

Tax Collection Sale

City of Philadelphia

TAX COLLECTION 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 Office of the Sheriff, City and County of Philadelphia
9:00 a.m. Thursday, November 3, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1611	5001	121 S Salford St	3rd wd.	Front: 16'x62'6"	1611	5052	2346 N Orkney St	19th wd.	Front: 14'x39'
1611	5002	5916 W Girard Ave	4th wd.	Irregular	1611	5053	2231 N Reese St	19th wd.	Irregular
1611	5003	5790 Stewart St	4th wd.	Front: 16'2"x81'6"	1611	5054	2233 N Reese St	19th wd.	Front: 16'x53'10"
1611	5004	2402 W Clearfield St	38th wd.	Front: 20'6"x55'	1611	5055	2237 N Reese St	19th wd.	Front: 16'x54'
1611	5005	838 Hutton St	6th wd.	Front: 14'x40'	1611	5056	2214 N Reese St	19th wd.	Front: 14'x55'
1611	5006	2907 Mascher St	7th wd.	Front: 14'x48'6"	1611	5057	2306 N Reese St	19th wd.	Front: 14'x60'
1611	5007	2916 N Hancock St	7th wd.	Front: 14'6"x52'3"	1611	5058	2261 N Fairhill St	19th wd.	Front: 13'3"x69'6"
1611	5008	450 E Elkhart St	7th wd.	Front: 13'1"x48'	1611	5059	2301 N 6th St	19th wd.	Front: 18'x136'10-1/4"
1611	5009	2731 N Front St	7th wd.	Irregular	1611	5060	4468 N Gratz St	13th wd.	Front: 15.00'x50.00'
1611	5010	2943-45 Ridge Ave	32nd wd.	Irregular	1611	5061	2046 N Orianna St	19th wd.	Front: 14'x47'
1611	5011	3307 Waterloo St	7th wd.	Front: 14'x41.50'	1611	5062	2519 N 4th St	19th wd.	Front: 15'x59.50'
1611	5012	2221 W Indiana Ave a/k/a 2221 W Indiana St	11th wd.	Front: 16'x58'	1611	5063	2949 N 4th St	19th wd.	Front: 14'x55.50'
1611	5013	2217 W Lippincott St	11th wd.	Front: 13'4"x112'6"	1611	5064	2809 N Orkney St	19th wd.	Front: 14'x40'
1611	5014	3122 N Rosewood St	11th wd.	Front: 15.03'x58.65'	1611	5065	2832 N Orkney St	19th wd.	Front: 13'x42'
1611	5015	3057 N 15th St	11th wd.	Front: 17'x100'	1611	5066	2901 N 6th St	19th wd.	Front: 19'x66.37'
1611	5016	3003 N Croskey St	11th wd.	Front: 15'x46.50'	1611	5067	177 W Huntingdon St	19th wd.	Irregular
1611	5017	2924 N Croskey St	11th wd.	Front: 13.66'x74.20'	1611	5068	313 W Somerset St	19th wd.	Front: 18'x63'7-3/4"
1611	5018	3028 N Croskey St	11th wd.	Front: 17.21'x42.50'	1611	5069	415 W Clearfield St	19th wd.	Front: N/A
1611	5019	2733 Judson St	11th wd.	Front: 14'6"x45'	1611	5070	546 W Westmoreland St	19th wd.	Front: 15'x41'
1611	5020	2902 Judson St	11th wd.	Front: 16'x46'	1611	5071	4563 Ditman St	23rd wd.	Front: 13'8-1/4"x96'6"
1611	5021	5613 Boyer St	12th wd.	Front: 15'4-3/4"x90'	1611	5072	3947 Aspen St	24th wd.	Front: 20'x80'
1611	5022	5240 Pulaski Ave	12th wd.	Irregular	1611	5073	2242-44 N 26th St	28th wd.	Front: 36'11"x110'
1611	5023	3835 N Bouvier St	13th wd.	Front: 15.50'x80.00'	1611	5074	2544 N 28th St	28th wd.	Front: 14'8"x65'6"
1611	5024	1626 St Paul St	13th wd.	Front: 14'x71'	1611	5075	2449 N Newkirk St	28th wd.	Front: 14'x52'
1611	5025	1221 Valley Forge Pl	14th wd.	Front: 19'6"x89'	1611	5076	2525 N Newkirk St	28th wd.	Front: 14'x50'
1611	5026	2555-57 N Sydenham St	16th wd.	Front: 33'11"x51'10"	1611	5077	2632 W Arizona St	28th wd.	Front: 14'x45'
1611	5027	2558 N 16th St	16th wd.	Front: 15'x66'	1611	5078	2629 W Arizona St	28th wd.	Front: 15'x44'
1611	5028	2614 N Bancroft St	16th wd.	Front: 14'x48'	1611	5079	2406 W York St	28th wd.	Front: 12'x60'2"
1611	5029	2245 N 17th St	16th wd.	Front: 16'3/8"x68'6"	1611	5080	2833 W Cumberland St	28th wd.	Front: 15'x54'
1611	5030	2249 N 17th St	16th wd.	Front: 16.03'x68.50'	1611	5081	2539 W Firth St	28th wd.	Front: 15'x56'
1611	5031	2253 N 17th St	16th wd.	Front: 16.03'x68.50'	1611	5082	2537 W Sergeant St	28th wd.	Front: 15'x75'
1611	5032	2617 N 17th St	16th wd.	Front: 14'x63'6"	1611	5083	3031 N Warnock St	37th wd.	Front: 13.92'x33.61'
1611	5033	2655 N 17th St	16th wd.	Front: 14'x63'6"	1611	5084	2420 W Oakdale St	28th wd.	Front: 14'1-1/2"x55'
1611	5034	2316 N Bouvier St	16th wd.	Front: 14'1"x50'	1611	5085	2432 W Oakdale St	28th wd.	Front: 14'2"x55'
1611	5035	2342 N Cleveland St	16th wd.	Front: 14.16'x47'	1611	5086	2419 W Lehigh Ave	28th wd.	Front: 15'3"x76'
1611	5036	2247 N Gratz St	16th wd.	Front: 14'x45'3"	1611	5087	2311 N Myrtlewood St	28th wd.	Front: 14'x47'
1611	5037	2452 N 19th St	16th wd.	Front: 15'6"x67'10"	1611	5088	2317 N Myrtlewood St	28th wd.	Front: 13'1/2"x47'
1611	5038	2352 N 20th St	16th wd.	Front: 15'4"x78'	1611	5089	2435 N Stanley St	28th wd.	Front: 14'2"x45'2"
1611	5039	2305 N Lambert St	16th wd.	Front: 15'x58'	1611	5090	2422 N Douglas St	28th wd.	Front: 14'x50'
1611	5040	2356 N Lambert St	16th wd.	Front: 14'11-1/2"x58'	1611	5091	2509 N 33rd St	28th wd.	Front: 15.16'x70'
1611	5041	1919 W Dauphin St	16th wd.	Front: 15'10"x64'	1611	5092	3003 W Susquehanna Ave	28th wd.	Front: 16'x74'
1611	5042	1930 W York St	16th wd.	Front: 15'x62'	1611	5093	3135 W Dakota St	28th wd.	Front: 15'4-7/8"x60'
1611	5043	2205 W Cumberland St	16th wd.	Front: 15'3"x87'	1611	5094	3119 W Gordon St	28th wd.	Front: 14'x52'
1611	5044	5732 N Lambert St	17th wd.	Front: 16'x62'6"	1611	5095	3117 W Arizona St	28th wd.	Front: 14'x42'
1611	5045	2337 Mutter St	19th wd.	Front: 11'11-1/2"x40'	1611	5096	3223 W Arizona St	28th wd.	Front: 14'11-1/2"x44'
1611	5046	2248 Mutter St a/k/a 2248 N Mutter St	19th wd.	Front: 12'x37'6"	1611	5097	2517 Masters St	29th wd.	Front: 16'4"x52'2-1/2"
1611	5047	2407 N Hancock St	19th wd.	Front: 15'6"x49'6"	1611	5098	1448 N Dover St	29th wd.	Front: 14'x50'
1611	5048	2426-30 N Hancock St	19th wd.	Front: 52'xIrregular	1611	5099	2021 N Van Pelt St	32nd wd.	Front: 15'x70'
1611	5049	2219-21 N 4th St	19th wd.	Front: 38'x72'	1611	5100	1961 N Croskey St	32nd wd.	Front: 12'9"x55'
1611	5050	2233 N 4th St	19th wd.	Front: 16'x55'	1611	5101	705 E Madison St	33rd wd.	Front: 15'x50'
1611	5051	2326 N Leithgow St	19th wd.	Front: 14'10"x40'					

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 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 Collection Sale

**City of Philadelphia
TAX COLLECTION 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 Office of the Sheriff, City and County of Philadelphia

9:00 a.m. Thursday, November 3, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1611	5102	729 E Cornwall St	33rd wd.	Front: 14'4"x58'6"	1611	5152	2822 N 11th St	37th wd.	Front: 16'x94'
1611	5103	105 N 63rd St	34th wd.	Front: 25'x112.50'	1611	5153	2826 N 11th St	37th wd.	Front: 16'x94'
1611	5104	334 E Cambria St	7th wd.	Front: 15'7"x78'	1611	5154	2867 N Marvine St	37th wd.	Front: 15'x75'
1611	5105	3111 Germantown Ave	37th wd.	Front: 14'x68'	1611	5155	2716 N 12th St	37th wd.	Front: 15'x75.90'
1611	5106	2726 Latona St	36th wd.	Front: 14'x46'6"	1611	5156	2722 N 12th St	37th wd.	Front: 17'x80'
1611	5107	2341 Wilder St	36th wd.	Front: 14'x50'	1611	5157	2728 N 12th St	37th wd.	Front: 16'x80'
1611	5108	2259-63 Germantown Ave	37th wd.	Irregular	1611	5158	2808 N 12th St	37th wd.	Front: 18'x83'2"
1611	5109	2303-07 Germantown Ave	37th wd.	Irregular	1611	5159	2914 N 12th St	37th wd.	Front: 15'10"x84'6"
1611	5110	2337 Germantown Ave	37th wd.	Irregular	1611	5160	2719 N 13th St	37th wd.	Front: 16.32'x96'
1611	5111	2205 N 7th St	37th wd.	Front: 15'9-1/6"x74'10"	1611	5161	2741 N 13th St	37th wd.	Front: 16.32'x84'
1611	5112	2211 N 7th St	37th wd.	Front: 17'4"x84'6"	1611	5162	2747 N 13th St	37th wd.	Front: 16'x84'
1611	5113	2200 N Franklin St	37th wd.	Front: 17.05'x70.10'	1611	5163	2842 N Park Ave	37th wd.	Front: 14.25'x59.50'
1611	5114	2234 N Franklin St	37th wd.	Front: 20'x91'	1611	5164	920 W Sterner St	37th wd.	Front: 14.25'x50'
1611	5115	2538 N Franklin St	37th wd.	Front: 14'x65'	1611	5165	920 W Silver St	37th wd.	Front: 13'x43.50'
1611	5116	2601 N 9th St	37th wd.	Front: 18'x57'	1611	5166	942 W Silver St	37th wd.	Front: 15'x74'7-5/8"
1611	5117	2430 N Delhi St	37th wd.	Front: 14'x44'	1611	5167	921 W Seltzer St	37th wd.	Front: 13'x42'
1611	5118	2251 N 10th St	37th wd.	Front: 16'10"x100'	1611	5168	1236 W Somerset St	37th wd.	Front: 16'x70'
1611	5119	2333 N 10th St	37th wd.	Front: 16'x63'	1611	5169	1216 W Cambria St	37th wd.	Front: 15'x80'
1611	5120	2338 N 10th St	37th wd.	Front: 16.25'x90'	1611	5170	1221 W Cambria St	37th wd.	Front: 22.50'x80'
1611	5121	2526 N 10th St	37th wd.	Front: 18'x66'	1611	5171	1047 W Orleans St	37th wd.	Front: 13.59'x45'
1611	5122	2532 N Alder St	37th wd.	Front: 15'x48'	1611	5172	1051 W Orleans St	37th wd.	Front: 14.91'x45'
1611	5123	2505 N 11th St	37th wd.	Front: 16'x66'	1611	5173	1046 W Indiana Ave	37th wd.	Front: 16'9-1/4"x64'
1611	5124	2600 N Sartain St	37th wd.	Front: 15'x40'	1611	5174	816 W Allegheny Ave	37th wd.	Front: 15'x56'
1611	5125	2616 N Sartain St	37th wd.	Front: 14'x40'	1611	5175	2968 N Ringgold St	38th wd.	Front: 14'7"x41'
1611	5126	2638 N 12th St	37th wd.	Front: 16'x79'6"	1611	5176	3014 N Ringgold St	38th wd.	Irregular
1611	5127	2310 N Camac St	37th wd.	Front: 14'x48'	1611	5177	3215 N 25th St	38th wd.	Front: 15'x60'
1611	5128	934-936 W Dauphin St	37th wd.	Front: 34'x90'	1611	5178	2955 N Bailey St	38th wd.	Front: 15'x48'
1611	5129	1018 W Dauphin St	37th wd.	Front: 17.94'x87'	1611	5179	2866 N Taney St	38th wd.	Front: 14'1"x45'
1611	5130	1028 W Dauphin St	37th wd.	Front: 16.57'x90'	1611	5180	2816 W Clementine St	38th wd.	Front: 14'x62'
1611	5131	1222 W Dauphin St	37th wd.	Front: 16'x66'	1611	5181	2042 S 2nd St	39th wd.	Front: 15.33'x60.50'
1611	5132	1225 W Dauphin St	37th wd.	Front: 17'x67'	1611	5182	2001 S Redfield St	40th wd.	Front: 21'4"x66'
1611	5133	924 W Dakota St	37th wd.	Irregular	1611	5183	6078 Kingsessing Ave	40th wd.	Front: 16'x75'
1611	5134	925 W Arizona St	37th wd.	Front: 16'x60'	1611	5184	1202 W Hilton St	43rd wd.	Front: 15'x80'
1611	5135	638 W York St	37th wd.	Front: 18'x63'	1611	5185	2254 N Front St	19th wd.	Front: 16'x64'
1611	5136	628 Cumberland St a/k/a 628 W Cumberland St	37th wd.	Front: 14'9-1/2"x80'	1611	5186	917 N 15th St	47th wd.	Front: 16.23'x65.00'
1611	5137	1224 W Firth St	37th wd.	Front: 14'3/8"x54'	1611	5187	4100 N Darion St	43rd wd.	Front: 16'3"x39'8-1/4"
1611	5138	1226 W Huntingdon St	37th wd.	Front: 15.50'x59.50'	1611	5188	1858 E Madison St	45th wd.	Front: 13'4"x78'6"
1611	5139	1228 W Huntingdon St	37th wd.	Front: 15.55'x59.50'	1611	5189	4630 Melrose St	45th wd.	Irregular
1611	5140	1236 W Huntingdon St	37th wd.	Front: 15'7"x59'6"	1611	5190	5231 Walton Ave	46th wd.	Front: 15'4"x105'
1611	5141	919 W Huntingdon St	37th wd.	Front: 14'x72'	1611	5191	5046 N Warnock St	49th wd.	Front: 24'x77'3/8"
1611	5142	1243 W Harold St	37th wd.	Front: 14'x44'	1611	5192	5636 N 10th St	49th wd.	Front: 16'x90'
1611	5143	704 W Lehigh Ave	37th wd.	Front: 15'x71'	1611	5193	1350 S 52nd St	51st wd.	Front: 16'x65'
1611	5144	3150 N Sheridan St	37th wd.	Front: 14'x50'	1611	5194	1711 S 56th St	51st wd.	Front: 16'x72'
1611	5145	3137 N 9th St	37th wd.	Front: 15'x56'1-1/8"	1611	5195	4812 Merion Ave	52nd wd.	Irregular
1611	5146	3123 N Hutchinson St	37th wd.	Front: 14'x47.82'	1611	5196	40 S 58th St	60th wd.	Front: 15'x97'
1611	5147	3049 N 10th St	37th wd.	Front: 14'6"x69'6"	1611	5197	1030 Longshore Ave	53rd wd.	Front: 54'11-1/2"x90'
1611	5148	3101 N 10th St	37th wd.	Front: 15'x66'	1611	5198	1934 Cottman Ave	53rd wd.	Front: 17'11-1/2"x110'11-1/4"
1611	5149	2910 Germantown Ave	37th wd.	Irregular	1611	5199	8117 Dorcas St	56th wd.	Irregular Lot
1611	5150	2944 Germantown Ave	37th wd.	Front: 16'x89.75'	1611	5200	5143 Ranstead St	60th wd.	Front: 15'x61'
1611	5151	2718 N Warnock St	37th wd.	Front: 14'x61'					

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- 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