

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, July 24, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1807 2001	2948 N 2nd St	19th wd.	Front: 17'8"x121'9"	1807 2082	3444 Roschill St a/k/a 3444 Rosehill St	7th wd.	Front: 14'x41'
1807 2002	3305 N 6th St	19th wd.	Front: 16'x72'	1807 2083	1158-60 E Woodlawn St	12th wd.	IRREGULAR SIZE PROPERTY
1807 2003	1948 N Darien St	20th wd.	Front: 12'x45'6"				
1807 2004	1738 Foulkrod St	23rd wd.	Front: 20'x100'	1807 2084	5543 Blakemore St	12th wd.	Front: 14'4"x50'
1807 2005	4564 Mulberry St	23rd wd.	Front: 14'5"x63'	1807 2085	2517 N Cleveland St	16th wd.	Front: 14'6"x48'
1807 2006	3018 Ruth St	25th wd.	Front: 14'x50'	1807 2086	1825 W Huntingdon St	16th wd.	Front: 14'2"x67'
1807 2007	2351 Nicholas St a/k/a 2351 W Nicholas St	29th wd.	Front: 16'x56'	1807 2087	2428 N 30th St	28th wd.	Front: 15'2"x72"
1807 2008	1749 N 26th St	32nd wd.	Front: 15'x65'	1807 2088	310 W Courtland St	42nd wd.	Front: 14'8"x43'9"
1807 2009	4010 N 12th St	43rd wd.	IRREGULAR SIZE PROPERTY	1807 2089	3742 N Percy St	43rd wd.	Front: 16'x45'
				1807 2090	213 N Ruby St	44th wd.	Front: 15'x51'
1807 2010	1670 Bridge St	62nd wd.	Front: 16'x100'	1807 2091	4329 Otter St	6th wd.	Front: 14'x72'
1807 2011	897 N 45th St	6th wd.	Front: 15'3-3/4"x38'5-3/4"	1807 2092	20 N 54th St	4th wd.	Front: 16'x63'3"
				1807 2093	6029 N 21st St	17th wd.	Front: 15'x86'
1807 2012	163 W Wishart St	7th wd.	Front: 16'x50'	1807 2094	3840 Olive St	24th wd.	Front: 14'x65'
1807 2013	4432 N Orianna St	7th wd.	Front: 15'1"x47'3"	1807 2095	2622 W Lehigh Ave	28th wd.	Front: 16'x58'
1807 2014	2041 W Madison St	11th wd.	Front: 12'10"x94'3"	1807 2096	6205 Vine St	34th wd.	Front: 16'x82'
1807 2015	2502 N Chadwick St	16th wd.	Front: 15'x48'	1807 2097	1116 W Glenwood Ave	37th wd.	IRREGULAR SIZE PROPERTY
1807 2016	228 W Atlantic St	19th wd.	Front: 14'x41'6"				
1807 2017	2226 Page St	32nd wd.	Front: 16'x66'3"	1807 2098	1952 S Redfield St	40th wd.	Front: 14'6"x63'6"
1807 2018	2846 W Glenwood Ave	32nd wd.	IRREGULAR SIZE PROPERTY	1807 2099	2402 Ridge Ave	29th wd.	Front: 18'x80'
				1807 2100	1730 W Cheltenham Ave	10th wd.	IRREGULAR SIZE PROPERTY
1807 2019	1953 N Newkirk St	32nd wd.	IRREGULAR SIZE PROPERTY	1807 2101	2767 Judson St	11th wd.	Front: 14'6"x45'
1807 2020	1725 N 26th St	32nd wd.	Front: 15'x66'	1807 2102	3244 N Sydenham St	11th wd.	Front: 15'8"x92'
1807 2021	2022 W Tioga St	11th wd.	Front: 16'4"x120'	1807 2103	2535 N Bouvier St	16th wd.	Front: 14'x49'
1807 2022	2234 N 21st St	16th wd.	Front: 16'x100'	1807 2104	2855 N Fairhill St	19th wd.	IRREGULAR SIZE PROPERTY
1807 2023	5939 N Beechwood St a/k/a 5939 Beechwood St	17th wd.	Front: 14'1"x90'				
1807 2024	2423 N Dover St	28th wd.	Front: 14'x52'6"	1807 2105	1027 W Stella St	37th wd.	Front: 13'8"x46'6"
1807 2025	2641 W Silver St	28th wd.	Front: 14'x50'	1807 2106	6113 Reinhard St	40th wd.	Front: 14'x65'
1807 2026	1821 Judson St a/k/a 1821 N. Judson St	32nd wd.	Front: 14'2"x50'	1807 2107	803 N 50th St	44th wd.	IRREGULAR SIZE PROPERTY
1807 2027	6145 Upland St	40th wd.	Front: 14'x62'				
1807 2028	11074 Greiner Rd	58th wd.	IRREGULAR SIZE PROPERTY	1807 2108	1709 Miffilin St	48th wd.	Front: 16'x65'3"
				1807 2109	348 E Chelten Ave	12th wd.	IRREGULAR SIZE PROPERTY
1807 2029	3909 Germantown Ave	13th wd.	IRREGULAR SIZE PROPERTY	1807 2111	2934 N Mutter St a/k/a 2934 Mutter St	7th wd.	Front: 13'10"x43'6"
1807 2030	5510 Baltimore Ave	51st wd.	Front: 18'x100'	1807 2112	510 Hart La	7th wd.	IRREGULAR SIZE PROPERTY
1807 2031	250 W Thayer St	19th wd.	Front: 14'x48'				
1807 2032	237 W Thayer St	19th wd.	Front: 14'x48'	1807 2113	2947 Gransback St a/k/a 2947 N. Gransback St	7th wd.	Front: 15'6"x48'9"
1807 2033	2422 Clifford St	29th wd.	Front: 15'6"x80'	1807 2114	2904 N Leithgow St	19th wd.	Front: 12'11-1/2"x39'
1807 2034	2300 Emerald St	31st wd.	Front: 12'x60'	1807 2115	2414 Clifford St	29th wd.	Front: 15'6"x 80'
1807 2035	2534 Ridge Ave	32nd wd.	IRREGULAR SIZE PROPERTY	1807 2116	2501 Potter St a/k/a 2501 N. Potter St	31st wd.	Front: 13'6"x50'3"
				1807 2117	1819 N Etting St	32nd wd.	Front: 14'1"x42'
1807 2036	2533 W Oxford St a/k/a 2533 Oxford St	32nd wd.	Front: 15'6"x68'	1807 2118	6013 Allman St	40th wd.	Front: 15'x58'
1807 2037	2514 Nicholas St a/k/a 2514 W Nicholas St	32nd wd.	Front: 14'x60'	1807 2119	1106 Rising Sun Ave	43rd wd.	IRREGULAR SIZE PROPERTY
1807 2038	2521 Annin St	36th wd.	Front: 13'x36'				
1807 2039	2509 N 7th St	37th wd.	Front: 14'x97'	1807 2120	1100 Cobbs Creek Pkwy	3rd wd.	IRREGULAR SIZE PROPERTY
1807 2040	2506 N 11th St	37th wd.	Front: 16'x68'6"				
1807 2041	2054 N Bodine St	18th wd.	Front: 14'x47'9-1/2"	1807 2121	2836 N Swanson St	7th wd.	Front: 12'10-1/2"x48'6"
1807 2042	2054 N 5th St	18th wd.	IRREGULAR SIZE PROPERTY	1807 2122	2402 N 15th St	16th wd.	Front: 14'x68'5-5/8"
				1807 2123	2318 N 4th St	19th wd.	Front: 13'3"x45'
1807 2043	2314 N 5th St	19th wd.	Front: 16'x76'2"	1807 2124	2912 N Leithgow St	19th wd.	Front: 12'11-1/2"x39'
1807 2044	2410 Clifford St	29th wd.	Front: 15'10-3/4"x80'	1807 2125	2533 W Fletcher St a/k/a 2533 Fletcher St	28th wd.	IRREGULAR SIZE PROPERTY
1807 2045	2434 Clifford St	29th wd.	Front: 15'6"x80'				
1807 2046	2436 Clifford St a/k/a 2436 W. Clifford St	29th wd.	Front: 15'6"x80'	1807 2126	2203 N 8th St	37th wd.	IRREGULAR SIZE PROPERTY
1807 2047	2411 Clifford St a/k/a 2411 W. Clifford St	29th wd.	IRREGULAR SIZE PROPERTY	1807 2127	1020 W Orleans St	37th wd.	Front: 14'x45'
				1807 2128	2969 N Ringgold St a/k/a 2969 Ringgold St	38th wd.	Front: 14'11"x40'9-1/2"
1807 2048	2201 N 8th St	37th wd.	IRREGULAR SIZE PROPERTY	1807 2129	5621 Hadfield St	51st wd.	Front: 15'x63'6"
1807 2049	913 W Dauphin St	37th wd.	Front: 16'9"x60'	1807 2130	1443 S Vogdes St a/k/a 1443 S. Vogdes St	51st wd.	Front: 15'4"x60'
1807 2050	1251 W Huntingdon St	37th wd.	Front: 16'6"x68'	1807 2131	3440 N Lee St	7th wd.	Front: 13'6"x52'
1807 2051	3110 N 22nd St	11th wd.	Front: 14'11"x72'	1807 2132	2317 N Garnet St	16th wd.	Front: 14'3"x50'
1807 2052	2247 N 19th St	16th wd.	Front: 15'6-3/4"x72'	1807 2133	2354 N Fairhill St	19th wd.	Front: 11'1"x47-1/4"
1807 2053	2749 N Newkirk St	28th wd.	Front: 15'x50'9"	1807 2134	1521 S 49th St	27th wd.	Front: 14'x75'
1807 2054	2606 W Silver St	28th wd.	Front: 14'x50'	1807 2135	2443 Seybert St a/k/a 2443 W. Seybert St	29th wd.	IRREGULAR SIZE PROPERTY
1807 2055	1836 N Van Pelt St	32nd wd.	Front: 16'6"x75'				
1807 2056	1235 W Bulter St	43rd wd.	Front: 20'x112'	1807 2136	2938 N 12th St	37th wd.	Front: 16'x84'6"
1807 2057	5632 Beaumont Ave a/k/a 5632 Beaumont St	51st wd.	Front: 16'x56'6"	1807 2137	4520 N Camac St	49th wd.	Front: 15'x81'1-1/4"
1807 2058	5704 Boyer St	59th wd.	IRREGULAR SIZE PROPERTY	1807 2138	1930 N Lawrence St	18th wd.	IRREGULAR SIZE PROPERTY
1807 2059	252 W Grange Ave	61st wd.	Front: 24'x100'	1807 2139	1356 W Silver St	37th wd.	Front: 14'x51'
1807 2060	5439 Baltimore Ave	46th wd.	Front: 20'x89'7-3/8"	1807 2140	900-06 W Westmoreland St	43rd wd.	IRREGULAR SIZE PROPERTY
1807 2061	5518 Jefferson St a/k/a 5518 W. Jefferson St	4th wd.	Front: 14'10"x99'				
1807 2062	2759 N Croskey St	11th wd.	Front: 14'6"x45'	1807 2141	3132 N Hemberger St	11th wd.	Front: 16'x45'6"
1807 2063	1820 Wakeling St	23rd wd.	Front: 26'x 34'	1807 2142	2017 W Madison St	11th wd.	Front: 15'4"x60'
1807 2064	2008 N Van Pelt St a/k/a 2008 Van Pelt St	32nd wd.	Front: 13'11-1/2"x67'6"	1807 2143	130 Wyneva St a/k/a 130 W Wyneva St	12th wd.	Front: 19'x90'
				1807 2144	512 Diamond St a/k/a 512 W. Diamond St	18th wd.	Front: 12'x60'
1807 2065	2518 Ridge Ave	32nd wd.	Front: 16'x64'	1807 2145	1918 Church St	23rd wd.	IRREGULAR SIZE PROPERTY
1807 2066	2718 Ridge Ave	32nd wd.	Front: 15'x65'				
1807 2067	2916 Ridge Ave	32nd wd.	Front: 16'x70'	1807 2146	3052 W Colona St	28th wd.	IRREGULAR SIZE PROPERTY
1807 2068	4970 W Thompson St a/k/a 4970 Thompson St	44th wd.	Front: 15'3"x75'				
1807 2069	5323 Reinhard St	51st wd.	Front: 15'2"x62'8"	1807 2147	1614 N Bailey St	32nd wd.	Front: 14'x72'
1807 2070	5734 Belmar St	51st wd.	Front: 14'4"x60'	1807 2148	2517 N 12th St	37th wd.	Front: 15'-7/8"x68'
1807 2071	3333 N 20th St	11th wd.	Front: 17'1/2"x97'10"	1807 2149	2506 S Robinson St a/k/a 2506 Robinson St	40th wd.	Front: 16'x70'
1807 2072	1919 W Venango St	13th wd.	Front: 16'x130'	1807 2150	4816 Westminster Ave	44th wd.	Front: 15'x60'8-1/8"
1807 2073	1516 Kerbaugh St	13th wd.	Front: 15'4"x87'	1807 2151	5911 Spruce St	3rd wd.	Front: 15'1/2"x100'
1807 2074	3945 Priscilla St	13th wd.	Front: 14'x52'	1807 2152	1636 Harrison St	23rd wd.	Front: 22'x130'
1807 2075	248 W Thayer St a/k/a 248 Thayer St.	19th wd.	Front: 14'x48'	1807 2153	2540 W Oakdale St	28th wd.	IRREGULAR SIZE PROPERTY
1807 2076	4426 Leiper St	23rd wd.	Front: 15'5"x100'				
1807 2077	1811 N Van Pelt St	32nd wd.	Front: 16'6"x85'	1807 2154	2923 Westmont St	32nd wd.	Front: 14'x48'
1807 2078	3848 N Park Ave	43rd wd.	Front: 15'x101'	1807 2155	6225 Wheeler St	40th wd.	Front: 14'9"x60'
1807 2079	133 S 54th St	60th wd.	Front: 15'3"x68'6"	1807 2156	1917 N Ingersoll St a/k/a 1917 Ingersoll St	47th wd.	Front: 14'x49'5"
1807 2080	5230-34 Woodland Ave	51st wd.	Front: 84'x85'	1807 2157	1218 S 53rd St	51st wd.	Front: 19'5"x81'
1807 2081	110 E Wishart St	7th wd.	Front: 14'1"x49'	1807 2158	1536 S Allison St	51st wd.	Front: 16'x51'6"

Tax Sale continues on 15

Tax Sale continued from 14

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, July 24, 2018 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EDT) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1807 2159	2867 Kensington Ave	25th wd.	Front: 19'x120'	1807 2188	731 W Russell St	43rd wd.	Front: 14'3"x50'
1807 2160	2411-13 Ridge Ave	47th wd.	IRREGULAR SIZE PROPERTY	1807 2189	3539 N Warnock St	43rd wd.	Front: 14'x56'
1807 2161	3136 Arbor St	7th wd.	Front: 13'11"x48'8"	1807 2190	3549 N Warnock St	43rd wd.	Front: 14'x56'
1807 2162	1637 Dounton St	13th wd.	Front: 14'2"x51'	1807 2191	921 N 47th St	6th wd.	Front: 16'x54'2"
1807 2163	2420 N Marston St	28th wd.	Front: 14'x50'	1807 2192	516 Hart Ln	7th wd.	IRREGULAR SIZE PROPERTY
1807 2164	2502 Sharswood St	29th wd.	Front: 14'x42'9"	1807 2193	1550 W Oakdale St	16th wd.	Front: 13'10-1/2"x53'
1807 2165	652 E Thayer St	33rd wd.	Front: 13'10"x45'6"	1807 2194	2346 N Cleveland St	16th wd.	Front: 14'2"x47'
1807 2166	3317 N 11th St	43rd wd.	Front: 15'x59'	1807 2195	2231 N 19th St	16th wd.	Front: 15'10"x72'
1807 2167	25 N Dearborn St a/k/a 25 Dearborn St	44th wd.	Front: 15'x44'6"	1807 2196	2114 E Tioga St	45th wd.	Front: 14'7"x68'
1807 2168	5218 Kershaw St a/k/a 5218 Kershar St	44th wd.	IRREGULAR SIZE PROPERTY	1807 2197	1330 S Wilton St	51st wd.	Front: 15'x58.41'
1807 2169	3462 Joyce St	45th wd.	Front: 14'4"x50'7/8"	1807 2198	301 Diamond St a/k/a 301 W. Diamond St	19th wd.	IRREGULAR SIZE PROPERTY
1807 2170	1314 S 53rd St	51st wd.	Front: 15'x102'	1807 2199	3000 N 11th St	37th wd.	Front: 15'x60'
1807 2171	6006 Pine St	3rd wd.	Front: 16'x109'6"	1807 2200	1359 W Seltzer St	37th wd.	Front: 14'1"x50'
1807 2172	2846 Mutter St a/k/a 2846 N. Mutter St	7th wd.	Front: 13'8"x42'6"	1807 2201	2537 E Seltzer St	25th wd.	IRREGULAR SIZE PROPERTY
1807 2173	4929 Wakefiled St	12th wd.	IRREGULAR SIZE PROPERTY	1807 2202	2720 W Huntingdon St	28th wd.	Front: 15'x74'
1807 2174	214 N Hope St a/k/a Rear of 2213 N Howard St	19th wd.	IRREGULAR SIZE PROPERTY	1807 2203	2720 W Sterner St	28th wd.	Front: 14'x45'
1807 2175	2966 N 4th St	19th wd.	Front: 15'x53'6"	1807 2204	1310 W Seltzer St	37th wd.	Front: 14'2-3/4"x50'6"
1807 2176	1911 E Sterner St	25th wd.	Front: 13'6"x26'2"	1807 2205	2665 Deacon St	38th wd.	Front: 14'x50'
1807 2177	2347 N 30th St	28th wd.	Front: 15'x60'	1807 2206	6045 Upland St	40th wd.	Front: 15'6"x60'
1807 2178	2729-31 W Sedgley Ave	32nd wd.	IRREGULAR SIZE PROPERTY	1807 2207	6951 Chester Ave	40th wd.	IRREGULAR SIZE PROPERTY
1807 2179	3148 N Pennock St a/k/a 3148 Pennock St	38th wd.	Front: 14'6"x42'	1807 2208	5323 Baltimore Ave	46th wd.	IRREGULAR SIZE PROPERTY
1807 2180	5166 Ogden St	44th wd.	Front: 15'6"x55'	1807 2209	5443 Delancey St	60th wd.	Front: 15'x52'
1807 2181	1655 N 56th St	4th wd.	Front: 15'x109'2-3/4"	1807 2210	2111-15 E Westmoreland St	45th wd.	IRREGULAR SIZE PROPERTY
1807 2182	2404 N Garnet St	16th wd.	Front: 14'7"x50'	1807 2211	4712 Griscom St	23rd wd.	IRREGULAR SIZE PROPERTY
1807 2183	2154 E Orleans St	25th wd.	IRREGULAR SIZE PROPERTY	1807 2212	2532 W Silver St	28th wd.	Front: 14'4-1/2"x50'
1807 2184	2632 Jasper St	31st wd.	Front: 12'x48'	1807 2213	1019 W Dakota St	37th wd.	Front: 13'10"x56'6"
1807 2185	1101 W Lehigh Ave	37th wd.	Front: 16'4-1/2"x116'	1807 2214	5113 Funston St	44th wd.	IRREGULAR SIZE PROPERTY
1807 2186	6065 Upland St	40th wd.	Front: 15'6"x60'	1807 2215	4555 N Marvine St a/k/a 4555 Marvine St	49th wd.	Front: 15'8"x81'1/4"
1807 2187	5012 Homestead St	41st wd.	Front: 14'8"x77'				

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