

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, November 14, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1711 2001	647 N Brooklyn St a/k/a 647 Brooklyn St	6th wd.	Front: 21'x80'	1711 2046	2427 N 31st St	28th wd.	Front: 15'5"x65'4"
1711 2002	2364 N Colorado St	16th wd.	Front: 14'1"x50'	1711 2047	5547 Webster St	46th wd.	Front: 15'x110'
1711 2003	1945 Stenton Ave	10th wd.	Front: 18'3-1/2"x56'	1711 2048	1510 S Capitol St	36th wd.	Front: 14'x44'
1711 2004	3143 Custer St a/k/a 3143 Custer Ave	33rd wd.	Front: 14'2"x50'	1711 2049	6035 Allman St	40th wd.	Front: 15'x58'
1711 2005	239 N Gross St	34th wd.	Front: 14'7"x58'7"	1711 2050	533 E Cheltenham Ave	59th wd.	Front: 20'x100'
1711 2006	1222 W Sergeant St	37th wd.	IRREGULAR SIZE PROPERTY	1711 2051	3319 A St	7th wd.	Front: 15'9"x70'
1711 2007	2424 W Allegheny Ave	38th wd.	Front: 16'x87'	1711 2052	2300 N 18th St	16th wd.	Front: 18'x70'
1711 2008	6065 Regent St	40th wd.	Front: 16'x55'	1711 2053	2400 N Fairhill St	19th wd.	Front: 16'8"x56'10-1/4"
1711 2009	3431 Frankford Ave	45th wd.	Front: 18'x100'	1711 2054	3046 Ruth St	25th wd.	Front: 14'x50'
1711 2010	1786 Scattergood St	62nd wd.	Front: 16'1-1/2"x68'6"	1711 2055	6014 Vine St	34th wd.	Front: 15'6"x75'
1711 2011	2842 N Hope St 2842 Hope St	7th wd.	IRREGULAR SIZE PROPERTY	1711 2056	1439 S Dover St	36th wd.	IRREGULAR SIZE PROPERTY
1711 2012	528 W Westmoreland St	19th wd.	Front: 15'x82'	1711 2057	1814 Ingersoll St	47th wd.	Front: 14'x64'
1711 2013	2711 W Oakdale St	28th wd.	Front: 14'x51'6"	1711 2058	2851 Cantrell St	48th wd.	Front: 14'x42'
1711 2014	2452 N 33rd St	28th wd.	Front: 15'5"x68'	1711 2059	209 S 60th St	3rd wd.	Front: 16'x75'
1711 2015	2147 N 22nd St	32nd wd.	Front: 16'2-1/2"x100'	1711 2060	3315 N Emerald St a/k/a 3315 Emerald St	45th wd.	Front: 16'2-3/4"x66'10-1/2"
1711 2016	2935 N 25th St	38th wd.	Front: 15'5"x60'	1711 2061	4509 Ogden St	6th wd.	Front: 14'x49'6"
1711 2017	6709 Ogontz Ave	10th wd.	IRREGULAR SIZE PROPERTY	1711 2062	2806 N Front St	7th wd.	Front: 14'x64'
1711 2018	433 N 50th St	44th wd.	Front: 15'x72'	1711 2063	2338 N Fairhill St	19th wd.	IRREGULAR SIZE PROPERTY
1711 2019	4605 N 13th St	49th wd.	Front: 15'2"x85'	1711 2064	3957 Mount Vernon St	24th wd.	IRREGULAR SIZE PROPERTY
1711 2020	2634-36 W Cumberland St	28th wd.	IRREGULAR SIZE PROPERTY	1711 2065	1841 E Oakdale St	31st wd.	IRREGULAR SIZE PROPERTY
1711 2021	120 N 54th St	4th wd.	Front: 15'1"x57'	1711 2066	1843 E Oakdale St	31st wd.	Front: 12'x53'11-3/10"
1711 2022	2214 W Firth St	16th wd.	Front: 14'6"x60'	1711 2067	2725 N Park Ave	37th wd.	IRREGULAR SIZE PROPERTY
1711 2023	3430 N Water St	7th wd.	Front: 14'x78'	1711 2068	6024 Regent St	40th wd.	Front: 16'x57'
1711 2024	1818 W Venango St	11th wd.	Front: 16'x130'	1711 2069	1243 W Westmoreland St	43rd wd.	Front: 15'x94'
1711 2025	3970 Nice St	13th wd.	Front: 15'3"x77'	1711 2070	2214-22 N 4th St	39th wd.	Front: 80'x90'
1711 2026	2108 N 3rd St	19th wd.	Front: 15'x57'6"	1711 2071	907 N 43rd St	6th wd.	Front: 15'4"x77'
1711 2027	879-85 N 40th St	24th wd.	Front: 60'3"x115'	1711 2072	4451 N 17th St	13th wd.	Front: 14'10"x52'2"
1711 2028	3202 Latona St	36th wd.	Front: 15'x42'6"	1711 2073	2229 N 19th St	16th wd.	Front: 15'4"x72'
1711 2029	1726 S 54th St	51st wd.	Front: 15'x61'6"	1711 2074	1810 Sulis St a/k/a 1810 W Sulis St	17th wd.	Front: 15'3"x70'
1711 2030	553 N 63rd St	34th wd.	Front: 16'x72'	1711 2075	510 Diamond St a/k/a 510 W Diamond St	18th wd.	Front: 12'x60'
1711 2031	1718 S 58th St	3rd wd.	Front: 16'x75'6"	1711 2076	2145 E William St	25th wd.	Front: 14'x68'6"
1711 2032	2210 N 3rd St	19th wd.	Front: 17'6"x59'6"	1711 2077	2129 E Monmouth St	25th wd.	IRREGULAR SIZE PROPERTY
1711 2033	1916 N Stanley St	32nd wd.	Front: 14'x48'	1711 2078	2155 E Orleans St	25th wd.	IRREGULAR SIZE PROPERTY
1711 2034	2020 S Stanford St	40th wd.	Front: 15'x85'	1711 2079	2848 Amber St	25th wd.	Front: 12'x43'
1711 2035	2620 S 67th St	40th wd.	Front: 16'x71'	1711 2080	2542 N Marston St	28th wd.	Front: 15'x70'
1711 2036	3657 N Marvane St	43rd wd.	Front: 15'x87'	1711 2081	2149 N 21st St	32nd wd.	Front: 15'x78'9"
1711 2037	47 N 51st St	44th wd.	Front: 15'x53'	1711 2082	1122 W Tioga St	43rd wd.	Front: 15'8"x83'
1711 2038	521 S 57th St	46th wd.	Front: 16'x67'	1711 2083	1014 W Venango St	43rd wd.	Front: 20'x90'
1711 2039	2843 Stevens St	62nd wd.	Front: 16'2-1/2"x65'	1711 2084	3930 N 13th St	43rd wd.	IRREGULAR SIZE PROPERTY
1711 2040	5923 Lansdowne Ave	34th wd.	Front: 15'x95'				
1711 2041	44 N Frazier St	4th wd.	Front: 15'x64'				
1711 2042	2828 N Palethorp St a/k/a 2828 Palethorp St	7th wd.	Front: 14'x48'6"				
1711 2043	3048 Arbor St	7th wd.	Front: 14'6"x45'				
1711 2044	1656 Unity St	23rd wd.	Front: 20'x120'				
1711 2045	2507 W Seltzer St	28th wd.	IRREGULAR SIZE PROPERTY				

Tax Sale continues on 20

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.
- 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

Tax Sale continued from 19

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, November 14, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM (EST) (Prevailing Time)

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
1711	2085 645 S 57th St	46th wd.	Front: 16'x75'	1711	2117 2833 Stouton St	25th wd.	Front: 13'x40'
1711	2086 1729 N Croskey St	47th wd.	Front: 13'10"x56'	1711	2118 2214 N 7th St	37th wd.	Front: 15'x68'6"
1711	2087 1326 S Lindenwood St	51st wd.	Front: 16'x60'	1711	2119 2230 N 7th St	37th wd.	Front: 15'8"x66'
1711	2088 1520 S 55th St	51st wd.	Front: 16'x93'	1711	2120 2232 N 7th St	37th wd.	Front: 15'8"x66'
1711	2089 5475 W Montgomery Ave a/k/a 5475 Montgomery Ave	52nd wd.	Front: 16'x76.50'	1711	2121 1905 W Bristol St a/k/a 1905 Bristol St	13th wd.	Front: 14'x52'6"
1711	2090 125 S Ruby St	60th wd.	Front: 41'x54'6"	1711	2122 136 N 57th St	4th wd.	IRREGULAR SIZE PROPERTY
1711	2091 2117 E Birch St	25th wd.	Front: 15'x49'	1711	2123 4549 N Carlisle St	13th wd.	Front: 19'6"x82'
1711	2092 3358 E St	7th wd.	Front: 15'11"x53'6"	1711	2124 1606 W Fountain St a/k/a 1606 Fountain St	32nd wd.	Front: 16'x58'
1711	2093 5635 McMahon St	12th wd.	IRREGULAR SIZE PROPERTY	1711	2125 2845 N 27th St	38th wd.	Front: 15'x61'
1711	2094 2333 W Harold St	16th wd.	Front: 14'x58'	1711	2126 6047 Regent St	40th wd.	Front: 16'x55'
1711	2095 1932 N Lawrence St a/k/a 1932 Lawrence St	18th wd.	IRREGULAR SIZE PROPERTY	1711	2127 6174 Reinhard St	40th wd.	Front: 15'x62'
1711	2096 4328 Leiper St	23rd wd.	Front: 25'x100'	1711	2128 3629 W Jasper St a/k/a 3629 Jasper St	45th wd.	IRREGULAR SIZE PROPERTY
1711	2097 624 Union St a/k/a 624 N Union St	24th wd.	Front: 14'x56'6"	1711	2129 5135 N 12th St	49th wd.	Front: 15'11-1/2"x69'
1711	2098 2648 N 31st St	28th wd.	Front: 14'8"x65'5-1/2"	1711	2130 5634 Overbrook Ave	52nd wd.	IRREGULAR SIZE PROPERTY
1711	2099 2543 N Front St	31st wd.	Front: 16'x70'	1711	2131 1652 W Bristol St	13th wd.	Front: 14'x49'
1711	2100 1944 N Taylor St	32nd wd.	Front: 14'x50'	1711	2132 664 E Lippincott St	33rd wd.	Front: 14'3"x50'
1711	2101 2312 Germantown Ave	37th wd.	IRREGULAR SIZE PROPERTY	1711	2133 6095 Chester Ave	40th wd.	Front: 16'x97'6"
1711	2102 2208 N 7th St	37th wd.	Front: 15'x68'6"	1711	2134 6135 Yocum St	40th wd.	Front: 14'9"x77'
1711	2103 6512 Gesner St	40th wd.	Front: 18'x52'6"	1711	2135 6149 Yocum St	40th wd.	Front: 14'9"x77'
1711	2104 6833 Guyer Ave	40th wd.	Front: 16'x74'	1711	2136 6139 Wheeler St	40th wd.	Front: 16'x67'
1711	2105 601 W Wingohocking St	49th wd.	Front: 15'x80'	1711	2137 736 S Cecil St	46th wd.	Front: 15'x61'6"
1711	2106 1652 S 54th St	51st wd.	Front: 15'x65'	1711	2138 5324 N 12th St	49th wd.	Front: 20'10"x84'
1711	2107 5130 Ranstead St a/k/a 5128-30-32 Ranstead St	60th wd.	Front: 15'x57'	1711	2139 5728 Hoffman Ave a/k/a 5728 Hoffman St	51st wd.	Front: 15'x121'
1711	2108 2551 N 8th St	37th wd.	Front: 15'x70'6"	1711	2140 5447 Florence Ave	51st wd.	Front: 16'4"x64'
1711	2109 634 S 60th St	3rd wd.	Front: 16'x82'	1711	2141 1327 N Hobart St	4th wd.	Front: 15'x57'
1711	2110 1764 S 60th St	3rd wd.	IRREGULAR SIZE PROPERTY	1711	2142 2959 N Bonsall St	11th wd.	Front: 14'x45'
1711	2111 432 W St Paul St a/k/a 432 St Paul St	7th wd.	Front: 14'x43'	1711	2143 3420 N Bouvier St	11th wd.	Front: 14'x60'
1711	2112 2202 N Van Pelt St	16th wd.	Front: 16'x70'	1711	2144 1501 W Cayuga St	13th wd.	Front: 15'x95'
1711	2113 2619 N 24th St	16th wd.	Front: 15'x62'1-1/2"	1711	2145 2405 N 30th St	28th wd.	Front: 16'x63'6"
1711	2114 2045 W Boston St a/k/a 2045 W Boston Ave	16th wd.	IRREGULAR SIZE PROPERTY	1711	2146 226 N 62nd St	34th wd.	Front: 20'x105'
1711	2115 4124 Paul St	23rd wd.	IRREGULAR SIZE PROPERTY	1711	2147 6900 Paschall Ave	40th wd.	Front: 15'9"x96'
1711	2116 3930 Brown St	24th wd.	Front: 16'2"x88'	1711	2148 933 N Fallon St	44th wd.	Front: 15'x55'11-5/8"
				1711	2149 1740 N Lindenwood St	52nd wd.	Front: 15'2"x55'
				1711	2150 5237 Chancellor St	60th wd.	Front: 15'5-1/4"x66'10-3/4"
				1711	3001 1360 S Melville St	27th wd.	Front: 14'4"x70'
				1711	3002 1209 S Markoe St	51st wd.	Front: 15'8"x55'

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- **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.
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- 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.

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- 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