

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, November 15, 2016 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

| Book | Writ | Address | Ward | Dimensions | Book | Writ | Address | Ward | Dimensions |
|------|------|-----------------------|----------|-----------------------|------|------|------------------------|----------|------------------------|
| 1611 | 4001 | 419 Manton St | 2nd wd. | Front: 11'4"x56'6" | 1611 | 4053 | 2548 N 18th St | 16th wd. | Front: 15.50'x67' |
| 1611 | 4002 | 3113 Boudinot St | 7th wd. | Front: 14'5"x50'3" | 1611 | 4054 | 2324 N Cleveland Ave | 16th wd. | Front: 14.16'x47' |
| 1611 | 4003 | 3304 Mutter St | 7th wd. | Front: 14'x44'6" | 1611 | 4055 | 2326 N Cleveland St | 16th wd. | Front: 14'2"x47' |
| 1611 | 4004 | 120 W Westmoreland St | 7th wd. | Front: 15'x51' | 1611 | 4056 | 2340 N Cleveland St | 16th wd. | Front: 14'2"x47' |
| 1611 | 4005 | 443 W Airdrie St | 7th wd. | Front: 14'x69' | 1611 | 4057 | 2261 N Gratz St | 16th wd. | Front: 14'x45.25' |
| 1611 | 4006 | 1623 W Lehigh Ave | 11th wd. | Irregular | 1611 | 4058 | 2527 N Gratz St | 16th wd. | Front: 14'6"x49' |
| 1611 | 4007 | 2313 W Lehigh Ave | 11th wd. | Front: 15'x76' | 1611 | 4059 | 2440 N Gratz St | 16th wd. | Front: 14'6"x50' |
| 1611 | 4008 | 1428 W Rush St | 11th wd. | Front: 16'x62' | 1611 | 4060 | 2464 N Gratz St | 16th wd. | Front: 14'6"x50' |
| 1611 | 4009 | 1429 W Somerset St | 11th wd. | Front: 16'x66' | 1611 | 4061 | 2349 N 19th St | 16th wd. | Front: 15'3"x68' |
| 1611 | 4010 | 2315 W Somerset St | 11th wd. | Front: 16.25'x82' | 1611 | 4062 | 2419 N 19th St | 16th wd. | Front: 15.50'x67.82' |
| 1611 | 4011 | 2337 W Somerset St | 11th wd. | Front: 15'x82' | 1611 | 4063 | 2453 N 19th St | 16th wd. | Front: 15'6"x67'10" |
| 1611 | 4012 | 2045 W Indiana Ave | 11th wd. | Front: 15'x58' | 1611 | 4064 | 2455 N 19th St | 16th wd. | Front: 15'6"x67.82' |
| 1611 | 4013 | 2127 W Indiana Ave | 11th wd. | Front: 24'x102'6" | 1611 | 4065 | 2420 N 19th St | 16th wd. | Front: 15'6"x67'10" |
| 1611 | 4014 | 2116 W Toronto St | 11th wd. | Front: 14'x108.50' | 1611 | 4066 | 2422 N 19th St | 16th wd. | Front: 15'6"x67'10" |
| 1611 | 4015 | 2044 W Clearfield St | 11th wd. | Irregular | 1611 | 4067 | 2426 N 19th St | 16th wd. | Front: 15'6"x67'10" |
| 1611 | 4016 | 2953 N Hicks St | 11th wd. | Front: 13.83'x51.50' | 1611 | 4068 | 2448 N 19th St | 16th wd. | Front: 15.50'x67.90' |
| 1611 | 4017 | 2710 N Hicks St | 11th wd. | Front: 14'x48' | 1611 | 4069 | 2514 N 19th St | 16th wd. | Front: 15'6"x67'10" |
| 1611 | 4018 | 3024 N Lambert St | 11th wd. | Front: 14'x45' | 1611 | 4070 | 2546 N 19th St | 16th wd. | Front: N/A |
| 1611 | 4019 | 3017 N Croskey St | 11th wd. | Irregular | 1611 | 4071 | 2517 N Garnet St | 16th wd. | Front: 14'x48' |
| 1611 | 4020 | 2922 N Croskey St | 11th wd. | Front: 17.37'x94.25' | 1611 | 4072 | 2429 N Opal St | 16th wd. | Front: 14.08'x48' |
| 1611 | 4021 | 3118 N Croskey St | 11th wd. | Front: 14'x47' | 1611 | 4073 | 2430 N Opal St | 16th wd. | Front: 14.50'x48' |
| 1611 | 4022 | 3011 N 23rd St | 11th wd. | Front: 15'x58' | 1611 | 4074 | 2440 N Opal St | 16th wd. | Front: 14.50'x48' |
| 1611 | 4023 | 2732 N Bonsall St | 11th wd. | Front: 14'6"x45' | 1611 | 4075 | 2336 N 20th St | 16th wd. | Front: 15.36'x78' |
| 1611 | 4024 | 2752 N Bonsall St | 11th wd. | Front: 14'6"x45' | 1611 | 4076 | 2255 N 21st St | 16th wd. | Front: 15.50'x76.25' |
| 1611 | 4025 | 3030 N Bonsall St | 11th wd. | Front: 14.25'x45' | 1611 | 4077 | 2261 N 21st St | 16th wd. | Front: 15.50'x76.25' |
| 1611 | 4026 | 2735 Judson St | 11th wd. | Front: 14'6"x45' | 1611 | 4078 | 2263 N 21st St | 16th wd. | Front: 15'6"x76'3" |
| 1611 | 4027 | 2741 Judson St | 11th wd. | Front: 14.50'x45' | 1611 | 4079 | 2313 N 21st St | 16th wd. | Front: 15.94'x79.25' |
| 1611 | 4028 | 2949 Judson St | 11th wd. | Front: 16'x40' | 1611 | 4080 | 2333 N Van Pelt St | 16th wd. | Front: 14'4"x49'6" |
| 1611 | 4029 | 2951 Judson St | 11th wd. | Front: 16'x40' | 1611 | 4081 | 2360 N Van Pelt St | 16th wd. | Front: 14.28'x48' |
| 1611 | 4030 | 3019 Judson St | 11th wd. | Front: 14'3"x45' | 1611 | 4082 | 2331 N 22nd St | 16th wd. | Front: 16'x70' |
| 1611 | 4031 | 2832 Judson St | 11th wd. | Front: 16'x46.50' | 1611 | 4083 | 2335 N 22nd St | 16th wd. | Front: 16'x70' |
| 1611 | 4032 | 2936 Judson St | 11th wd. | Front: 16'x46' | 1611 | 4084 | 2344 N 22nd St | 16th wd. | Front: 16'x96.40' |
| 1611 | 4033 | 87 E Seymour St | 12th wd. | Front: 15'2'-7/8"x60' | 1611 | 4085 | 1915 W Dauphin St | 16th wd. | Front: 15'x64' |
| 1611 | 4034 | 16 Collom St | 12th wd. | Irregular | 1611 | 4086 | 2115 W York St | 16th wd. | Front: 15'x50' |
| 1611 | 4035 | 4523 N Uber St | 13th wd. | Front: 16'1/4"x84'5" | 1611 | 4087 | 2325 W York St | 16th wd. | Front: 14.59'x55' |
| 1611 | 4036 | 2249 N Sydenham St | 16th wd. | Front: 14'10"x75'10" | 1611 | 4088 | 2034 W Boston St | 16th wd. | Front: 14.58'x56' |
| 1611 | 4037 | 2201-03 N Mole St | 16th wd. | Front: 30'x42' | 1611 | 4089 | 2316 W Harold St | 16th wd. | Front: 15'x67' |
| 1611 | 4038 | 2249 N Mole St | 16th wd. | Front: 14'x42' | 1611 | 4090 | 6032 N 19th St | 17th wd. | Front: 16'x85' |
| 1611 | 4039 | 2242 N 16th St | 16th wd. | Front: 16'x68.50' | 1611 | 4091 | 1705 Mascher St | 18th wd. | Front: 15'6"x53'1-1/2" |
| 1611 | 4040 | 2536 N 16th St | 16th wd. | Front: 15'x66' | 1611 | 4092 | 2037 N 4th St | 18th wd. | Front: 14'x57' |
| 1611 | 4041 | 2219 N Bancroft St | 16th wd. | Front: 13.75'x49.50' | 1611 | 4093 | 2032 N Leithgow St | 18th wd. | Front: 12'x43' |
| 1611 | 4042 | 2659 N Chadwick St | 16th wd. | Front: 14'x48' | 1611 | 4094 | 2334 N Lawrence St | 19th wd. | Front: 14'x46' |
| 1611 | 4043 | 2249 N 17th St | 16th wd. | Front: 16.03'x68.50' | 1611 | 4095 | 3901-05 Germantown Ave | 13th wd. | Irregular |
| 1611 | 4044 | 2253 N 17th St | 16th wd. | Front: 16.03'x68.50' | 1611 | 4096 | 227 E Phil Ellena St | 22nd wd. | Front: 15'x60' |
| 1611 | 4045 | 2625 N 17th St | 16th wd. | Front: 14'x63'6" | 1611 | 4097 | 154 Meehan Ave | 22nd wd. | Irregular |
| 1611 | 4046 | 2560 N 17th St | 16th wd. | Front: 16'1/2"x67' | 1611 | 4098 | 135 W Upsal St | 22nd wd. | Front: 40'x175'9" |
| 1611 | 4047 | 2401 N Bouvier St | 16th wd. | Front: 18'x50' | 1611 | 4099 | 1665 Orthodox St | 23rd wd. | Irregular |
| 1611 | 4048 | 1420 W Hager St | 16th wd. | Front: 14'x45' | 1611 | 4100 | 3909 Wyalusing Ave | 24th wd. | Front: 14'x45' |
| 1611 | 4049 | 1500 W Sergeant St | 16th wd. | Front: 16'1"x49'4" | 1611 | 4101 | 2068 E Cambria St | 25th wd. | Front: 13'x71' |
| 1611 | 4050 | 1622 W Lehigh Ave | 16th wd. | Front: 14'x70' | 1611 | 4102 | 2966 Tulip St | 25th wd. | Front: 14'4"x66' |
| 1611 | 4051 | 1624 W Lehigh Ave | 16th wd. | Front: 14'x70' | | | | | |
| 1611 | 4052 | 2410 N 18th St | 16th wd. | Front: 15.50'x65.82' | | | | | |

Tax Sale continues on 24

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) brtwb.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 23

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, November 15, 2016 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

| Book | Writ | Address | Ward | Dimensions | Book | Writ | Address | Ward | Dimensions |
|------|------|---|----------|-----------------------------|------|------|---|----------|------------------------|
| 1611 | 4103 | 1414 S 48th St | 27th wd. | Irregular | 1611 | 4152 | 1410 N Marston St | 29th wd. | Front: 14'1"x50' |
| 1611 | 4104 | 2710 N 24th St | 28th wd. | Front: 15'x60'10-3/4" | 1611 | 4153 | 1432 N Marston St | 29th wd. | Front: 14'1"x50' |
| 1611 | 4105 | 2769 N 25th St | 28th wd. | Front: 15'x60.82' | 1611 | 4154 | 1438 N Marston St | 29th wd. | Front: 14'1"x50' |
| 1611 | 4106 | 2252 N 26th St | 28th wd. | Front: 16'8-1/2"x56'3" | 1611 | 4155 | 1440 N Marston St | 29th wd. | Front: 14'1"x50' |
| 1611 | 4107 | 2303 N 27th St | 28th wd. | Front: 18'x70.50' | 1611 | 4156 | 1452 N Marston St | 29th wd. | Front: 14'1"x50' |
| 1611 | 4108 | 2305 N 27th St | 28th wd. | Front: 17'1-1/2"xIrregular | 1611 | 4157 | 1413 N 28th St | 29th wd. | Front: 14'1"x71' |
| 1611 | 4109 | 2427 N 27th St | 28th wd. | Front: 14.50'x57' | 1611 | 4158 | 1415-19 N 28th St | 29th wd. | Irregular |
| 1611 | 4110 | 2447 N 28th St | 28th wd. | Front: 14'x66' | 1611 | 4159 | 1457 N 28th St | 29th wd. | Front: 14'1"x71' |
| 1611 | 4111 | 2566 N 28th St | 28th wd. | Front: 15'4"x65'6" | 1611 | 4160 | 2938 Master St | 29th wd. | Front: 14'9"x54' |
| 1611 | 4112 | 2435 N Newkirk St | 28th wd. | Front: 14'x52' | 1611 | 4161 | 1918 N 22nd St | 32nd wd. | Front: 17'7"x100' |
| 1611 | 4113 | 2521 N Newkirk St | 28th wd. | Front: 14'x50' | 1611 | 4162 | 2115 N Natrona St | 32nd wd. | Front: 15'x60' |
| 1611 | 4114 | 2741 N Dover St | 28th wd. | Front: 15'x52'9" | 1611 | 4163 | 2725 W Eyre St | 32nd wd. | Front: 14.50'x54' |
| 1611 | 4115 | 2628 W Arizona St a/k/a 2628 Arizona St | 28th wd. | Front: 15'x44'6" | 1611 | 4164 | 1712 N 28th St | 32nd wd. | Front: 15'x88' |
| 1611 | 4116 | 2630 W Arizona St | 28th wd. | Front: 14'x44' | 1611 | 4165 | 1424 N 62nd St | 34th wd. | Front: 15'5"x59'6-1/2" |
| 1611 | 4117 | 2543 W Arizona St | 28th wd. | Front: 12'x45.50' | 1611 | 4166 | 2066 N 2nd St | 18th wd. | Front: 14'x56'9" |
| 1611 | 4118 | 2617 W Arizona St | 28th wd. | Front: 14'x44' | 1611 | 4167 | 2737 Oakford St | 36th wd. | Irregular |
| 1611 | 4119 | 2625 W Arizona St | 28th wd. | Front: 14'x44' | 1611 | 4168 | 2626 Latona St | 36th wd. | Front: 14'x46.50' |
| 1611 | 4120 | 2623 W York St | 28th wd. | Front: 20'x110' | 1611 | 4169 | 1414 S Patton St | 36th wd. | Front: 16'x52'4" |
| 1611 | 4121 | 2611 W Sergeant St | 28th wd. | Front: 36'x90' | 1611 | 4170 | 2514 N Sartain St | 37th wd. | Front: 14'x51' |
| 1611 | 4122 | 2611 W Harold St | 28th wd. | Front: 14'11-3/8"x66'4-1/8" | 1611 | 4171 | 2448 N Clarion St | 37th wd. | Front: 14'2"x36'6" |
| 1611 | 4123 | 2827 W Albert St | 28th wd. | Front: 14'3-1/4"x52'10-1/4" | 1611 | 4172 | 2850 N Park Ave | 37th wd. | Front: 14'4"x59'6" |
| 1611 | 4124 | 2730 W Oakdale St | 28th wd. | Front: 14'x43' | 1611 | 4173 | 2854 N Park Ave | 37th wd. | Irregular |
| 1611 | 4125 | 2431 W Oakdale St | 28th wd. | Front: 14'1-3/4"x60' | 1611 | 4174 | 814 W Stella St a/k/a 814 Stella St | 37th wd. | Front: 13'9"x48'6" |
| 1611 | 4126 | 2730 W Silver St | 28th wd. | Front: 14'x50' | 1611 | 4175 | 3857 N Ringgold St | 38th wd. | Front: 14.33'x46.50' |
| 1611 | 4127 | 2654 W Seltzer St | 28th wd. | Front: 14'9"x46' | 1611 | 4176 | 2865 N Ringgold St | 38th wd. | Front: 14'4"x46'6" |
| 1611 | 4128 | 2625 W Seltzer St | 28th wd. | Front: 14'3"x46' | 1611 | 4177 | 2867 N Ringgold St | 38th wd. | Front: 15.66'x46.50' |
| 1611 | 4129 | 2604 N 29th St | 28th wd. | Irregular | 1611 | 4178 | 2942 N Ringgold St | 38th wd. | Front: 14'1"x41' |
| 1611 | 4130 | 2646 N 29th St | 28th wd. | Front: 15.31'x70' | 1611 | 4179 | 2957 N Taylor St | 38th wd. | Front: 14.08'x50' |
| 1611 | 4131 | 2307 N Myrtlewood St | 28th wd. | Front: 13'5-1/2"x47' | 1611 | 4180 | 2963 N Taylor St | 38th wd. | Front: 14.08'x50' |
| 1611 | 4132 | 2330 N Myrtlewood St | 28th wd. | Front: 14.50'x47' | 1611 | 4181 | 2933 N Stillman St | 38th wd. | Front: 14.08'x45.75' |
| 1611 | 4133 | 2535 N Stanley St | 28th wd. | Front: 14'2"x50' | 1611 | 4182 | 3155 N Bambrey St | 38th wd. | Front: 14'x45.75' |
| 1611 | 4134 | 2544 N Stanley St | 28th wd. | Front: 14'2"x50' | 1611 | 4183 | 2953 N Bailey St | 38th wd. | Front: 15'x48' |
| 1611 | 4135 | 2638 N Stanley St | 28th wd. | Front: 14'x50' | 1611 | 4184 | 2946 N Bailey St | 38th wd. | Front: 15'x48' |
| 1611 | 4136 | 2335 N 31st St | 28th wd. | Front: 15'x69' | 1611 | 4185 | 2867 N Taney St | 38th wd. | Front: 14'1"x45' |
| 1611 | 4137 | 2514 N Napa St | 28th wd. | Front: 14.25'x50' | 1611 | 4186 | 2913 N Taney St | 38th wd. | Front: 15'x48' |
| 1611 | 4138 | 2532 N Napa St | 28th wd. | Front: 14'x50' | 1611 | 4187 | 2917 N Taney St | 38th wd. | Front: 15'x48' |
| 1611 | 4139 | 2534 N Napa St | 28th wd. | Front: 14'x50' | 1611 | 4188 | 2923 N Taney St | 38th wd. | Front: 15'x48' |
| 1611 | 4140 | 2535 N Patton St | 28th wd. | Front: 14.16'x50' | 1611 | 4189 | 2817 N Newkirk St | 38th wd. | Front: 16'x66' |
| 1611 | 4141 | 2537 N Patton St | 28th wd. | Front: 14.16'x50' | 1611 | 4190 | 2401 W Elkhart St | 38th wd. | Front: 19'4-3/4"x48' |
| 1611 | 4142 | 2430 N Douglas St | 28th wd. | Front: 14'x50' | 1611 | 4191 | 2407 W Elkhart St | 38th wd. | Front: 16'x48' |
| 1611 | 4143 | 3010 W Nevada St | 28th wd. | Front: 16'x60' | 1611 | 4192 | 2414 W Toronto St | 38th wd. | Front: 14'5"x45'3-7/8" |
| 1611 | 4144 | 3145 W Dakota St | 28th wd. | Front: 14.03'x57' | 1611 | 4193 | 2931 W Clementine St | 38th wd. | Front: 14'x35' |
| 1611 | 4145 | 3113 W Arizona St | 28th wd. | Front: 14'x42' | 1611 | 4194 | 2607 Deacon St | 38th wd. | Front: 15'x50' |
| 1611 | 4146 | 3211 W Arizona St | 28th wd. | Front: 14'7"x44' | 1611 | 4195 | 2143 S Daggett St | 40th wd. | Front: 14'x50' |
| 1611 | 4147 | 2932 W York St | 28th wd. | Front: 14'x47' | 1611 | 4196 | 207 W Sheldon St | 42nd wd. | Front: 14'x65' |
| 1611 | 4148 | 3115 W Cumberland St | 28th wd. | Front: 18.75'x62' | 1611 | 4197 | 1300 W Clementine St | 43rd wd. | Front: 14'x40' |
| 1611 | 4149 | 2914 W Lehigh Ave | 28th wd. | Front: 15'11"x78'6" | 1611 | 4198 | 1545 W Dauphin St a/k/a 1545 Dauphin St | 16th wd. | Front: 20'11"x69' |
| 1611 | 4150 | 3000 W Lehigh Ave | 28th wd. | Front: 16'x76' | 1611 | 4199 | 1237 W Airidrie St | 43rd wd. | Front: 15'x105' |
| 1611 | 4151 | 1406 N Marston St | 29th wd. | Front: 14'1"x50' | 1611 | 4200 | 895 N 51st St | 44th wd. | Front: 15'x65'7-7/8" |

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