

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, August 21, 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
1808	2001	120 N Yewdall St	4th wd.	Front: 15'x55'6"	1808	2088	2552 Ridge Ave	32nd wd.	IRREGULAR SIZE
1808	2002	1523 N Conestoga St	4th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1808	2089	101 1/2 W Clarkson Ave a/k/a 101 2 W Clark-	42nd wd.	IRREGULAR SIZE
1808	2003	2863 N Palethorp St a/k/a 2863 Palethorp St	7th wd.	Front: 13'11-1/2"x51'6"			son Ave		PROPERTY
1808	2004	437 W Abbottsford Ave a/k/a 437 Abbottsford Ave	13th wd.	IRREGULAR SIZE	1808	2090	3556 N 11th St	43rd wd.	Front: 15'7"x86'
				PROPERTY	1808	2091	4405 Brown St	6th wd.	IRREGULAR SIZE
				PROPERTY					PROPERTY
1808	2005	2434 N Chadwick St	16th wd.	Front: 12'11-1/2"x47'	1808	2092	2821 N Howard St	7th wd.	Front: 16'x68'
1808	2006	2323 N Garnet St	16th wd.	Front: 14'3"x50'	1808	2093	428 Diamond St a/k/a 428 W Diamond St	18th wd.	Front: 14'7-1/2"x65'
1808	2007	2415 N 20th St	16th wd.	Front: 15'5-1/2"x67'10"	1808	2094	301 W Susquehanna Ave	19th wd.	Front: 18'x90'
1808	2008	190 W Huntingdon St	19th wd.	Front: 23'x38'	1808	2095	2748 N 2nd St	19th wd.	Front: 14'x70'9"
1808	2009	2010 N Darien St	20th wd.	Front: 13'10"x43'7-1/8"	1808	2096	3432 N Bodine St	19th wd.	Front: 14'2"x50'
1808	2010	251 Ripka St	21st wd.	IRREGULAR SIZE	1808	2097	3018 Janney St	25th wd.	IRREGULAR SIZE
				PROPERTY					PROPERTY
1808	2011	2924 W Arizona St a/k/a 2924 Arizona St	28th wd.	Front: 14'x48'					
1808	2012	2036 N 29th St	32nd wd.	Front: 16'x60'	1808	2098	2831 W Harold St	28th wd.	IRREGULAR SIZE
1808	2013	2220 Pierce St	36th wd.	Front: 14'3"x50'					PROPERTY
1808	2014	1023 W Nevada St a/k/a 1023 Nevada St	37th wd.	Front: 16'7"x60'	1808	2099	2625 W Montgomery Ave	32nd wd.	Front: 16'x74'
1808	2015	1217 W Huntingdon St	37th wd.	Front: 15'3"x68'	1808	2100	2536 Ridge Ave	32nd wd.	IRREGULAR SIZE
1808	2016	614 W Harold St	37th wd.	Front: 14'3"x50'					PROPERTY
1808	2017	3132 N Wendle St	37th wd.	Front: 14'x51'4-1/2"	1808	2101	2540 Ridge Ave	32nd wd.	IRREGULAR SIZE
1808	2018	2811 N 12th St	37th wd.	Front: 15'6"x91'6"					PROPERTY
1808	2019	2847 N 12th St	37th wd.	Front: 28'8"x60'	1808	2102	2806 Cecil B Moor Ave	32nd wd.	Front: 16'x72'
1808	2020	1017 W Stella St	37th wd.	Front: 13'8"x45'	1808	2103	2812 Cecil B Moore Ave a/k/a 2812 W Cecil B	32nd wd.	Front: 16'x72'
1808	2021	3931 Ridge Ave	38th wd.	IRREGULAR SIZE			Moore Ave		
				PROPERTY	1808	2104	2913 Cecil B Moore Ave F/K/A 2913 W	32nd wd.	Front: 15'7"x73'
				PROPERTY			Columbia Ave		
1808	2022	6085 Regent St	40th wd.	Front: 16'x55'	1808	2105	2606 W Montgomery Ave	32nd wd.	Front: 16'4"x73'
1808	2023	6125 Reinhard St	40th wd.	Front: 14'x65'	1808	2106	829 W Cumberland St	37th wd.	Front: 14'x72'
1808	2024	6143 Reinhard St	40th wd.	Front: 14'x65'	1808	2107	3124 Tasker St	48th wd.	Front: 15'x64'
1808	2025	6083 Upland St	40th wd.	Front: 16'x60'	1808	2108	1217 W Wingohocking St	49th wd.	Front: 16'x110'
1808	2026	2737 Mutter St a/k/a 2737 N Mutter St	7th wd.	Front: 12'4"x39'6"	1808	2109	1109 N 40th St	24th wd.	Front: 15'8x70'
1808	2027	2350 N 26th St	28th wd.	Front: 17'x60'	1808	2110	1111 N 40th St	24th wd.	Front: 15'8"x70'
1808	2028	133 E Cumberland St	31st wd.	Front: 13'4"x50'	1808	2111	2539 N Leithgow St	19th wd.	Front: 12'3-1/2"x38'5"
1808	2029	2801 Germantown Ave	37th wd.	IRREGULAR SIZE	1808	2112	2330 N 27th St	28th wd.	Front: 15'7-1/2"x66'10"
				PROPERTY	1808	2113	2926 W Arizona St	28th wd.	Front: 14'x48'
				PROPERTY	1808	2114	3120 N Wendle St	37th wd.	Front: 14'x51'4-1/2"
1808	2030	631 W Rush St	37th wd.	Front: 14'4-5/8"x48'	1808	2115	3010 N Marshall St	37th wd.	Front: 15'x89'2-1/4"
1808	2031	123 N Hobart St	4th wd.	Front: 15'x71'6"	1808	2116	3114 N Hutchinson St	37th wd.	Front: 14'x48'
1808	2032	4027 Fairmount Ave	6th wd.	Front: 15'x71'	1808	2117	923 1/2 W Silver St a/k/a 923 2 W Silver St	37th wd.	Front: 15'x43'6"
1808	2033	2806 Mutter St a/k/a 2806 N. Mutter St	7th wd.	Front: 13'8"x42'6"	1808	2118	824 W Birch St	37th wd.	Front: 14'x50'
1808	2034	3031 C St	7th wd.	Front: 13'4"x52'	1808	2119	2109 S Edgewood St	40th wd.	Front: 15'x59'2"
1808	2035	3013 N 21st St	11th wd.	Front: 14'x55'	1808	2120	135 E Cumberland St	31st wd.	Front: 13'4"x50'
1808	2036	30 E Abbottsford Ave a/k/a 30 E Abbottsford Rd	12th wd.	Front: 14'x73'6-1/8"	1808	2121	662 N Yewdall St	4th wd.	Front: 14'x44'
1808	2037	353 E Wister St a/k/a 353 Wister St	12th wd.	Front: 18'x90'	1808	2122	114 W Allegheny Ave	7th wd.	Front: 15'1"x62'1"
1808	2038	2318 N Smedley St	16th wd.	Front: 14'4"x80'	1808	2123	2112 W Ontario St	11th wd.	Front: 20'x112'6"
1808	2039	1430 W Cumberland St	16th wd.	Front: 14'x47'4-1/2"	1808	2124	2809 Tulip St	25th wd.	Front: 21'0'x58'8"
1808	2040	514 Diamond St	18th wd.	Front: 14'x60'	1808	2125	2418 N Newkirk St	28th wd.	Front: 14'x52'6"
1808	2041	444 W York St	19th wd.	Front: 14'6"x60'	1808	2126	2135 Fernon St	36th wd.	Front: 14'x47'
1808	2042	2118 E Stella St	25th wd.	Front: 14'x49'5"	1808	2127	2633 N Darien St	37th wd.	Front: 13'1"x40'
1808	2043	2954 Ruth St	25th wd.	Front: 15'x49'11-5/8"	1808	2128	2441 N 10th St	37th wd.	Front: 16'x62'
1808	2044	2429 Seybert St a/k/a 2429 W Seybert St	29th wd.	Front: 13'10"x43'2-7/8"	1808	2129	617 W Cumberland St	37th wd.	Front: 14'6"x57'
1808	2045	2121 W Oxford St a/k/a 2121 Oxford St a/k/a	29th wd.	IRREGULAR SIZE	1808	2130	619 W Allegheny Ave	37th wd.	Front: 15'x95'
		2140 Ridge Ave		PROPERTY	1808	2131	2821 W Clementine St	38th wd.	Front: 14'x57'
1808	2046	1819 N Bucknell St	32nd wd.	Front: 14'2"x46'6"	1808	2132	1213 W Hilton St	43rd wd.	Front: 15'x104'3-1/8"
1808	2047	2117 N Newkirk St	32nd wd.	Front: 13'10"x48'	1808	2133	5048 Ogden St	44th wd.	Front: 14'x55'
1808	2048	2524 Turner St a/k/a 2524 W Turner St	32nd wd.	Front: 14'x56'6"	1808	2134	1215 N St Bernard St a/k/a 1215 St Bernard St	44th wd.	Front: 14'8-1/2"x58'
1808	2049	3008 N 8th St	37th wd.	Front: 14'5-1/2"x	1808	2135	820 S 56th St	46th wd.	Front: 15'10"x80'
				56'1-1/8"	1808	2136	5136 Ranstead St	60th wd.	Front: 15'x57'
				Front: 14'2"x42'6"	1808	2137	63-65 N Yewdall St a/k/a 63 N Yedall St	4th wd.	Front: 15'x54'
1808	2050	3408 Tampa St	33rd wd.	Front: 14'2"x42'6"	1808	2138	5162-64 W Thompson St	44th wd.	Front: 30'x84'7-7/8"
1808	2051	6165 Reinhard St	40th wd.	Front: 14'x65'	1808	2139	427 N Gross St	34th wd.	Front: 20'x106'
1808	2052	6528 Guyer Ave	40th wd.	Front: 16'4"x65'	1808	2140	6077 N Norwood St	17th wd.	Front: 21'x90'
1808	2053	3609 N Percy St	43rd wd.	Front: 14'7-1/2"x60'	1808	2141	2810 N 22nd St	11th wd.	Front: 15'10"x100'
1808	2054	1526 N Peach St a/k/a 1526 Peach St	44th wd.	Front: 15'6-1/4"x62'	1808	2142	2642 E Mayfield St	25th wd.	IRREGULAR SIZE
1808	2055	3753 Kensington Ave	45th wd.	IRREGULAR SIZE					PROPERTY
				PROPERTY	1808	2143	1909 E Sterner St	25th wd.	Front: 12'4"x36'2"
1808	2056	1829 Ingersoll St	47th wd.	Front: 14'x64'	1808	2144	1915 E Sterner St	25th wd.	Front: 13'6"x36'2"
1808	2057	1710 N Lambert St	47th wd.	Front: 14'x60'	1808	2145	2512 W Arizona St	28th wd.	Front: 14'x43'6"
1808	2058	1221 W Wingohocking St	49th wd.	Front: 20'x110'	1808	2146	2709 W Silver St	28th wd.	Front: 14'x50'
1808	2059	1361 W Seltzer St	37th wd.	Front: 13'10"x50'	1808	2147	2432 Seybert St a/k/a 2432 W Seybert St	29th wd.	Front: 14'x58'
1808	2060	1301 W William St	37th wd.	Front: 16'x36'	1808	2148	2251 N Franklin St	37th wd.	Front: 20'x55'6"
1808	2061	1408 N Conestoga St	4th wd.	Front: 15'x69'	1808	2149	2449 N 10th St	37th wd.	Front: 16'x62'
1808	2062	3024 N 23rd St	11th wd.	Front: 15'x60'8"	1808	2150	3409 N Fairhill St	19th wd.	Front: 13'x43'6"
1808	2063	5553 Blakemore St	12th wd.	Front: 14'4"x50'	1808	2151	4419 E Wingohocking St	23rd wd.	IRREGULAR SIZE
1808	2064	2554 N Gratz St	16th wd.	Front: 14'x48'					PROPERTY
1808	2065	1934 W York St	16th wd.	Front: 15'x62'	1808	2152	3602 Brandywine St	24th wd.	IRREGULAR SIZE
1808	2066	1820 N Marshall St	20th wd.	Front: 14'x38'10"					PROPERTY
1808	2067	3922 Folsom St	24th wd.	Front: 14'x70'	1808	2153	2528 Ridge Ave	32nd wd.	IRREGULAR SIZE
1808	2068	2641 N Stanley St	28th wd.	Front: 14'x50'					PROPERTY
1808	2069	2447 Seybert St a/k/a 2447 W Seybert St	29th wd.	Front: 13'10"x47'2-7/8"	1808	2154	6083 Allman St	40th wd.	Front: 19'4"x59'6"
1808	2070	1958 N Croskey St	32nd wd.	Front: 14'5"x70'	1808	2155	1137 Roy St	43rd wd.	IRREGULAR SIZE
1808	2071	1803 Judson St a/k/a 1803 N Judson St	32nd wd.	Front: 14'2"x50'					PROPERTY
1808	2072	1805 N Bucknell St	32nd wd.	Front: 14'2"x46'6"	1808	2156	5043 Parrish St	44th wd.	Front: 15'x65'
1808	2073	2222 Page St a/k/a 2222 W Page St	32nd wd.	Front: 16'x66'3"	1808	2157	5660 Willows Ave	51st wd.	Front: 15'x81'6"
1808	2074	2146 N 27th St	32nd wd.	Front: 15'8"x55'10"	1808	2158	2964 N Hicks St	11th wd.	Front: 16'11-3/8"x53'
1808	2075	2124 N Dover St	32nd wd.	Front: 14'x48'	1808	2159	2902 Kensington Ave	33rd wd.	IRREGULAR SIZE
1808	2076	1727 N Stillman St	32nd wd.	Front: 13'4"x50'					PROPERTY
1808	2077	1037 W Nevada St	37th wd.	Front: 16'9"x60'	1808	2160	2906 Kensington Ave	33rd wd.	IRREGULAR SIZE
1808	2078	1224 W York St	37th wd.	Front: 16'x63'					PROPERTY
1808	2079	1341 W Jerome St a/k/a 1341 Jerome St	43rd wd.	Front: 15'21"x80'	1808	2161	805 Brooklyn St a/k/a 805 N Brooklyn St	6th wd.	Front: 15'x43'
1808	2080	1301 Farson St a/k/a 1301 N Farson St	44th wd.	Front: 16'4"x45'	1808	2162	2929 Hartville St	7th wd.	Front: 12'x42'6"
1808	2081	3424 Mercer St	45th wd.	Front: 14'x68'10"	1808	2163	121 E Hortter St	22nd wd.	IRREGULAR SIZE
1808	2082	230 S 54th St	60th wd.	Front: 15'6"x63'					PROPERTY
1808	2083	844 N Holly St	6th wd.	IRREGULAR SIZE	1808	2164	1847 E Monmouth St	25th wd.	Front: 15'1"x58'3"
				PROPERTY	1808	2165	1212 S St Bernard St	27th wd.	Front: 14'x50'9"
				PROPERTY					
1808	2084	2457 N 2nd St	19th wd.	Front: 15'x68'2"					
1808	2085	2346 N 6th St	37th wd.	Front: 16'x75'2-1/2"					
1808	2086	1357 W Seltzer St	37th wd.	Front: 14'x50'					
1808	2087	2403 N 20th St	16th wd.	Front: 16'x67'10"					

Tax Sale continued from 18

Tax Collection Sale

City of Philadelphia  
TAX COLLECTION SALE

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Tuesday, August 21, 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
1808 2166	2121 W Hunting Park Ave	13th wd.	Front: 26'7"x210'	1808 2197	3340 H St	33rd wd.	Front: 15'x75'
1808 2167	2620 W York St	28th wd.	Front: 14'x50'	1808 2198	6453 Upland St	40th wd.	Front: 14'x50'
1808 2168	2607 Potter St	31st wd.	Front: 13'6"x40'	1808 2199	6159 Yocum St	40th wd.	IRREGULAR SIZE PROPERTY
1808 2169	1910 Monument St	32nd wd.	Front: 14'x44'	1808 2200	5324 N 12th St	49th wd.	Front: 20'10"x84'
1808 2170	1811 Judson St a/k/a 1811 N Judson St	32nd wd.	Front: 14'2"x50'	1808 2201	3222 N Lee St	7th wd.	Front: 14'x60'
1808 2171	1830 N 32nd St	32nd wd.	Front: 16'x100'	1808 2202	3225 Hartville St	7th wd.	Front: 15'x42'
1808 2172	2901 W Columbia Ave a/k/a 2901 Cecil B Moore Ave	32nd wd.	Front: 15'6"x73'	1808 2203	2244 W Allegheny Ave	11th wd.	Front: 15'x62'
1808 2173	1747 N 26th St	32nd wd.	Front: 15'x68'	1808 2204	1517 W Wyoming Ave	13th wd.	IRREGULAR SIZE PROPERTY
1808 2174	1216 W York St	37th wd.	Front: 17'x63'	1808 2205	2543 N Bouvier St	16th wd.	Front: 14'1/2"x49'
1808 2175	7263 Saybrook Ave	40th wd.	Front: 15'3"x101'8-7/8"	1808 2206	3114 Weymouth St	33rd wd.	Front: 14'2"x50'
1808 2176	5131 N 10th St	49th wd.	Front: 25'x90'2-1/2"	1808 2207	2143 Mountain St	36th wd.	Front: 15'x47'
1808 2177	3600-02 N 7th St	43rd wd.	Front: 14'9"x50'	1808 2208	1204 W Erie Ave	43rd wd.	IRREGULAR SIZE PROPERTY
1808 2178	3301 Welsh Rd	64th wd.	IRREGULAR SIZE PROPERTY	1808 2209	3526 N Marvine St	43rd wd.	Front: 15'3"x89'4-1/2"
1808 2179	2120 Godfrey Ave a/k/a 2118-20 W Godfrey Ave	17th wd.	IRREGULAR SIZE PROPERTY	1808 2210	748 S 52nd St	51st wd.	Front: 16'x75'
1808 2180	1003 Germantown Ave #B a/k/a 1010 N Front St	5th wd.	Front: 20'x90'	1808 2211	148 N Wanamaker St	4th wd.	Front: 14'6"x71'6"
1808 2181	6145 Walton Ave	3rd wd.	Front: 15'7-1/2"x112'6"	1808 2212	3013 N Croskey St	11th wd.	IRREGULAR SIZE PROPERTY
1808 2182	5810 Hadfield St	3rd wd.	Front: 15'x102'	1808 2213	2008 N Bodine St	18th wd.	IRREGULAR SIZE PROPERTY
1808 2183	5431 Wakefield St	12th wd.	Front: 14'x71'6"	1808 2214	2712 W Seltzer St	28th wd.	Front: 14'x46'
1808 2184	1840 N Ringgold St	32nd wd.	Front: 14'2"x47'	1808 2215	336 Horton St	34th wd.	Front: 15'x67'
1808 2185	612 E Wensley St	33rd wd.	Front: 14'x45'6"	1808 2216	107 N 50th St	44th wd.	Front: 23'x110'
1808 2186	2236 N 7th St	37th wd.	Front: 15'8"x66'	1808 2217	4928 Lancaster Ave	44th wd.	Front: 20'x100'
1808 2187	538 Hoffman St	39th wd.	Front: 14'x48'2-1/2"	1808 2218	4836 N Hutchinson St	49th wd.	Front: 15'x81'6-1/2"
1808 2188	2235 S 70th St	40th wd.	Front: 14'11"x70'	1808 2219	2514 N 25th St	28th wd.	Front: 18'x81'8-3/4"
1808 2189	710 W Venango St	43rd wd.	Front: 15'x80'	1808 2220	2011 W Ontario St	11th wd.	IRREGULAR SIZE PROPERTY
1808 2190	3937 N Delhi St	43rd wd.	Front: 16'1/2"x45'	1808 2221	5119 Lena St	12th wd.	Front: 14'x57'
1808 2191	6060 Limekiln Pk a/k/a 6014 Limekiln Pk	17th wd.	IRREGULAR SIZE PROPERTY	1808 2222	2262 N Bancroft St	16th wd.	Front: 14'3"x49'10"
1808 2192	1944 N Darien St a/k/a 1944 W Darien St	20th wd.	Front: 12'x44'	1808 2223	2471 N Colorado St	16th wd.	Front: 15'1"x47'
1808 2193	1824 Pear St	23rd wd.	IRREGULAR SIZE PROPERTY	1808 2224	3955 Wyalusing Ave	24th wd.	Front: 14'x45'
1808 2194	3818 Poplar St	24th wd.	Front: 15'x80'	1808 2225	5750 N Lawrence St	61st wd.	Front: 14'10-1/2"x105'6-1/2"
1808 2195	3110 W York St	28th wd.	Front: 14'x55'				
1808 2196	3112 W York St	28th wd.	Front: 14'x55'				

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