:00 AM. (EDT) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions		
1806	4103	5635 Broomall St	51st wd.	Front: 15'x63'6"	1806	4152	2968 N Ringgold St	38th wd.	Front: 14'7"x41'
1806	4104	412 S 60th St	3rd wd.	Front: 16' x Irregular	1806	4153	2963 N Taylor St	38th wd.	Front: 14.08'x50'
1806	4105	316 S 60th St	3rd wd.	Front: 15'6"x79'	1806	4154	2933 N Stillman St	38th wd.	Front: 14.08'x45.75'
1806	4106	5111-13 W Stiles St	44th wd.	Front: 22'x90'	1806	4155	3128 N Stillman St	38th wd.	Front: 14'x45.75'
1806	4107	3111 Germantown Ave	37th wd.	Front: 14'x68'	1806	4156	2915 N Bambrey St	38th wd.	Front: 14'1"x45'9"
1806	4108	5811 Beaumont St	3rd wd.	Front: 16'x95'	1806	4157	2820 N 26th St	38th wd.	Front: 16'x56'
1806	4109	5941 Warrington Ave	3rd wd.	Front: 16'x90'	1806	4158	2953 N Bailey St	38th wd.	Front: 15'x48'
1806	4110	5939 Springfield Ave	3rd wd.	Front: 15.66'x82'	1806	4159	2955 N Bailey St	38th wd.	Front: 15'x48'
1806	4111	1760 S 60th St	3rd wd.	Front: 15'6"x87'6"	1806	4160	2908 N Bailey St	38th wd.	Front: 15'x48'
1806	4112	1431 N Frazier St	4th wd.	Front: 14'x50'	1806	4161	2946 N Bailey St	38th wd.	Front: 15'x48'
1806	4113	4253 Mantua Ave	6th wd.	Front: 16'x97'	1806	4162	2867 N Taney St	38th wd.	Front: 14'1"x45'
1806	4114	4020 Cambridge St	6th wd.	Front: 14'3"x93'	1806	4163	2913 N Taney St	38th wd.	Front: 15'x48'
1806	4115	4034 Cambridge St	6th wd.	Front: 14.5'x93'	1806	4164	2917 N Taney St	38th wd.	Front: 15'x48'
1806	4116	4230 W Stiles St	6th wd.	Front: 16'x85'	1806	4165	2858 N Taney St	38th wd.	Front: 14.08'x45'
1806	4117	3338 A St	7th wd.	Front: 15'8-1/4"x80'	1806	4166	3122 N 27th St	38th wd.	Front: 14'6"x42'2"
1806	4118	2561 N. Mole St	16th wd.	Front: 14'4"x38'	1806	4167	2817 N Newkirk St	38th wd.	Front: 16'x66'
1806	4119	1961 S Ithan St	51st wd.	Front: 15'x62'3"	1806	4168	2407 W Elkhart St	38th wd.	Front: 16'x48'
1806	4120	3842 Wyalusing Ave	24th wd.	Front: 14'3"x60'	1806	4169	2414 W Toronto St	38th wd.	Front: 14'5"x45'3-7/8"
1806	4121	3855 Wyalusing Ave	24th wd.	Front: 14'3"x60'	1806	4170	2432 W Toronto St	38th wd.	Front: 14'4-1/2"x45'3-7/8"
1806	4122	2760 N Ringgold St	28th wd.	Front: 14'6"x45'	1806	4171	2931 W Clementine St	38th wd.	Front: 15'x35'
1806	4123	2769 N Taylor St	28th wd.	Front: 15'x45'	1806	4172	3323 W Allegheny Ave	38th wd.	Front: 16'x97'6"
1806	4124	2716 N Newkirk St	28th wd.	Front: 15'x52.75'	1806	4173	2613 Roberts Ave	38th wd.	Front: 14'x61'
1806	4125	2718 N Newkirk St	28th wd.	Front: 15'x52.75'	1806	4174	3100 N Napa St	38th wd.	Irregular
1806	4126	2407 W Lehigh Ave	28th wd.	Front: 15'3"x76'	1806	4175	6038 Allman St	40th wd.	Front: 15'6"x60'
1806	4127	2727 W Sterner St	28th wd.	Front: 14'x45'	1806	4176	5 N 50th St	44th wd.	Front: 23'x110'
1806	4128	2700 W Silver St	28th wd.	Front: 14'9"x50'	1806	4177	159 Dearborn St	44th wd.	Front: 15'x42.50'
1806	4129	2730 W Silver St	28th wd.	Front: 14'x50'	1806	4178	36 N 51st St	44th wd.	Front: 16'x112'
1806	4130	2547 W Silver St	28th wd.	Front: 14.66'x50'	1806	4179	45 N Paxon St	44th wd.	Front: 16'x112'
1806	4131	2520 W Seltzer St	28th wd.	Front: 14'x42.50'	1806	4180	13 N Peach St	44th wd.	Front: 15'x70'
1806	4132	2640 W Seltzer St	28th wd.	Front: 14'3"x46'	1806	4181	19 N Peach St	44th wd.	Front: 15'x70'
1806	4133	2654 W Seltzer St	28th wd.	Front: 14'9"x46'	1806	4182	41 N Peach St	44th wd.	Front: 15'x48'
1806	4134	2621 W Seltzer St	28th wd.	Front: 14'3"x46'	1806	4183	47 N Peach St	44th wd.	Front: 15'x48'
1806	4135	2627 W Seltzer St	28th wd.	Front: 14'3"x46'	1806	4184	49 N Peach St	44th wd.	Front: 15'x48'
1806	4136	2635 W Seltzer St	28th wd.	Front: 14'3"x46'	1806	4185	55 N Peach St	44th wd.	Front: 15'x48'
1806	4137	2639 W Seltzer St	28th wd.	Front: 14'3"x46'	1806	4186	103 N Peach St	44th wd.	Front: 14'7"x59'6"
1806	4138	2650 N 33rd St	28th wd.	Irregular	1806	4187	58 N Peach St	44th wd.	Front: 15'x52.50'
1806	4139	1311 N Myrtlewood St	29th wd.	Front: 14'x50'	1806	4188	144 N Peach St	44th wd.	Front: 14'7"x57'
1806	4140	1433 Diamond St	32nd wd.	Front: 23'x1116'	1806	4189	225 N 54th St	44th wd.	Front: 18'6"x72'
1806	4141	1516 S Taney St	36th wd.	Front: 14'x49'	1806	4190	4843 Haverford Ave	44th wd.	Irregular
1806	4142	2526 N 10th St	37th wd.	Front: 18'x66'	1806	4191	5223 Haverford Ave	44th wd.	Irregular
1806	4143	2532 N Alder St	37th wd.	Front: 15'x48'	1806	4192	5227 Haverford Ave	44th wd.	Irregular
1806	4144	1235 W Cambria St	37th wd.	Front: 16'x80'	1806	4193	4900 Brown St	44th wd.	Irregular
1806	4145	614 W Allegheny Ave	37th wd.	Front: 19'4-1/2"x65'	1806	4194	5111 Reno St	44th wd.	Front: 14'x45'
1806	4146	2851 N Ringgold St	38th wd.	Front: 14.33'x46.50'	1806	4195	5127 Reno St	44th wd.	Front: 14'x45'
1806	4147	2857 N Ringgold St	38th wd.	Front: 14.33'x46.50'	1806	4196	5149 Reno St	44th wd.	Front: 14'x45'
1806	4148	2925 N Ringgold St	38th wd.	Front: 14'1"x40'9-1/2"	1806	4197	5028 Parrish St	44th wd.	Front: 15'x61'6"
1806	4149	2929 N Ringgold St	38th wd.	Front: 14.08'x40.79'	1806	4198	5052 Parrish St	44th wd.	Front: 15'x61'6"
1806	4150	2920 N Ringgold St	38th wd.	Front: 14'1"x41'	1806	4199	5100 Wyalusing Ave	44th wd.	Front: 14'11"x88'
1806	4151	2942 N Ringgold St	38th wd.	Front: 14'1"x41'	1806	4200	5224 W Stiles St	44th wd.	Front: 16'x59'

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