

SHERIFF’S SALE

9 A.M.  
August 15, 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:
POSTPONED FROM FEBRUARY 22, 2017			166	118 East Washington Lane	27’ 10’’ X 110’	39	4560 North Bouvier Street	16’ x 54’
33	6354 Ardleigh Street	24’ 5’’ X 100’ 8-1/4’’ +/-	171	1205 West Wingohocking Street	16’ X 110’	46	5937 Chester Avenue	15’ 3’’ X 95’
170	524 Wharton Street	LOT IRREGULAR	POSTPONED FROM APRIL 18, 2018			67	5825 Ellsworth Street	15’ X 63’ 6’’
POSTPONED FROM MARCH 15, 2017			7	4940 North 16th Street	15’ x 87’	75	3840 North Franklin Street	15’ X 63’
21	1431-39 North 52nd Street	81.553’ X IRREG	19	1222 North 53rd Street	15’ X 85’	76	473 Gerhard Street	22’ X IRREG
103	4257 Leidy Avenue	16’ x 86’	31	4603 Adams Avenue	101’ 2-2/8’’ X IRREG	83	2404 North Hancock Street	15’ 7’’ X 61’ 2’’
POSTPONED FROM MAY 17, 2017			38	23 North Ashmead Place	LOT IRREGULAR	89	646 West Indiana Avenue	14’ x 55’
69	2946 West Dauphin Street	16’ X 70’ 9’’	79	2409 West Firth Street	14’ 3’’ X 53’ 6’’	90	2905 Judson Street	16’ X 46’
108	5960 North Leithgow Street	16’ X 62’	81	4927 Florence Avenue	16’ x 67’	92	3458 Keim Street	14’ 2’’ X 44’
POSTPONED FROM JUNE 21, 2017			99	1347 Jerome Street	15’ 11’’ x 80’	94	5242 Kingsessing Avenue	15’ 10’’ X 80’
58	1816 Fillmore Street	14’ 11-1/4’’ X 60’	105	5639 Lansdowne Avenue	15’ x 97’	99	5843 Magnolia Street	17’ X LOT IRREGULAR
78	1825 Ingersoll Street	14’ x 64’	113	7215 Mansfield Avenue	16’ 7’’ X IRREG	112	2016 East Ontario Street	16’ 1’’ X 75’
POSTPONED FROM AUGUST 16, 2017			119	1533 South Mole Street	14’ x 47’	117	51 North Peach Street	15’ X 48’
55	3050 Clifford Street	15’ x 72’ 7-1/2’’	132	3604 Old York Road	15’ 6-1/2’’ X 90’ 2-1/8’’	129	135 North Robinson Street	14’ 2’’ X 65’ 6’’
64	1935 Diamond Street	17’ x 95’ 6’’	138	1909 Page Street	15’ X 60’	168	5824 Windsor Street	15’ 6’’ X 62’ 9’’
POSTPONED FROM SEPTEMBER 20, 2017			139	3743 North Park Avenue	15’ X 100’	AUGUST 15, 2018		
56	2237 North Cleveland Street	14’ X 45’ 6’’	153	124 North Salford Street	15’ x LOT IRREGULAR	SHERIFF’S SALE		
76	2044 Federal Street	16’ X 68’ 23/25’’	160	1923 North Uber Street	15’ x 77’ 10’’	1	4444 North 03rd Street	14’ 8’’ x 47’ 3’’
115	5840 Master Street	18’ 2-7/8’’ X 74’ 6’’	167	5907 Warrington Avenue	16’ X 90’	2	2134 North 04th Street	15’ X 58’
POSTPONED FROM OCTOBER 18, 2017			171	1707 Wharton Street	16’ X 75’	3	2643 North 06th Street	17’ 7’’ X 72’
33	1333 North 56th Street	15’ X 106’	91	2158 West Grange Avenue	15’ X IRREG	4	3122 North 07th Street	14’ 10’’ x 69’
39	5643 Arch Street	15’ 2’’ X 50’	POSTPONED FROM MAY 16, 2018			5	3053 North 10th Street	14’ 6’’ X 68’
41	1214 West Atlantic Street	16’ X 70’	6	2323 North 8th Street	15’ X IRREG	6	3737 North 10th Street	16’ X 51’
89	3916 Howland Street	14’ 3’’ X 65’’	8	2651 North 09th Street	15’ 6’’ X 61’ 1-1/8’’	7	5622 North 15th Street	16’ 3/8’’ X 98’ 6’’ +/-
121	1013 East Passyunk Avenue	LOT IRREGULAR	18	3149 North 23rd Street	16’ X 58’	8	1439 North 17th Street	20’ x 97’ 4’’
POSTPONED FROM NOVEMBER 15, 2017			19	3139 North 26th Street	16’ x 60’	9	2513 North 17th Street	15’ 5-1/2’’ x 67’
10	3858 North 15th Street	20’ 1’’ X 100’	31	412 North 58th Street	15’ X 91’ 6’’	10	4530 North 17th Street	16’ X 62’
38	5102 Arch Street	16’ X 90’	32	413 North 59th Street	15’ X 69’ 8-3/8’’	11	2539 North 19th Street	15’ x 66’
79	3105 North Front Street	16’ X 100’	33	1137 South 60th Street	15’ 11’’ x 101’ 6’’	12	2335 North 27th Street	16’ 6’’ X 57’
93	108 West Huntingdon Street	14.41’ x 60’	42	2218 Bainbridge Street	15’ 11-1/2’’ X 84’	13	947 North 45th Street	14’ x 60’
128	3837 North Percy Street	16’ X 45’	58	5346 Charles Street	15’ X 80’	14	1017 North 46th Street	15’ X 90’ 6’’
140	163 North Robinson Street	14’ 2’’ X 65’ 6’’	67	1808 Dallas Street	15’ 6’’ x LOT	15	726 North 48th Street	16’ 4’’ X 58’
151	2714 Stevens Street	16’ 1’’ X 70’	POSTPONED FROM MAY 16, 2018			16	922 North 48th Street	20’ X 73’ 11-1/2’’
165	514 East Walnut Lane	15’ X 76’	73	233 East Eleanor Street	16’ X 103’	17	929 North 48th Street	16’ X 117’
POSTPONED FROM DECEMBER 20, 2017			74	1541 South Etting Street	14’ 2’’ X 49’	18	2276 North 51st Street	51’ 7-1/5’’ x 140’
67	3079 Collins Street	13’ 8’’ X 69’ 1-1/2’’	93	221 Horton Street	15’ 11’’ X 44’ 6’’	19	530 South 52nd Street	16’ x 90’
77	2431 South Edgewood Street	15’ X IRREG	96	2628 North Hutchinson Street	16’ 1/8’’ X 63’	20	656 North 54th Street	15’ X 60’
91	1611 West Girard Avenue	20’ X 100’	114	903 Mc Clellan Street	14’ X 54’	21	1651 North 56th Street	15’ X 76’ 2-3/4’’
104	2008 Latona Street	14’ x 62’	128	6717 Oxford Avenue	LOT IRREGULAR	22	738 South 59th Street	15’ x 78’
111	5320 Locust Street	15’ 11’’ X 90’	135	2312 Pierce Street	16’ x 58’	23	132 South 60th Street	15’ 4’’ x 79’
POSTPONED FROM JANUARY 17, 2018			137	5806 Race Street	15’ X 70’	24	14 South 62nd Street	LOT IRREGULAR
20	329 South 52nd Street	15’.50’’ x 50’	150	1216-22 East Sedgley Avenue	80’ X 145’	25	2543 South 63rd Street	14’ X 67’
25	2639 South 62nd Street	16’ x 70’	152	2528 Seybert Street	15’ X 54’	26	2648 South 66th Street	16’ 4’’ x 99’
37	1038 Arrott Street	87’ x 145’	155	1238 South St Bernard Street	14’ 2’’ X 50’ 9’’	27	1214 West Airdrie Street	16’ X 105’
80	4711 Germantown Avenue	Irregular Lot	158	2036 North Stillman Street	16’ x 49’’ 6’’	28	2505 North Alder Street	14’ X 48’
92	4519 North Hicks Street	15’ 2’’ X 45’	161	5141 North Sydenham Street	15’ 10’’ X 86’ 10’’	29	401-11 East Allegheny Avenue	LOT IRREGULAR
145	163 West Seymour Street	15’ 10’’ x 81’ 11-1/8’’	172	5652 Walton Avenue	15’ X 60’	30	3292 Aramingo Avenue	14’ 4’’ X 71’ 3-3/4’’
147	2143 Sigel Street	14’ 6’’ X 47’ 6’’	POSTPONED FORM JUNE 20, 2018			31	3103 Arbor Street	14’ x 44’ 4’’
152	2917 North Stillman Street	14’ 1’’ X 45’ 9’’	12	3341 North 18th Street	15’ 2’’ x 98’	32	5655 Arlington Street	16’ X 107’
162	4219 Viola Street	16’ X 69’ 10’’	16	4529 North 19th Street	15’ X 84’ 5’’	33	4102 Aspen Street	19’ X IRREG
POSTPONED FROM FEBRUARY 21, 2018			17	5715 North 19th Street	43’ 4-3/4’’ X IRREG	34	2025 North Bambrey Street	15’ 7’’ x 49’ 6’’
52	2130 West Clearfield Street	17’ x 53’ 6’’	19	3045 North 22nd Street	14’ 4’’ x 61’ 7’’	35	3053 North Bonsall Street	14’ 3’’ x 45’
53	6900 Cobbs Creek Parkway	LOT IRREGULAR	28	1643 North 56th Street	16’ 6-7/8’’ x 76’ 2-3/4’’	36	7728 Bradford Street	28’ 6’’ X 103’ 6’’
55	6013 West Columbia Avenue	15’ 11’’ x 106’ 3’’	29	924 South 58th Street	16’ X 82’	37	1404 Brighton Street	50’ x 110’
98	2065 East Lippincott Street	14’ 10’’ x 61’ 6’’	33	1438 North 62nd Street	15’ 5’’ X 59’ 6-1/2’’	38	1419-21 West Bristol Street	35’ 7’’ X 83’ 6’’
119	658 East Ontario Street	15’ X 57’ 6’’	36	1764 South 65th Street	15’ 4’’ X 90’	39	3843 Brown Street	15’ 7-7/8’’ X 82’
121	3038 Ormes Street	13’ 8-1/2’’ X 78’ 4’’ +/-	38	6517 Allman Street	14’ 2’’ x 66’	40	4220 Brown Street	22’ 11-5/8’’ x 85’
122	3263 North Park Avenue	15’ X 100’	56	833 East Chelten Avenue	LOT IRREGULAR	41	5814 Brush Road	16’ 2’’ x 80’
127	1039 East Phil Ellena Street	LOT IRREGULAR	57	2008 West Cheltenham Avenue	LOT IRREGULAR	42	702 West Butler Street	15’ X 72’
131	3039 Redner Street	15’ 4’’ x 56’ 9’’	62	5714 Commerce Street	LOT IRREGULAR	43	3601 Calumet Street	14’ 1-1/2’’ X IRREG
134	6038 Reinhard Street	15’ 6’’ X 60’	64	6920 Cresheim Road	15’ x 62’ 10-7/8’’	44	3231 North Carlisle Street	15’ 3-1/2’’ X 80’ +/-
149	5546 West Thompson Street	15’ X 91’	68	1946 Dennie Street	Lot Irregular	45	5346 North Carlisle Street	17’ 6’’ X IRREG
156	1321 West Victoria Street	LOT IRREGULAR	72	3243 North Dover Street	15’ x 108’	46	5815 Cedarhurst Street	15’ 10’’ x 80’
165	3050 North Water Street	14’ X 45’ 6’’	73	823 Dudley Street	14’ x 58’	47	3102 North Chadwick Street	15’ 1-1/2’’ x 48’ 6’’
169	5714 Windsor Street	14’ 4’’ X 58’ 6’’	74	1427 North Edgewood Street	14’ x 49’	48	4952 Charles Street	LOT IRREGULAR
POSTPONED FROM MARCH 21, 2018			75	3519 Emerald Street	15’ X 70’	49	568 East Cheltenham Avenue	15’ 10’’ X 71’
2	2615 North 6th Street	17’ 7’’ x 72’ 6’’	78	5837 Fernwood Street	14’ 4’’ X 55’	50	5918 Chestnut Street	16’ X 84’ 2’’
4	2837 North 09th Street	15’ x 64’ 2-1/4’’	79	1506 West Flora Street	15’ 10’’ x 80’	51	5939 Christian Street	15’ 5’’ X 110’
20	619 North 38th Street	13’ 6’’ x 50’	88	1420 Green Lane	18’ x 48’ 4’’	52	222 East Clapier Street	16’ X 75’ 6-1/2’’
24	1310 South 54th Street	16’ X 77’	94	2938 North Hicks Street	64’ 11-1/8’’ X IRREG	53	2404 North Clarion Street	14’ 1’’ X 36’ 6’’
29	1400 Adams Avenue	31’ 8-1/2’’ x 90’	104	1937 West Lehigh Avenue	13’ 10-5/8’’ X 51’ 6’’	54	2229 North Cleveland Street	14’ 6’’ X 45’ 6’’
42	600 Burnham Road	86’ 5-1/8’’ X IRREG	106	2143 North Leithgow Street	15’ 5’’ X 36’ 5’’	55	2329 North Cleveland Street	14’ 2’’ x 47’
51	2817 Chalmers Avenue	15’ X IRREG	113	5020 Master Street	20’ X 91’ 9’’	56	101 Cobbs Creek Parkway	15’ 7’’ x 103’
64	6526 Cutler Street	15’ 6’’ X 80’	117	2622 South Mole Street	14’ x 48’	57	313 Cobbs Creek Parkway	15’ 6’’ x 86’
108	6112 Nassau Street	45’ 9’’ x 93’ 3’’	134	8426 Pickering Avenue	16’ 3’’ x 89’ 8’’	58	4512 North Colorado Street	15’ X 51’ 10’’
125	6025 Race Street	14’ 6’’ X 60’	138	2406 Ridge Avenue	16’ X 83’	59	647 North Conestoga Street	14’ X 44’
152	4529-31 Tackawanna Street	40’ X 100’	142	703 West Russell Street	18’ X 80’	60	2313 West Cumberland Street	15’ 1’’ X 87’
155	5727 Tulip Street	19’ X 100’	158	2808 North Taylor Street	14’ 3’’ x 50’	61	3117 North Darien Street	14’ 6’’ X 40’
158	362 East Upsal Street	16’ X 150’	165	7497 East Tulpehocken Street	14’ 4’’ X 45’ 4-3/4’’	62	4221 North Darien Street	14’ 10’’ x 40’
			167	6036 Walton Avenue	LOT IRREGULAR	63	9271 Darlington Road	LOT IRREGULAR
			POSTPONED FROM JULY 18, 2018			64	5101 Darrah Street	22’ 1-1/2’’ X 84’
			4	4034 North 08th Street	15’ 3’’ x 108’ 6’’	65	2207 North Delhi Street	13’ 6’’ X 45’ 5-1/8’’
			5	3938 North 09th Street	17’ 6’’ X 51’	66	434 Delphine Street	18’ x 47’
			9	4934 North 17th Street	16’ x 51’’	67	17 South Dewey Street	14’ 10’’ x 66’
			12	1715 North 25th Street	15’ 7-1/2’’ X 66’ 9’’	68	2704-24 Diamond Street	170’ +/- X IRREG
			24	2036 South 68th Street	16’ X 72’	69	2519 North Dover Street	14’ X 50’
			32	3257 North American Street	19’ X 45’	70	2740 North Dover Street	15’ x 50’ 9’’
						71	6371 Drexel Road	89.5’ X 150’
						72	246 East Durham Street	20’ 10’’ x 96’ 9-3/8’’
						73	240 East Elkhart Street	14’ x 43’ 6’’

Tax Sale continues on 16

Tax Sale continued from 15

SHERIFF’S SALE

9 A.M.  
August 15, 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:
74	5437 Euclid Street	18’ 3-5/8’’ X 89’	108	3638-42 North Lawrence Street	60’ X 104’ 7-1/2’’	142	2851 Rosehill Street	14’ 3-1/4’’ X 76’ 4’’
75	3238 North Fairhill Street	14’ 3’’ x 45’ 10-1/4’’	109	2551 North Lee Street	12’ x 67’ 6’	143	1952 Rowan Street	15’ 6’’ X IRREG
76	2103 Federal Street	LOT IRREGULAR	110	2511 West Lehigh Avenue	15’ 9’’ X 70’	144	1712 North Ruby Street	LOT IRREGULAR
77	1733 Fernon Street	14’ X 49’	111	3024 West Lehigh Avenue	16’ X 76’	145	725 West Russell Street	14’ 3’’ X 50’
78	1630 Foulkrod Street	15’ X 84’ 1/2’’ +/-	112	1947 North Leithgow Street	12’ X 38’	146	208 North Salford Street	15’ 2-1/8’’ X IRREG
79	4256 Frankford Avenue	LOT IRREGULAR	113	2958 Livingston Street	14’ 6’’ X 52’	147	4630 Sansom Street	20’ x 97’
80	4520 Frankford Avenue	LOT IRREGULAR	114	5040 Locust Street	19’ x 85’	148	3156 North Sheridan Street	14’ X 50’
81	3157 North Franklin Street	15’ X 60’	115	920 North Markoe Street	16’ x 100’	149	518 North Simpson Street	15’ X 122’
82	3350 North Front Street	15’ X 60’ 3-3/8’’	116	3018 North Marshall Street	15’ x 89’ 2-1/4’’	150	2452 North Stanley Street	14’ X 52’
83	1301 Gilham Street	16’ x 67’.50’’	117	5520 Master Street	15’ 6’’ x 81’	151	2456 North Stanley Street	14’ x 52’
84	1027 West Glenwood Avenue	14’ X IRREG	118	1708 Mayland Street	16’ x 85’	152	2136 East Stella Street	14’ x LOT IRREGULAR
85	2206 North Gratz Street	14’ 6’’ X 45’ 6’’	119	3182 Mercer Street	14’ x 68’	153	1479 Stevens Street	16’ 5-1/2’’ X 63’ 9’’
86	3315 North Gratz Street	15’ 2’’ X 76’ 10’’	120	1816 Mifflin Street	15’ X 65’	154	2869 Stouton Street	12’ x 40’
87	2521 Grays Ferry Avenue	16’ X IRREG	121	2434 Montrose Street	14’ X 50’	155	2852 Tasker Street	16’ X 62’
88	2301 Green Street A	Parking Unit “A”	122	2954 Mutter Street	13’ 10’’ x 43’ 6’’	156	4972 West Thompson Street	15’ 3’’ X 75’
89	549 North Gross Street	14’ X 82’	123	3968 Nice Street	14’ x 77’	157	199 West Tioga Street	14’ X 40’
90	1511 Guilford Place	18’ X 90’	124	3217 West Norris Street	15’ x 77’	158	5320 Turner Street	13.591’ X IRREG
91	6217 Hazel Avenue	15’ 1’’ x 60’	125	7241 Ogontz Avenue	16’ x 118’	159	6067 Upland Street	15’ 6’’ X 60’
92	430 Horton Street	14’ 6’’ X 68’	126	2023 West Ontario Street	16’ X 126’	160	1625 Van Kirk Street	16’ 2-1/2’’ x 108’ 9’’
93	5419 Hunter Street	15’ 2’’ X 90’ 9-1/4’’ +/-	127	1735 Orthodox Street	LOT IRREGULAR	161	5557 Walton Avenue	15’ X 60’
94	2242 West Huntingdon Street	15’ x 89’	128	777 Pallas Street	14’ x 76’ 6’’	162	5855 Walton Avenue	15’ x 62’ 6’’
95	2338 West Huntingdon Street	14’ x 67’	129	3468 Palmetto Street	16’ X 60’	163	418 North Wanamaker Street	15’ 7’’ X 66’ 6’’
96	920 West Huntingdon Street	14’ 6’’ x 70’	130	4209 Parrish Street	13’ X 70’	164	3025 North Warnock Street	14’ X IRREG
97	2549 North Hutchinson Street	13’ X 53’ 6’’	131	2429 North Patton Street	13’ .11’’ x 50’	165	710 Watkins Street	14’ X 44’
98	1458 North Ithan Street	15’ X 48’	132	1400 South Paxon Street	15’ X 49’ 6’’	166	4631 Wayne Avenue	30’ 7-7/8’’ X IRREG
99	2512 South Jessup Street	14’ x 48’	133	19 North Paxon Street	16’ x 112’	167	2647 Webb Street	16’ 6’’ X 40’
100	2526 North Jessup Street	14’ X 47’	134	540 North Paxon Street	14’ x 56’ 6’’	168	4315 Westminster Avenue	15’ 6’’ x 76’ 6’’
101	2766 Judson Street	14’ 6’’ X 45’	135	5512 Pearl Street	30’ x 110’	169	1523 West Westmoreland Street	16’ 1’’ X 80’
102	3249 Keim Street	15’ X 47’ 6’’	136	30 West Penn Street	60’ X 131’ 3’’ +/-	170	7374 Wheeler Street	16’ X 66’
103	2746-48 Kensington Avenue	LOT IRREGULAR	137	5238 Pennsgrove Street	15’ X 68’ 3-3/4’’	171	1481 North Wilton Street	14’ 9’’ X IRREG
104	2221 Kimball Street	14’ X 50’	138	470 Potterton Height	15’ 5’’ X 63’ 1-3/4’’	172	5411 Wynnefield Avenue	37’ X IRREG
105	5112 Lancaster Avenue	19’ 11-1/4’’ X IRREG	139	3754 Pulaski Avenue	LOT IRREGULAR	173	2041 West York Street	14’ 11-1/2’’ X 57’
106	3945 Lankenau Avenue	20.187’ X IRREG	140	38 South Redfield Street	16’ X 62’ 6’’	174	509 West York Street	13’ 10-4/5’’ X 70’
107	2935 North Lawrence Street	13’ 11-1/2’’ X 51’	141	2683 Roberts Avenue	14’ X 61’	175	904 West York Street	16’ 4’’ x 50’ 3’’

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.

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