

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, July 26, 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
1807	4001	1611 S 6th St	1st wd.	Front: 20'x36'8"	1807	4054	313 W Somerset St	19th wd.	Front: 18'x63'7-3/4"
1807	4002	613 Sigel St	1st wd.	Front: 14'x49'	1807	4055	321 W Somerset St	19th wd.	Front: 17'x63'7-3/4"
1807	4003	26 S Dewey St	3rd wd.	Front: 14'10"x62'6"	1807	4056	3450 N Philip St	19th wd.	Front: 13.00'x40.00'
1807	4004	5933 Washington Ave	3rd wd.	Front: 16'x111'	1807	4057	3461 N 3rd St	19th wd.	Front: 15'x60'
1807	4005	5500 Westminster Ave	4th wd.	Front: 16'1-1/2"x59'6-3/4"	1807	4058	3212 N 5th St	19th wd.	Front: 16'x60'
1807	4006	5548 Lansdowne Ave	4th wd.	Front: 15'x87'	1807	4059	3413 N Reese St	19th wd.	Front: 13'x40'
1807	4007	5916 W Girard Ave	4th wd.	Irregular	1807	4060	238 W Wensley St	19th wd.	Front: 14'x48'
1807	4008	859 N 42nd St	6th wd.	Front: 14'x120'	1807	4061	613 W Norris St	20th wd.	Irregular
1807	4009	813 N Markoe St	6th wd.	Front: 154'4"x53'6"	1807	4062	900 W Susquehanna Ave	20th wd.	Front: 15'x68'
1807	4010	2815 Hope St a/k/a 2815 N Hope St	7th wd.	Front: 17'11"x44'9-3/8"	1807	4063	2120 N 7th St	20th wd.	Front: 14'2"x74'4"
1807	4011	2916 N Hancock St	7th wd.	Front: 14'6"x52'3"	1807	4064	2170 N Franklin St	20th wd.	Front: 14.16'x70'
1807	4012	3066 N Swanson St	7th wd.	Front: 14'6"x45'6"	1807	4065	260 E Sharpnack St	22nd wd.	Front: 25'x117'9-3/8"
1807	4013	2814 A St	7th wd.	Front: 13'x49'6"	1807	4066	6714 Bass St	22nd wd.	Front: 13.33'x59'
1807	4014	3004 A St	7th wd.	Front: 15'x48'6"	1807	4067	4821 Darrah St	23rd wd.	Front: 13'4"x96'
1807	4015	2931 Kip St	7th wd.	Front: 16'x68'6"	1807	4068	1749 N 25th St	29th wd.	Irregular
1807	4016	449 W Airdrie St	7th wd.	Front: 14'x69'	1807	4069	4614 Josephine St	23rd wd.	Front: 15'11"x63'6"
1807	4017	3456 Ormes St	7th wd.	Front: 14'x46'	1807	4070	1227 Foulkrod St	23rd wd.	Front: 30'x84'6"
1807	4018	6661 Cornelius St	10th wd.	Front: 16'x82.50'	1807	4071	4322 Pilling St	23rd wd.	Irregular
1807	4019	2940 N Hickey St	11th wd.	Front: 13'10"x51'6"	1807	4072	4667 Leiper St	23rd wd.	Irregular
1807	4020	2964 N Sydenham St	11th wd.	Front: 15'x54'6"	1807	4073	1944 Hart Ln a/k/a 1944 E Hart Ln	25th wd.	Front: 13'x Irregular
1807	4021	2313 W Atlantic St	11th wd.	Front: 15'6"x101'	1807	4074	1335 S May St	27th wd.	Front: 14'x57'6"
1807	4022	3309 N 17th St	11th wd.	Front: 19'4"x102'4"	1807	4075	1437 S 52nd St	27th wd.	Front: 15'x93'6"
1807	4023	4960 Sheldon St	12th wd.	Front: 18'6"x140'	1807	4076	2731 N 25th St	28th wd.	Front: 14'6"x60'10-3/4"
1807	4024	5309 Lena St	12th wd.	Front: 15'x50'	1807	4077	2344 N 25th St	28th wd.	Front: 16'x56.61'
1807	4025	627 W Bristol St	43rd wd.	Front: 14'7"x84'	1807	4078	2341 N 26th St	28th wd.	Front: 13'6'x60'
1807	4026	5225 Woodland Ave	51st wd.	Front: 17'x82'	1807	4079	2343 N 26th St	28th wd.	Front: 14'x60'
1807	4027	3714 N Bouvier St	13th wd.	Front: 16'x78'	1807	4080	2444 N 27th St	28th wd.	Front: 15'8"x68'2-5/8"
1807	4028	3614 N 19th St	13th wd.	Front: 15'x104'10"	1807	4081	2517 N Newkirk St	28th wd.	Front: 14'x50'
1807	4029	4553 N Hicks St	13th wd.	Front: 15'2"x45'	1807	4082	2563 N Dover St	28th wd.	Front: 14'x50'
1807	4030	2333 Germantown Ave	37th wd.	Irregular	1807	4083	1919 1/2 N 2nd St	18th wd.	Irregular
1807	4031	240 Zeralda St	13th wd.	Front: 16'x72'	1807	4084	2533 W Sergeant St	28th wd.	Irregular
1807	4032	4550 Wayne Ave	13th wd.	Front: 16.39'x99.67'	1807	4085	2717 W Oakdale St	28th wd.	Front: 14'x51'6"
1807	4033	1437 Ogden St	15th wd.	Front: 15'x58.50'	1807	4086	2813 W Leigh Ave	28th wd.	Front: 17'9"x77'
1807	4034	2545 N 16th St	16th wd.	Front: 15'x60'	1807	4087	2550 W Silver St	28th wd.	Irregular
1807	4035	2628 N Bancroft St	16th wd.	Front: 14'x48'	1807	4088	2653 W Seltzer St	28th wd.	Front: 14'3"x46'
1807	4036	2406 N Chadwick St	16th wd.	Front: 13'11-1/2"x47'	1807	4089	2212 N 29th St	28th wd.	Front: 15'1-1/2"x110'
1807	4037	2357 N Bouvier St	16th wd.	Front: 14'1"x50'	1807	4090	2566 N Hollywood St.	28th wd.	Front: 14'2"x52'6"
1807	4038	2465 N Bouvier St	16th wd.	Front: 14'1"x50'	1807	4091	2504 N 34th St	28th wd.	Front: 27'9-3/8"x32'6"
1807	4039	1509 W Oakdale St	16th wd.	Front: 14'x46'	1807	4092	2442 Harlan St	29th wd.	Front: 14.16'x41.50'
1807	4040	2222 N 18th St	16th wd.	Front: 16'x71.82'	1807	4093	1308 N 24th St	29th wd.	Front: 15'x57.79'
1807	4041	2517 N 19th St	16th wd.	Front: 15'6"x66'	1807	4094	1411 N Dover St.	29th wd.	Front: 14'x50'
1807	4042	2542 N 19th St	16th wd.	Front: 15.50'x65.82'	1807	4095	2505-2507 W Firth St	28th wd.	Front: 32'2-1/4"x Irregular
1807	4043	2224 N 20th St	16th wd.	Front: 17'x75'	1807	4096	1947 N Van Pelt St	32nd wd.	Front: 15'x70'
1807	4044	2323 N Lambert St	16th wd.	Irregular	1807	4097	1949 N Croskey St	32nd wd.	Front: 12.91'x65.50'
1807	4045	2324 N Van Pelt St	16th wd.	Front: 14'3-1/2"x49'6"	1807	4098	2008 N 25th St	32nd wd.	Front: 16'x70'
1807	4046	1926 W York St	16th wd.	Front: 16'x65'	1807	4099	1811 Orthodox St	23rd wd.	Irregular
1807	4047	2046 W Boston St	16th wd.	Front: 14'7"x56'	1807	4100	1623 N Corlies St	32nd wd.	Front: 15'6-1/2"x54'7"
1807	4048	2021 W Spencer St	17th wd.	Front: 20'x50'	1807	4101	618 E Lippincott St	33rd wd.	Front: 14'3"x50'
1807	4049	1334 Warfield St	36th wd.	Front: 14'x47'6"	1807	4102	625 E Lippincott St	33rd wd.	Front: 14'3"x50'
1807	4050	6557 N Bouvier St	17th wd.	Front: 15'10"x82'	1807	4103	3421 Tampa St	33rd wd.	Front: 14'2"x42'6"
1807	4051	2303-07 Germantown Ave	37th wd.	Irregular	1807	4104	3449 Tampa St	33rd wd.	Front: 14'2"x42'6"
1807	4052	2233 N 4th St	19th wd.	Front: 16'x55'					
1807	4053	2601 N 6th St	19th wd.	Front: 20'x136'10-1/4"					

Tax Sale continues on 17

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 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 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, July 26, 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
1807 4105	3143 Weymouth St	33rd wd.	Front: 14'2"x48'	1807 4153	3124 N Park Ave	43rd wd.	Front: 15'x125'
1807 4106	6054 W Girard Ave	34th wd.	Irregular	1807 4154	1215 W Tioga St	43rd wd.	Irregular
1807 4107	6008 Nassau Rd a/k/a 6008 Nassau St	34th wd.	Front: 15'6"x66'6"	1807 4155	3511 N 7th St	43rd wd.	Front: 14'x92'2-1/4"
1807 4108	3340 Kensington Ave	33rd wd.	Front: 15'x70'	1807 4156	3539 N 13th St	43rd wd.	Front: 14'1-7/8"x64'9-3/8"
1807 4109	1548 N 61st St	34th wd.	Front: 15'x98'	1807 4157	907 W Erie Ave	43rd wd.	Front: 16'x92'
1807 4110	613 N 63rd St	34th wd.	Front: 16'x107'	1807 4158	3839 N 6th St	43rd wd.	Front: 15'x77.66'
1807 4111	6416 Vine St	34th wd.	Front: 18'x53'	1807 4159	1314 W Jerome St	43rd wd.	Front: 16'x79'6"
1807 4112	7318 Malvern Ave	34th wd.	Front: 16.0080'x150'	1807 4160	5115 W Girard Ave	44th wd.	Irregular
1807 4113	7017 Oakley St	35th wd.	Front: 35' x Irregular	1807 4161	1820 E Pacific St	45th wd.	Irregular
1807 4114	3610 Sears St	36th wd.	Front: 14'x46'6"	1807 4162	2017 Vici St	45th wd.	Front: 15'x48'4"
1807 4115	1212 S 31st St	36th wd.	Front: 17'9-3/4"x62'	1807 4163	634 S 56th St	46th wd.	Front: 16'x74'
1807 4116	1919 Gerritt St	36th wd.	Front: 14'8/10"x56'	1807 4164	806 S 56th St	46th wd.	Front: 16'x80'
1807 4117	2201 Strahle St, Unit B301	56th wd.	Irregular	1807 4165	835 S Cecil St	46th wd.	Front: 19'x60'
1807 4118	2241 Pierce St	36th wd.	Front: 14.00'x48.00'	1807 4166	2113 W Oxford St	47th wd.	Irregular
1807 4119	1604 S Taney St	36th wd.	Front: 15'x50'	1807 4167	2330 W Montgomery Ave	47th wd.	Front: 16' x Irregular
1807 4120	1514 S Stanley St	36th wd.	Front: 16'6"x52'	1807 4168	2332 W Montgomery Ave	47th wd.	Irregular
1807 4121	1611 S Mole St	36th wd.	Front: 14'x44'	1807 4169	1714 McClellan St	48th wd.	Front: 14'x47'
1807 4122	2217 N 10th St	37th wd.	Front: 15'x97'	1807 4170	2226 S Croskey St	48th wd.	Front: 14.17'x48.50'
1807 4123	915 W Arizona St	37th wd.	Front: 16'7"x60'	1807 4171	4847 N 7th St	49th wd.	Front: 15'8-1/8"x75'
1807 4124	1345 W Boston St	37th wd.	Front: 14'11-1/2"x50'8"	1807 4172	4750 N 11th St	49th wd.	Front: 16'x84'
1807 4125	1234 W Oakdale St	37th wd.	Front: 14'10"x47'6"	1807 4173	4633 N 13th St	49th wd.	Front: 15'2"x85'
1807 4126	600 E Cornwall St	33rd wd.	Front: 14'x49'6"	1807 4174	4717 N 13th St	49th wd.	Front: 15'6"x90'2-1/2"
1807 4127	2715 N 9th St	37th wd.	Front: 15'1"x51'3-1/4"	1807 4175	7417 Beverly Rd	50th wd.	Irregular
1807 4128	1215 W Somerset St	37th wd.	Front: 15'x98'	1807 4176	930 Murdoch Rd	50th wd.	Irregular
1807 4129	2906 N Ringgold St	38th wd.	Front: 14'1"x41'	1807 4177	1249 S Ruby St	51st wd.	Front: 15'x50'
1807 4130	2864 N Taylor St	38th wd.	Front: 14'x45'4-3/4"	1807 4178	1317 S 54th St	51st wd.	Front: 15'1"x80'
1807 4131	4451 Cresson St	21st wd.	Irregular	1807 4179	1638 S Frazier St	51st wd.	Front: 14'10"x63'6"
1807 4132	2607 Deacon St	38th wd.	Front: 15'x50'	1807 4180	5459 Regent St	51st wd.	Front: 15'x60'
1807 4133	3143 N 32nd St	38th wd.	Front: 15.25'x76'	1807 4181	1731 S 55th St	51st wd.	Front: 15'x65'
1807 4134	2507 S Alder St	39th wd.	Front: 15'x47'6"	1807 4182	5273 Jefferson St	52nd wd.	Front: 16.50'x81'
1807 4135	4447 Cresson St	21st wd.	Front: 16'1/2"x Irregular	1807 4183	1670 N Wilton St	52nd wd.	Front: 14'8"x55'
1807 4136	6076 Regent St	40th wd.	Front: 16'x58'6"	1807 4184	1718 N Ruby St	52nd wd.	Irregular
1807 4137	6110 Upland St	40th wd.	Front: 14'x62'	1807 4185	2247 N 54th St	52nd wd.	Front: 60'x160'
1807 4138	6130 Upland St	40th wd.	Front: 14'x62'	1807 4186	6648 Horrocks St	54th wd.	Front: 16'4-1/2"x78'4"
1807 4139	6169 Glenmore Ave	40th wd.	Front: 15'x50'	1807 4187	4154 Robbins Ave a/k/a 4154 Robbins St	55th wd.	Irregular
1807 4140	6173 Glenmore Ave	40th wd.	Front: 15'x50'	1807 4188	6332 Gillespie St	55th wd.	Front: 16'2-1/2"x85'
1807 4141	5725 Reedland St	40th wd.	Front: 16'x67.50'	1807 4189	7732 Loretto Ave	56th wd.	Front: 37'6"x110'
1807 4142	6139 Harley Ave	40th wd.	Front: 15'11"x75'6"	1807 4190	1117 E Price St	59th wd.	Front: 18'2"x100'
1807 4143	8313 Stenton Ave	9th wd. (f/k/a Irregular Lot	Irregular Lot	1807 4191	136 E Rittenhouse St	59th wd.	Irregular
		50th wd.)		1807 4192	216 E Rittenhouse St	59th wd.	Irregular
1807 4144	6451 Glemore Ave	40th wd.	Front: 14'2"x48'	1807 4193	5439 Larchwood Ave	60th wd.	Front: 16'x71'
1807 4145	6534 Glenmore Ave a/k/a 6534 Glenmore St	40th wd.	Front: 16'x61'6"	1807 4194	5522 N Fairhill St	61st wd.	Irregular
1807 4146	4236 Loring St	41st wd.	Front: 16'7"x60'	1807 4195	2142 W Clearfield St	11th wd.	Irregular
1807 4147	205 Robat St	42nd wd.	Irregular	1807 4196	4814 Woodland Ave	27th wd.	Front: 16'4"x100'
1807 4148	316 R.E. Clarkson Ave	42nd wd.	Front: 11'x20'	1807 4197	917 N 15th St	47th wd.	Front: 16.23'x65.00'
1807 4149	4727 B St	42nd wd.	Front: 14'x42'1-4"	1807 4198	2102 N 8th St	60th wd.	Front: 16'6"x67'
1807 4150	4934 Rosehill St	42nd wd.	Front: 15'1"x70'	1807 4199	2300 N 26th St	28th wd.	Front: 14'6"x64'6"
1807 4151	646 W Schiller St	43rd wd.	Front: 14'x60'	1807 4200	2240 Cedar St	31st wd.	Front: 16'4"x45'10-1/2"
1807 4152	1020 W Tioga St	43rd wd.	Front: 20'6"x71'3"				

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