

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
Tuesday, October 18, 2016 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1610	4001	5811 Cedar Ave	3rd wd.	Front: 16'x78.50'	1610	4053	2131 N 9th St	20th wd.	Front: 14'10"x57'1-1/8"
1610	4002	316 S 60th St	3rd wd.	Front: 15'6"x79'	1610	4054	2751 Kensington Ave	25th wd.	Front: 18'x120'
1610	4003	326 S 60th St	3rd wd.	Front: 15.50'x73'	1610	4055	1438 S Fallon St	27th wd.	Front: 14'x49'
1610	4004	416 S 60th St	3rd wd.	Front: 16'x72'	1610	4056	1504 Hanson St	27th wd.	Front: 14'x47'
1610	4005	5941 Warrington Ave	3rd wd.	Front: 16'x90'	1610	4057	1500 S 49th St	27th wd.	Front: 14'x60'
1610	4006	1046 Cobbs Creek Pkwy	3rd wd.	Irregular	1610	4058	1339 Divinity St	27th wd.	Front: 16'x90'
1610	4007	431 W Carey St	7th wd.	Front: 14'x68'	1610	4059	1300 Divinity St	27th wd.	Front: 16'x76'
1610	4008	1828 W Ontario St	11th wd.	Front: 16'x100'	1610	4060	4818 Greenway Ave	27th wd.	Front: 20'x80'
1610	4009	2039 W Ontario St	11th wd.	Irregular	1610	4061	4921 Paschall Ave	27th wd.	Front: 14'x85'
1610	4010	2041 W Ontario St	11th wd.	Irregular	1610	4062	4923 Paschall Ave	27th wd.	Front: 14'x85'
1610	4011	2047 W Ontario St	11th wd.	Irregular	1610	4063	4925 Paschall Ave	27th wd.	Front: 14'x85'
1610	4012	2051 W Ontario St	11th wd.	Front: 20.16'x110'	1610	4064	2720 W Cabot St a/k/a 2720 Cabot St	29th wd.	Front: 18'6"x57'2"
1610	4013	3246 N Carlisle St	11th wd.	Front: 15'3"x80'	1610	4065	1410 N 27th St	29th wd.	Front: 16'x38'
1610	4014	3235 N Sydenham St	11th wd.	Front: 14.66'x80.65'	1610	4066	1418 N 27th St	29th wd.	Front: 16'x38'
1610	4015	3519 N 16th St	11th wd.	Front: 17'x117'	1610	4067	1434 N 27th St	29th wd.	Front: 16'x38'
1610	4016	3315 N 21st St	11th wd.	Front: 15'x77'	1610	4068	1440 N 27th St	29th wd.	Front: 16'x38'
1610	4017	1825 W Erie Ave	13th wd.	Front: 16'x97'	1610	4069	3733 Lancaster Ave	24th wd.	Irregular
1610	4018	3725 N 18th St	13th wd.	Front: 15'2"x91'10"	1610	4070	1411 N 28th St	29th wd.	Front: 14'1"x71'
1610	4019	1916 Rowan St	13th wd.	Irregular	1610	4071	6037 Vine St	34th wd.	Front: 16'x90'
1610	4020	2024 Newcomb St	13th wd.	Front: 13'9"x45'	1610	4072	328 N 60th St	34th wd.	Front: 14'x112'6"
1610	4021	2219 Ruffner St	13th wd.	Irregular	1610	4073	38 N Hirst St	34th wd.	Front: 14'3"x64'
1610	4022	4517 N Bouvier St	13th wd.	Front: 14'x51'10"	1610	4074	1713 N 61st St	34th wd.	Front: 15'x82'
1610	4023	4458 N Cleveland St	13th wd.	Front: 14'x50'4"	1610	4075	1411 N 75th St	34th wd.	Front: 18.130'x82.500'
1610	4024	4461 N Gratz St	13th wd.	Front: 14'x50.32'	1610	4076	2515 Ellsworth St	36th wd.	Front: 15'x55'
1610	4025	4432 N Uber St	13th wd.	Front: 16'x78'8-1/8"	1610	4077	2642 Ellsworth St	36th wd.	Front: 13.50'x39'
1610	4026	1466 Kerbaugh St	13th wd.	Front: 12'x46'	1610	4078	2612 Earp St	36th wd.	Front: 14'x50'
1610	4027	1443 Kerbaugh St	13th wd.	Front: 15.94'x59'	1610	4079	1701 Blavis St	13th wd.	Front: 16'2-1/2"x57'
1610	4028	1660 Dounton St	13th wd.	Front: 13'10"x50'	1610	4080	1930 Pierce St	36th wd.	Front: 14'x45'3"
1610	4029	1338 N Franklin St	14th wd.	Front: 17.44'x100.50'	1610	4081	3007 N 22nd St	11th wd.	Front: 15.08'x80'
1610	4030	431-33 Jefferson St	18th wd.	Front: 36'2"x20'	1610	4082	1550 S Woodstock St	36th wd.	Front: 13'x45'6"
1610	4031	441 Arlington St	18th wd.	Front: 12'x45'	1610	4083	2225 W Somerset St	11th wd.	Front: 15'x82'1-1/2"
1610	4032	162 W Norris St	18th wd.	Front: 15'x55'	1610	4084	1535 S 32nd St	36th wd.	Front: 15'x51.15'
1610	4033	300 Diamond St	18th wd.	Front: 18'6"x66'	1610	4085	1535 Latona St	36th wd.	Front: 14'x62'6"
1610	4034	404 Diamond St	18th wd.	Front: 15'x53'7"	1610	4086	2329 Germantown Ave	37th wd.	Irregular
1610	4035	1935 N Orianna St	18th wd.	Front: 12'x44'	1610	4087	2512 N 8th St	37th wd.	Front: 14'x114'1-1/8"
1610	4036	1955 N 4th St	18th wd.	Front: 15'x54'	1610	4088	2519 N 11th St	37th wd.	Front: 16'x66'
1610	4037	2032 N Orkney St	18th wd.	Front: 12'x39'3-1/2"	1610	4089	2436 N Clarion St	37th wd.	Front: 13'11"x36'6"
1610	4038	2034 N Orkney St	18th wd.	Front: 12'x39.96'	1610	4090	1338 W Boston St	37th wd.	Front: 15'x50'
1610	4039	1927 N 5th St	18th wd.	Front: 15'x72'	1610	4091	1300 W Cumberland St	37th wd.	Irregular
1610	4040	2037 N Randolph St	18th wd.	Front: 16'x60'	1610	4092	1227 W Hazzard St	37th wd.	Front: 14'1-1/2"x42'
1610	4041	2135 N Orianna St	19th wd.	Front: 12'x44'	1610	4093	1224 W Tucker St	37th wd.	Front: 14'x58'
1610	4042	613 W Norris St	20th wd.	Irregular	1610	4094	810 W Lehigh Ave	37th wd.	Front: 17'x67'
1610	4043	620 Diamond St	20th wd.	Irregular	1610	4095	5645 Market St	4th wd.	Front: 16'x96'
1610	4044	1922 N 6th St	20th wd.	Front: 15'11-3/8"x98'	1610	4096	3014 N Franklin St	37th wd.	Front: 15.5'x66'
1610	4045	1949 N 7th St	20th wd.	Front: 16'x87'	1610	4097	2760 N Darien St	37th wd.	Front: 13'x45'
1610	4046	2172 N 7th St	20th wd.	Irregular	1610	4098	917 W Seltzer St	37th wd.	Front: 13'x45'
1610	4047	1547 N Franklin St	20th wd.	Irregular	1610	4099	7310 Ogontz Ave	50th wd.	Front: 35'x189.12'
1610	4048	2133 N Franklin St	20th wd.	Front: 14'2"x65'	1610	4100	1319 W Rush St	37th wd.	Front: 14.50'x46.50'
1610	4049	2027 N 8th St	20th wd.	Front: 15'6"x74'	1610	4101	633 W Cambria St	37th wd.	Front: 15'3"x67'
1610	4050	1549 N 9th St	20th wd.	Front: 14'x56'	1610	4102	644 W Mayfield St	37th wd.	Front: 14'x40'
1610	4051	1551 N 9th St	20th wd.	Front: 15'x56'					
1610	4052	2123 N 9th St	20th wd.	Front: 14.83'x57.09'					

Tax Sale continues on 19

Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

- Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.
- Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.
- The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.
- The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.
- No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.
- The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
- All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale.
- Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.
- Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) brtweb.phila.gov for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website philadox.phila.gov and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

NOTICE OF SCHEDULE OF DISTRIBUTION

- The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND BANK SALE

- Notwithstanding the foregoing, if the Philadelphia Land Bank ("Land Bank") exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa. C.S.A. § 2117 (d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency.
- Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq.
- N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

- The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.
- The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.
- Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com

Tax Sale continued from 19

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
Tuesday, October 18, 2016 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1610	4103	648 W Mayfield St	37th wd.	Front: 14'x40'	1610	4152	449 N 51st St	44th wd.	Irregular
1610	4104	626 W Allegheny Ave	37th wd.	Front: 16'x63'	1610	4153	1703 Wakeling St	62nd wd.	Irregular
1610	4105	2925 N Ringgold St	38th wd.	Front: 14'1" x 40'9-1/2"	1610	4154	5230 W Girard Ave	44th wd.	Irregular
1610	4106	2929 N Ringgold St	38th wd.	Front: 14.08'x40.79'	1610	4155	5334 Kershaw St	44th wd.	Irregular
1610	4107	2919 N Stillman St	38th wd.	Front: 14'1" x 45'9"	1610	4156	659 N Creighton St	44th wd.	Irregular
1610	4108	3007 N 26th St	38th wd.	Front: 15'2" x 60'1-3/4"	1610	4157	5127 Walton Ave	46th wd.	Front: 15'x97'
1610	4109	2964 N Taney St	38th wd.	Front: 15'x48'	1610	4158	5111 Baltimore Ave	46th wd.	Front: 20.50'x90'
1610	4110	2917 W Clementine St	38th wd.	Front: 14'x37'6"	1610	4159	5549 Walton Ave	46th wd.	Front: 15'x60'
1610	4111	2613 Roberts Ave	38th wd.	Front: 14'x61'	1610	4160	1426 W Stiles St	47th wd.	Front: 16'x50'6"
1610	4112	519 Cantrell St	39th wd.	Front: 14'x45'	1610	4161	1714 McClellan St	48th wd.	Front: 14'x47'
1610	4113	2639 S 6th St	39th wd.	Front: 14'6" x 53'	1610	4162	4526 N Marvine St	49th wd.	Front: 15'x75.09'
1610	4114	2045 S Redfield St	40th wd.	Front: 16'4" x 66'	1610	4163	4626 N Marvine St	49th wd.	Front: 15.41'x75'
1610	4115	1912 S Salford St	40th wd.	Front: 14'x64'1"	1610	4164	731 W Wellens St	49th wd.	Front: 15'x75'
1610	4116	5952 Chester Ave	40th wd.	Front: 16'x75'	1610	4165	5325 Penridge St	51st wd.	Front: 15.33'x65'
1610	4117	6116 Upland St	40th wd.	Front: 14'x62'	1610	4166	1335 S Ruby St	51st wd.	Front: 15'5-1/4" x 98'
1610	4118	1772 S 65th St	40th wd.	Front: 15'8" x 90'	1610	4167	1506 S 53rd St	51st wd.	Front: 16'x78'
1610	4119	2051 Aikens St	40th wd.	Front: 14'x67'	1610	4168	5500-02 Baltimore Ave	51st wd.	Front: 48'x81.46'
1610	4120	7115 Upland St	40th wd.	Front: 20'x130'	1610	4169	5524 Ridgewood St	51st wd.	Front: 18'x64.50'
1610	4121	7025 Saybrook Ave	40th wd.	Front: 14'x82'	1610	4170	5632 Florence Ave	51st wd.	Front: 19'2" x 67'3"
1610	4122	6317 Glenloch St	41st wd.	Front: 15'x90'	1610	4171	5532 Beaumont St	51st wd.	Front: 15.91'x56.5'
1610	4123	4420 Aldine St	41st wd.	Front: 19'9" x 80'	1610	4172	5517 Linmore Ave	51st wd.	Front: 15'x50'
1610	4124	4730 Ella St	42nd wd.	Front: 14'3/4" x 78'	1610	4173	5519 Linmore Ave	51st wd.	Front: 15'x50'
1610	4125	2600 Orthodox St	45th wd.	Front: 25'x100'	1610	4174	5531 Linmore Ave	51st wd.	Front: 15'x50'
1610	4126	441 W Ashdale St	42nd wd.	Front: 20'x100'	1610	4175	5222 Heston St	52nd wd.	Front: 15'x77'
1610	4127	5625 Woodland Ave	51st wd.	Front: 20'x94'	1610	4176	5331 Arlington St	52nd wd.	Front: 16'x105'
1610	4128	254 Rubicam St	42nd wd.	Front: 14'x65'	1610	4177	225 W Calvert St	61st wd.	Front: 14'3-1/2" x Irregular
1610	4129	724 W Schiller St	43rd wd.	Front: 14'x48'	1610	4178	5648 Lebanon Ave	52nd wd.	Front: 16'x113'
1610	4130	734 W Schiller St	43rd wd.	Front: 14'x45'	1610	4179	7244 Tabor Ave	53rd wd.	Front: 15'x126.80'
1610	4131	1022 W Schiller St	43rd wd.	Front: 15'4" x 71'3"	1610	4180	12075 Worthington Rd a/k/a 1200R Byberry Rd	58th wd.	Irregular Lot
1610	4132	3312 N 13th St	43rd wd.	Front: 15'x96'	1610	4181	5822 Baynton St	59th wd.	Irregular
1610	4133	1101 W Tioga St	43rd wd.	Front: 16'x80'	1610	4182	245 E Haines St	59th wd.	Front: 20'x123'
1610	4134	3602 N 5th St	43rd wd.	Front: 16.07' x 64.09'	1610	4183	527 E Walnut Ln	59th wd.	Front: 15'x52'
1610	4135	3510 N 10th St	43rd wd.	Irregular	1610	4184	6021 Magnolia St	59th wd.	Front: 14'3/4" x 46'9-1/2"
1610	4136	3529 N 11th St	43rd wd.	Front: 15'5" x 86'6"	1610	4185	5140 Ranstead St	60th wd.	Front: 15'x57'
1610	4137	3521 N 13th St	43rd wd.	Irregular	1610	4186	2647 W York St	28th wd.	Front: 14'2" x 53'
1610	4138	1314 W Butler St	43rd wd.	Front: 22'x97'	1610	4187	5226 Addison St	60th wd.	Front: 15'x64'6"
1610	4139	1215 W Butler St	43rd wd.	Front: 15'x90'4"	1610	4188	251 S 53rd St	60th wd.	Front: 16'4" x 80'
1610	4140	3861 N 7th St	43rd wd.	Front: 15'x90'8-3/4"	1610	4189	5463 Delancey St	60th wd.	Front: 15'x62'
1610	4141	3863 N Franklin St	43rd wd.	Front: 16'x63'	1610	4190	5402 Delancey St	60th wd.	Front: 14'10-3/4" x Irregular
1610	4142	3833 N Darien St	43rd wd.	Front: 15'11" x 45'	1610	4191	5410 Delancey St	60th wd.	Front: 15'x62'
1610	4143	1327 W Pike St	43rd wd.	Front: 16'x88.25'	1610	4192	5412 Delancey St	60th wd.	Front: 15'x65'
1610	4144	1331 W Pike St	43rd wd.	Front: 16'x88'	1610	4193	5418 Delancey St	60th wd.	Front: 15'x62'
1610	4145	1333 W Pike St	43rd wd.	Front: 16'x88'	1610	4194	5452 Delancey St	60th wd.	Front: 15'x65'
1610	4146	1345 W Pike St	49th wd.	Irregular	1610	4195	5312 Pine St	60th wd.	Front: 21.00' x 85.00'
1610	4147	4207 N 9th St	43rd wd.	Front: 15'9" x 51'2-1/4"	1610	4196	5432 Pine St	60th wd.	Front: 16'x80'
1610	4148	2527 N Patton St	28th wd.	Front: 14'2" x 50'	1610	4197	5439 Addison St	60th wd.	Front: 15'x63'
1610	4149	65 N 53rd St	44th wd.	Front: 16'x74'	1610	4198	5358 Addison St	60th wd.	Front: 15'x60'
1610	4150	4933 Reno St	44th wd.	Front: 14'1" x 62'	1610	4199	6717 N 6th St	61st wd.	Irregular
1610	4151	1685 Dyre St	62nd wd.	Front: 16'1-7/8" x 87'	1610	4200	117 W Walnut Park Dr	61st wd.	Irregular

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- 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