

## 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, December 20, 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
1612	4001	3056 N 21st St	11th wd.	Irregular	1612	4053	5624 Utah St	12th wd.	Irregular
1612	4002	643 S 60th St	3rd wd.	Front: 16'x85'	1612	4054	3714 N Bouvier St	13th wd.	Front: 16'x78'
1612	4003	6215 Addison St	3rd wd.	Front: 16'x63'6"	1612	4055	4646 Brown St	6th wd.	Front: 15'x65'
1612	4004	5846 Larchwood Ave	3rd wd.	Front: 15'7"x80'	1612	4056	4505 N Colorado St	13th wd.	Front: 16'x54'
1612	4005	5447 Race St	4th wd.	Front: 15.33'x55.50'	1612	4057	4558 N Gratz St	13th wd.	Front: 15'1"x84'5"
1612	4006	2462 N Bouvier St	16th wd.	Front: 14'1"x50'	1612	4058	1030 Lemon St	14th wd.	Irregular
1612	4007	5522 Spring St	4th wd.	Front: 16'x46'	1612	4059	2522 N Colorado St	16th wd.	Front: 13'11-1/2"x49'
1612	4008	48 N 54th St	4th wd.	Front: 15'x63.25'	1612	4060	2202 N Bouvier St	16th wd.	Front: 14'2"x48'
1612	4009	102 N Yewdall St	4th wd.	Front: 15'x56.50'	1612	4061	2333 N Cleveland St	16th wd.	Front: 14'2"x47'
1612	4010	115 N Vogdes St	4th wd.	Front: 13.94'x74.26'	1612	4062	2221 N Uber St	16th wd.	Front: 15'x96'
1612	4011	29 N 56th St	4th wd.	Front: 15'4"x80'	1612	4063	1918 Sparks St	17th wd.	Front: 15'x98'
1612	4012	5617 Market St	4th wd.	Front: 18'x96'	1612	4064	5865 Kemble Ave	17th wd.	Irregular
1612	4013	155 N Salford St	4th wd.	Front: 15.16'x65.56'	1612	4065	2253 Waterloo St	19th wd.	Front: 14'x40'
1612	4014	214 N Cecil St	4th wd.	Front: 14'6"x63'	1612	4066	2303 N Hancock St	19th wd.	Front: 14'x52'
1612	4015	673 N Preston St	6th wd.	Front: 22'x121'	1612	4067	2441 N Hancock St	19th wd.	Front: 18'x48'4"
1612	4016	719 N Preston St	6th wd.	Front: 12'10"x68'6"	1612	4068	442 W Dauphin St	19th wd.	Front: 14'x60'
1612	4017	729 N Preston St	6th wd.	Front: 12'8"x68'10"	1612	4069	2962 N Philip St	19th wd.	Front: 13'x54'10-1/2"
1612	4018	718 N Preston St	6th wd.	Irregular	1612	4070	2864 N Leithgow St	19th wd.	Irregular
1612	4019	721 N 41st St	6th wd.	Front: 24'x100'	1612	4071	2848 N Lawrence St	19th wd.	Front: 12'6"x44'9"
1612	4020	727 N 41st St	6th wd.	Irregular	1612	4072	2917 N Orkney St	19th wd.	Front: 11'7-5/8"x40'9"
1612	4021	447 N 42nd St	6th wd.	Front: 15'4"x61'	1612	4073	2651 N Colorado St	16th wd.	Front: 14'x48'
1612	4022	660 Brooklyn St	6th wd.	Front: 16'x70'6"	1612	4074	2357 N 19th St	16th wd.	Front: 15'3"x68'
1612	4023	4142 Westminster Ave	6th wd.	Front: 13.50'x100'	1612	4075	4280 Orchard St	23rd wd.	Irregular
1612	4024	4124 Pennsgrove St	6th wd.	Front: 16'x95'	1612	4076	4734 Hawthorne St	23rd wd.	Front: 17'6"x110'
1612	4025	4134 Pennsgrove St	6th wd.	Front: 16'x95'	1612	4077	5243 Castor Ave	23rd wd.	Irregular
1612	4026	4242 W Girard Ave	6th wd.	Irregular	1612	4078	3213 Hamilton St	24th wd.	Front: 16'4"x97'
1612	4027	4230 W Stiles St	6th wd.	Front: 16'x85'	1612	4079	3849 Mount Vernon St	24th wd.	Front: 14'x60'
1612	4028	4143 Leidy Ave	6th wd.	Front: 16'x160'	1612	4080	3807 Wallace St	24th wd.	Front: 15'x96'
1612	4029	4185 Leidy Ave	6th wd.	Front: 16'x90'	1612	4081	3615 Melon St	24th wd.	Front: 23'8"x70'
1612	4030	4276 Parkside Ave	6th wd.	Front: 16'1/2"x106'5"	1612	4082	3701 Melon St	24th wd.	Front: 18'x52'
1612	4031	800-1/2 N 40th St	6th wd.	Front: 15'1/2"x60'9"	1612	4083	3842 Fairmount Ave	24th wd.	Front: 15'6"x90'
1612	4032	842 N 40th St	6th wd.	Front: 19'3"x80'	1612	4084	3844 Fairmount Ave	24th wd.	Front: 15'6"x90'
1612	4033	1132 N 41st St	6th wd.	Front: 17'x109'	1612	4085	631 N Shedwick St	24th wd.	Front: 17'10-1/4"x57'3"
1612	4034	1222 N 41st St	6th wd.	Front: 20'x70'	1612	4086	638 N Shedwick St	24th wd.	Front: 14'x59'6"
1612	4035	833 N Holly St	6th wd.	Front: 20'x115'	1612	4087	648 N 38th St	24th wd.	Front: 16'x81'
1612	4036	835 N Holly St	6th wd.	Front: 20'x115'	1612	4088	671 Union St	24th wd.	Front: 26'x100'6"
1612	4037	842 June St	6th wd.	Front: 16'x40'	1612	4089	3727 Aspen St	24th wd.	Front: 15'x42'
1612	4038	907 N 48th St	6th wd.	Front: 16'x117'	1612	4090	3844 Folsom St	24th wd.	Front: 14'x80'
1612	4039	2835 Hope St	7th wd.	Front: 18'x44'5-3/8"	1612	4091	3933 Folsom St	24th wd.	Front: 14'x73'
1612	4040	2934 N Howard St	7th wd.	Front: 14'6"x48'6"	1612	4092	731 N 39th St	24th wd.	Front: 16'x82'
1612	4041	2941 Waterloo St	7th wd.	Front: 14'1"x44'6"	1612	4093	3921 Reno St	24th wd.	Front: 14.16'x60'
1612	4042	5732 Ludlow St	60th wd.	Front: 13'x74'6"	1612	4094	3933 Reno St	24th wd.	Front: 14.16'x60'
1612	4043	5551 Locust St	60th wd.	Front: 16'x75.75'	1612	4095	801 N 39th St	24th wd.	Front: 15.66'x80'
1612	4044	270-272 S 58th St	60th wd.	Front: 48'10"x78'3"	1612	4096	821 N 39th St	24th wd.	Front: 15'8"x69'2"
1612	4045	3324 Ella St	7th wd.	Front: 14'1-1/2"x68'6"	1612	4097	807 Union St	24th wd.	Front: 15'6"x87'4"
1612	4046	3436 Kip St	7th wd.	Front: 13'10-1/2"x70'	1612	4098	3920 Pennsgrove St	24th wd.	Front: 15'6"x85'
1612	4047	3432 E St	7th wd.	Front: 14'2"x52'6"	1612	4099	3933 Pennsgrove St	24th wd.	Front: 16'x89'
1612	4048	122 E Ontario St	7th wd.	Front: 15'8"x70'	1612	4100	3928 Poplar St	24th wd.	Front: 15'11-3/4"x70'6"
1612	4049	3127 N 15th St	11th wd.	Front: 16'2"x81'3"	1612	4101	1841 Hart Ln	25th wd.	Irregular
1612	4050	2927 N Croskey St	11th wd.	Front: 18'x92'6"	1612	4102	2111 E Stella St	25th wd.	Front: 14'x50'4-1/2"
1612	4051	2929 N Croskey St	11th wd.	Front: 18'x92'6"					
1612	4052	2749 N Bonsall St	11th wd.	Front: 14'6"x45'					

Tax Sale continues on 20

### Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

• Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

• **Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.**

• The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.

• The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.

• The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.

• No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

• The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

• The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

• All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale.

• **Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.**

• Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) [brtweb.phila.gov](http://brtweb.phila.gov) for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website [philadox.phila.gov](http://philadox.phila.gov) and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

#### NOTICE OF SCHEDULE OF DISTRIBUTION

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

#### LAND BANK SALE

• Notwithstanding the foregoing, if the Philadelphia Land Bank ("Land Bank") exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa. C.S.A. § 2117 (d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency.

• Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq.

• N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

#### EXPLANATION

• The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

• The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

• Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

**JEWELL WILLIAMS**  
 Sheriff  
 City and County of Philadelphia  
[www.phillysheriff.com](http://www.phillysheriff.com)

Tax Sale continued from 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, December 20, 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
1612	4103	3131 Amber St	25th wd.	Front: 13'6"x73'6"	1612	4152	21 Farson St	44th wd.	Front: 16'x100'
1612	4104	2747 Jasper St	25th wd.	Front: 12'x41'3"	1612	4153	133 N 51st St	44th wd.	Front: 15'x55'
1612	4105	2753 Jasper St	25th wd.	Front: 12'1"x40'1"	1612	4154	14 N 51st St	44th wd.	Front: 16'x112'
1612	4106	2856 Jasper St	25th wd.	Front: 14'x54'	1612	4155	22 N 51st St	44th wd.	Front: 16'x112'
1612	4107	2515 N Newkirk St	28th wd.	Front: 14'x50'	1612	4156	30 N 51st St	44th wd.	Front: 16'x112'
1612	4108	2231 N 30th St	28th wd.	Front: 18'6"x78'	1612	4157	45 N Paxon St	44th wd.	Front: 16'x112'
1612	4109	2515 N 34th St	28th wd.	Irregular	1612	4158	141 N Lindenwood St	44th wd.	Front: 15'x70'
1612	4110	1916 E Birch St	25th wd.	Front: 14'3"xIrregular	1612	4159	13 N Peach St	44th wd.	Front: 15'x70'
1612	4111	2332 E Thompson St	31st wd.	Front: 13'x62'	1612	4160	19 N Peach St	44th wd.	Front: 15'x70'
1612	4112	2117 E Dakota St	31st wd.	Irregular	1612	4161	41 N Peach St	44th wd.	Front: 15'x48'
1612	4113	2119 E Dakota St	31st wd.	Front: 12.78'x37.65'	1612	4162	47 N Peach St	44th wd.	Front: 15'x48'
1612	4114	1931 E Oakdale St	31st wd.	Front: 13'10"x51'	1612	4163	49 N Peach St	44th wd.	Front: 15'x48'
1612	4115	2128 N 19th St	32nd wd.	Front: 17'x82'5"	1612	4164	55 N Peach St	44th wd.	Front: 15'x48'
1612	4116	1943 N Croskey St	32nd wd.	Front: 14'3"x75'	1612	4165	103 N Peach St	44th wd.	Front: 15'x59'6"
1612	4117	2003 N Stillman St	32nd wd.	Front: 16'x52'	1612	4166	58 N Peach St	44th wd.	Front: 15'x52.50'
1612	4118	1825 N Bailey St	32nd wd.	Front: 14'x42'	1612	4167	129 N 54th St	44th wd.	Front: 16'x70'
1612	4119	2213 W Berks St	32nd wd.	Front: 16'x61'	1612	4168	5227 Haverford Ave	44th wd.	Irregular
1612	4120	2910 Page St	32nd wd.	Front: 13'9"x49'	1612	4169	4814 Olive St	44th wd.	Front: 15'x60'
1612	4121	2134 N 27th St	32nd wd.	Irregular	1612	4170	4934 Germantown Ave	12th wd.	Front: 20'x95'
1612	4122	1845 N Marston St	32nd wd.	Front: 14'x42'	1612	4171	5028 Parrish St	44th wd.	Front: 15'x61'6"
1612	4123	2134 N 28th St	32nd wd.	Front: 15'x70'	1612	4172	5118 Master St	44th wd.	Irregular
1612	4124	2414 N 28th St	28th wd.	Front: 14'8"x63'	1612	4173	892 N 49th St	44th wd.	Front: 15'x50'
1612	4125	2537 Cecil B Moore Ave	32nd wd.	Front: 15'x68'	1612	4174	456 N 52nd St	44th wd.	Front: 16'2"x97'
1612	4126	1739 N 27th St	32nd wd.	Front: 15'x62'6"	1612	4175	2048 E Willard St	45th wd.	Irregular
1612	4127	618 E Lippincott St	33rd wd.	Front: 14'3"x50'	1612	4176	1828 E Thayer St	45th wd.	Front: 14'1"x69'11-1/2"
1612	4128	752 E Westmoreland St	33rd wd.	Front: 15'x55'	1612	4177	3466 Braddock St	45th wd.	Front: 15'3"x50'
1612	4129	3304 H St	33rd wd.	Front: 15'x67'	1612	4178	4361 E Thompson St	45th wd.	Front: 14'x94'3-1/2"
1612	4130	3068 Potter St	33rd wd.	Irregular	1612	4179	4428-30 Salmon St	45th wd.	Front: 29'11-5/8"x115'6"
1612	4131	6921 Edmund St	41st wd.	Front: 70'x35.82'	1612	4180	1747 W Thompson St	47th wd.	Front: 14'x45'
1612	4132	32 N Hirst St	34th wd.	Front: 14'3"x64'	1612	4181	1916 Cecil B Moore Ave	47th wd.	Front: 18'x83'
1612	4133	875 Marcella St	35th wd.	Front: 15'x70'	1612	4182	2028 S Norwood St	48th wd.	Front: 14'x51'
1612	4134	1122 S 26th St	36th wd.	Front: 15'x55'	1612	4183	1308 W Wingohocking St	49th wd.	Irregular
1612	4135	40 S 51st St	60th wd.	Front: 16'x87'	1612	4184	539 W Roosevelt Blvd	49th wd.	Front: 16'x83'
1612	4136	1648 S Bailey St	36th wd.	Front: 14'2"x46'6"	1612	4185	644 W Rockland St	49th wd.	Front: 15'10"x87'
1612	4137	915 W Dakota St	37th wd.	Front: 12.45'x60'	1612	4186	705 W Rockland St	49th wd.	Front: 16'x82'
1612	4138	1227 W Harold St	37th wd.	Front: 14'x44'	1612	4187	4845 N 7th St	49th wd.	Front: 15.67'x75'
1612	4139	2855 N 8th St	37th wd.	Front: 12'7"x49'	1612	4188	4942 N Hutchinson St	49th wd.	Front: 15'9"x77'6-1/2"
1612	4140	1319 W Auburn St	37th wd.	Front: 15'6"x35'	1612	4189	5318 Reinhard St	51st wd.	Front: 15'2"x62'10"
1612	4141	1235 W Cambria St	37th wd.	Front: 16'x80'	1612	4190	1006 S Ithan St	51st wd.	Front: 16'x57'6"
1612	4142	3240 W Allegheny Ave	38th wd.	Front: 15'1"x83'	1612	4191	1532 S 56th St	51st wd.	Front: 17'x81'
1612	4143	6602 Woodland Ave	40th wd.	Front: 19'5"x100'	1612	4192	7700 Langdon St	56th wd.	Front: 38'x119'
1612	4144	4642 A St	42nd wd.	Front: 15'x80'	1612	4193	4926 Locust St	60th wd.	Front: 15.61'x97'
1612	4145	3523 N Marshall St	43rd wd.	Front: 14'x85'	1612	4194	4934 Locust St	60th wd.	Front: 15.61'x97'
1612	4146	3614 N Camac St	43rd wd.	Irregular	1612	4195	28 S 48th St	60th wd.	Front: 15'x77'
1612	4147	3911 N Darien St	43rd wd.	Front: 16'x45'	1612	4196	5122 Ranstead St	60th wd.	Front: 15'x57'
1612	4148	3939 N 9th St	43rd wd.	Front: 15'11"x46'	1612	4197	5138 Ranstead St	60th wd.	Front: 15'x57'
1612	4149	132 N 49th St	44th wd.	Irregular	1612	4198	5144 Ranstead St	60th wd.	Front: 15'x57'
1612	4150	5334 Pine St	60th wd.	Front: 21.00'x85.00'	1612	4199	5230 Chancellor St	60th wd.	Front: 15'x66'
1612	4151	13 Farson St	44th wd.	Front: 16'x100'	1612	4200	5428 Market St	60th wd.	Front: 17'x88'

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

## NOTICE OF SCHEDULE OF DISTRIBUTION

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

## LAND BANK SALE

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

## EXPLANATION

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

**JEWELL WILLIAMS**  
Sheriff  
City and County of Philadelphia  
[www.phillysheriff.com](http://www.phillysheriff.com)