

**SHERIFF'S SALE**9 A.M.  
November 15, 2017**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:
<b>POSTPONED FROM NOVEMBER 18, 2015</b>			67	4437 North Colorado Street	55' X 21' 8"	161	5014 Wayne Avenue	15' 6'-7/8" X 60' 6"
75	2818-20 Belgrade Street	LOT IRREGULAR	92	6534 North Gratz Street	18' X IRREG	163	2015 West Westmoreland Street	15' x 105'
100	346 East Cheltenham Avenue	LOTT IRREGULAR	136	543 West Pike Street	74' 10-1/4" X 103' 4"	165	1645 Widener Place	16' x 83' 9-3/8"
<b>POSTPONED FROM MARCH 16, 2016</b>			148	1818 Roselyn Street	16' X IRREG	171	5837 Woodcrest Avenue	16' X IRREG
144	5147 Westminister Avenue	15' 8" X 74' 5"	154	18 East Silver Street	15' 6" X 61' +/-	<b>POSTPONED FROM OCTOBER 18, 2017</b>		
145	5811 Windsor Avenue	15' 6" x 64'	162	1225 North Taney Street	13' 3" X 50'	2	2054 North 07th Street	21' x 78' 6"
<b>POSTPONED FROM OCTOBER 19, 2016</b>			168	2518 North Water Street	12' X 67' 6"	4	4946 North 08th Street	15' 1" x 88' 2-1/4"
18	2000 North 22nd Street	27' 9" X 111' 10"	<b>POSTPONED FROM AUGUST 16, 2017</b>			7	1109 South 10th Street	16' x LOT IRREGULAR
<b>POSTPONED FROM DECEMBER 21, 2016</b>			2	4840 North 07th Street	15' 6-1/2" X 70' 4-1/2"	18	4446 North 18th Street	15' X 63'
4	2124 North 11th Street	LOT IRREGULAR	8	2402 North 17th Street	15' 11-1/2" X 67' 10"	20	2031 North 20th Street	16' X 73'
5	4902 North 13th Street	36' X Irreg	12	3151 North 26th Street	18' 8" X 60'	21	STAYED	
50	3129 North Chadwick Street	15' X 49' 6"	13	2831 North 28th Street	15' X 94'	22	3035 North 22nd Street	16' 2" X 63' 11-1/2"
128	5229 Pentridge Street	15' 3" x 70'	20	1676 North 56th Street	15' X 72' 7-1/4"	23	1421 South 23rd Street	17' x 56' 11-7/8"
130	423 Pierce Street	15' 11" X 55' 9"	23	2414-24 South 72nd Street	125' X 225'	27	1005 North 43rd Street	15' X 78'
177	6510-14 Upland Street	58' 2-1/4" X IRREG	25	555 Allengrove Street	21' 10-7/8" x 70'	29	1040 North 46th Street	15.25" X 78"
<b>POSTPONED FROM JANUARY 18, 2017</b>			26	1252 North Allison Street	15' X 105'	32	639 North 54th Street	15' 1" x 78' 6"
5	2010 South 06th Street	15' x 69'	38	247 Berkley Street	16' X 74' 3-3/4"	34	1745 South 56th Street	18' 6" X 57'
51	POSTPONED		39	6657-59 Blakemore Street	80' X IRREG	37	649 Alcott Street	LOT IRREGULAR
108	4823 Longshore Avenue	18' 8-1/2" X IRREG	44	6235 Callowhill Street	15' X 50'	41	1214 West Atlantic Street	16' X 70'
128	1939 North Newkirk Street	14' 1/2" x 48'	49	2815 Chalmers Avenue	15' X IRREG	47	3716 North Bouvier Street	15' 2" X 78'
173	1537 East Upsal Street	LOT IRREGULAR	53	364-68R East Church Lane R	LOT IRREGULAR	52	7041 Charles Street	15' 5" X 120'
<b>POSTPONED FROM FEBRUARY 22, 2017</b>			60	2737 North Croskey Street	14' 6" X 45'	54	209 West Chestnut Hill Avenue	LOT IRREGULAR
17	19 North 56th Street	LOTT IRREGULAR	71	1106 West Duncannon Avenue	24' 6" X 92' 6"	62	2531 West Dakota Street	14' X 43'
33	6354 Ardleigh Street	24' 5" X 100' 8-1/4" +/-	75	2940 Ella Street	13' x 63'	64	3756 North Delhi Street	16' x 45'
51	431 West Champlost Avenue	15' 8" X 69'	81	2713 West Flora Street	16' X 35'	65	6433 Dorel Street	18.09' x 67.50'
138	4800 Rising Sun Avenue	LOT IRREGULAR	83	3131 Franklin Avenue	16' 6" X 93' 6" +/-	67	POSTPONED	
140	3219 Rorer Street	15' x 50'	84	2955 North Franklin Street	15' x 66'	70	2929 West Flora Street	14' X 50'
170	524 Wharton Street	LOT IRREGULAR	91	846 Grakyn Lane	LOT IRREGULAR	72	4709 Frankford Avenue	18' 6-1/2" x 87' 5-5/8"
<b>POSTPONED FROM MARCH 15, 2017</b>			92	5105 Griscom Street	16' X 67' 7-1/2"	76	3014 Germantown Avenue	15' 10-3/4" X IRREG
21	1431-39 North 52nd Street	81.553' X IRREG	101	121 North Hobart Street	15' x 71' 6"	80	2403 West Harold Street	14' 1/2" X 55"
42	914 South Alden Street	15' X 58' 6"	102	116 East Hortter Street	14' 3" X 75' 5-1/2"	81	508 Hart Lane	LOT IRREGULAR
62	2418 North Colorado Street	14' 6" X 48'	110	5433 Kingsessing Avenue	15' X 65'	82	6201-3 Haverford Avenue	40' 8-3/8" X IRREG
113	2503 North Myrtlewood Street	15' 1" X 50'	112	185 West Logan Street	14' x LOT IRREGULAR	86	4317 North Hicks Street	15' 8" X 43' 6"
118	6619 North Opal Street	18' 2" X 75'	130	2407 West Oxford Street	16' x 69'	87	4541 North Hicks Street	15' 2" X 45'
124	5540 Pine Street	16' 3" X 81' 6"	131	2619 West Oxford Street	17' 6" X 79'	88	325 Horton Street	15' x 70'
<b>POSTPONED FROM APRIL 19, 2017</b>			132	2621 West Oxford Street	17' 6" X 79'	93	2841 Judson Street	15' x 46' 6"
2	3128 North 7th Street	14.75' X 69'	135	7004 West Passyunk Avenue	Lot Irregular	97	6001 Lansdowne Avenue	30' 1-1/4" x 98'
16	3001 North 20th Street	395' X IRREG	137	5629 Pemberton Street	15' x 60'	100	1671 North Lindenwood Street	16' X 55'
39	238 North Avondale Street	14' X 47'	138	4245 North Penn Street	19' 6" x 80'	103	2929 North Marston Street	15' x 60"
43	6520 North Beechwood Street	18' X 78' 6"	145	1854 Roselyn Street	LOT IRREGULAR	105	1538 Mohican Street	15' 11-1/8" X 90'
45	8803 Brocklehurst Street	LOT IRREGULAR	159	1425 West Stiles Street	16' X 57' 6"	106	6138 Montague Street	16' 2" X 90"
90	2326 North Lambert Street	LOT IRREGULAR	161	POSTPONED		109	2035 West Nedro Avenue	15' 8" X 65' +/-
126	4129 Pennsgrove Street	15' 9-1/2" X 80' 4"	162	2858 North Taney Street	14' 1" x 45'	113	2747 North Opal Street	15' X 52' 6"
129	2312 Pierce Street	16' x 58'	163	1432 South Taylor Street	14.25' x 47.79'	114	4113 Orchard Street	LOT IRREGULAR
147	5016 West Stiles Street	LOT IRREGULAR	165	1017 Tree Street	14' X 52'	117	2141 Orthodox Street	LOT IRREGULAR
<b>POSTPONED FROM MAY 17, 2017</b>			170	4713 Unruh Avenue	LOT IRREGULAR	126	2152 South Philip Street	13' 8-3/4" X 48'
14	6933 North 19th Street	24' 6" x 102'	176	6141 Walton Avenue	12' 3-1/2" x 112' 6"	128	1820 Plum Street	15' X 80'
19	2837 North 26th Street	20' 6" x 60'	<b>POSTPONED FROM SEPTEMBER 20, 2017</b>			135	1405 Reed Street	18' x 80'
25	1317 South 53rd Street	20' x 102' 4"	2	4916 North 04th Street	15' X 101' 9-1/4"	144	2111 Seybert Street	16' x 60'
43	6036 North Beechwood Street	17' 8-1/4" X 90'	7	2324 South 11th Street	16' x 62'	148	5655 Sprague Street	LOT IRREGULAR
59	7222 Cornelius Street	17' 9-1/2" X 87' 6"	10	3407 North 17th Street	16' X 95' 3-1/2"	153	2931 North Stillman Street	14' 1" X 45' 9"
83	2160 Furley Street	14' 3" X 57'	15	POSTPONED		162	5110 Umbria Street	LOT IRREGULAR
86	6526-34 Germantown Avenue	LOT IRREGULAR	16	3650 North 21st Street	15' 6" X 96'	165	5136 Walnut Street	15' x 90'
87	701-3 West Girard Avenue	LOT IRREGULAR	17	1226 South 24th Street	14.82' x 63'	168	1924 Watkins Street	14' x 47'
108	5960 North Leithgow Street	16' X 62'	18	2918 North 25th Street	15' 5" x 60'	169	5008 Wayne Avenue	15' 6'-7/8" X 60' 6"
117	4335-37 North Marshall Street	34' X 92' 2-1/4"	23	1329 North 49th Street	LOT IRREGULAR	175	5025 Woodland Avenue	16' X IRREG
118	4339-41 North Marshall Street	34' 3" X 92' 2-1/4"	26	415-17 North 61st Street	30' x 112' 6"	<b>NOVEMBER 15, 2017</b>		
154	711 East Sharpnack Street	LOT IRREGULAR	37	344 East Armat Street	20' 4" X IRREG	<b>SHERIFF'S SALE</b>		
162	2211 North Sydenham Street	LOT IRREGULAR	38	535 East Ashmead Street	15' X 55'	1	828 North 04th Street	20' 3/8" X 84' 2"
169	5609-11 Tulip Street	45' 2" X 93' 2-5/8" +/-	42	4940 Brown Street	15' x LOT IRREGULAR	2	5140-42 North 05th Street	LOT IRREGULAR
177	4941 Wayne Avenue	20' X 86' 8-3/8" +/-	51	1839 South Cecil Street	15' x 53'	3	1510 South 06th Street	18' X 110'
181	1216-32 Wood Street	174' 8" X 71' 3"	54	712 East Cheltenham Avenue	30' x 200'	4	4248 North 07th Street	15' X 67'
<b>POSTPONED FROM JUNE 21, 2017</b>			56	2237 North Cleveland Street	14' X 45' 6"	5	5219 North 08th Street	15' 10" X 87' 4-1/2"
13	2537 North 30th Street	15' X 62'	62	587 Conarroe Street	17' 9-1/2" X 89' 8-3/8"	6	4604 North 11th Street	15' 6" x 85'
16	248 South 52nd Street	15' 5" X 80'	68	3056 D Street	16' X 54' 11"	7	4051 North 12th Street	15' X 87'
36	3203 Cecil B Moore Avenue	18' x 100'	69	5501 Delancey Street	16' X 60'	8	5610 North 12th Street	20' x 84' 5/8"
71	6728 North Woodstock Street	16' x 68'	76	2044 Federal Street	16' X 68' 23/25"	9	6217 North 13th Street	79' 9" x 84'
82	5771 Kemble Avenue	19' 10" X IRREG	80	3321 Fidler Street	28' 2" x 109' 8-3/8"	10	3858 North 15th Street	20' 1" X 100'
86	5726 North Lambert Street	16' X 62' 6"	85	1109 Glenview Street	26' 8-1/2" X 111' 3"	11	7104 North 19th Street	16' 4" X 91' 3-1/4"
110	2149 South Opal Street	14' 2" X 49' 6"	86	1616 North Gratz Street	18' x 79' 11-7/8"	12	1423 South 23rd Street	17' X 56' 11-7/8"
122	1363 Pratt Street	17' 8-3/4" x 62'	89	6551 Haverford Avenue	LOT IRREGULAR	13	1712 North 29th Street	15' 3" x 68'
129	6312-14 Rising Sun Avenue	LOT IRREGULAR	90	5381 Hazelhurst Street	16' 2" X 70'	14	2538 North 30th Street	14' 7" x 65' 6"
130	220 West Rittenhouse Square 3B	LOT IRREGULAR	91	5551 Heiskell Street	14' 1-1/4" X IRREG	15	2540 North 32nd Street	15' X 56'
151	2224 West Tioga Street	30' x 225'	94	3235 Hope Street	14' x 44'	16	643 North 36th Street	17' x 60'
161	5604 Walnut Street	LOT IRREGULAR	95	4821 Howell Street	25' X 100'	17	890-92 North 42nd Street	40' x 120'
169	5907 Windsor Avenue	17' 8" X 64'	97	3409 Hurley Street	14' 3" X 66'	18	1208 South 46th Street	15' 8" x 90'
<b>POSTPONED FROM JULY 19, 2017</b>			101	5744 Kemble Avenue	15' 10" x 76'	19	1244 South 53rd Street	19' 5" x 81'
18	5118 North 15th Street	21' x 86'	113	3530 Mascher Street	LOT IRREGULAR	20	632 South 55th Street	18' X 80.50'
28	1522-24 South 22nd Street	33' x 60'	114	5615 Master Street	16' X 57' 6"	21	1233 North 56th Street	15' X 106'
37	609-11 North 43rd Street	LOT IRREGULAR	115	5840 Master Street	18' 2-7/8" X 74' 6"	22	1824 South 58th Street	16' X 79'
55	11857 Brandon Road	19' 11-3/8" x 121'	117	1707 Megargee Street	25' 2-1/2" X 88'	23	140 North 60th Street	15' 1" x 70'
59	5722 Cedar Avenue	16' X 80'	118	3923 Melon Street	13' 9" X 60'	24	332 South 60th Street	15' 6" X 73'
			119	131 North Millick Street	15' 2" X 62' 6"	25	128 North 61st Street	15' 1" X 72' 6"
			120	6523 Montour Street	25' X LOT IRREGULAR	26	315 North 61st Street	18' 4-1/4" X IRREG
			125	3449 North Philip Street	14' X 50'	27	2047 North 63rd Street	LOT IRREGULAR
			126	14 Pleasant Street	15' x 80'	28	832 North 63rd Street	41' X 150'
			140	2226 Shields Street	18' 6" X 93'	29	501 North 64th Street	14' x 80' 7-1/2"
			141	1819 East Somerset Street	15' 1" x 49' 11-3/4"	30	1607 South 7th Street	LOT IRREGULAR
			149	2957 North Taney Street	15' X 48'	31	2117 South Alden Street	15' X 61'
			156	410 East Upsal Street	15' 3" X IRREG			
			157	2112 North Wanamaker Street	16' X 80.834'			

*Tax Sale continues on 18*

Tax Sale continued from 17

# SHERIFF'S SALE

9 A.M.  
November 15, 2017

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:
32	277 South Alden Street	16' X 60'	81	1529 West Girard Avenue	20' x 150'	130	1762 Plum Street	LOT IRREGULAR
33	1322 South Alder Street	16' X LOT IRREGULAR	82	1801 Glenifer Street	29' 5" X 69'	131	815 Porter Street	14' X 57'
34	2631 South Alder Street	14' X 50'	83	3733 North Gratz Street	14' 10" X 80'	132	5051 Portico Street	14' .90" x 90'
35	402 East Allens Lane	28' X 93' 1-5/8"	84	6740 North Gratz Street	23' X IRREG	133	2605 Potter Street	13' 7" X 40'
36	3124 Arbor Street	14' 1" x 48' 8"	85	1230 Greylock Street	14' 2" x 50' 9"	134	473 Potterton Height	15' 10-1/4" X 80' 3-7/8" +/-
37	101-11 Arch Street 1A	Lot Irregular	86	4218 Griscom Street	14' x 78'	135	2439 South Reese Street	14' X 46'
38	5102 Arch Street	16' X 90'	87	5648 Hadfield Street	15' x 62'	136	4937 Reno Street	14' 4" X IRREG
39	2838 North Bailey Street	16' X 47'	88	2015 West Hagert Street	14' X 60'	137	5145 Reno Street	14' x 45'
40	6225 Baynton Street	30' X IRREG	89	7216 Hegerman Street	14' 1" x 79'	138	5166 Reno Street	LOT IRREGULAR
41	5721 North Beechwood Street	14' 3" X IRREG	90	303 North Holly Street	LOT IRREGULAR	139	5445 Ridgewood Street	15' 9" X 63' 6"
42	3551 Bleigh Avenue	16' X 100' 3-1/4"	91	78 East Hortter Street	15' X 71'	140	163 North Robinson Street	14' 2" X 65' 6"
43	3301 North Bouvier Street	15' 4" x 67' 4"	92	5415 Hunter Street	16' X IRREG	141	5832 Rodman Street	15' X 65'
44	3837 Brown Street	15' 8" X 82'	93	108 West Huntingdon Street	14.41' x 60'	142	4319R-29 East Roosevelt	
45	1853 Brunner Street	LOT IRREGULAR	94	2611-21 West Huntingdon Street	108' X IRREG		Boulevard	LOT IRREGULAR
46	6208 Callowhill Street	15' 6" x 72' 4"	95	926 West Huntingdon Street	14' 8-1/8" x 67'	143	7345 East Roosevelt Boulevard	25' X 120'
47	215 West Cambria Street	18' X 57'	96	771 Judson Street	14' X 43'	144	2315 West Sedgley Avenue	15' x IRREG
48	722 Cantrell Street	14' X 46' 6"	97	3425 Kensington Avenue	18' 1-3/4" x 61'	145	1504 Sellers Street	13' 4-1/2" X 100'
49	7501-3 Chelwynde Avenue	49' 11-1/4" x 100'	98	5402 Lancaster Avenue	26' x LOT IRREGULAR	146	1812-14 Shunk Street	LOT IRREGULAR
50	5416 Chestnut Street	19' 7" X 100'	99	5643 Lansdowne Avenue	15' X 97'	147	19 East Silver Street	14' X 65'
51	2201 Christian Street	18' X 60'	100	5811 Lansdowne Avenue	LOT IRREGULAR	148	318 West Spencer Street	16' 1" X 69'
52	5715 Christian Street	16' X 73' 6"	101	1741 Latona Street	15' X 57'	149	5948 Spruce Street	20' X 100'
53	2190 Church Street	164' 4-5/8" X IRREG	102	2225 West Lehigh Avenue	16' X 76'	150	5007 Stenton Avenue	78' X IRREG
54	83 Church Street	25' X IRREG	103	2636 West Lehigh Avenue	16' x 58'	151	2714 Stevens Street	16' 1" X 70'
55	3952 Claridge Street	16' 3" X 70'	104	5348 Leshler Street	14' X 58' 6"	152	4989 West Stiles Street	14' x 54'
56	2454 North Colorado Street	14' 5-1/2" X 48'	105	1624 South Lindenwood Street	15' 6" X 60' 10"	153	3831 North Sydenham Street	LOT IRREGULAR
57	1426 North Conestoga Street	15' x 63' 6"	106	1832 East Lippincott Street	14' X 57'	154	5425 West Thompson Street	14' 1" X 70' 10"
58	4441 Cottman Avenue	15' 9-1/8" X 111' 1" +/-	107	7203 Mansfield Avenue	17' 1-7/8" X IRREG	155	1947 East Tioga Street	LOT IRREGULAR
59	113 East Coulter Street	LOT IRREGULAR	108	1920 North Marshall Street	12' 6" X 74' 10-5/8"	156	2010 East Tioga Street	15' 8-1/4" X IRREG
60	9922 Crestmont Avenue	Lot Irregular	109	1825 North Marston Street	14' 2" x 42'	157	2043 West Tioga Street	16' X 124' 4"
61	2531 West Dakota Street	14' X 43'	110	5500 Matthews Street	16' x 50'	158	2827 Tulip Street	14' X 58' 8"
62	2829 North Darien Street	13' 6" x 40'	111	3551 Mercer Street	15' X 60'	159	1432 Unity Street	20' x 76'
63	6345 Ditman Street	14' 3" X 90'	112	4247 Mill Street	17' 4-3/4" X 76'	160	6171 Upland Street	14' X 62'
64	1319 Divinity Street	16' X 90'	113	5200 West Montgomery Avenue L	13.956' X IRREG	161	2820 North Van Pelt Street	14' 5" x 92' 6"
65	3962 Elser Street	20' X 48'	114	5650 Montrose Street	15' 2" x 56'	162	1214 West Venango Street	14' x 42' 11-5/8"
66	528 Emily Street	14' X 44' 6"	115	112 West Moreland Avenue	95' x 241' 9"	163	6147 Vine Street	15' 5" X 81' 8"
67	1232 West Erie Avenue	15' 6-1/4" x 100'	116	1333 East Mount Pleasant Avenue	16' X 85'	164	2111 Wakeling Street	14' 11-1/4" x 76'
68	1740 West Erie Avenue	15' 7-3/4" X 98'	117	1340 East Mount Pleasant Avenue	19' 11-1/4" X 87' 6"	165	514 East Walnut Lane	15' X 76'
69	3853 North Fairhill Street	15' X 61' 3-1/8"	118	1809 Mutter Street	14' X 38'	166	6231 Walton Avenue	15' X 92' 10"
70	4500 North Fairhill Street	Lot Irregular	119	2237 Mutter Street	12' 2-1/2" X 40'	167	3539 North Water Street	14' X 70'
71	892 Farson Street	14' X 70' 11-3/8"	120	1255 South Newkirk Street	14' X 46'	168	4801 Wayne Avenue	LOT IRREGULAR
72	445 North Felton Street	19' 11" X 100'	121	2407 North Newkirk Street	14' X 52'	169	4523 Westminster Avenue	16' 2-5/8" X IRREG
73	9109 Ferndale Street	36' 6" X 115'	122	1420 Ogden Street	15' X 45' 6"	170	1931 West Westmoreland Street	LOT IRREGULAR
74	2312 West Firth Street	14' 6" x 60'	123	6814-20 Old York Road	103' 2-7/8" X IRREG	171	6335 Wheeler Street	LOT IRREGULAR
75	7245 Forrest Avenue	15' 11" x 96'	124	17 Osborne Street	17' 2-1/8" X 99' 10-3/8" +/-	172	3079 Witte Street	13' X 53' .25"
76	3934 North Franklin Street	15' X 63'	125	607 Pallas Street	18' 4" x 60'	173	2211 Yelland Street	15' X 40' 6"
77	4125 North Franklin Street	15' X 64'	126	4215 Parrish Street	14' X 70'	174	126 North Yewdall Street	15' X 56' 6"
78	1606 South Frazier Street	14' 10" X 63' 6"	127	441 East Penn Street	LOT IRREGULAR	175	1724 South Yewdall Street	15' x 59'
79	3105 North Front Street	16' X 100'	128	3837 North Percy Street	16' X 45'			
80	4675 Germantown Avenue	14' X IRREG	129	5509 Pine Street	15' 8" X 75'			

### 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)