

# SHERIFF'S SALE

9 A.M.  
April 18, 2018

The City of Philadelphia  
FIRST DISTRICT PLAZA  
3801 MARKET STREET

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 followed.

**WRIT NO: PREMISES: FRONT:**  
**POSTPONED FROM NOVEMBER 18, 2015**  
100 346 East Cheltenham Avenue Lot Irreg

**POSTPONED FROM DECEMBER 21, 2016**  
4 2124 North 11th Street LOT IRREGULAR  
128 5229 Pentridge Street 15' 3" x 70'  
141 3031 Redner Street 15' 4" x 56' 9"

**POSTPONED FROM JANUARY 18, 2017**  
128 1939 North Newkirk Street 14' 1/2" x 48'

**POSTPONED FROM FEBRUARY 22, 2017**  
96 6336 North Lambert Street 15' X 76'  
123 3107 North Patton Street 15' x 69'

**POSTPONED FROM APRIL 19, 2017**  
144 5061 Stenton Avenue 15' x 85'

**POSTPONED FROM MAY 17, 2017**  
75 1014 Ellsworth Street 17' X 83'  
89 225 West Glenwood Avenue 69' 8-1/2" X IRREG  
145 350 West Queen Lane 29' X 74'

**POSTPONED FROM JUNE 21, 2017**  
78 1825 Ingersoll Street 14' x 64'

**POSTPONED FROM JULY 19, 2017**  
38 46 North 51st Street 16' X 112'  
59 5722 Cedar Avenue 16' X 80'  
63 5911 Chester Avenue 15' 3" x 95'  
67 4437 North Colorado Street 55' X 21' 8"  
157 241 West Spencer Street 15' 5" X 70'

**POSTPONED FROM AUGUST 16, 2017**  
23 2414-24 South 72nd Street 125' X 225'  
27 3255 North American Street 14' 4" x 56' 10"  
29 727 West Annsbury Street 15' 5-1/2" X 60'  
30 1028 West Arizona Street 16' 7" X 60'  
44 6235 Callowhill Street 15' X 50'  
55 3050 Clifford Street 15' x 72' 7-1/2"  
64 1935 Diamond Street 17' x 95' 6"  
133 5530 West Oxford Street 15' X 96'  
152 5906 Shisler Street LOT IRREGULAR  
175 5518 Walton Avenue 15' X 60'

**POSTPONED FROM SEPTEMBER 20, 2017**  
23 1329 North 49th Street LOT IRREGULAR  
39 6114 Belfield Avenue 15' X IRREG  
56 2237 North Cleveland Street 14' X 45' 6"  
76 2044 Federal Street 16' X 68' 23/25"  
90 5381 Hazelhurst Street 16' 2" X 70'

**POSTPONED FROM OCTOBER 18, 2017**  
30 1030 South 51st Street 16' x 90'  
39 5643 Arch Street 15' 2" X 50'  
41 1214 West Atlantic Street 16' X 70'  
57 1656 South Conestoga Street 15' X 55' 6"  
68 443 West Ellet Street LOT IRREGULAR  
100 1671 North Lindenwood Street 16' X 55'  
109 2035 West Nedro Avenue 15' 8" X 65' +/-  
117 2141 Orthodox Street LOT IRREGULAR  
121 1013 East Passyunk Avenue LOT IRREGULAR  
132 127 North Redfield Street 14' 10-3/8" X 73' 6"  
136 3106 Richmond Street 20" X 100'  
143 1201-03 Sansom Street Lot Irregular  
163 2227 North Van Pelt Street 16' x 70'

**POSTPONED FROM NOVEMBER 15, 2017**  
3 1510 South 06th Street 18' X 110'  
14 2538 North 30th Street 14' 7" x 65' 6"  
38 5102 Arch Street 16' X 90'  
72 445 North Felton Street 19' 11" X 100'  
73 9109 Ferndale Street 36' 6" X 115'  
92 5415 Hunter Street 16' X IRREG  
116 1333 East Mount Pleasant Avenue 16' X 85'  
122 1420 Ogden Street 15' X 45' 6"  
140 163 North Robinson Street 14' 2" X 65' 6"  
148 318 West Spencer Street 16' 1" X 69'  
151 2714 Stevens Street 16' 1" X 70'  
158 2827 Tulip Street 14' X 58' 8"  
163 6147 Vine Street 15' 5" X 81' 8"  
165 514 East Walnut Lane 15' X 76'

**POSTPONED FROM DECEMBER 20, 2017**  
12 1302 North 15th Street 13' 9" X 48'  
51 518 Brinton Street LOT IRREGULAR  
104 2008 Latona Street 14' x 62'  
106 2422 West Lehigh Avenue 15' 7-1/2" X 100'  
107 5727 Leonard Street 16' X IRREG  
124 812 West Moyamensing Avenue 32' 6-1/8" X IRREG

**WRIT NO: PREMISES: FRONT:**  
131 3265 North Park Avenue 15' X 100'  
132 5008 Parrish Street 15' X 61' 6"  
134 1827 Point Breeze Avenue 15' x 98'  
150 2809 Salmon Street 20' X 100'  
155 1981 West Spencer Street 15' X 88'  
158 2950 North Taylor Street 14' 1" X 50'  
159 1624 West Toronto Street 14' x 57'  
173 5562 Wheeler Street LOT IRREGULAR

**POSTPONED FROM JANUARY 17, 2018**  
3 5310 North 12th Street 30' x 84'  
4 3744 North 13th Street 15' X 100'  
31 5442 Akron Street 14' .94" X 80'.62"  
35 6008 Allman Street 15' x 60'  
36 3808 Archer Street LOT IRREGULAR  
37 1038 Arrott Street 87' x 145'  
59 72 Church Lane LOT IRREGULAR  
60 1909 East Clementine Street 14' 1" X 62' 6"  
72 5441 Delancey Street 15' X 62'  
96 243 Horton Street 15' 11" X 44' 6"  
111 1911 East Madison Street 15' X 96' 6-7/8"  
116 5525 Master Street LOT IRREGULAR  
119 2419 South Millick Street 15' x 65'  
126 2546 Page Street 16' x 50'  
128 2088 Pickwick Street 14' x 54'  
134 4224 North Reese Street 14' 4" X 61' 6"  
147 2143 Sigel Street 14' 6" X 47' 6"  
151 6917 Sprague Street 16' X 103' 2-1/4"  
153 516 East Thelma Street 15' X 70'  
160 2217-19 East Venango Street 40' X 80'  
165 1541 East Walnut Lane LOT IRREGULAR  
166 112 West Washington Lane 20' x LOT IRREGULAR  
168 422 Wellesley Road 18' x 75'

**POSTPONED FROM FEBRUARY 21, 2018**  
8 2514 South 08th Street 15' x 57'  
11 2556 North 12th Street 15' X 70'  
16 4465 North 19th Street 15' X 63'  
19 1449 South 28th Street 14' 2" x 58'  
25 131 North 51st Street 15' X 55'  
30 2401 South 57th Street Lot Irregular  
37 3224 North Bailey Street 15' X 60'  
39 3000 North Bonsall Street 14' 6" X 45'  
45 5334 Chancellor Street 15' X 65'  
47 4231 East Cheltenham Avenue LOT IRREGULAR  
51 2111 Church Lane LOT IRREGULAR  
52 2130 West Clearfield Street 17' x 53' 6"  
56 643 North Conestoga Street 14' X 44'  
57 143 East Coulter Street 31' 11-5/8" X 233' 10-5/8"  
58 2754 North Croskey Street 14' 6" X 45'  
59 3469 Crystal Street 16' X 42' 6"  
65 2144 Eastburn Avenue LOT IRREGULAR  
66 7044 Elmwood Avenue 16' X 80'  
68 2802 Frankford Avenue 18' x 100'  
87 1601 West Huntingdon Street 15' 6" X 64'  
90 1410 North Ithan Street 18' x 48'  
93 4602 Kingsessing Avenue 26' 4" x 100'  
95 2416 West Lehigh Avenue 15' 8" x 100'  
98 2065 East Lippincott Street 14' 10" x 61' 6"  
99 4832 Longshore Avenue 25' 6" X 100'  
102 4708 Merion Avenue 14' x 43'  
103 510 Midvale Avenue LOT IRREGULAR  
111 3921 Mount Vernon Street 14' 6-1/2" X 76'  
116 6161 Oakley Street 15' X 107'  
120 4337 North Orianna Street 14' 4" X 47' 3"  
121 3038 Ormes Street 13' 8-1/2" X 78' 4" +/-  
123 5942 North Park Avenue 20' X 118' 4-15/16"  
129 2326 Pierce Street 14' 1-1/4" X 48'  
134 6038 Reinhard Street 15' 6" X 60'  
137 4878 East Roosevelt Boulevard 43' X 175'  
147 2928 North Taylor Street 14' x1" x 50'  
156 1321 West Victoria Street LOT IRREGULAR  
159 4936 Wakefield Street Lot Irregular  
167 5320 Wayne Avenue Lot Irregular  
169 5714 Windsor Street 14' 4" X 58' 6"

**POSTPONED FROM MARCH 21, 2018**  
1 2305 North 05th Street 12' X 43' 2" +/-  
3 4165 North 8th Street 16' X 72' 3/8"  
4 2837 North 9th Street 15' x 64' 2-1/4"  
12 1605-7 North 21st Street 30' 9" X 64' 7"  
13 3312 North 21st Street 15' 5" X 85'  
15 3243-45 North 25th Street 36' 10-7/8" X IRREG  
16 1333 North 29th Street 16' x 64'  
23 1221 South 53rd Street 19' 5" x 100'  
34 5816 Ashland Avenue 21' x 110'  
36 2823 North Bailey Street 16' x 47'  
38 1504 Benner Street LOT IRREGULAR  
41 7443 Buist Avenue 25' X 100'  
49 6146 Catharine Street 16' X 110'  
52 1505 Cheltenham Avenue 17' 4" X 119' 6"  
60 1736 West Courtland Street 14' x 59'

**WRIT NO: PREMISES: FRONT:**  
66 5540 Devon Street LOT IRREGULAR  
67 1633 Edgley Street 14' 6" x 63' 6"  
76 2437 North Gratz Street 14' 1" X 50'  
81 1642 Harrison Street LOT IRREGULAR  
83 3222 Hartville Street 14' X 41' 6"  
84 5235 Hazel Avenue 14' 6" x 62'  
85 2629 South Hicks Street 14' X 48'  
86 747 East Hilton Street 14' 1" x 50'  
88 4418 Holmesburg Avenue 122' 8-1/2" X IRREG  
91 2028 West Indiana Avenue 14' X 57' 8"  
94 2821 Judson Street 15' x 46' 6"  
99 6034 North Lambert Street 15' X 70'  
103 3111 North Marston Street 14' 6" X 42'  
104 1334 South May Street 14' X 50'  
111 3216 North Newkirk Street 14' 4" X 60'  
113 1935 East Orleans Street 14' x 86' 10-1/4"  
116 5031 Parrish Street 15' X 65'  
122 2014 Pratt Street 20' X 100'  
127 3758 North Randolph Street LOT IRREGULAR  
132 240 Roberts Avenue LOT IRREGULAR  
133 1820 West Rockland Street 15' 3" x 70'  
143 228 West Sheldon Street 14' x 65'  
145 1935 West Somerset Street 16' X 71'  
147 5910 Spring Street 15' x 64'  
150 1946 North Stanley Street 14' x 48'  
152 4529-31 Tackawanna Street 40' X 100'  
154 2940 North Taylor Street 14' 1" X 50'  
155 5727 Tulip Street 19' X 100'  
159 1843 North Van Pelt Street 16' 6" X 87' 6"  
161 5746 Virginian Road 16' X 102'  
166 118 East Washington Lane 27' 10" X 110'  
174 2632 West York Street 14' X 50'

**APRIL 18, 2018 SHERIFF'S SALE**  
1 830 North 04th Street 20' 1-5/8" X 84' 2"  
2 3051 North 05th Street 54' x 100'  
3 5055 North 09th Street 15' 10-1/2" X 91' 8-1/4"  
4 2728 North 13th Street 18' x 101' 6"  
5 5319 North 13th Street 21' X 84' 2-1/2"  
6 3105 North 16th Street LOT IRREGULAR  
7 4940 North 16th Street 15' x 87'  
8 4915 North 18th Street 16' 2" X IRREG  
9 1004 South 20th Street 16' x 62'  
10 1415 North 21st Street 16' X 90'  
11 1934 North 24th Street 15' 6" X 65'  
12 2718 North 28th Street 15' X 62'  
13 2609 North 29th Street 15' 5" X 71'  
14 2143 North 30th Street 15' X 57'  
15 938 North 30th Street 14' X 57'  
16 704 North 37th Street 16' 4" X 85'  
17 125 North 52nd Street 19' 6" X 112'  
18 1336 South 52nd Street 16' X 65'  
19 1222 North 53rd Street 15' X 85'  
20 626 North 53rd Street 15' X 67'  
21 1318 North 55th Street 15' X 105'  
22 640 North 55th Street 16' X 78'  
23 1331 South 57th Street 16' X 92'  
24 113 North 58th Street 15' x 80'  
25 1544 North 60th Street 15' 4" X 93' 1-1/4"  
26 519 South 60th Street 20' x 41'  
27 113 North 61st Street 15' X 90'  
28 1517 North 62nd Street 15' x 96'  
29 1617 67th Avenue 19' 8" X IRREG  
30 1245 Adams Avenue 19' 8-1/2" X 67'  
31 4603 Adams Avenue 101' 2-2/8" X IRREG  
32 8039 Albion Street LOT IRREGULAR  
33 1437 North Alden Street 15' X 71' 3"  
34 3237 North American Street 14' 4" x 56' 10"  
35 5644 Appletree Street 14' 2" X 47'  
36 2921 West Arizona Street 14' X 40'  
37 1817 Ashley Road 17' 11-1/2" X 70'  
38 23 North Ashmead Place LOT IRREGULAR  
39 3859 Aspen Street 15' X 80'  
40 1752 South Avondale Street Lot Irregular  
41 5503 Baltimore Avenue 16' X IRREG  
42 6007-9 Baltimore Avenue 44' 4" X IRREG  
43 3141 North Bambrey Street 14' x 45' 9"  
44 2222 North Bancroft Street 13' 9" X 49' 10"  
45 5523 Beaumont Street 15' 11" X 61' 3"  
46 6119 North Beechwood Street 21' x 90'  
47 1125 Bingham Street LOT IRREGULAR  
48 2711 North Bonsall Street 15' x 45'  
49 3041 North Bonsall Street 14' 3" X 45'  
50 3861 Brandywine Street 14' x 53' 3"  
51 601 Brill Street 20' X IRREG  
52 1607 Cardeza Street 52' 10" X 90'  
53 4909 Catharine Street 19' 6" X 110'  
54 5340 Catharine Street 21' X 100'  
55 5431 Chester Avenue 19' X 100'

*Tax Sale continues on 18*

Tax Sale continued from 17

# SHERIFF'S SALE

9 A.M.  
April 18, 2018

The City of Philadelphia  
FIRST DISTRICT PLAZA  
3801 MARKET STREET

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 followed.

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
56	4413 Chestnut Street	20' X IRREG	97	2106 West Hunting Park Avenue	16' X 80'	137	7539 Overbrook Avenue	LOT IRREGULAR
57	5736 Christian Street	16' 4" x 77'	98	4916 North Hutchinson Street	15' 9" X 77' 6-1/2"	138	1909 Page Street	15' X 60'
58	307 East Clarkson Avenue	15' 11" X 105' 6"	99	1347 Jerome Street	15' 11" x 80'	139	3743 North Park Avenue	15' X 100'
59	1866 East Clementine Street	15' 10" X 57' 6-7/8"	100	2853-55 Kensington Avenue	36' 2-1/2" X 71' 9"	140	2711 Parrish Street	15' X 67'
60	4453 North Cleveland Street	14' x 50'	101	2947-49 Kensington Avenue		141	3225 North Philip Street	14' 4" X 56' 10"
61	267 West Cornwall Street	14' X 45'	102	1519 Kinsdale Street	15' 9-1/2" X IRREG	142	5536 Pine Street	16' 3" X 81' 6"
62	3239 Cottman Avenue	LOT IRREGULAR	103	1758 Lambert Street	14' x 60'	143	2744 Pratt Street	LOT IRREGULAR
63	1715 North Croskey Street	18' X 47' 1"	104	4155 Lancaster Avenue	16' X 78'	144	3137 Princeton Avenue	17' 8-1/2" X 105'
64	1618 West Cumberland Street	14' 2" x 60'	105	5639 Lansdowne Avenue	15' x 97'	145	510 East Queen Lane	LOT IRREGULAR
65	801 West Cumberland Street	16' 2-1/4" X 72'	106	2436 South Lee Street	14' 3-3/4" X 50'	146	3031 North Reese Street	14' X 64'
66	420 North Daggett Street	15' X 100'	107	2843 North Lee Street	13' 1/2" X 48' 6"	147	4430 North Reese Street	15' 4" X 75'
67	1024 West Dakota Street	16' x 57'	108	6203 Limekiln Pike	15' x 90'	148	6083 Regent Street	16' x 55'
68	5314 Delancey Street	15' X 59' 6"	109	1310 South Lindenwood Street	16' X 60'	149	4038 Reno Street	LOT IRREGULAR
69	3947 Dell Street	15' X 56' 11-1/4" +/-	110	1507 West Loudon Street	14' 3" X 76'	150	2606-12 Ridge Avenue	LOT IRREGULAR
70	3031 Derry Place	34' 5-7/8" X IRREG	111	5720 Malcolm Street	15' X 65'	151	2852 North Ringgold Street	14' 4" X 46' 6"
71	525 Diamond Street	16' x 66'	112	3517 Malta Street	16' X 48'	152	2926 Rosehill Street	14' X 42'
72	4701-3 Disston Street	Lot Irregular	113	7215 Mansfield Avenue	16' 7" X IRREG	153	124 North Salford Street	15' X LOT IRREGULAR
73	1618 Downton Street	14' X 50'	114	1339 South Markoe Street	14' X 50' 6"	154	2510 West Seltzer Street	14' 1" x 42' 6"
74	2137 North Dover Street	14' X 48'	115	5008 Master Street	16' X 88' 9"	155	2535 West Seltzer Street	14' 1" X 42' +/-
75	1109 Durfor Street	14' X 48'	116	901 Mc Clellan Street	14' X 54'	156	161 West Seymour Street	15' 10" X 81' 11-1/8"
76	356 West Duval Street	23' 1-3/4" X 174' 1-1/4" +/-	117	502 Midvale Avenue	Lot Irregular	157	2504 Sharswood Street	14' X 42' 9"
77	1220 West Erie Avenue	16' X 76' .18"	118	6461 Milton Street	29' 2" x 130'	158	5901 Spruce Street	18' X 100'
78	910 Farragut Terrace	22' X 80'	119	1533 South Mole Street	14' x 47'	159	2821 North Taney Street	14' 1" X 45'
79	2409 West Firth Street	14' 3" X 53' 6"	120	709 South Mole Street	15' 6" X 43'	160	1923 North Uber Street	15' x 77' 10"
80	2938 West Flora Street	14' X 53'	121	1301 West Moyamensing Avenue	75' 1-3/4" X 44' 8-5/8"	161	5601 Utah Street	LOT IRREGULAR
81	4927 Florence Avenue	16' x 67'	122	6619 Musgrave Street	15' 8-1/2" X IRREG	162	1816 North Van Pelt Street	16' 6" X 75'
82	2221 North Franklin Street	15' 4" X 65' 15' 4" X 65'	123	2438 North Mutter Street	18' X IRREG	163	2258 North Van Pelt Street	16' X 70'
83	4807 North Franklin Street	14' 11" x 61'	124	2440 North Mutter Street	18' X 40' 6"	164	5840 Vine Street	15' X 72'
84	218 South Frazier Street	15' X 63'	125	5129 Newhall Street	Lot Irregular	165	5822 Wakefield Street	14' 6-1/2" X IRREG
85	1423 Friendship Street	27' X 112' 6"	126	2420 North Newkirk Street	14' X 52' 6"	166	3610 North Warnock Street	14' 9" x 58' 6"
86	2123 Fuller Street	25' 1" X 100'	127	3007 West Norris Street	15' 9-3/4" X 73'	167	5907 Warrington Avenue	16' X 90'
87	2331 Germantown Avenue	18' X IRREG	128	1814 East Oakdale Street	13' x 57' 6"	168	2237 Waterloo Street	14' X 40'
88	4643 Germantown Avenue	14' X IRREG	129	2422 West Oakdale Street	14' 2" X 55'	169	4139 Welsh Road	290' 8-1/4" X IRREG
89	2116 Gillingham Street	31.878' X IRREG	130	7232 Oakley Street	Lot Irregular	170	4802 Westminster Avenue	15' X 60' 8-1/8"
90	1430-32 West Glenwood Avenue	LOT IRREGULAR	131	3500 Old York Road	16' 5-3/8" X 70' +/-	171	1707 Wharton Street	16' X 75'
91	2142 West Godfrey Avenue	14' 9-3/4" X 69' +/-	132	3604 Old York Road	15' 6-1/2" X 90' 2-1/8"	172	1321 South Wilton Street	16' x 56'
92	2158 West Grange Avenue	15' X IRREG	133	4817 Old York Road	LOT IRREGULAR	173	3018 North Woodstock Street	14' X 50'
93	5628 Heiskell Street	14' X 65' +/-	134	1743 West Ontario Street	15' x 82'	174	6710 Woolston Avenue	16' x 70'
94	5642 Heiskell Street	14' x 63' 3"	135	4140 Orchard Street	16' 2-1/2" X 94' 4" +/-	175	6014 Yocum Street	15' x 73'
95	525 North Hobart Street	14' X 43'	136	1011 West Orleans Street	13' 7" X 45'			
96	5833 Hoffman Avenue	16' X 102' 6"						

### 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)

Renew Your Subscription to The Legal Intelligencer Today! 877-256-2472