

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, December 21, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1712	4001	224 Mc Clellan St	1st wd.	Front: 14'x53'	1712	4046	3720 N Carlisle St	13th wd.	Front: 15'x77'
1712	4002	1221 S 6th St	2nd wd.	Irregular	1712	4047	3618 N 16th St	13th wd.	Front: 25'x77'4"
1712	4003	714 St. Albans St	2nd wd.	Front: 13.00'x42.40'	1712	4048	3746 N 17th St	13th wd.	Front: 15.25'x84.83'
1712	4004	5833 Rodman St	3rd wd.	Front: 15'x65'	1712	4049	1923 Dennie St	13th wd.	Front: 15'3"x103'
1712	4005	5930 Catharine St	3rd wd.	Front: 16'x110'	1712	4050	2229 Ruffner St	13th wd.	Irregular
1712	4006	6163 Webster St	3rd wd.	Front: 17'6"x108'6"	1712	4051	4547 N 18th St	13th wd.	Front: 16'x62'
1712	4007	5905 Springfield Ave	3rd wd.	Front: 15'8"x82'	1712	4052	2526 N Bancroft St	16th wd.	Front: 14'5'-1/2"x48'
1712	4008	5459 Race St	4th wd.	Front: 15'4"x55'6"	1712	4053	2209 N Chadwick St	16th wd.	Front: 14'1/2"x48'7"
1712	4009	5417 Sharswood St	4th wd.	Front: 14'x Irregular	1712	4054	5459 Thomas Ave	51st wd.	Front: 15'x93'
1712	4010	5425 Hunter St	4th wd.	Irregular	1712	4055	1514 W Huntingdon St	16th wd.	Front: 14'x41'5"
1712	4011	5542 W Oxford St	4th wd.	Front: 15'x96'	1712	4056	2256 N Cleveland St	16th wd.	Front: 14'x47'
1712	4012	5848 Filbert St	4th wd.	Front: 18'9'-3/4"x48'8'-5/8"	1712	4057	2338 N 20th St	16th wd.	Front: 15'7"x78'
1712	4013	5834 Arch St	4th wd.	Front: 16'x71'	1712	4058	2231 N Woodstock St	16th wd.	Front: 15'x60'
1712	4014	115 N 58th St	4th wd.	Front: 15'x80'	1712	4059	2225 W Dauphin St	16th wd.	Irregular
1712	4015	248 N Wanamaker St	4th wd.	Front: 14'x71'	1712	4060	1720 Belfield Ave	17th wd.	Front: 16'x107'6"
1712	4016	544 N Hobart St	4th wd.	Front: 14'x42'7'-1/2"	1712	4061	6204 N 17th St	17th wd.	Front: 16'x80'
1712	4017	1320 N Hobart St	4th wd.	Front: 15'x57'	1712	4062	5933 E Wister St	17th wd.	Front: 14'x88'
1712	4018	4070 Powelton Ave	6th wd.	Front: 16.00'x67.15'	1712	4063	2404 N Hancock St	19th wd.	Front: 15'7"x61'2"
1712	4019	26 N 40th St	6th wd.	Irregular	1712	4064	2342 N Lawrence St	19th wd.	Front: 14'x46'
1712	4020	4556 Merion Ave	6th wd.	Front: 11.83'x67'	1712	4065	2334-36 N 5th St	19th wd.	Front: 32'x68'9"
1712	4021	830 Palm St	6th wd.	Front: 13'2"x50'	1712	4066	2219 N Fairhill St	19th wd.	Front: 14'4"x80'
1712	4022	821 Hutton St	6th wd.	Front: 15'x51'	1712	4067	2933 N Fairhill St	19th wd.	Front: 14'x70'
1712	4023	1020 N 43rd St	6th wd.	Front: 15'4"x75'	1712	4068	2945 N Fairhill St	19th wd.	Front: 14'x70'
1712	4024	855 N 45th St	6th wd.	Front: 15'x85'	1712	4069	2514 N Fairhill St	19th wd.	Front: 15'x54'
1712	4025	1009 N 46th St	6th wd.	Front: 15'x90'6"	1712	4070	3225 N 6th St	19th wd.	Front: 15'x60'
1712	4026	2825 Hope St a/k/a 2825 N Hope St	7th wd.	Front: 18'x44'9'-3/8"	1712	4071	1752 N 6th St	20th wd.	Irregular
1712	4027	2941 Waterloo St	7th wd.	Front: 14'1"x44'6"	1712	4072	1914 N 6th St	20th wd.	Front: 12'10"x82'7"
1712	4028	2851 N. Front St	7th wd.	Front: 14'6"x58'6"	1712	4073	164 Meehan Ave a/k/a 164 W. Meehan Ave	22nd wd.	Irregular
1712	4029	2826 Boudinot St	7th wd.	Front: 14'x110'	1712	4074	1814 Gillingham St	23rd wd.	Front: 14.17"x117'
1712	4030	2832 Boudinot St a/k/a 2832 N Boudinot St	7th wd.	Front: 17'x112'6"	1712	4075	1641 Fillmore St	23rd wd.	Irregular
1712	4031	5407 Angora Ter a/k/a 5407 Angora St	51st wd.	Irregular	1712	4076	624 N 38th St	24th wd.	Front: 16'x75'
1712	4032	116 E Westmoreland St	7th wd.	Front: 14'x64'7"	1712	4077	3532 Mantua Ave	24th wd.	Irregular
1712	4033	1910 73rd Ave	10th wd.	Front: 16'2"x70'	1712	4078	2974 Edgemont St	25th wd.	Front: 14'x57'
1712	4034	2041 E Rittenhouse St	10th wd.	Irregular	1712	4079	1316 Divinity St a/k/a 1316 Divinity Pl	27th wd.	Irregular
1712	4035	1630 Glenwood Ave a/k/a 1630 W Glenwood Ave	11th wd.	Front: 69'8'-1/2"x14'11'-3/8"	1712	4080	1318 Divinity St	27th wd.	Front: 16'x72.59'
1712	4036	2919 N 23rd St	11th wd.	Irregular	1712	4081	1413 S Vogdes St	51st wd.	Front: 15.33'x60'
1712	4037	2835 N Bonsall St	11th wd.	Front: 15'x46'6"	1712	4082	2462 N Stanley St	28th wd.	Front: 14'x52'
1712	4038	3016 N Bonsall St	11th wd.	Front: 14'3"x45'	1712	4083	2437 Harlan St	29th wd.	Front: 14'2"x42'6"
1712	4039	1810 W Tioga St	11th wd.	Front: 18.17'x129'	1712	4084	2333 W Oxford St	29th wd.	Front: 16.16'x67'
1712	4040	2051 W Tioga St	11th wd.	Front: 16'x128.33'	1712	4085	1709 S 58th St	51st wd.	Front: 15'x72'
1712	4041	2124 W Atlantic St	11th wd.	Front: 17.50'x68'	1712	4086	4837 Merion Ave	52nd wd.	Front: 14'x70'
1712	4042	78 E Seymour St	12th wd.	Front: 15'9"x50'4-?"	1712	4087	1924 E Firth St	31st wd.	Front: 12'x65'6"
1712	4043	4935 Portico St	12th wd.	Front: 14'1"x50'	1712	4088	1836 E Oakdale St	31st wd.	Front: 13'x57'6"
1712	4044	1425 Lenox Ave	13th wd.	Front: 14'x72'	1712	4089	2128 N 20th St	32nd wd.	Front: 16'3"x80'
1712	4045	1505 W Erie Ave	13th wd.	Front: 15'8"x97'	1712	4090	2913 E St	33rd wd.	Irregular
					1712	4091	231 N 61st St	34th wd.	Front: 15'x125'

Tax Sale continues on 16

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 philaodx.phila.gov and to its website at <http://philaodx.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 15

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, December 21, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1712	4092	1311 N 60th St	34th wd. Front: 15'x86'	1712	4134	6943 Theodore St	40th wd. Front: 15'x65'6"
1712	4093	1465 N 60th St	34th wd. Front: 15'x90'	1712	4135	512 E Luray St	42nd wd. Front: 15'6"x66'6"
1712	4094	613 N 63rd St	34th wd. Front: 16'x107'	1712	4136	5034 Gransback St	42nd wd. Front: 15'10-1/2"x63'6"
1712	4095	871 Marcella St	35th wd. Front: 18'x70'	1712	4137	102 W Courtland St	42nd wd. Front: 17'3-1/2"x40'
1712	4096	887 Marcella St	35th wd. Front: 15'x70'	1712	4138	173 W Loudon St	42nd wd. Front: 18'x100'11-1/4"
1712	4097	929 1/2 Carver St	35th wd. Front: 15'1x62'6"	1712	4139	276 W Rubicam St	42nd wd. Front: 14.00'x65.00'
1712	4098	2018 Oakford St	36th wd. Front: 15.00'x55.00'	1712	4140	807 W Tioga St	43rd wd. Front: 13'1-1/2"x41'6"
1712	4099	2028 Mountain St	36th wd. Front: 14'x45'	1712	4141	3537 N 8th St	43rd wd. Front: 20.00'x107.00'
1712	4100	2345 Dickinson St	36th wd. Front: 15'x68'	1712	4142	3408 Goodman St	43rd wd. Front: 14'x46'
1712	4101	1542 S Napa St	36th wd. Front: 15'x51'	1712	4143	3837 N Darien St	43rd wd. Front: 15'11"x45'
1712	4102	1706 Federal St	36th wd. Front: 15'x70'	1712	4144	3728 N 9th St	43rd wd. Front: 16'x51'
1712	4103	2514 N Marshall St	37th wd. Front: 14'x81.32'	1712	4145	3712 N 10th St	43rd wd. Front: 15'x90'
1712	4104	2619 N Franklin St	37th wd. Front: 13'10"x66'6"	1712	4146	1315 W Pike St	43rd wd. Front: 15'x85'
1712	4105	2507 N Alder St	37th wd. Front: 14'x48'	1712	4147	3948 N Percy St	43rd wd. Front: 16'x45'
1712	4106	2510 N Alder St	37th wd. Front: 14'x48'	1712	4148	1320 W Jerome St	43rd wd. Front: 16'x79'6"
1712	4107	923 W Arizona St	37th wd. Front: 16'7-1/2"x60'	1712	4149	704 W Bristol St	43rd wd. Front: 13'11"x49'
1712	4108	1227 W Hazzard St	37th wd. Front: 14'1-1/2"x42'	1712	4150	4238 N 6th St	43rd wd. Irregular
1712	4109	1221 W Tucker St	37th wd. Front: 14'x46'	1712	4151	4400 N 7th St	43rd wd. Front: 15'x71'6"
1712	4110	2831 N Franklin St	37th wd. Front: 14'x62'	1712	4152	4138 N Darien St	43rd wd. Front: 15'9"x39'9-1/4"
1712	4111	2928 N 12th St	37th wd. Front: 15'10"x84'6"	1712	4153	5222 Arch St	44th wd. Irregular
1712	4112	2919 N 13th St	37th wd. Front: 16'x84'6"	1712	4154	217 Farson St a/k/a 217 N Farson St	44th wd. Front: 15'x100'
1712	4113	816 W Allegheny Ave	37th wd. Front: 15'x56'	1712	4155	39 N Ruby St	44th wd. Front: 15'7"x60'6"
1712	4114	5336 Euclid St	52nd wd. Irregular	1712	4156	868 N 48th St	44th wd. Front: 18'x100'
1712	4115	3114 N Taylor St	38th wd. Front: 15'x90'	1712	4157	2229 Bridge St	45th wd. Front: 20'x118'
1712	4116	2867 N Stillman St	38th wd. Front: 16'x45'	1712	4158	5222 Rodman St	46th wd. Front: 14'x62'
1712	4117	3304 W Allegheny Ave	38th wd. Front: 15'x80'	1712	4159	5114 Webster St	46th wd. Front: 25'x54'6-1/8"
1712	4118	3220 N 34th St	38th wd. Irregular	1712	4160	5652 Carpenter St	46th wd. Front: 15'2"x62'
1712	4119	519 Cantrell St	39th wd. Front: 14'x45'	1712	4161	2004 Longshore Ave	54th wd. Front: 18'1-1/2"x92'6"
1712	4120	435 Daly St	39th wd. Front: 14'x53'	1712	4162	1709 Ingersoll St	47th wd. Front: 14'x63'
1712	4121	2333 S Percy St	39th wd. Front: 14'x48'	1712	4163	2104 S Beechwood St	48th wd. Front: 14'3"x50'
1712	4122	2826 S Randolph St	39th wd. Front: 15'2-1/2"x53'8-1/2"	1712	4164	1325 W Eleanor St	49th wd. Front: 18.50'x109.50'
1712	4123	6038 Regent St	40th wd. Front: 16'x57'	1712	4165	5046 N Warnock St	49th wd. Front: 24'x77'3/8"
1712	4124	6110 Upland St	40th wd. Front: 14'x62'	1712	4166	5240 N 9th St	49th wd. Front: 15.91'x68'
1712	4125	6116 Upland St	40th wd. Front: 14'x62'	1712	4167	5754 N Camac St	49th wd. Front: 16'4"x84'5/8"
1712	4126	2636 S Felton St	40th wd. Front: 16'x62.5'	1712	4168	8637 Rugby St	50th wd. Irregular
1712	4127	5717 Elmwood Ave	40th wd. Front: 16.220'x75'	1712	4169	1101 E Sharpnack St	50th wd. Irregular
1712	4128	2235 Hobson St a/k/a 2235 S Hobson St	40th wd. Front: 14'4"x66'6"	1712	4170	1148 S Wilton St	51st wd. Front: 19'5"x97'6"
1712	4129	2101-05 S 70th St	40th wd. Irregular Lot	1712	4171	1309 S 53rd St	51st wd. Front: 20'x102'4"
1712	4130	6831 Woodland Ave	40th wd. Front: 16'x100'	1712	4172	1444 S 52nd St	51st wd. Front: 16'x77'
1712	4131	7025 Saybrook Ave	40th wd. Front: 14'x82'	1712	4173	5343 Yocum St	51st wd. Front: 15'5"x93'
1712	4132	7408 Buist Ave	40th wd. Front: 25'x100'	1712	4174	1005 S Frazier St	51st wd. Front: 16'x56'
1712	4133	2315 N 59th St	52nd wd. Front: 70'x110'	1712	4175	1019 S Frazier St	51st wd. Front: 16'x56'

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