

**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 Office of the Sheriff, City and County of Philadelphia  
9:00 a.m. Thursday, October 6, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book Writ Address	Ward	Dimensions	Book Writ Address	Ward	Dimensions
1610 5001 2032 McClellan St	48th wd.	Front: 14'x47'	1610 5069 2333 N 17th St	16th wd.	Front: 16'x94'10"
1610 5002 39 S Redfield St	3rd wd.	Front: 16'x65'	1610 5070 2326 N Bouvier St	16th wd.	Front: 14'1"x50'
1610 5003 31 S Salford St	3rd wd.	Front: 16'x62'6"	1610 5071 1615 W York St	16th wd.	Front: 15'6-1/2"x59'
1610 5004 114 S Salford St	3rd wd.	Front: 16'x59'	1610 5072 1729 W Huntingdon St	16th wd.	Front: 16'x63'6"
1610 5005 6104 Spruce St	3rd wd.	Front: 16'x75'	1610 5073 3525 N 17th St	11th wd.	Front: 14.00'x82.17'
1610 5006 5929 Webster St	3rd wd.	Front: 15.33'x106'	1610 5074 2341 N Cleveland St	16th wd.	Front: 14'2"x47'
1610 5007 1852 Hoffman St	48th wd.	Front: 14'x47'	1610 5075 2261 N Lambert St	16th wd.	Front: 14'11"x60'
1610 5008 1538 S 58th St	3rd wd.	Irregular	1610 5076 2223 N Van Pelt St	16th wd.	Front: 16'x70'
1610 5009 5535 Pearl St	4th wd.	Front: 15'x107'	1610 5077 6184 N 21st St	17th wd.	Front: 11'x90'
1610 5010 5535 Harmer St	4th wd.	Front: 15'x60'	1610 5078 6046 N Norwood St	17th wd.	Front: 14'6"x90'
1610 5011 648 N Conestoga St	4th wd.	Front: 14'x44'	1610 5079 860 E Thompson St	18th wd.	Irregular
1610 5012 5543 Master St	4th wd.	Front: 15'x57'6"	1610 5080 528 W Berks St	18th wd.	Irregular
1610 5013 403 N Salford St	4th wd.	Front: 20'x65'	1610 5081 2845 Jackson St	48th wd.	Front: 14'x50'
1610 5014 5832 W Girard Ave	4th wd.	Irregular	1610 5082 426 W Norris St	18th wd.	Front: 16'x57'
1610 5015 2855 Cantrell St	48th wd.	Front: 16'x42'	1610 5083 1818-20 E Moyamensing Ave	1st wd.	Irregular
1610 5016 678 N 42nd St	6th wd.	Irregular	1610 5084 2030 N Orkney St	18th wd.	Front: 12'x40'7"
1610 5017 4604 Lancaster Ave	6th wd.	Front: 15'4-1/4"x99'6"	1610 5085 2025 N 5th St	18th wd.	Front: 16'x89'7-1/2"
1610 5018 4309 Wyalusing Ave	6th wd.	Front: 15'8"x75'	1610 5086 2049 N 5th St	18th wd.	Front: 12'x59.57'
1610 5019 4231 Leidy Ave	6th wd.	Front: 16'x86'	1610 5087 2118 N Front St	19th wd.	Front: 18'x63'1-3/8"
1610 5020 4228 Viola St	6th wd.	Front: 16'x70'	1610 5088 2223 Palethorp St	19th wd.	Front: 12'x45'
1610 5021 915 Belmont Ave	6th wd.	Irregular	1610 5089 2323 N 3rd St	19th wd.	Front: 14.08'x60.67'
1610 5022 2815 Hope St a/k/a 2815 N Hope St	7th wd.	Front: 17'11"x44'9-3/8"	1610 5090 2104 N Van St	19th wd.	Front: 16'x49'
1610 5023 2864 N Hancock St	7th wd.	Front: 14'6"x57'6"	1610 5091 1327 Blavis St	49th wd.	Front: 16'x68'6"
1610 5024 315 E Somerset St	7th wd.	Front: 15'7"x65'	1610 5092 2335 N 5th St	19th wd.	Front: 14'x47'7-1/2"
1610 5025 254 E Cambria St	7th wd.	Front: 13'1"x60'10-3/8"	1610 5093 2405 N 5th St	19th wd.	Irregular
1610 5026 221 E Lippincott St	7th wd.	Front: 14'6"x49'	1610 5094 2310 N Reese St	19th wd.	Front: 14'x60'
1610 5027 147 E Wishart St	7th wd.	Front: 14'x46'	1610 5095 2150 N Randolph St	19th wd.	Front: 14'x47'6"
1610 5028 3050 N Lee St	7th wd.	Front: 14'x45'	1610 5096 4551 N Marvine St	49th wd.	Front: 15.66'x81.09'
1610 5029 2818 Ormes St	7th wd.	Irregular	1610 5097 2825-1/2 N Fairhill St	19th wd.	Front: 11'4"x70'
1610 5030 3413 N 2nd St	7th wd.	Front: 20'x190'	1610 5098 2945 N Fairhill St	19th wd.	Front: 14'x70'
1610 5031 4359 N 4th St	7th wd.	Front: 14'x54'6"	1610 5099 2729 N 6th St	19th wd.	Front: 20'x68'10-1/4"
1610 5032 3300 Hartville St	7th wd.	Front: 14'6"x46'6"	1610 5100 4538 N Marvine St	49th wd.	Front: 15'x75.09'
1610 5033 1909 Penfield St	10th wd.	Front: 15'9"x70'	1610 5101 3010 N 2nd St	19th wd.	Front: 14'x54'
1610 5034 6670 Cornelius St	10th wd.	Front: 16'x87.50'	1610 5102 3435 N Bodine St	19th wd.	Front: 14'x50'
1610 5035 1603 W Lehigh Ave	11th wd.	Front: 16'x80'	1610 5103 3341 N Reese St	19th wd.	Front: 15'x45'6"
1610 5036 1721 W Lippincott St a/k/a 1721 Lippincott St	11th wd.	Front: 14'x47'	1610 5104 238 W Wensley St	19th wd.	Front: 14'x48'
1610 5037 2835 N Bonsall St	11th wd.	Front: 15'x46'6"	1610 5105 900 W Susquehanna Ave	20th wd.	Front: 15'x68'
1610 5038 2022 W Westmoreland St	11th wd.	Front: 15.33'x61'	1610 5106 1752 N 6th St	20th wd.	Irregular
1610 5039 2106 W Westmoreland St	11th wd.	Front: 16'x49'6"	1610 5107 1925 N Marshall St	20th wd.	Front: 16.07'x70.15'
1610 5040 2124 Bellevue St	11th wd.	Front: 20'x112'6"	1610 5108 2122 N Marshall St	20th wd.	Front: 13.83'x76.82'
1610 5041 3350 N 16th St	11th wd.	Front: 20'x110'	1610 5109 2120 N 7th St	20th wd.	Front: 14'2"x74'4"
1610 5042 3333 N 19th St	11th wd.	Front: 16'8"x94'	1610 5110 2117 N Franklin St	20th wd.	Front: 14'2"x65'
1610 5043 75 E Coulter St	12th wd.	Irregular	1610 5111 2170 N Franklin St	20th wd.	Front: 14.16'x70'
1610 5044 5309 Lena St	12th wd.	Front: 15'x50'	1610 5112 1403 N Perth St	20th wd.	Front: 17'x44.50'
1610 5045 1413 W Pacific St	13th wd.	Front: 16'x50'	1610 5113 1417 N 8th St	20th wd.	Front: 17'x102'9-1/8"
1610 5046 1632 W Erie Ave	13th wd.	Front: 15.41'x88.50'	1610 5114 1447 N 8th St	29th wd.	Front: 16'x58.60'
1610 5047 3834 Germantown Ave	13th wd.	Front: 16'x70'	1610 5115 2133 N Darien St	20th wd.	Front: 13'6"x42'
1610 5048 4106 Germantown Ave	13th wd.	Front: 18'x60.57'	1610 5116 2151 N Darien St	20th wd.	Front: 13'6"x42'
1610 5049 3626 N Sydenham St	13th wd.	Front: 14'x72'10"	1610 5117 2153 N Darien St	20th wd.	Front: 13'6-7/8"x42'
1610 5050 3716 N Sydenham St	13th wd.	Front: 15'7"x80'	1610 5118 2159 N Darien St	20th wd.	Front: 13'3-1/4"x42'
1610 5051 1420 Locust St 11A	8th wd.	Irregular	1610 5119 2047 N 9th St	20th wd.	Front: 13'9"x55'6"
1610 5052 3831 N 18th St	13th wd.	Front: 15.16'x66.90'	1610 5120 4604 N Marvine St	49th wd.	Front: 15'5"x75'
1610 5053 3734 N 18th St	13th wd.	Front: 16'x93'8"	1610 5121 2117 N 9th St	20th wd.	Front: 14.83'x57.09'
1610 5054 3627 N 21st St	13th wd.	Irregular	1610 5122 2127 N 9th St	20th wd.	Front: 14.83'x57.09'
1610 5055 2026 Newcomb St	13th wd.	Front: 13'9"x45'	1610 5123 2133 N 10th St	20th wd.	Front: 15'x40'
1610 5056 2273 Yelland St	13th wd.	Front: 15'x40'6"	1610 5124 4670 Umbria St	21st wd.	Front: 16'3-3/4"x90'6-3/4"
1610 5057 4224 N Hicks St	13th wd.	Front: 15'8-1/2"x44'	1610 5125 5332 Ridge Ave	21st wd.	Irregular
1610 5058 4438 N 18th St	13th wd.	Front: 15'x63'	1610 5126 9915 Krewstown Rd	58th wd.	Front: N/A
1610 5059 4466 N Cleveland St	13th wd.	Front: 14'x50'4"	1610 5127 429 E Upsal St	22nd wd.	Irregular
1610 5060 4530 N 19th St	13th wd.	Front: 15'x84'5"	1610 5128 47 E Sharpnack St	22nd wd.	Front: 15'x85.50'
1610 5061 4522 N Uber St	13th wd.	Front: 15'11-7/8"x84'5"	1610 5129 217 E Sharpnack St	22nd wd.	Irregular
1610 5062 1445 Kerbaugh St	13th wd.	Front: 16.03'x58.95'	1610 5130 225 E Sharpnack St	22nd wd.	Front: 23.41'x52'
1610 5063 4550 Wayne Ave	13th wd.	Front: 16.39'x99.67'	1610 5131 8071-8075 Erdrick St	65th wd.	Front: 54.53'x60'
1610 5064 1329 N 8th St	14th wd.	Front: 16'x73'10"	1610 5132 4847 Mulberry St	23rd wd.	Irregular
1610 5065 614 Master St	14th wd.	Front: 14.10'x50.89'	1610 5133 1504 Deal St	23rd wd.	Irregular
1610 5066 742 Master St	14th wd.	Front: 16'x55'	1610 5134 3904 Wallace St	24th wd.	Front: 15'x40'
1610 5067 2236 N Carlisle St	16th wd.	Front: 15'x77'10"			
1610 5068 2628 N Bancroft St	16th wd.	Front: 14'x48'			

**Tax Sale continues on 17**

**TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE**

*Effective: April 2000*

- 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 their bid is registered, provided that in no case shall less than \$500.00 be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of the bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second bidder will take the property at the highest bid price.
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a certification from the Department of Revenue for execution by the highest bidder to the Sheriff at his office within 30 days from the date of sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon 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 their second bid. Thereafter, the Sheriff shall be at liberty to return the decree to the courts and the sale of said property will be marked as "Terms of Sale Not Complied."
- 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 check, attorney's check or money order made payable to the Sheriff of Philadelphia .
- The deposit made 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 costs, 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.
- The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs, in addition to the amount of the original tax lien. Each successive bid thereafter shall be One Hundred Dollars above the last amount stated. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the decree at that price.
- The Sheriff reserves the right to grant further extension of time to settle and further reserves the right to refuse bids from bidders who fail 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 requires from each successful purchaser before settlement, certification from the Department of Revenue of the City of Philadelphia, that the successful purchaser is not more than one [1] year delinquent in paying real estate taxes on any properties owned by said purchaser with the City of Philadelphia, or that the purchaser is under agreement with the City of Philadelphia for repayment of any taxes due the City. The Sheriff reserves the right to waive the requirements of said certification when the said certification has been reasonably requested but has not been received.
- The Sheriff will not acknowledge a deed to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of the identity of the purchaser or the registration of a fictitious name. 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 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 decree has not appeared and/or is not present at the sale.

Tax Sale *continued from* 16**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 Office of the Sheriff, City and County of Philadelphia  
9:00 a.m. Thursday, October 6, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1610	5135	3862 Folsom St	24th wd.	Front: 14'x80'	1610	5168	1319 S Opal St	36th wd.	Front: 14.50'x61.75'
1610	5136	835 N 39th St	24th wd.	Front: 15'3-1/2"x69'2"	1610	5169	2811 Wharton St	36th wd.	Front: 16'x60'4"
1610	5137	2075 E Orleans St	25th wd.	Front: 15'x50'	1610	5170	2608 Earp St	36th wd.	Front: 14'x50'
1610	5138	1518 Mount Vernon St Unit 3	8th wd.	Front: N/A	1610	5171	2638 Earp St	36th wd.	Front: 14'x50'
1610	5139	4618 Paschall St	27th wd.	Front: 15'x70'	1610	5172	3403 Wharton St	36th wd.	Front: 16'x56'
1610	5140	2664 N 27th St	28th wd.	Front: 14'x55'9"	1610	5173	1715 Point Breeze Ave	36th wd.	Front: 26.50'x53'
1610	5141	2543 N Newkirk St	28th wd.	Front: 14'x50'	1610	5174	1618 S Taney St	36th wd.	Front: 15'x50'
1610	5142	2749 N Dover St	28th wd.	Front: 15'x52'9"	1610	5175	1400 S Newkirk St	36th wd.	Front: 15'10"x48'
1610	5143	2336 N 29th St	28th wd.	Front: 15'x68'	1610	5176	1403 S 29th St	36th wd.	Front: 16'x67'
1610	5144	2402 N Myrtlewood St	28th wd.	Front: 16'x52'6"	1610	5177	1510 S Stanley St	36th wd.	Front: 16.50'x52'
1610	5145	2522 N Napa St	28th wd.	Front: 14'x50'	1610	5178	1520 S 31st St	36th wd.	Front: 15'x51'2"
1610	5146	2526 N Napa St	28th wd.	Front: 14'x50'	1610	5179	1427 S Napa St	36th wd.	Front: 16'x52'4"
1610	5147	2435 N College Ave	29th wd.	Front: 16'x75'	1610	5180	1441 S Patton St	36th wd.	Front: 16'x52'8"
1610	5148	2706 W Harper St	29th wd.	Front: 12'3"x29'2-5/8" +/-	1610	5181	1509 S Patton St	36th wd.	Front: 15'x51'2"
1610	5149	3032 W Oxford St	29th wd.	Front: 15'4"x81'6"	1610	5182	1540 S 17th St	36th wd.	Front: 18'x63'
1610	5150	1452 N 29th St	29th wd.	Front: 17'6-3/4"x62'	1610	5183	2349 Germantown Ave	37th wd.	Front: 18'x68'
1610	5151	2634 Jasper St	31st wd.	Front: 12'x48'	1610	5184	3214 N 6th St	37th wd.	Irregular
1610	5152	2558 Tulip St	31st wd.	Front: 14'x54'	1610	5185	4806 Benner St	41st wd.	Front: 25'x125'
1610	5153	2645 Agate St	31st wd.	Front: 14'x49.32'	1610	5186	3354 N 10th St	43rd wd.	Front: 13'x75'
1610	5154	2067 E Arizona St	31st wd.	Front: 14'x99.67'	1610	5187	1113 W Tioga St	43rd wd.	Front: 15'8"x83'
1610	5155	2024 E York St	31st wd.	Irregular	1610	5188	3519 N 11th St	43rd wd.	Front: 15.41'x82'
1610	5156	1844 N Taylor St	32nd wd.	Front: 14'x53'	1610	5189	1234 W Airdrie St	43rd wd.	Front: 15'x105'
1610	5157	1825 N 25th St	32nd wd.	Front: 14'x65'	1610	5190	5525 Woodland Ave	51st wd.	Irregular
1610	5158	1740 Ritner St	26th wd.	Front: 18'x65'	1610	5191	1325 W Pike St	43rd wd.	Front: 15'x71.71'
1610	5159	2116 N Newkirk St	32nd wd.	Front: 14'x48'	1610	5192	1347 W Pike St	43rd wd.	Front: 16'x82'
1610	5160	2119 N Dover St	32nd wd.	Front: 14'x48'	1610	5193	3904 N Percy St	43rd wd.	Front: 16'x45'
1610	5161	2151 N 29th St	32nd wd.	Front: 14'6"x71'	1610	5194	3937 N 10th St	43rd wd.	Front: 16'x51'
1610	5162	1939 N 32nd St	32nd wd.	Front: 19.41'x65'	1610	5195	1324 W Jerome St	43rd wd.	Front: 16'x77.50'
1610	5163	2132 N 32nd St	32nd wd.	Front: 15.16'x67.00'	1610	5196	1326 W Jerome St	43rd wd.	Front: 16'x79'6"
1610	5164	2517 Nicholas St	32nd wd.	Front: 14'x53'	1610	5197	1323 W Jerome St	43rd wd.	Front: 16'x80'
1610	5165	727 E Thayer St	33rd wd.	Front: 18'6"x55'	1610	5198	1320 W Bristol St	43rd wd.	Front: 20.62'x86'
1610	5166	1121 E Tioga St	33rd wd.	Front: 20'x70'	1610	5199	1322 W Bristol St	43rd wd.	Front: 16'x86'
1610	5167	3062 Potter St	33rd wd.	Irregular	1610	5200	1321 N 19th St	47th wd.	Front: 16'x77.82'

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•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 their bid is registered, provided that in no case shall less than \$500.00 be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of the bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second bidder will take the property at the highest bid price.

•The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a certification from the Department of Revenue for execution by the highest bidder to the Sheriff at his office within 30 days from the date of sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon 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 their second bid. Thereafter, the Sheriff shall be at liberty to return the decree to the courts and the sale of said property will be marked as "Terms of Sale Not Completed."

•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 check, attorney's check or money order made payable to the Sheriff of Philadelphia.

•The deposit made 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 costs, 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.

•The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs, in addition to the amount of the original tax lien. Each successive bid thereafter shall be One Hundred Dollars above the last amount stated. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the decree at that price.

•The Sheriff reserves the right to grant further extension of time to settle and further reserves the right to refuse bids from bidders who fail 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 requires from each successful purchaser before settlement, certification from the Department of Revenue of the City of Philadelphia, that the successful purchaser is not more than one [1] year delinquent in paying real estate taxes on any properties owned by said purchaser with the City of Philadelphia, or that the purchaser is under agreement with the City of Philadelphia for repayment of any taxes due the City. The Sheriff reserves the right to waive the requirements of said certification when the said certification has been reasonably requested but has not been received.

•The Sheriff will not acknowledge a deed to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of the identity of the purchaser or the registration of a fictitious name. 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 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 decree has not appeared and/or is not present at the sale.

**The Legal Intelligencer****Pennsylvania Products Liability — 2nd Edition**

By Bradley D. Remick - Marshall Dennehey Warner Coleman &amp; Goggin

*Pennsylvania Products Liability* provides an authoritative and comprehensive review of Pennsylvania product liability law, an area of law that has undergone dramatic changes in recent years. This book addresses history and holding of *Tincher v. Omega Flex, Inc.* and provides thorough analysis of the essential concepts and the new standard set out by the Pennsylvania Supreme Court.

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