

Tax Collection Sale

City of Philadelphia

TAX COLLECTION SALE

Sale . . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by **JEWELL WILLIAMS** Sheriff on
 Tuesday, June 20, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1706	2001	6152 Walton Ave	3rd wd.	Front: 15'6"x108'6"	1706	2071	1513 S Bouvier St	36th wd.	Front: 14'x50'
1706	2002	6075 Cedarhurst St	3rd wd.	Front: 16'x75'	1706	2072	2541 S Massey St a/k/a 2541 Massey St	40th wd.	Front: 16'2"x76'
1706	2003	1430 S 58th St	3rd wd.	Front: 23'x90'	1706	2073	3736 N 10th St	43rd wd.	Front: 15'x90'
1706	2004	148 N Wanamaker St	4th wd.	Front: 14'6"x71'6"	1706	2074	2046 E Albright St a/k/a 2046 Albright St	45th wd.	IRREGULAR SIZE PROPERTY
1706	2005	404 N Hobart St	4th wd.	Front: 15'8"x66'6"	1706	2075	1326 Medary Ave	49th wd.	Front: 19'5"x90'11"
1706	2006	1032 Pallas St a/k/a 1032 N Pallas St	6th wd.	Front: 14'x63'	1706	2076	155-57 E Cheltenham Ave	59th wd.	IRREGULAR SIZE PROPERTY
1706	2007	1018 N 46th St	6th wd.	Front: 15'3"x78'	1706	2077	470 E Rittenhouse St	59th wd.	IRREGULAR SIZE PROPERTY
1706	2008	2855 N Water St	33rd wd.	Front: 13'1"x49'6"	1706	2078	2132 Pratt St	62nd wd.	IRREGULAR SIZE PROPERTY
1706	2009	5651 Bloyd St	12th wd.	IRREGULAR SIZE PROPERTY	1706	2079	2120 Scattergood St	62nd wd.	Front: 14'2"x60'
1706	2010	1519 W Butler St	13th wd.	Front: 15'6"x87'	1706	2080	4216 Welsh Rd	65th wd.	IRREGULAR SIZE PROPERTY
1706	2011	3945 Priscilla St	13th wd.	Front: 14'x52'	1706	2081	29 N Millick St	34th wd.	Front: 15'x62'6"
1706	2012	1517 W Wyoming Ave	13th wd.	IRREGULAR SIZE PROPERTY	1706	2082	2118 S Lloyd St a/k/a 2118 Lloyd St	40th wd.	IRREGULAR SIZE PROPERTY
1706	2013	1514 W Rockland St	13th wd.	Front: 18'x83'5"	1706	2083	3827 Frankford Ave	45th wd.	Front: 14'5"x71'
1706	2014	2553 N 19th St	16th wd.	Front: 15'x66'	1706	2084	4954 N Warnock St	49th wd.	Front: 15'5"x73'3/8"
1706	2015	2230 N 21st St	16th wd.	Front: 16'x100'	1706	2085	810 W Wellens St	49th wd.	Front: 15' 6-3/4"x75' 3-3/4"
1706	2016	618 N 39th St	24th wd.	Front: 15'10"x60'	1706	2086	5324 Kingsessing Ave	51st wd.	Front: 16'x80'
1706	2017	2557 N 29th St	28th wd.	Front: 16'x65'6"	1706	2087	5372 W Montgomery Ave	52nd wd.	Front: 16'1"x71'6"
1706	2018	2434 W Firth St	28th wd.	Front: 14'3"x47' 6-3/4"	1706	2088	130 W Duval St	22nd wd.	IRREGULAR SIZE PROPERTY
1706	2019	707 E Clearfield St	33rd wd.	Front: 14'2"x54'9"	1706	2089	5243 Oakland St	62nd wd.	Front: 17'8"x99'9"
1706	2020	637 W Cambria St	37th wd.	Front: 15'3"x67'	1706	2090	111 N 58th St	34th wd.	Front: 15'x80'
1706	2021	2442 W Toronto St a/k/a 2442 Toronto St	38th wd.	Front: 14'5"x45' 3-7/8"	1706	2091	5518 Jefferson St a/k/a 5518 W Jefferson St	4th wd.	Front: 14'10"x99'
1706	2022	820 W Schiller St	43rd wd.	IRREGULAR SIZE PROPERTY	1706	2092	3430 Kip St	7th wd.	Front: 13' 10-1/2"x70'
1706	2023	1129 W Erie Ave	43rd wd.	Front: 15'x100' 6-1/2"	1706	2093	5518 Chew Ave a/k/a 5518 Chew St	12th wd.	Front: 21'x54'
1706	2024	1370 Farson St	44th wd.	Front: 14'8"x45'	1706	2094	4279 Orchard St	23rd wd.	IRREGULAR SIZE PROPERTY
1706	2025	4835 N Marvine St	49th wd.	Front: 25'x86'6"	1706	2095	2525 W Oxford St	32nd wd.	Front: 15'6"x68'
1706	2026	5543 Ridgewood St	51st wd.	Front: 24'1"x65'	1706	2096	4344 1 St	33rd wd.	Front: 16'1"x107'6"
1706	2027	5331 W Oxford St a/k/a 5331 Oxford St	52nd wd.	Front: 16'x62'	1706	2097	1421 N Edgewood St	34th wd.	Front: 15'x70'
1706	2028	2273 N Gratz St	28th wd.	Front: 16'x45'3"	1706	2098	215 W Ashdale St	42nd wd.	Front: 15'4"x100'
1706	2029	1116 Loudon St a/k/a 1116 W Loudon St a/k/a 1116 W Loudon St a/k/a 1116 Loudon St	49th wd.	Front: 20'x100'	1706	2099	3627 N 13th St	43rd wd.	Front: 15' 1/4"x67' 10-7/8"
1706	2030	3589 Richmond St	45th wd.	IRREGULAR SIZE PROPERTY	1706	2100	3585 Joyce St	45th wd.	Front: 15' 1-1/2"x73'6"
1706	2031	1719 N 55th St	4th wd.	Front: 16'x90'	1706	2101	1836 Ingersoll St	47th wd.	Front: 14'x64'
1706	2032	874 N Holly St	6th wd.	Front: 20'x115'	1706	2102	4603 N Broad St	49th wd.	IRREGULAR SIZE PROPERTY
1706	2033	7230 Cornelius St	10th wd.	Front: 17' 10-1/2"x87'6"	1706	2103	5873 Upland Way	52nd wd.	IRREGULAR SIZE PROPERTY
1706	2034	5347 Newhall St	12th wd.	Front: 15'x72'	1706	2104	811 W Lehigh Ave	37th wd.	IRREGULAR SIZE PROPERTY
1706	2035	1733 W Wingohocking St a/k/a 1733 Wingohocking St	13th wd.	Front: 14'x59'	1706	2105	5439 Baltimore Ave	46th wd.	Front: 20'x89' 7-3/8"
1706	2036	1809 N 27th St	32nd wd.	Front: 15'8"x68'6"	1706	2106	3108 Richmond St	25th wd.	Front: 20'x100'
1706	2037	3232 Potter St	33rd wd.	Front: 14'x50'6"	1706	2107	4926 N 5th St	49th wd.	Front: 20'x121' 7-1/2"
1706	2038	6145 Upland St	40th wd.	Front: 14'x62'	1706	2108	4252 Parkside Ave	6th wd.	Front: 19'4"x124'
1706	2039	3905 N Delhi St	43rd wd.	Front: 16'1"x45'	1706	2109	3454-58 W Cheltenham Ave a/k/a 3454-58 Cheltenham Ave	50th wd.	IRREGULAR SIZE PROPERTY
1706	2040	21 Collom St a/k/a 21-23 E Collom St	11th wd.	IRREGULAR SIZE PROPERTY	1706	2110	1449 N 5th St	18th wd.	Front: 20'x47'9"
1706	2041	5417 Haverford Ave	4th wd.	IRREGULAR SIZE PROPERTY	1706	2111	4211 Market St	6th wd.	IRREGULAR SIZE PROPERTY
1706	2042	28 N 42nd St	6th wd.	IRREGULAR SIZE PROPERTY	1706	2112	2615 E Birch St	25th wd.	Front: 14'x60'
1706	2043	4639 Ogden St	6th wd.	Front: 14'x54'6"	1706	2113	5848 Newton Ave	35th wd.	IRREGULAR SIZE PROPERTY
1706	2044	930 Belmont Ave	6th wd.	Front: 19'x80'	1706	2114	6245 Oakley St	35th wd.	Front: 14' 11-1/2"x107'
1706	2045	4412 N 4th St	7th wd.	Front: 16'x105'	1706	2115	2256 N 9th St	37th wd.	Front: 16'x86'
1706	2046	6216 Hazel Ave	3rd wd.	Front: 16'x58'6"	1706	2116	2519 Island Rd a/k/a 2519 Island Ave	40th wd.	Front: 18'x105'6"
1706	2047	6743 Woolston Ave	10th wd.	IRREGULAR SIZE PROPERTY	1706	2117	158 W Clarkson Ave	42nd wd.	IRREGULAR SIZE PROPERTY
1706	2048	46 E Ashmead St	12th wd.	Front: 15'x67'3/4"	1706	2118	2013 S Croskey St	48th wd.	Front: 14'x54'
1706	2049	414 W Penn St a/k/a 414 Penn St	12th wd.	IRREGULAR SIZE PROPERTY	1706	2119	852 E Cheltenham Ave	22nd wd.	Front: 16'x117'
1706	2050	902 S Yewdall St	51st wd.	Front: 15'x53'	1706	2120	1327 W Wishart St a/k/a 1327 Wishart St	37th wd.	IRREGULAR SIZE PROPERTY
1706	2051	4233 Otter St	24th wd.	Front: 22'x76'8"	1706	2121	4169 Lancaster Ave	6th wd.	IRREGULAR SIZE PROPERTY
1706	2052	2330 N 18th St	16th wd.	Front: 15'6"x70'	1706	2122	3155 Rorer St	7th wd.	Front: 15'x53'
1706	2053	721 N 66th St	34th wd.	IRREGULAR SIZE PROPERTY	1706	2123	66 E Earlham St	12th wd.	IRREGULAR SIZE PROPERTY
1706	2054	2019 Wilder St	36th wd.	Front: 14'x48'	1706	2124	1608 W Mentor St	13th wd.	Front: 16'x65'
1706	2055	5927 Lansdowne Ave	34th wd.	Front: 15'x95'	1706	2125	1938 W Godfrey Ave	17th wd.	Front: 15'6"x100'
1706	2056	1533 S Napa St	36th wd.	Front: 15'x51'2"	1706	2126	1900 N 32nd St	32nd wd.	Front: 24'x72'
1706	2057	3630 N 13th St	43rd wd.	IRREGULAR SIZE PROPERTY	1706	2127	6231 Race St	34th wd.	Front: 15'x50'
1706	2058	3454 Emerald St a/k/a 3454 N Emerald St	45th wd.	IRREGULAR SIZE PROPERTY	1706	2128	129 N 63rd St	34th wd.	Front: 25'x112'6"
1706	2059	3466 Emerald St	45th wd.	Front: 14'10"x80'	1706	2129	1650 S Chadwick St	36th wd.	Front: 14'x44'
1706	2060	2018 W Oxford St	29th wd.	Front: 15'6"x70'	1706	2130	2622 Deacon St	38th wd.	Front: 14'x50'
1706	2061	704 Annin St	2nd wd.	Front: 14'x52'	1706	2131	6645 Yocum St	40th wd.	Front: 14' 2-1/2"x67'6"
1706	2062	3715 N 5th St	7th wd.	Front: 14'x66'3"	1706	2132	2631 S Holbrook St a/k/a 2631 S Holbrook St a/k/a 2631 Holbrook St	40th wd.	Front: 16'x72'4"
1706	2063	5564 Tabor Ave a/k/a 5564 E Tabor Rd	35th wd.	IRREGULAR SIZE PROPERTY	1706	2133	6412 Buist Ave	40th wd.	Front: 16'x70'
1706	2064	2838 N Bonsall St	11th wd.	Front: 15'x46'9"					
1706	2065	3807 Brown St	24th wd.	Front: 15'8"x82'					
1706	2066	1216 Hanson St a/k/a 1216 S. Hanson St	27th wd.	IRREGULAR SIZE PROPERTY					
1706	2067	1217 S 49th St	27th wd.	Front: 16'x60'					
1706	2068	2450 Harlan St a/k/a 2450 W Harlan St	29th wd.	Front: 14'2"x41'6"					
1706	2069	1425 N Felton St a/k/a 1425 Felton St	34th wd.	Front: 15'x54'					
1706	2070	863 Wynnewood Rd	34th wd.	Front: 25'x130'					

Tax Sale continues on 16

Tax Sale continued from 15

Tax Collection Sale

**City of Philadelphia
TAX COLLECTION SALE**

Sale . . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by **JEWELL WILLIAMS** Sheriff on
Tuesday, June 20, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1706 2134	5032 Rorer St	42nd wd.	Front: 15'11"x63'6"	1706 2168	127 N Farson St a/k/a 127 Farson St	44th wd.	Front: 16'x96'
1706 2135	1311 W Loudon St	49th wd.	Front: 17'x87'	1706 2169	4957 N 8th St	49th wd.	Front: 15'x70' 4-1/2"
1706 2136	927 W Lindley Ave a/k/a 927 Lindley Ave	49th wd.	Front: 23'7"x92'6"	1706 2170	5237 Chancellor St	60th wd.	Front: 15' 5-1/4"x66' 10-3/4"
1706 2137	5324 N 12th St	49th wd.	Front: 20'10"x84'	1706 2171	1612 Widener Pl	17th wd.	Front: 16'x96'
1706 2138	5447 Florence Ave	51st wd.	Front: 16'4"x64'	1706 2172	2126 W Godfrey Ave a/k/a 2126 Godfrey Ave	17th wd.	Front: 14' 2-5/8"x69'
1706 2139	6247 Clearview St	59th wd.	IRREGULAR SIZE PROPERTY	1706 2173	1336 N 27th St	29th wd.	IRREGULAR SIZE PROPERTY
1706 2140	5349 Chester Ave	40th wd.	Front: 65'x105'	1706 2174	3833 Lawndale St a/k/a 3833 Lawndale Ave	33rd wd.	Front: 15'x75'
1706 2141	2406 Duncan St	23rd wd.	Front: 14' 1-1/4"x77'	1706 2175	2200 N Marshall St	37th wd.	IRREGULAR SIZE PROPERTY
1706 2142	2645 N Franklin St	37th wd.	Front: 14'2"x66'6"	1706 2176	424 W Wyoming Ave	42nd wd.	Front: 15'1"x114'6"
1706 2143	6449 Glenmore Ave	40th wd.	Front: 14'2"x48'	1706 2177	800 S Vogdes St a/k/a 800 S Vogdes St	46th wd.	Front: 15'x68'6"
1706 2144	427 E Wyoming Ave	42nd wd.	IRREGULAR SIZE PROPERTY	1706 2178	313 Sparks St	61st wd.	Front: 16'3"x66'
1706 2145	3818 N 10th St	43rd wd.	Front: 16'x54'	1706 2179	3301 Welsh Rd	64th wd.	IRREGULAR SIZE PROPERTY
1706 2146	5151 Ogden St	44th wd.	IRREGULAR SIZE PROPERTY	1706 2180	1816 S 55th St	51st wd.	Front: 17'6"x80'
1706 2147	106 E Washington Ln	59th wd.	Front: 27'10"x110'	1706 2181	874 N 40th St	6th wd.	Front: 14' 11-1/4"x64'4"
1706 2148	4033 W Girard Ave	6th wd.	Front: 18'x95'	1706 2182	2961 N Hancock St	7th wd.	Front: 14'8"x46'6"
1706 2149	2125 72nd Ave a/k/a 2125 W 72nd Ave	10th wd.	IRREGULAR SIZE PROPERTY	1706 2183	3055 N Swanson St	7th wd.	Front: 15'x45'6"
1706 2150	10201 Bustleton Ave, Unit A3	58th wd.	Front: Unit A-3-1006, 1.67%	1706 2184	1938 W Carey St	13th wd.	Front: 16'x52'4"
1706 2151	1818 W Venago St	11th wd.	Front: 16'x130'	1706 2185	1604 W Juniata St	13th wd.	IRREGULAR SIZE PROPERTY
1706 2152	1122 E Woodlawn Ave	12th wd.	Front: 15'x57'	1706 2186	2335 Greenwich St	36th wd.	Front: 14'x49'
1706 2153	115 W Abbottsford Ave a/k/a 115 W Abbottsford Rd	12th wd.	IRREGULAR SIZE PROPERTY	1706 2187	2916 W Clementine St a/k/a 2916 Clementine St	38th wd.	Front: 15'x83'6"
1706 2154	2570 E Auburn St	25th wd.	Front: 12'x37'6"	1706 2188	6051 Greenway Ave a/k/a 6051 Greenway Ave and Rear	40th wd.	Front: 20'x95'
1706 2155	2238 W Master St a/k/a 2238 Master St	29th wd.	Front: 16'x60'	1706 2189	1911 N 52nd St	52nd wd.	Front: 16'x67'
1706 2156	3135 N Taylor St	38th wd.	Front: 15'x90'	1706 2190	5544 Ludlow St	60th wd.	Front: 13'x80'
1706 2157	6244 Dickens Ave	40th wd.	Front: 15'x97'	1706 2191	3325 N Front St	7th wd.	Front: 16'x65'
1706 2158	48 N Paxon St	44th wd.	Front: 16'x106'6"	1706 2192	3882 Archer St	13th wd.	IRREGULAR SIZE PROPERTY
1706 2159	323 N 52nd St	44th wd.	IRREGULAR SIZE PROPERTY	1706 2193	4415 N Cleveland St	13th wd.	Front: 14'x50'
1706 2160	4907 N Marvine St	49th wd.	Front: 24'6"x84'	1706 2194	2430 N Garnet St	16th wd.	Front: 14'6"x50'
1706 2161	6570 N Woodstock St	10th wd.	Front: 14'9"x79'	1706 2195	1222 N 60th St	34th wd.	IRREGULAR SIZE PROPERTY
1706 2162	5214 Laurens St	12th wd.	IRREGULAR SIZE PROPERTY	1706 2196	2441 W Toronto St	38th wd.	Front: 14' 4-1/2"x45'4"
1706 2163	4505 N 20th St	13th wd.	Front: 16' 1/2"x84'5"	1706 2197	111 W Roosevelt Blvd	42nd wd.	Front: 20'x88'
1706 2164	1741 Plum St	23rd wd.	IRREGULAR SIZE PROPERTY	1706 2198	5310-14 Haverford Ave a/k/a 5310-12-14 Haverford Ave	44th wd.	IRREGULAR SIZE PROPERTY
1706 2165	3111 Custer St	33rd wd.	Front: 14'2"x50'	1706 2199	1744 N Wilton St	52nd wd.	Front: 16'x60'
1706 2166	6023 Yocum St	40th wd.	Front: 15'x75'6"	1706 2200	4240 N Carlisle St	13th wd.	Front: 15'x87'5"
1706 2167	3648 Old York Rd	43rd wd.	Front: 15'x100' 1/4"				

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