

The City of Philadelphia
FIRST DISTRICT PLAZA
3801 MARKET STREET

Tax Sale continues on 19

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
POSTPONED FROM NOVEMBER, 18 2015								
58	346 North 61st Street	15' x 70' 6"	92	4519 North Hicks Street	15' 2" X 45'	131	3500 Old York Road	16' 5-3/8" X 70' +/-
			117	1650 Meadow Street	17.51' X 93.68'	132	3604 Old York Road	15' 6-1/2" X 90' 2-1/8"
			125	1914 North Orianna Street	12' x 39' 6"	137	7539 Overbrook Avenue	LOT IRREGULAR
POSTPONED FROM MARCH 16, 2016			127	2086 Pickwick Street	14' x 54'	138	1909 Page Street	15' X 60'
136	313 East Walnut Lane	45' x 199' 7/8"	132	3216 North Randolph Street	14' X 50'	140	2711 Parrish Street	15' X 67'
			147	2143 Sigel Street	14' 6" X 47' 6"	161	5601 Utah Street	LOT IRREGULAR
POSTPONED FROM AUGUST, 17, 2016			159	111 West Upsal Street	LOT IRREGULAR	166	3610 North Warnock Street	14' 9" x 58' 6"
101	314 West Raymond Street	16' 9" x 45'	162	4219 Viola Street	16' X 69' 10"	169	4139 Welsh Road	290' 8-1/4" X IRREG
			174	2123 North Woodstock Street	14' X 60'	170	4802 Westminster Avenue	15' X 60' 8-1/8"
			POSTPONED FROM FEBRUARY 21, 2018			POSTPONED FROM MAY 16, 2018		
POSTPONED FROM OCTOBER 19, 2016			7	4846 North 07th Street	15' X 6-1/2" X 70' 4- 1/2"	1	2625 North 04th Street	16' 8" X 60'
81	2338 West Hunting Park Avenue	Irregular Lot	12	2730 North 15th Street	14' 4" X 66'	6	2323 North 08th Street	15' X IRREG
			29	138 South 57th Street	16' X 105'	7	2710 North 08th Street	15' 4-1/16" x 50' 2-7/16"
POSTPONED FROM DECEMBER 21, 2016			35	3813 Archer Street	13' 6" x 42'	19	3139 North 26th Street	16' x 60'
141	3031 Redner Street	15' 4" x 56' 9"	45	5334 Chancellor Street	15' X 65'	20	2955 North 27th Street	16' X 55'
			47	4231 East Cheltenham Avenue	LOT IRREGULAR	21	2204 North 29th Street	18' 2-1/4" x 68'
POSTPONED FROM FEBRUARY 22, 2017			51	2111 Church Lane	LOT IRREGULAR	35	2313 South 64th Street	17' X 75'
123	3107 North Patton Street	15' x 69'	54	3320 Collins Street	152.583' X 70'	46	2017 North Bodine Street	13' 10" x 58' 4"
137	2944 Richmond Street	19' 4-1/4" X IRREG	65	2144 Eastburn Avenue	LOT IRREGULAR	50	5942 Callowhill Street	15' X 62'
170	524 Wharton Street	LOT IRREGULAR	80	1914 Hart Lane	LOT IRREGULAR	59	5345 Chestnut Street	16' X 68'
			81	3811-13 Haverford Avenue	LOT IRREGULAR	60	1010 South Colorado Street	16' X 49'
POSTPONED FROM MAY 17, 2017			83	5620 Heiskell Street	14' x 65'	61	6009 West Columbia Avenue	15' 11" x 106' 3"
108	5960 North Leithgow Street	16' X 62'	88	918 West Huntingdon Street	15' x 70'	63	834 East Cornwall Street	14' X 58' 6"
177	4941 Wayne Avenue	20' X 86' 8-3/8" +/-	95	2416 West Lehigh Avenue	15' 8" x 100'	66	5634 Crowson Street	16' X 72'
			110	883 Moss Street	irregular	71	1729 Dorrance Street	14' x 45'
POSTPONED FROM JUNE 21, 2017			114	1122 O Neil Street	20' X 35'	75	4830 North Fairhill Street	16' x 80'
78	1825 Ingersoll Street	14' x 64'	119	658 East Ontario Street	15' X 57' 6"	81	5337 West Girard Avenue	16' x 88'
			123	5942 North Park Avenue	20' X 118' 4-15/16"	83	221 West Glenwood Avenue	LOT IRREGULAR
POSTPONED FROM JULY, 19, 2017			151	6605 North Uber Street	15' 11" x 74' 5-7/8"	86	2526 South Gross Street	14' X 50'
28	1522-24 South 22nd Street	33' x 60'	164	3616 North Warnock Street	14' 2" X 58' 6"	87	2222 North Hancock Street	15' 5" X 60'
88	2542 Germantown Avenue	Lot Irregular	165	3050 North Water Street	14' X 45' 6"	92	7819 Horrocks Street	24' 11-1/2" X 92' 6"
98	2635 North Hollywood Street	13' 11" X 48' 6"	168	1716 North Wilton Street	16' X 60'	93	221 Horton Street	15' 11" X 44' 6"
			169	5714 Windsor Street	14' 4" X 58' 6"	118	8626 Michener Avenue	16' 1" X 95'
POSTPONED FROM AUGUST 16, 2017						127	4012 Old York Road	25' X IRREG
167	1110 Union Street	13' 6" x 39' 7-1/2"	POSTPONED FROM MARCH 21, 2018			135	2312 Pierce Street	16' x 58'
175	5518 Walton Avenue	15' X 60'	4	2837 North 09th Street	15' x 64' 2-1/4"	138	2628 Reed Street	15' 2" X 59' 6"
			21	421 South 44th Street	19' X 88'	152	2528 Seybert Street	15' X 54'
POSTPONED FROM SEPTEMBER 20, 2017			34	5816 Ashland Avenue	21' x 110'	171	505 East Walnut Lane	25' x 100'
16	3650 North 21st Street	15' 6" X 96'	35	5032 Aspen Street	15' x LOT IRREGULAR	173	2117 East Washington Lane	Lot Irregular
76	2044 Federal Street	16' X 68' 23/25"	44	6545 North Camac Street	57' 4-1/8" X IRREG	177	1624 South Yewdall Street	15' X 60'
84	592 Geneva Avenue	15' 4" X IRREG	48	5715 Catharine Street	15' X 70'	JUNE 20, 2018		
91	5551 Heiskell Street	14' 1-1/4" X IRREG	51	2817 Chalmers Avenue	15' X IRREG	SHERIFF'S SALE		
138	114 East Ruscomb Street	18' X 70'	53	2059 Chelten Avenue	20' 4-1/2" X 95'	1	2032 South 03rd Street	LOT IRREGULAR
			55	6650 Chew Avenue	16' X 65' 6"	2	4309 North 03rd Street	15' 9" X 65'
POSTPONED FROM OCTOBER 18, 2017			69	8055 Erdrick Street	39' 6-1/2" X IRREG	3	2003 South 05th Street	16' X 70'
18	4446 North 18th Street	15' X 63'	72	6322 Foxhill Road	LOT IRREGULAR	4	2438 North 06th Street	16' X 80'
33	1333 North 56th Street	15' X 106'	73	1315 North Frazier Street	20' 6" x 80'	5	1929 North 07th Street	16' 8" X 99' 6-1/8"
55	1412 South Clarion Street	13' X 48'	74	3257 North Front Street	16' X 70'	6	2328 North 07th Street	16' X IRREG
68	443 West Ellet Street	LOT IRREGULAR	83	3222 Hartville Street	14' X 41' 6"	7	3130 North 09th Street	14' 7" X 69'
89	3916 Howland Street	14' 3" X 65"	114	1623 Orthodox Street	15' 5-1/2" X 69' 6-1/2" +/-	8	2707 North 11th Street	14' 2" X 65'
109	2035 West Nedro Avenue	15' 8" X 65' +/-	125	6025 Race Street	14' 6" X 60'	9	4325 North 16th Street	13' 9" X 120'
117	2141 Orthodox Street	LOT IRREGULAR	128	6325 Regent Street	15' X 62' 6"	10	651 North 16th Street	20' X 100' +/-
121	1013 East Passyunk Avenue	LOT IRREGULAR	148	4111 Spring Garden Street	15' 6" x 74' 8-7/8"	11	6527 North 17th Street	16' x 85'
137	3929 Ridge Avenue	16' 1" X IRREG	152	4529-31 Tackawanna Street	40' X 100'	12	3341 North 18th Street	15' 2" x 98'
150	5531 Springfield Avenue	16' 3-3/25" x 70'	169	6617 Wayne Avenue	56' 1-1/8" X IRREG	13	628 South 18th Street	16' x 64'
			171	1205 West Wingohocking Street	16' X 110'	14	1445 North 19th Street	16' 4-1/2" x 77' 10"
POSTPONED FROM NOVEMBER 15, 2017			POSTPONED FROM APRIL 18, 2018			15	3418 North 19th Street	Lot Irregular
8	5610 North 12th Street	20' x 84' 5/8"	2	3051 North 05th Street	54' x 100'	16	4529 North 19th Street	15' X 84' 5"
9	6217 North 13th Street	79' 9" x 84'	9	1004 South 20th Street	16' x 62'	17	5715 North 19th Street	43' 4-3/4" X IRREG
36	3124 Arbor Street	14' 1" x 48' 8"	19	1222 North 53rd Street	15' X 85'	18	6539 North 20th Street	16' X 72' 6"
38	5102 Arch Street	16' X 90'	29	1617 67th Avenue	19' 8" X IRREG	19	3045 North 22nd Street	14' 4" x 61' 7"
83	3733 North Gratz Street	14' 10" X 80'	30	1245 Adams Avenue	19' 8-1/2" X 67'	20	3344 North 22nd Street	16' x 105'
91	78 East Hortter Street	15' X 71'	31	4603 Adams Avenue	101' 2-2/8" X IRREG	21	3224 North 26th Street	14' 9" x 62' 6"
115	112 West Moreland Avenue	95' x 241' 9"	33	1437 North Alden Street	15' X 71' 3"	22	1250 South 27th Street	14' X 57'
141	5832 Rodman Street	15' X 65'	38	23 North Ashmead Place	LOT IRREGULAR	23	1330 South 29th Street	15' X 64'
150	5007 Stenton Avenue	78' X IRREG	39	3859 Aspen Street	15' X 80'	24	24 North 42nd Street	13' 6" x 50' 6-1/2"
			41	5503 Baltimore Avenue	16' X IRREG	25	931-43 North 42nd Street	170' 4-3/4" X IRREG
POSTPONED FROM DECEMBER 20, 2017			42	6007-9 Baltimore Avenue	44' 4" X IRREG	26	910 South 51st Street	16' X 77'
3	2433 South 04th Street	15' x 58'	43	3141 North Bambrey Street	14' x 45' 9"	27	655 North 52nd Street	15' 3" X 80'
15	772 South 18th Street	16' x 54'	50	3861 Brandywine Street	14' x 53' 3"	28	1643 North 56th Street	16' 6-7/8" x 76' 2-3/4"
29	1212 South 56th Street	15' 1" X 78' 6"	59	1866 East Clementine Street	15' 10" X 57' 6-7/8"	29	924 South 58th Street	16' X 82'
68	58 North Conestoga Street	16' x 60'	61	267 West Cornwall Street	14' X 45'	30	2050 South 59th Street	15' 7" x 69"
77	2431 South Edgewood Street	15' X IRREG	62	3239 Cottman Avenue	LOT IRREGULAR	31	223-25 North 60th Street	30' X LOT IRREGULAR
91	1611 West Girard Avenue	20' X 100'	63	1715 North Croskey Street	18' X 47' 1"	(Parcel Explorer indicates		
103	4916 Lancaster Avenue	17' X IRREG	72	4701-3 Disston Street	Lot Irregular	a possible remainder for		
118	1134 Marlyn Road	LOT IRREGULAR	84	218 South Frazier Street	15' X 63'	223 N 60th)		
121	1755 Mayland Street	16' X 77'	85	2116 Gillingham Street	31.878' X IRREG	32	1305 North 61st Street	16' X 71'
141	6067 Regent Street	16' x 55'	99	525 North Hobart Street	14' X 43'	33	1438 North 62nd Street	15' 5" X 59' 6-1/2"
155	1981 West Spencer Street	15' X 88'	97	2106 West Hunting Park Avenue	16' X 80'	34	2409 South 62nd Street	15' 1/8" X IRREG
			100	2853-55 Kensington Avenue	36' 2-1/2" X 71' 9"	35	135 North 63rd Street	25' X 112' 6"
POSTPONED FROM JANUARY 17, 2018			107	2843 North Lee Street	13' 1/2" X 48' 6"	36	1764 South 65th Street	15' 4" X 90'
15	2835 North 27th Street	15' X 61'	108	6203 Limekiln Pike	15' x 90'	37	2516 West Allegheny Avenue	LOT IRREGULAR
20	329 South 52nd Street	15' 50" x 50'	113	7215 Mansfield Avenue	16' 7" X IRREG	38	6517 Allman Street	14' 2" x 66'
23	251 North 60th Street	15' 9" X 70' 6"	116	901 Mc Clellan Street	14' X 54'	39	6525 Allman Street	14' 2" x 66'
25	2639 South 62nd Street	16' x 70'	119	1533 South Mole Street	14' x 47'	40	3029 Arbor Street	18' 8-5/8" X 35'
34	6269 Algard Street	29' 10" X 90'	121	1301 West Moyamensing Avenue	75' 1-3/4" X 44' 8-5/8" X	41	921 West Arizona Street	16' 7-1/2" x 60'
38	4321 Aspen Street	19' 11" X 80'	123	2438 North Mutter Street	60' 4-3/4"	42	3527 Aspen Street	15' X 88' 1-1/4" X 93' 9"
57	548 West Chew Avenue	21' 8" X 112' 6"	124	2440 North Mutter Street	18' X IRREG	43	2021 North Bambrey Street	15' 7" X 49' 6"
80	4711 Germantown Avenue	Irregular Lot	130	7232 Oakley Street	18' X 40' 6"	Tax Sale continues on 19		
86	6321 North Gratz Street	15' x 75'			Lot Irregular			
89	5128-30 Harlan Street	LOT IRREGULAR						

Tax Sale continued from 18

SHERIFF’S SALE

9 A.M.

June 20, 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:
44	2426 South Beulah Street	14’ X 48’	88	1420 Green Lane	64’ 11-1/8” X IRREG	132	3957 Pennsgrove Street	16’ x 89’
45	8849 Blue Grass Road	32’ 1-1/4” X 105’ 1-5/8” +/-	89	1918 Harrison Street	21’ X IRREG	133	3961 North Percy Street	16’ X 45’
46	4822 North Bouvier Street	15’ X 70’	90	3204 Hartville Street	14’ X 41’ 6”	134	8426 Pickering Avenue	16’ 3” x 89’ 8”
47	5540 Boyer Street	23’ 10” X 90’	91	4627 Hawthorne Street	14’ X 85’	135	789 North Preston Street	17’ 11-3/4” X 83’ 1-1/4”
48	4737 North Camac Street	25’ X 86’ 6”	92	1244 West Hazzard Street	14’ X 46’ 6”	136	5108 Race Street	LOT IRREGULAR
49	1431 South Carlisle Street	15’ 7” x 74’	93	1249 West Hazzard Street	13’ 11” x 42’	137	5418 Regent Street	15’ X 60’
50	2217 South Carlisle Street	15’ X 46’	94	2938 North Hicks Street	13’ 10-5/8” X 51’ 6”	138	2406 Ridge Avenue	18’ X 80’
51	3534 North Carlisle Street	13’ 6” X 78’ 8”	95	1932 West Hilton Street	14’ X 66’	139	1806-18 Rittenhouse Square	309 Unit 309
52	550 East Carver Street	15’ X 71’	96	2853 North Howard Street	16’ x 60’	140	169 North Robinson Street	15’ X 65’ 6”
53	6378 Castor Avenue	17’ 7-1/2” X 91’ 2-5/8” +/-	97	3191 Janney Street	14’ 4” x 71’	141	1745 Roselyn Street	16’ X 86’ 11-7/8”
54	2414 Cecil B Moore Avenue	15’ 4” X 69’ 6”	98	3404 Kensington Avenue	LOT IRREGULAR	142	703 West Russell Street	14’ 3” x 50’
55	5038 Cedar Avenue	19’ 6” X 110’	99	5901 Lansdowne Avenue	15’ x 95’	143	131 North Salford Street	15’ 2” X IRREG
56	833 East Chelten Avenue	LOT IRREGULAR	100	5926-32 Lansdowne Avenue	Lot Irregular	144	3152 Salmon Street	15’ x 60’
57	2008 West Cheltenham Avenue	LOT IRREGULAR	101	603 Laramie Place	83’ x 118’	145	2512 Seybert Street	15’ X 64’
58	2306 West Cheltenham Avenue	16’ X 100’	102	2043 North Lawrence Street	16’ X 47’	146	29 East Seymour Street	26’ x 76’ 8”
59	6913 Chelwynde Avenue	16’ X 65’	103	6622 Lebanon Avenue	LOT IRREGULAR	147	362 East Sheldon Street	15’ 10” X 72’ 6”
60	6035 Chestnut Street	20’ x 99’ 6”	104	1937 West Lehigh Avenue	16’ X 83’	148	2644 West Silver Street	14’ X 50’
61	517 West Clapier Street	31’ X 109’ 9-3/8” +/-	105	2424 West Lehigh Avenue	15’ 7-1/2” X 100’	149	2133 South Simpson Street	15’ x 76’
62	5714 Commerce Street	15’ x 62’ 10-7/8”	106	2143 North Leithgow Street	15’ 5” X 36’ 5”	150	3315 North Smedley Street	15’ X 56’ 4”
63	3343 Coral Street	14’ x 32’ 8”	107	6492 Lensen Street	LOT IRREGULAR	151	3443 North Smedley Street	20’ X 75’ 4”
64	6920 Cresheim Road	Lot Irregular	108	6259 Limekiln PIKE	43’ 4-7/8” X IRREG	152	5436 Spring Street	15’ 4” X 45’
65	5519 Crowson Street	15’ X 50’	109	7026 Louise Street	18’ 8” x 90’ 3-1/2””	153	6125 Spruce Street	16’ X 85’
66	1127 West Cumberland Street	15’ X 65’	110	5021-25 Market Street	48’ X 90’	154	605 East Stafford Street	16’ x 60’ 6”
67	5346 Delancey Street	15’ X 59’ 6”	111	1848 North Marston Street	14’ X 41’ 6”	155	1324 Steinber Street	15’ X 58’ 6”
68	1946 Dennie Street	15’ x 108’	112	2779 Martha Street	18’ X 54’	156	6421 North Sydenham Street	16’ x 82’ 6”
69	5017 Ditman Street	15’ X 96’ 6”	113	5020 Master Street	20’ X 91’ 9”	157	4755 Tampa Street	15’ 1” X IRREG
70	1351 South Dover Street	14’ X 50’	114	4504 Mc Kinley Street	22’ x 90’	158	2808 North Taylor Street	14’ 4” X 45’ 4-3/4”
71	1716 North Dover Street	14’ 1” X 52’	115	2439 Memphis Street	14’ X 57’	159	741 East Thayer Street	15’ X 55’
72	3243 North Dover Street	14’ 4” x 58’	116	414 West Mentor Street	16’ X 70’ 10-1/2”	160	1603 West Thompson Street	18’ 1” X 61’ 1-1/2” +/-
73	832 Dudley Street	14’ x 49’	117	2622 South Mole Street	14’ x 48’	161	5142 West Thompson Street	19’ 11” X 94’ 7-7/8”
74	1427 North Edgewood Street	15’ X 70’	118	185 West Monmouth Street	13’ 7” x 41’ 7”	162	1538 West Tioga Street	16’ X 80’
75	3519 Emerald Street	14’ 4” X 55’	119	2221 Mutter Street	12’ 2-1/2” X 40’	163	2035 West Toronto Street	23’ X 112’ 6”
76	8080 Fayette Street	17’ 11” X 90’	120	2430 North Newkirk Street	14’ X 52’ 6”	164	4563 Tudor Street	27’ 4-5/8” x 80’ 6”
77	2243 South Felton Street	15’ X 75’	121	5975 North Norwood Street	16’ X 70’	165	7497 East Tulpehocken Street	LOT IRREGULAR
78	5837 Fernwood Street	15’ 10” x 80’	122	4237 O Street	LOT IRREGULAR	166	6109 Upland Street	16’ x 62’
79	1506 West Flora Street	18’ x 48’ 4”	123	5713 Ogontz Avenue	LOT IRREGULAR	167	6036 Walton Avenue	15’ 3” x 108’ 6”
80	5408 Florence Avenue	18’ X 68’	124	5816 Old York Road	34’ 3/8” X IRREG	168	4808 North Warnock Street	15’ 5” X IRREG
81	5835 Florence Avenue	16’ X 112’ 6”	125	1501 West Olney Avenue	LOT IRREGULAR	169	45 West Washington Lane	18’ X 93’ 7/8”
82	5119 Folsom Street	15’ x 50’	126	219 East Ontario Street	14’ X 71’	170	9635 Wissinoming Street	121’ X IRREG
83	8232 Forrest Avenue	18’ x 105’	127	4155 Orchard Street	15’ 4” X 70’	171	7029 Woodland Avenue	15’ X 226’
84	1311 Frankford Avenue	23’ 3-1/2” X IRREG	128	5628 Osage Avenue	15’ X 63’ 6”	172	7035 Woodland Avenue	30’ 3-3/4” X 100’
85	311-13 North Front Street	24’ 4” X 39’ 8-1/2”	129	7419 Oxford Avenue	50’ x 107’ 6”	173	3235 North Woodstock Street	14’ x 64’
86	6401 Glenmore Avenue	16’ X 48’	130	1932 North Patton Street	14’ 2” X 48’	174	7527 Woolston Avenue	18’ 3” x 78’ 10”
87	3317 North Gratz Street	15’ 2” X 76’ 10”	131	2439 North Patton Street	LOT IRREGULAR	175	1849 Wynnewood Road	28’ 4” x 150’

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