

SHERIFF'S SALE9 A.M.
January 16, 2019**The City of Philadelphia**
FIRST DISTRICT PLAZA
3801 MARKET STREET**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 followed.

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
POSTPONED FROM DECEMBER 16, 2015			81	3157 North Franklin Street	15' X 60'	166	505 East Walnut Lane	25' x 100'
93	2525 West Hunting Park Avenue	Lot Irregular	96	920 West Huntingdon Street	14' 6" x 70'	168	4808 North Warnock Street	15' 5" X IRREG
210	2712-36 Stokley Street	Lot Irregular	100	2526 North Jessup Street	14' X 47'	170	750 East Willard Street	15' X 50'
POSTPONED FROM NOVEMBER 16, 2016			104	2221 Kimball Street	14' X 50'	JANUARY 16, 2019		
110	2301 West Hunting Park Avenue	Lot Irreg.	116	3018 North Marshall Street	15' x 89' 2-1/4"	SHERIFF SALE		
POSTPONED FROM DECEMBER 21, 2016			125	7241 Ogontz Avenue	16' x 118'	1	2009 South 03rd Street	15' 6" X 51' 3" +/-
128	5229 Pentridge Street	15' 3" x 70'	134	540 North Paxon Street	14' x 56' 6"	2	5609 North 04th Street	25' x 117' 8"
POSTPONED FROM APRIL 19, 2017			140	38 South Redfield Street	16' X 62' 6"	3	4325 North 05th Street	LOT IRREGULAR
144	5061 Stenton Avenue	15' x 85'	162	5855 Walton Avenue	15' x 62' 6"	4	1818 South 06th Street	16' X 68' 9"
POSTPONED FROM MAY 17, 2017			167	2647 Webb Street	16' 6" X 40'	5	2833 North 08th Street	15' 6-1/2" x 73'
108	5960 North Leithgow Street	16' X 62'	POSTPONED FROM SEPTEMBER 19, 2018			6	3826 North 08th Street	15' 11" x 46'
POSTPONED FROM AUGUST 16, 2017			10	6533 North 18th Street	15' 9" X 88' 4"	7	3947 North 10th Street	16' x 51'
55	3050 Clifford Street	15' x 72' 7-1/2"	14	2228-30 North 28th Street	LOT IRREGULAR	8	1420 North 11th Street	LOT IRREGULAR
POSTPONED FROM SEPTEMBER 20, 2017			15	2238 North 28th Street	18' 5-1/2" x 110'	9	2808 North 11th Street	17' X 94'
138	114 East Ruscomb Street	18' X 70'	19	602 North 32nd Street	17' 6" x 91' 6"	10	4839 North 11th Street	22' 6" X IRREG
POSTPONED FROM NOVEMBER 15, 2017			25	1621 North 55th Street	22' X 100'	11	5622 North 11th Street	16' 4" X 90'
93	108 West Huntingdon Street	14.41' x 60'	68	1117 East Eyre Street	13' 5" x 70'	12	3017-53 North 12th Street	104' 4-5/8" X IRREG
128	3837 North Percy Street	16' X 45'	88	1338 West Hunting Park Avenue	16' X 116'	13	3431 North 16th Street	18' 1" X IRREG
POSTPONED FROM JANUARY 17, 2018			100	4314 Leiper Street	25' x 100'	14	3743 North 16th Street	15' X 97'
119	2419 South Millick Street	15' x 65'	128	3826 Poplar Street	15' x 80'	15	4651 North 16th Street	15' 3" X 83' 11"
153	516 East Thelma Street	15' X 70'	136	3805 Reno Street	13' 11-1/2" X 69' 8"	16	5729 North 17th Street	16' X 102'
POSTPONED FROM FEBRUARY 21, 2018			143	2430-40 West Sedgley Avenue	LOT IRREGULAR	17	4554 North 19th Street	15' X 84' 5"
98	2065 East Lippincott Street	14' 10" x 61' 6"	151	3628 North Smedley Street	30' x 90' 4"	18	5940 North 19th Street	16' X 85'
119	658 East Ontario Street	15' X 57' 6"	166	5901 Warrington Avenue	19' X 90'	19	3035 North 23rd Street	15' x 58'
134	6038 Reinhard Street	15' 6" X 60'	POSTPONED FROM OCTOBER 17, 2018			20	1836 South 24th Street	14' 1" x 53'
POSTPONED FROM MARCH 21, 2018			5	2558 North 12th Street	15' X 70'	21	2928 North 24th Street	15' 5" X 60'
51	2817 Chalmers Avenue	15' X IRREG	8	5617 North 15th Street	16' 1/2" X IRREG	22	646 North 32nd Street	LOT IRREGULAR
115	2505 Orthodox Street	40' X IRREG	24	2762 North 28th Street	15' x 62'	23	1346 South 33rd Street	16' 2" X 55'
POSTPONED FROM APRIL 18, 2018			38	1529 North 60th Street	15' 2-1/4" X 67'	24	1629 North 33rd Street	18' X 100'
31	4603 Adams Avenue	101' 2-2/8" X IRREG	61	6203 South Cobbs Creek PKWY	22' 5/8" X IRREG	25	623-39 North 39th Street	160' X IRREG
63	1715 North Croskey Street	18' X 47' 1"	62	6158 West Columbia Avenue	25' x 150'	26	726 South 52nd Street	17' 6" X 83' 7 -1/2"
95	525 North Hobart Street	14' X 43'	83	547 Herman Street	15' x 49' 8-1/8"	27	2771 South 58th Street	IRREG
POSTPONED FROM MAY 16, 2018			128	902 East Price Street	16' 3" X 74'	28	247 North 59th Street	15' 11" X 72'
19	3139 North 26th Street	16' x 60'	153	2542 Turner Street	14' X 56' 6"	29	138 South 60th Street	15' 4" x 79'
23	2629 North 33rd Street	15' X 66'	174	550 West Wyoming Avenue	15' 3" X 110'	30	12 South 62nd Street	23' 1-3/8" X IRREG
29	1681 North 56th Street	15' x 109' 2-3/4"	POSTPONED FROM NOVEMBER 14, 2018			31	2315 79th Avenue	50' 10-7/8" X IRREG
30	2021 South 57th Street	15' x 80'	11	4522 North 15th Street	15' 2" X 58' 7"	32	5827 Addison Street	16' X 63' 6"
33	1137 South 60th Street	15' 11" x 101' 6"	15	701 South 19th Street	18' 6" X 65' 8-3/4"	33	1923 East Allegheny Avenue	16' x 100' 1-5/8"
35	2313 South 64th Street	17' X 75'	29	741 South Alden Street	15' X 62' 10"	34	3205 West Allegheny Avenue	16' x 70'
67	1808 Dallas Street	15' 6" x LOT IRREGULAR	30	8248 Algon Avenue	50' X 130'	35	5316 Angora Terrace	LOT IRREGULAR
75	4830 North Fairhill Street	16' x 80'	41	4925 Cedar Avenue	25' X 110'	36	5413 Angora Terrace	19' 10-1/2" X IRREG
82	5719 West Girard Avenue	16' X 90'	73	6631 North Gratz Street	16' X 92'	37	3116 West Arizona Street	14' x 45'
107	6012 Lansdowne Avenue	21 '7-3/4" X 110'	74	6119 Grays Avenue	16' X 61'	38	5340 Baltimore Avenue	15' 7" X 147'
177	1624 South Yewdall Street	15' X 60'	78	1684 Harrison Street	25' X 106'	39	5817 Beaumont Street	16' X 95'
POSTPONED FROM JUNE 20, 2018			81	5047 Haverford Avenue	LOT IRREGULAR	40	2007-13 Bellevue Street	LOT IRREGULAR
13	628 South 18th Street	16' x 64'	83	4315 North Hicks Street	15' 8" X 43' 6"	41	2510 Bonaffon Street	16' 1/2" x 70' 6"
30	2050 South 59th Street	15' 7" x 69'	89	1937 South Iseminger Street	13' 11" x 48' 6"	42	2727 North Bonsall Street	14' 6" X 45'
60	6035 Chestnut Street	20' x 99' 6"	114	8046 Montague Street	20' 2" X 100'	43	2072 Bridge Street	14' 2" x 77'
110	5021-25 Market Street	48' X 90'	137	6511 Regent Street	14' 2" x 58' 6"	44	514 East Brighthurst Street	15' 4" x 54' 11-7/8"
POSTPONED FROM JULY 18, 2018			144	1149 Snyder Avenue	15' x 62'	45	2336 North Broad Street	18' 2-1/2" x 98' 10"
1	112 North 02nd Street 111	LOT IRREGULAR	165	5142 Viola Street	14' 6" X 80'	46	4029 Brown Street	16' X 90'
3	3116 North 08th Street	14' 8" x 56' 1-1/8"	POSTPONED FROM DECEMBER 19, 2018			47	7808 Burholme Avenue	Lot Irregular
4	4034 North 08th Street	17' 6" X 51'	2	4219 North 07th Street	15' x 87'	48	3001-11 C Street	92' X 57'
24	2036 South 68th Street	19' X 45'	4	1816 North Van Pelt Street	16' 6" X 75'	49	5712 North Camac Street	16' 4" X 84' 5/8"
45	3124 North Chadwick Street	14' X 48' 6"	10	4452 North 15th Street	16' 3" X 80'	50	2717 West Cambria Street	15' X IRREG
58	3463 Crystal Street	14' 2" x 42' 6"	17	1860 North 23rd Street	15' 7" X 70' 3"	51	3806 Cambridge Street	15' X 93'
62	2140 Eastburn Avenue	LOT IRREGULAR	20	3243-45 North 25th Street	36' 10-7/8" X IRREG	52	3540 North Carlisle Street	20' X 58' 5"
66	2613 Ellsworth Street	14' X 60'	31	1139 South 55th Street	16' 1" x 82'	53	42 South Cecil Street	15' x 62' 6"
91	3066 Judson Street	14' 6" X 45'	32	2046 South 61st Street	16' 2-3/4" X IRREG	54	5750 Cedar Avenue	16' X 81' 6"
100	1630 Margaret Street	27' 1/2" X IRREG	33	2023 South 66th Street	14' X 65'	55	5539 Chancellor Street	16' x 67'
103	4954-56 Master Street	35' X IRREG	37	2815 North Bambrey Street	14' X 48'	56	1732 West Cheltenham Avenue	22' 4-3/4" X IRREG
125	5224 Reinhard Street	15' x 62' 10"	43	520 Brinton Street	30' 6" X IRREG	57	6934 Chelwynde Avenue	16' 6" X 65' 6"
132	308 East Roosevelt Boulevard	20' X IRREG	45	4748 North Broad Street	20' X 88' 11"	58	5339 Chestnut Street	16' x 68'
141	2533 Shelmire Avenue	19' 11-1/8" X 106' 2-1/4"	48	3812 Cambridge Street	15' X 93'	59	757 Cinnaminson Street	29' 25" x 151'
148	4846 North Sydenham Street	16' X 85' 11"	54	6818 Chew Avenue	Lot Irregular	60	5942 Colgate Street	15' X 75'
POSTPONED FROM AUGUST 15, 2018			55	1866 East Clementine Street	15' 10" X 57' 6-7/8"	61	1501 West Cumberland Street	18' x 80'
8	1439 North 17th Street	20' x 97' 4"	59	3111 Clifford Street	16' 2" X 90'	62	1933 North Darien Street	13' 6" X 41' 1-1/8"
22	738 South 59th Street	15' x 78'	69	2514-18 West Dauphin Street	63' X 120'	63	3004 West Dauphin Street	17' x 82'
24	14 South 62nd Street	LOT IRREGULAR	73	732 Dudley Street	14' X 42'	64	2949 Devereaux Avenue	16' 2" X 70'
47	3102 North Chadwick Street	15' 1-1/2" x 48' 6"	77	2729 Germantown Avenue	15' X 69' 11-1/8" +/-	65	2546 Diamond Street	LOT IRREGULAR
60	2313 West Cumberland Street	15' 1" X 87'	97	2547 North Hollywood Street	14' 2" X 52' 6"	66	3254 North Dover Street	15' X 60'
66	434 Delphine Street	18' x 47'	99	2538-42 West Huntingdon Street	LOT IRREGULAR	67	1514 North Edgewood Street	14' 6" X 80' 1-1/4"
75	3238 North Fairhill Street	14' 3" x 45' 10-1/4"	101	4717-19 James Street	30' X 100' 7-1/4"	68	1537 North Edgewood Street	14' 2" X 70'
			104	5828 Kemble Avenue	16' X IRREG	69	255 East Elkhart Street	14' x 43' 6"
			106	5013-15 Lancaster Avenue	40' X 201' 10"	70	333 East Elwood Street	LOT IRREGULAR
			109	3625-29 North Lawrence Street	62' 11" X 105'	71	1916 West Erie Avenue	16' x 123'
			112	5938 Market Street	16' X 83' 6"	72	2104 North Franklin Street	14' 2" x 70'
			115	5548 Media Street	15' X 57' 4-3/4"	73	3156 North Franklin Street	15' X 60'
			118	2154 East Monmouth Street	14' X 46' 9-1/8" +/-	74	3921 North Franklin Street	15' X 63'
			122	4012 Old York Road	25' X IRREG	75	3951 North Franklin Street	15' X 63'
			143	3132 North Rosewood Street	15' X 58' 8"	76	5057 North Franklin Street	15' 11-1/2" X 62' 6"
			144	2149-73 East Rush Street	175' 9-7/8" +/- X IRREG	77	702-12 North Front Street 5	16.500' X 40' Unit 5
			145	646 West Russell Street	14' X 57'	78	7700 Gilbert Street	LOT IRREGULAR
			149	647 North Sickels Street	14' X 44'	79	3902 West Girard Avenue	25' x 119'
			157	5018 Stenton Avenue	Lot Irregular	80	2801 Glenview Street	38' 2-7/8" X IRREG
			158	4759 Tampa Street	15' X 75' 8" +/-	81	3042 West Gordon Street	13' 10-1/4" X 62'
						82	207 Greendale Road	19' 11-7/8" X 96' 11-1/2" +/-

Tax Sale continued from 15

SHERIFF'S SALE

9 A.M.
January 16, 2019

The City of Philadelphia
FIRST DISTRICT PLAZA
3801 MARKET STREET

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 followed.

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
83	820 Greenwich Street	14' x 48'	115	2637 Orthodox Street	20' X 100'	147	5146 West Thompson Street	14' 3" x 94' 7-7/8"
84	5019 Griscom Street	20' X 100'	116	2128 Palethorp Street	12' X 44'	148	2237 Titan Street	14' X 46' 3"
85	1811 North Hancock Street	14' 10-1/2" X 52'	117	4262 Parkside Avenue	26' 4" x 124'	149	1811 Tolbut Street	30' X 115'
86	4003 Haverford Avenue	16' X LOT IRREGULAR	118	1501 East Pastorius Street	LOT IRREGULAR	150	5411 Trinity Street	15' X 72'
87	5501 Heiskell Street	22' 11-1/2' X IRREG	119	1542 South Patton Street	15' X 51 '2"	151	1750 East Tulpehocken Street	16' 1" X 98'
88	2622 Hermes Place	LOT IRREGULAR	120	3839 Pennsgrove Street	15' 9" X 64' 6"	152	3204 Turner Street	16' 6" x 84'
89	201 Horton Street	16' X 44' 6"	121	1800 Pratt Street	LOT IRREGULAR	153	6029 Upland Street	15' 6" X 60'
90	1653 West Hunting Park Avenue	138' 6-1/4" X IRREG	122	771 North Preston Street	17' 10-1/2" x 97'	154	6142 Upland Street	14' x 62'
91	1919 West Hunting Park Avenue	15' X 75' +/-	123	4844 Pulaski Avenue	LOT IRREGULAR	155	6164 Upland Street	14' x 61' 7-1/2"
92	5219 Irving Street	15' X 82'	124	239 East Queen Lane	38' X 49' 11-3/4"	156	1419 South Vogdes Street	15' 4" X 60'
93	1632 South Ithan Street	14' 10" X 63' 6"	125	5237 Race Street	20' x 90'	157	1224 Wagner Avenue	20' X 100'
94	4345 Josephine Street	18' X IRREG	126	5114 Ranstead Street	15' X 57'	158	5125 Wakefield Street	20' 3-1/2" X 96' 9-1/2" +/-
95	6734 Keystone Street	25' X 138' 6-1/8" +/-	127	6119 Reinhard Street	14' X 65'	159	4819 Walnut Street	20' X 111' 2"
96	1130 Lakeside Avenue	75' X 231' 7-1/2"	128	5420 Ridgewood Street	15' 7" X 68'	160	165 West Walnut Park Drive	18' 3/8" X 101' 10" +/-
97	5601 Lansdowne Avenue	16' 3-1/4" X 97'	129	2744 North Ringgold Street	14' 6" X 45'	161	3058 North Water Street	LOT IRREGULAR
98	6225 Larchwood Avenue	15' 4" X 78'	130	8114 Rodney Street	50' X 100'	162	3452 North Water Street	13' 10-7/8" X 78'
99	6044 Latona Street	15' 9" X 102'	131	5262 East Roosevelt Boulevard	46' 9" X IRREG	163	2642 Waterloo Street	12' x 43'
100	2303 West Lehigh Avenue	15' 3" X 76'	132	1721 North Ruby Street	14' 11-1/2" X IRREG	164	127 West Weaver Street	15' x 63' 9"
101	2620 West Lehigh Avenue	15' 6" x 58'	133	8211 Rugby Street	24' 11-1/2" X 98' 4"	165	4139 Welsh Road	290' 8-1/4" X IRREG
102	5225 Litchfield Street	16' X 60' 6"	134	700 West Russell Street	14' x 57'	166	3309 Wharton Street	18' X 58' 1-3/4"
103	17 West Manheim Street	20' X 62' 8"	135	324 North Salford Street	15' X 60'	167	739 East Willard Street	14' 11" X 50'
104	5300-2 Market Street	35' 5" x 82' 6"	136	5550 Sansom Street	16' x 105'	168	1215 Windrim Avenue	31' 3" X 100'
105	5817-21 Market Street	55' 6" X IRREG	137	1240 West Sergeant Street	14' X 47' 6"	169	1135 West Wingohocking Street	22' X 116'
106	6231 Market Street	15' 6" x 92'	138	2428 Sharswood Street	16' 8" x 45' 6"	170	4467 East Wingohocking Street	LOT IRREGULAR
107	2552 North Marston Street	15' X 70'	139	2652 West Silver Street	15' x 50'	171	440 Wiota Street	14' x 75'
108	2543 Maxwell Street	26' .50" X 105'	140	406 Slocum Street	18' 10" x 100'	172	77-79 East Wister Street	LOT IRREGULAR
109	6229 Mc Callum Street	27' 7-3/8" X 100' +/-	141	6608 North Smedley Street	15' 10" X 80'	173	2350 North Woodstock Street	15' x 58'
110	2304 Nicholas Street	15' 4" X 51'	142	1516 Snyder Avenue	16' X 63'	174	5508 Wyalusing Avenue	15' 11 x LOT IRREGULAR
111	6062-64 Ogontz Avenue	24' 2" X IRREG	143	1106 West Somerset Street	14' x 61'	175	877 Wynnewood Road	25' X 130'
112	5106 Old York Road	LOT IRREGULAR	144	547 West Somerset Street	14' 10" x 64'	176	7112 Yocum Street	LOT IRREGULAR
113	534-42 West Olney Avenue	LOT IRREGULAR	145	5517 Spruce Street	20' X 92'			
114	1036 West Orleans Street	14' X 45'	146	2135 North Stanley Street	14' X 50'			

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

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