

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, December 8, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1612	5001	524 Watkins St	1st wd.	Front: 14'x46'3"	1612	5053	2419 N Opal St	16th wd.	Front: 14.08'x48'
1612	5002	1705 S 5th St	1st wd.	Front: 16'x61.75'	1612	5054	2412 N Opal St	16th wd.	Front: 14'7"x50'
1612	5003	715 Moore St	1st wd.	Front: 15'x91'	1612	5055	2416 N Opal St	16th wd.	Front: 14'7"x50'
1612	5004	6219 Ludlow St	3rd wd.	Front: 15'x77'	1612	5056	2432 N Opal St	16th wd.	Front: 14'6"x50'
1612	5005	267 S 60th St	3rd wd.	Front: 16'x80'	1612	5057	2253 N 21st St	16th wd.	Front: 15'6"x76'3"
1612	5006	269 S 60th St	3rd wd.	Front: 16'x80'	1612	5058	2257 N 21st St	16th wd.	Front: 15'6"x76'3"
1612	5007	6246 Washington Ave	3rd wd.	Irregular Lot	1612	5059	2259 N 21st St	16th wd.	Front: 15'6"x76'3"
1612	5008	28 N 54th St	4th wd.	Front: 16'x62'	1612	5060	2329 N 22nd St	16th wd.	Front: 16'x70'
1612	5009	669 N Yewdall St	4th wd.	Front: 14.50'x44'	1612	5061	2306 N 22nd St	16th wd.	Front: 16'x68'
1612	5010	59 N Conestoga St	4th wd.	Front: 16'x52'9"	1612	5062	2308 N 22nd St	16th wd.	Front: 16'x68'
1612	5011	1442 N 54th St	4th wd.	Front: 26.50'x31.76'	1612	5063	2312 N 22nd St	16th wd.	Front: 16'x68'
1612	5012	1508 N 54th St	4th wd.	Front: 16'x100'	1612	5064	2346 N 22nd St	16th wd.	Irregular
1612	5013	1534 N 54th St	4th wd.	Front: 20'x130'	1612	5065	2348 N 22nd St	16th wd.	Front: 16'x100'
1612	5014	1616 N 54th St	4th wd.	Front: 30'x130'	1612	5066	2602 N 22nd St	16th wd.	Front: 15'x76'
1612	5015	1620-22 N 54th St	4th wd.	Front: 32'x100'	1612	5067	2109 W Dauphin St	16th wd.	Front: 16'x67'
1612	5016	1703 N 55th St	4th wd.	Front: 16'x90'	1612	5068	2300 W Hagert St	16th wd.	Irregular
1612	5017	1711 N 55th St	4th wd.	Front: 16'x90'	1612	5069	1816 W Huntingdon St	16th wd.	Front: 15'x61'
1612	5018	5741 Commerce St	4th wd.	Front: 15'x62'	1612	5070	258 S 61st St	3rd wd.	Front: 15.33'x83'
1612	5019	14 N Ithan St	4th wd.	Front: 15'x64'	1612	5071	3049 N Orkney St	19th wd.	Front: 12'5"x39'9"
1612	5020	419 N Wanamaker St	4th wd.	Front: 15'8"x79'3-5/8"	1612	5072	3202 N Fairhill St	19th wd.	Front: 14'3"x45'10-1/4"
1612	5021	5607 Master St	4th wd.	Front: 15'x57'6"	1612	5073	1534 Foulkrod St	23rd wd.	Front: 12'x36.57'
1612	5022	1431 N Frazier St	4th wd.	Front: 14'x50'	1612	5074	2337 N 27th St	28th wd.	Front: 16.50'x57'
1612	5023	1454 N 57th St	4th wd.	Front: 83.31'x15'	1612	5075	2345 N 27th St	28th wd.	Front: 16'x60'
1612	5024	540 N Hobart St	4th wd.	Front: 14'x42.57'	1612	5076	2449 N 28th St	28th wd.	Front: 14'x66'
1612	5025	1126 N 41st St	6th wd.	Front: 17'x104'	1612	5077	1719 Bridge St	62nd wd.	Irregular
1612	5026	2137 W Indiana Ave	11th wd.	Front: 17'x102'	1612	5078	2501 N 28th St	28th wd.	Front: 16'3"x84'
1612	5027	1410 W Clearfield St	11th wd.	Front: 15'x66'	1612	5079	2505 N 28th St	28th wd.	Front: 15.58'x80'
1612	5028	3124 N Rosewood St	11th wd.	Front: 15'x58.66'	1612	5080	2507 N 28th St	28th wd.	Front: 15'7"x84'
1612	5029	3115 N 15th St	11th wd.	Irregular	1612	5081	2444 N 28th St	28th wd.	Front: 14.66'x63'
1612	5030	2936 N Hicks St	11th wd.	Front: 13'11-1/2"x53'	1612	5082	2500 N 28th St	28th wd.	Front: 16'x65.50'
1612	5031	2766 N Hemberger St	11th wd.	Front: 14.50'x45'	1612	5083	2511 N Newkirk St	28th wd.	Front: 14'x50'
1612	5032	2736 N Bomsall St	11th wd.	Front: 14.50'x45'	1612	5084	2529 N Newkirk St	28th wd.	Front: 14'x50'
1612	5033	817 E Woodlawn St	12th wd.	Front: 14'x87'3"	1612	5085	2524 N Newkirk St	28th wd.	Front: 14'x50'
1612	5034	5539 Bloyd St	12th wd.	Front: 14'x91.43'	1612	5086	2425 N 29th St	28th wd.	Irregular
1612	5035	5625 Bloyd St	12th wd.	Irregular	1612	5087	2445 N 29th St	28th wd.	Front: 16'x68'
1612	5036	5552 Blakemore St	12th wd.	Front: 14.33'x54'	1612	5088	2531 W Dauphin St	28th wd.	Front: 14'x43.50'
1612	5037	168 Manheim St	12th wd.	Front: 22.33'x95'	1612	5089	2533 W Dauphin St	28th wd.	Front: 14'x43.50'
1612	5038	4454 N 18th St	13th wd.	Front: 15'x63'	1612	5090	2539 W Dauphin St	28th wd.	Front: 14'x43.50'
1612	5039	1703 St Paul St	13th wd.	Irregular	1612	5091	2511 W Dakota St	28th wd.	Front: 14'x43'
1612	5040	216 W Zeralda St	13th wd.	Front: 16'x72'	1612	5092	2642 W Gordon St	28th wd.	Front: 14'x75'
1612	5041	2562 N Sydenham St	16th wd.	Front: 14'4"x47'	1612	5093	2516 W York St	28th wd.	Front: 15'9"x50'9"
1612	5042	2561 N Mole St	16th wd.	Front: 14'4"x38'	1612	5094	2745 W York St	28th wd.	Front: 16'x49'
1612	5043	2245 N Chadwick St	16th wd.	Irregular	1612	5095	2406-08 W Harold St	28th wd.	Front: 36'x60'
1612	5044	2630 N Chadwick St	16th wd.	Front: 14'x48'	1612	5096	2523 W Harold St	28th wd.	Front: 14'5-1/2"x58'
1612	5045	2436 N 17th St	16th wd.	Irregular	1612	5097	2423 W Lehigh Ave	28th wd.	Front: 15'3"x76'
1612	5046	2320 N Bouvier St	16th wd.	Front: 14.08'x50'	1612	5098	2727 W Sterner St	28th wd.	Front: 14'x45'
1612	5047	17 S Salford St	3rd wd.	Front: 16'x62'6"	1612	5099	2700 W Silver St	28th wd.	Front: 14'9"x50'
1612	5048	2201 N 18th St	16th wd.	Front: 16'x65'10"	1612	5100	2621 W Seltzer St	28th wd.	Front: 14'3"x46'
1612	5049	2322 N Cleveland St	16th wd.	Front: 14'2"x47'	1612	5101	2623 W Seltzer St	28th wd.	Front: 14'3"x46'
1612	5050	2453 N Gratz St	16th wd.	Front: 14.08'x50'	1612	5102	2627 W Seltzer St	28th wd.	Front: 14'3"x46'
1612	5051	2402 N Gratz St	16th wd.	Front: 14'7"x50'					
1612	5052	2452 N Gratz St	16th wd.	Front: 14'6"x50'					

Tax Sale continues on 21

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 20

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, December 8, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1612	5103	2414 N 29th St	28th wd.	Front: 15'6"x65'	1612	5152	5109 W Girard Ave	44th wd.	Front: 14.44'x98.84'
1612	5104	2600 N 29th St	28th wd.	Front: 15.20'x70'	1612	5153	5224 W Stiles St	44th wd.	Front: 16'x59'
1612	5105	2748 N Front St	7th wd.	Front: 16'x58'3-4/8"	1612	5154	5111-13 W Stiles St	44th wd.	Front: 22'x90'
1612	5106	2625 N Corlies St	28th wd.	Front: 14'x50'	1612	5155	4900 Kershaw St	44th wd.	Irregular
1612	5107	2523 N Stanley St	28th wd.	Front: 14'2"x50'	1612	5156	5033 Kershaw St	44th wd.	Irregular
1612	5108	2553 N Stanley St	28th wd.	Front: 14.16'x50'	1612	5157	5144 Harlan St	44th wd.	Irregular
1612	5109	2565 N Stanley St	28th wd.	Front: 14'2"x50'	1612	5158	5312 Warren St	44th wd.	Irregular
1612	5110	2540 N Stanley St	28th wd.	Front: 14'2"x50'	1612	5159	5102 Bowman Ct a/k/a 5102 Bowman St	44th wd.	Irregular
1612	5111	2618 N Stanley St	28th wd.	Front: 14'x50'	1612	5160	1219 N 51st St	44th wd.	Front: 15'x72.95'
1612	5112	2532 N 31st St	28th wd.	Front: 15'x62'	1612	5161	649 N 52nd St	44th wd.	Front: 15'3"x80'
1612	5113	2524 N Napa St	28th wd.	Front: 14'x50'	1612	5162	1449-51 N 52nd St	44th wd.	Irregular
1612	5114	2558 N Napa St	28th wd.	Front: 14'x50'	1612	5163	1338 N 52nd St	44th wd.	Front: 15'x85'
1612	5115	2416 N Patton St	28th wd.	Front: 14'2"x50'	1612	5164	1340 N 52nd St	44th wd.	Front: 15'x85'
1612	5116	3008 W Nevada St	28th wd.	Front: 16'x60'	1612	5165	650 N 53rd St	44th wd.	Front: 15'x80'
1612	5117	3152 W Gordon St	28th wd.	Front: 14.50'x60.50'	1612	5166	1916 E Madison St	45th wd.	Front: 15'3"x96'10-3/8"
1612	5118	3111 W Arizona St	28th wd.	Front: 14'x42'	1612	5167	1822 E Ontario St	45th wd.	Front: 16.00'x84.58'
1612	5119	1805 N 54th St	52nd wd.	Front: 16.00'x94.50'	1612	5168	3639 Frankford Ave	45th wd.	Front: 14'9"x69'3-7/8"
1612	5120	3123 W Cumberland St	28th wd.	Front: 16'x62'	1612	5169	3536 Drumore Dr	66th wd.	Irregular Lot
1612	5121	1822 E Huntingdon St	31st wd.	Front: 16.57'x73.65'	1612	5170	5744 Walton Ave	46th wd.	Front: 15'x61'
1612	5122	1856 N Bucknell St	32nd wd.	Front: 14'x46.50'	1612	5171	4814 Woodland Ave	27th wd.	Front: 16'4"x100'
1612	5123	2233 W Norris St	32nd wd.	Front: 16'x75'	1612	5172	1428 W Thompson St	47th wd.	Front: 16'x54'6"
1612	5124	164 N 60th St	34th wd.	Front: 16'2"x70'	1612	5173	2245 Cantrell St	48th wd.	Front: 14'6"x47'
1612	5125	5900 W Oxford St	34th wd.	Front: 18.36'x100.00'	1612	5174	4818 N 10th St	49th wd.	Front: 18.50'x85'
1612	5126	555 Allengrove St	35th wd.	Front: 21.90'x70'	1612	5175	4624 N 11th St	49th wd.	Irregular
1612	5127	198 Roselyn St a/k/a 198 W Roselyn St	61st wd.	Irregular	1612	5176	4639 N 12th St	49th wd.	Front: 15'5"x90'2-1/2"
1612	5128	2953 N Franklin St	37th wd.	Front: 15'x66'	1612	5177	4622 N 13th St	49th wd.	Irregular
1612	5129	2820 N 26th St	38th wd.	Front: 16'x56'	1612	5178	4632 Old York Rd	49th wd.	Irregular
1612	5130	2840 N 26th St	38th wd.	Front: 16'x56'	1612	5179	1803 N 54th St	52nd wd.	Front: 16'x105'
1612	5131	435 Hoffman St	39th wd.	Front: 14'x48'	1612	5180	1532 S 57th St	51st wd.	Front: 16'x57'3"
1612	5132	2225 S 5th St	39th wd.	Front: 16'x62.82'	1612	5181	5522 Ridgewood St	51st wd.	Front: 18'x64'6"
1612	5133	2032 Granite St	62nd wd.	Front: 14'x90'	1612	5182	5751 Belmar St a/k/a 5751 Belmar Ter	51st wd.	Front: 15'x58'6"
1612	5134	2517 S Marshall St	39th wd.	Front: 14'x48'	1612	5183	4843 Merion Ave	52nd wd.	Front: 14'x70'
1612	5135	1013 Mercy St	39th wd.	Front: 13'4"x46'6"	1612	5184	4893 Merion Ave	52nd wd.	Front: 14'x70'
1612	5136	4410 Hurley St	42nd wd.	Irregular	1612	5185	5059 Diamond St	52nd wd.	Irregular
1612	5137	128 W Courtland St	42nd wd.	Irregular	1612	5186	1767 N Peach St	52nd wd.	Front: 16.63'x77.00'
1612	5138	3822 N 9th St	43rd wd.	Front: 16'x51'	1612	5187	5465 W Montgomery Ave	52nd wd.	Front: 16.00'x76.51'
1612	5139	3731 N Percy St	43rd wd.	Front: 16'x45'	1612	5188	5445 Wyndale Ave	52nd wd.	Front: 25'x125'
1612	5140	3928 N 6th St	43rd wd.	Front: 16'7"x92'4-1/2"	1612	5189	708 St Vincent St	53rd wd.	Irregular
1612	5141	5113 Arch St	44th wd.	Front: 16'x74'	1612	5190	1202 Shelmire Ave	56th wd.	Irregular
1612	5142	34 N 51st St	44th wd.	Front: 16'x112'	1612	5191	1308 E Price St	59th wd.	Irregular
1612	5143	46 N 52nd St	44th wd.	Front: 16'x75'	1612	5192	312 E Tulpehocken St	59th wd.	Irregular
1612	5144	154 N Peach St	44th wd.	Front: 14'7"x57'	1612	5193	5257 Walnut St	60th wd.	Front: 15'x77.15'
1612	5145	217 N 54th St	44th wd.	Front: 18.50'x72'	1612	5194	5245 Irving St	60th wd.	Front: 16'x85'
1612	5146	5127 Reno St	44th wd.	Front: 14'x45'	1612	5195	5435 Chancellor St	60th wd.	Front: 23'6"x65'4-3/4"
1612	5147	5052 Parrish St	44th wd.	Front: 15'x61'6"	1612	5196	5406 Delancey St	60th wd.	Front: 15'x65'
1612	5148	5044 Hoopes St	44th wd.	Front: 14'x57.65'	1612	5197	5549 Delancey St	60th wd.	Front: 15'x63'3"
1612	5149	4900 Westminster Ave	44th wd.	Front: 17'x60'	1612	5198	5647 Osage Ave	60th wd.	Front: 15'x62'
1612	5150	5036 Westminster Ave	44th wd.	Front: 14.25'x61.65'	1612	5199	426 S 55th St	60th wd.	Front: 16'3"x78'6"
1612	5151	5218 W Girard Ave	44th wd.	Front: 15'x76'	1612	5200	1008 Oak Ln	61st wd.	Irregular

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

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

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

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

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

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

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

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

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

NOTICE OF SCHEDULE OF DISTRIBUTION

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

LAND BANK SALE

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

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

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

EXPLANATION

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

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

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

JEWELL WILLIAMS

Sheriff

City and County of Philadelphia

www.phillysheriff.com