

SHERIFF'S SALE

9 A.M.
January 17, 2018

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:
POSTPONED FROM NOVEMBER 18, 2015
58 346 North 61st Street 15' x 70' 6"

POSTPONED FROM DECEMBER 16, 2015
93 2525 West Hunting Park Avenue Lot Irregular

POSTPONED FROM AUGUST 17, 2016
101 314 West Raymond Street 16' 9" x 45'

POSTPONED FROM OCTOBER 19, 2016
81 2338 West Hunting Park Avenue Irregular Lot

POSTPONED FROM NOVEMBER 16, 2016
81 1520 South Corlies Street 16' x 52'
110 2301 West Hunting Park Avenue Lot Irreg.

POSTPONED FROM DECEMBER 21, 2016
144 1308 South Ringgold Street 14' 6" X 51' 6"
182 5022 Wayne Avenue 15' 6-3/4" X 60'

POSTPONED FROM JANUARY 18, 2017
128 1939 North Newkirk Street 14' 1/2" x 48'

POSTPONED FROM FEBRUARY 22, 2017
27 1839 South Alden Street 15' X 53'
135 4503 Regent Street 30' X 75'
149 2701 East Somerset Street 18' x 70' 6"

POSTPONED FROM MARCH 15, 2017
46 542 East Ashmead Street 15' X 55'

POSTPONED FROM APRIL 19, 2017
39 238 North Avondale Street 14' X 47'
147 5016 West Stiles Street Lot Irregular

POSTPONED FROM MAY 17, 2017
25 1317 South 53rd Street 20' x 102' 4"
75 1014 Ellsworth Street 17' X 83'
86 6526-34 Germantown Avenue LOT IRREGULAR
170 1547 East Tulpehocken Street 16' 1" X IRREG
177 4941 Wayne Avenue 20' X 86' 8-3/8" +/-

POSTPONED FROM JUNE 21, 2017
61 1637 South Frazier Street 14' 10" X 63' 6"
66 6411 Glenmore Avenue 14' 2" X 48'
82 5771 Kemble Avenue 19' 10" X IRREG
97 2233 McClellan Street 14' 3" X 50'
122 1363 Pratt Street 17' 8-3/4" x 62'

POSTPONED FROM JULY 19, 2017
38 46 North 51st Street 16' X 112'
63 5911 Chester Avenue 15' 3" x 95'
67 4437 North Colorado Street 55' X 21' 8"
98 2635 North Hollywood Street 13' 11" X 48' 6"
142 3042 Redner Street 15' 4" X 57' 3"
144 5330 Reinhard Street 15' x 62.82'
148 1818 Roselyn Street 16' X IRREG
169 5911 North Water Street 16' 4" X 85'
175 6600 Woodland Avenue 18' 1" X 100'

POSTPONED FROM AUGUST 16, 2017
12 3151 North 26th Street 18' 8" X 60'
23 2414-24 South 72nd Street 125' X 225'
25 555 Allengrove Street 21' 10-7/8" x 70'
26 1252 North Allison Street 15' X 105'
27 3255 North American Street 14' 4" x 56' 10"
29 727 West Annsbury Street 15' 5-1/2" X 60'
39 6657-59 Blakemore Street 80' X IRREG
51 813 East Cheltenham Avenue 25' X 154' 7"
57 2212 Coral Street 11' 11-3/4" x 72'
63 9717 Dedaker Street LOT IRREGULAR
114 4350 M Street 29' 1" X 80'
133 5530 West Oxford Street 15' X 96'
145 1854 Roselyn Street LOT IRREGULAR
167 1110 Union Street 13' 6" x 39' 7-1/2"
169 305 Unruh Avenue 25' x 100'
182 6020 Yocum Street 15' X IRREG

POSTPONED FROM SEPTEMBER 20, 2017
10 3407 North 17th Street 16' X 95' 3-1/2"
15 5988 North 20th Street 14' 11" X 100'
16 3650 North 21st Street 15' 6" X 96'
17 1226 South 24th Street 14.82' x 63'
19 3038 North 25th Street 15' 1" X 60'
38 535 East Ashmead Street 15' X 55'
52 6031 Charles Street 15' x 98' 3-3/8"
62 587 Conarroe Street 17' 9-1/2" X 89' 8-3/8"
113 3530 Mascher Street LOT IRREGULAR
114 5615 Master Street 16' X 57' 6"
140 2226 Shields Street 18' 6" X 93'

WRIT NO: PREMISES: FRONT:
149 2957 North Taney Street 15' X 48'
154 4661-63 Torresdale Avenue LOT IRREGULAR
157 2112 North Wanamaker Street 16' X 80.834'
163 2015 West Westmoreland Street 15' x 105'

POSTPONED FROM OCTOBER 18, 2017
2 2054 North 07th Street 21' x 78' 6"
5 1159 South 09th Street LOT IRREGULAR
20 2031 North 20th Street 16' X 73'
24 2817 North 23rd Street 15' 4" X 92'
26 1729 North 33rd Street 16' x 86'
27 1005 North 43rd Street 15' X 78'
32 639 North 54th Street 15' 1" x 78' 6"
36 4719 A Street 19' 5" X 100'
39 5643 Arch Street 15' 2" X 50'
43 5329 West Berks Street 15' 10" x 105'
68 443 West Ellet Street LOT IRREGULAR
70 2929 West Flora Street 14' X 50'
73 6235 Frankford Avenue 18' 11-1/2" X 86'
80 2403 West Harold Street 14' 1/2" X 55'
91 3129 Jasper Street 15' 7-1/2" x 56' 4"
100 1671 North Lindenwood Street 16' X 55'
102 2013 East Madison Street 16' 4-3/4" X 99' 7-3/8"
108 1517 West Nedro Avenue 24' 6" x 103'
112 755 East Ontario Street LOT IRREGULAR
117 2141 Orthodox Street LOT IRREGULAR
118 2443 North Park Avenue 14' 8-1/2" X 47' 6"
121 1013 East Passyunk Avenue LOT IRREGULAR
130 3751 Pulaski Avenue lot irregular
132 127 North Redfield Street 14' 10-3/8" X 73' 6"
137 3929 Ridge Avenue 16' 1" X IRREG
142 6809 Rutland Street 19' 3-1/2" x 78' 4"
150 5531 Springfield Avenue 16' 3-3/25" x 70'
163 2227 North Van Pelt Street 16' x 70'
165 5136 Walnut Street 15' x 90'

POSTPONED FROM NOVEMBER 15, 2017
1 828 North 04th Street 20' 3/8" X 84' 2"
3 1510 South 06th Street 18' X 110'
8 5610 North 12th Street 20' x 84' 5/8"
9 6217 North 13th Street 79' 9" x 84'
14 2538 North 30th Street 14' 7" x 65' 6"
17 890-92 North 42nd Street 40' x 120'
22 1824 South 58th Street 16' X 79'
25 128 North 61st Street 15' 1" X 72' 6"
34 2631 South Alder Street 14' X 50'
35 402 East Allens Lane 28' X 93' 1-5/8"
45 1853 Brunner Street LOT IRREGULAR
46 6208 Callowhill Street 15' 6" x 72' 4"
47 215 West Cambria Street 18' X 57'
54 83 Church Lane 25' X IRREG
60 9922 Crestmont Avenue Lot Irregular
61 2531 West Dakota Street 14' X 43'
70 4500 North Fairhill Street Lot Irregular
73 9109 Ferndale Street 36' 6" X 115'
77 4125 North Franklin Street 15' X 64'
83 3733 North Gratz Street 14' 10" X 80'
87 5648 Hadfield Street 15' x 62'
89 7216 Hegerman Street 14' 1" x 79'
91 78 East Hortter Street 15' X 71'
92 5415 Hunter Street 16' X IRREG
93 108 West Huntingdon Street 14.41' x 60'
102 2225 West Lehigh Avenue 16' X 76'
105 1624 South Lindenwood Street 15' 6" X 60' 10"
113 5200 West Montgomery Avenue L 13.956' X IRREG
114 5650 Montrose Street 15' 2" x 56'
128 3837 North Percy Street 16' X 45'
129 5509 Pine Street 15' 8" X 75'
131 815 Porter Street 14' X 57'
135 2439 South Reese Street 14' X 46'
143 7345 East Roosevelt Boulevard 25' X 120'
148 318 West Spencer Street 16' 1" X 69'
150 5007 Stenton Avenue 78' X IRREG
158 2827 Tulip Street 14' X 58' 8"
171 6335 Wheeler Street LOT IRREGULAR
172 3079 Witte Street 13' X 53'.25"

POSTPONED FROM DECEMBER 20, 2017
5 3931 North 06th Street 13' 8" x 74' 10/14"
7 3926 North 09th Street 16' X 51'
10 3218 North 13th Street 15' X 100'
12 1302 North 15th Street 13' 9" X 48'
18 5922 North 21st Street LOT IRREGULAR
20 2949 North 23rd Street 15' x 100'
24 1233 South 28th Street 16' x 61'
29 1212 South 56th Street 15' 1" X 78' 6"
33 1001 South 60th Street 18' x 100'
34 1240 North 60th Street 15' X 134' 8"
37 1926 73rd Avenue 16' 2" X 70'
39 2712 A Street 17' 3" X 80' 4" +/-
42 529 East Ashmead Street 15' X 55'
51 516 Brinton Street LOT IRREGULAR

WRIT NO: PREMISES: FRONT:
54 2331 North Camac Street 14' X 48'
55 3803 Cambridge Street 16' x 78'
81 2327 North Fawn Street 14' x 47'
94 3335 North Hancock Street 14' X 45' 6"
99 2417 Ingersoll Street 13' 10" x 43' 2-7/8"
102 6100 Kingsessing Avenue 15' X IRREG
103 4916 Lancaster Avenue 17' X IRREG
104 2008 Latona Street 14' x 62'
108 6342 Leonard Street 16' 4-1/2" X 100'
110 5501 Linmore Avenue 15' x 50'
114 2004 East Madison Street 19.91' X 99.60'
117 3536 Mantua Avenue LOT IRREGULAR
123 431 East Mentor Street 15' X 75'
134 1827 Point Breeze Avenue 15' x 98'
144 2740 North Ringgold Street 14' 6" x 45'
147 432 East Rockland Street 16' X 111' 3"
150 2809 Salmon Street 20' X 100'
153 1529 Sellers Street 15' x 86.65'
158 2950 North Taylor Street 14' 1" X 50'
161 4425 North Uber Street 16' X 100' 11-7/8"
166 6134 Vine Street 16' X 73'
171 5916 Webster Street 15' 3" X 107'
172 2017 West Westmoreland Street 15' x 105'

JANUARY 17, 2018
SHERIFF'S SALE
1 3928 North 09th Street 16' X 51'
2 5228 North 10th Street 22' 6" X 84' 3/8"
3 5310 North 12th Street 30' x 84'
4 3744 North 13th Street 15' X 100'
5 4300 North 15th Street 16' x 63' 6"
6 1715 South 18th Street 17' x 64'
7 2346 North 18th Street 15' 6" X 70'
8 3530 North 18th Street 16' 4" X 98'
9 2741 North 19th Street 16' x 62'
10 3622 North 19th Street 15' X 100'
11 5717 North 20th Street 17' 11" x 110'
12 6641 North 20th Street 15' 10" x 72' 6"
13 2334 North 21st Street 16' X 69'
14 2739 North 24th Street 14' 6" X 60' 7-1/2"
15 2835 North 27th Street 15' X 61'
16 2454 North 33rd Street 16' X 68'
17 628 North 42nd Street LOT IRREGULAR
18 103 North 50th Street 23' x 100'
19 872 North 50th Street 14' 4-3/4" X IRREG
20 329 South 52nd Street 15'.50" x 50'
21 1550 South 53rd Street 17' 4" x 78'
22 1323 South 57th Street 16' x 92'
23 251 North 60th Street 15' 9" X 70' 6"
24 2046 South 61st Street 16' 2-3/4" X IRREG
25 2639 South 62nd Street 16' x 70'
26 2018 West 65th Avenue 30' 3" X IRREG
27 2023 South 66th Street 14' X 65'
28 2134 South 67th Street 15' 10-1/2" X 72'
29 2510 South 78th Street LOT IRREGULAR
30 2037 Aikens Street 14' x 67'
31 5442 Akron Street 14'.94" X 80'.62"
32 1847 West Albanus Street 15' 3" x 70'
33 2012 South Alden Street 15' X 53'
34 6269 Algard Street 29' 10" X 90'
35 6008 Allman Street 15' x 60'
36 3808 Archer Street LOT IRREGULAR
37 1038 Arrott Street 87' x 145'
38 4321 Aspen Street 19' 11" X 80'
39 2853 North Bambrey Street 14' X 48'
40 2224 North Bancroft Street 13' 9" X 49' 10"
41 12457 Barbary Road LOT IRREGULAR
42 5605 Baynton Street 17' 8" X 109' 7-1/8"
43 1910 East Birch Street LOT IRREGULAR
44 818 West Birch Street 13' 9" X 50'
45 3478 Braddock Street 15' 3" X 50'
46 515 Brinton Street 30' 6" x 95' 11-7/8"
47 630 Brooklyn Street 14'.25" x 76'
48 3809 Brown Street 15' 9-3/4" X 82'
49 1919 Brunner Street 13' 6" x 55'
50 9921 Bustleton Avenue Q5 Condo Unit Q-5
51 1319 West Butler Street 20' X 112'
52 6036 North Camac Street 15' 9" x 84' 5/8"
53 2316 East Cambria Street LOT IRREGULAR
54 420 East Cambria Street 14' X 51' 3"
55 7815 Cedarbrook Avenue 32' 8" X 55'
56 5927 Chester Avenue 15' 1/4" x 95'
57 548 West Chew Avenue 21' 8" X 112' 6"
58 1419 Church Street 13' 6" x 67'
59 72 Church Lane LOT IRREGULAR
60 1909 East Clementine Street 14' 1" X 62' 6"
61 2202 North Cleveland Street 14' 6" X 45' 3"
62 2237 North Colorado Street 14' 2" x 48'
63 5149 West Columbia Avenue 14' 6" X 80'
64 1906 North Croskey Street 17' 9" X 42'

Tax Sale continues on 17

Tax Sale continued from 16

SHERIFF'S SALE9 A.M.
January 17, 2018**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:
65	2812 North Croskey Street	15' 4" x 85'	102	2305 South Ithan Street	LOT IRREGULAR	139	2916 Rorer Street	17' 10" x 49' 10"
66	3450 Crystal Street	14' 2" x 42' 6"	103	1716 Jackson Street	16' 8" x 69' 6"	140	1927 Ruan Street	14' 5-1/2" x 82'
67	2941 D Street	14' X 51'	104	2628 North Jessup Street	16' x 56'	141	935 North Saint Bernard Street	15' X 54' 11-3/8"
68	3349 D Street	16' X 51' 3/4"	105	5529 Linmore Avenue	15' X 50'	142	7219 Saul Street	16' 2" X IRREG
69	2124 South Daggett Street	14' X 50'	106	1909 East Lippincott Street	LOT IRREGULAR	143	1329 East Sedgley Avenue	15' X 68' 15' X 68'
70	1217 Daly Street	14' X 53'	107	217 East Lippincott Street	14' 6" X 49'	144	1325 West Seltzer Street	14' 3-7/8" x 50' 6"
71	133 Dawson Street	LOT IRREGULAR	108	6047 Locust Street	LOT IRREGULAR	145	163 West Seymour Street	15' 10" x 81' 11-1/8"
72	5441 Delancey Street	15' X 62'	109	966 Locust Avenue	LOT IRREGULAR	146	647 North Sickels Street	14' X 44'
73	4315 Dungan Street	16' 3" x 80'	110	1817 East Madison Street	14' x 75' 3"	147	2143 Sigel Street	14' 6" X 47' 6"
74	2918 Ella Street	13' X 63'	111	1911 East Madison Street	15' X 96' 6-7/8"	148	2615 West Silver Street	14' x 50'
75	1211 West Erie Avenue	15' 9" X 120'	112	633 Magee Avenue	25' X 100'	149	1903 East Somerset Street	15' 1/2" x 55' 3/8"
76	1827 Farrington Road	LOT IRREGULAR	113	915 North Markoe Street	14' x 96'	150	926 West Somerset Street	14' 7-1/4" X 67' 7-1/4"
77	1469 North Felton Street	15' 5-3/8" x 54'	114	2326 North Marshall Street	15' X 74' 4-5/8"	151	6917 Sprague Street	16' X 103' 2-1/4"
78	5017 Florence Avenue	20' x 100'	115	2849 North Marston Street	15' x 62'	152	2917 North Stillman Street	14' 1" X 45' 9"
79	3222 Germantown Avenue	16' 1/2" X 84'	116	5525 Master Street	LOT IRREGULAR	153	516 East Thelma Street	15' X 70'
80	4711 Germantown Avenue	Irregular Lot	117	1650 Meadow Street	17.51' X 93.68'	154	5451 Thomas Avenue	15' x 93'
81	2614 Gerritt Street	14' X 48'	118	1970 Medary Avenue	15' x 97'	155	1839 West Tioga Street	LOT IRREGULAR
82	4032 West Girard Avenue	20' X 118' 9"	119	2419 South Millick Street	15' x 65'	156	324 East Tioga Street	15' x 60'
83	12025 Glenfield Street	LOT IRREGULAR	120	2225 Mutter Street	12' 2-1/2" X 40'	157	4453 North Uber Street	15' x 96'
84	6143 Glenmore Avenue	15' x 50'	121	4120 Ogden Street	LOT IRREGULAR	158	6449 Upland Street	14' X 50'
85	2531 West Gordon Street	15' 6" x 50' 6"	122	6532 Ogontz Avenue	20' x 84' 10-1/2"	159	111 West Upsal Street	LOT IRREGULAR
86	6321 North Gratz Street	15' x 75'	123	6738 Ogontz Avenue	LOT IRREGULAR	160	2217-19 East Venango Street	40' X 80'
87	1366 East Haines Street	15' x 74'	124	4005 Old York Road	LOT IRREGULAR	161	2056 East Victoria Street	14' 5" x 50' 3-3/4"
88	1234 Hanson Street	14' X 61'	125	1914 North Orianna Street	12' x 39' 6"	162	4219 Viola Street	16' X 69' 10"
89	5128-30 Harlan Street	LOT IRREGULAR	126	2546 Page Street	16' x 50'	163	1448 North Vogdes Street	16' x 46' 1"
90	1821 East Harold Street	12' X 60'	127	2086 Pickwick Street	14' x 54'	164	1614 Wakeling Street	31' 8-5/8" X 94' 11-7/8"
91	5136 Haverford Avenue	24' x 80'	128	2088 Pickwick Street	14' x 54'	165	1541 East Walnut Lane	LOT IRREGULAR
92	4519 North Hicks Street	15' 2" X 45'	129	3801 Poplar Street	15' 6" X 100'	166	112 West Washington Lane	20' x LOT IRREGULAR
93	727 North Holly Street	15' X 102'	130	8508 Provident Road	16' 2" X 89' 8"	167	453 East Washington Lane	16' x 100'
94	1445 North Hollywood Street	14' 4" X 53'	131	3350 Rand Street	14' X 43'	168	422 Wellesley Road	18' x 75'
95	2508 North Hollywood Street	14' 2" X 52' 6"	132	3216 North Randolph Street	14' X 50'	169	118 West Westmoreland Street	15' X 61'
96	243 Horton Street	15' 11" X 44' 6"	133	3832 North Reese Street	15' x 61' 3-1/8"	170	750 East Willard Street	15' X 50'
97	243 Horton Street	15' x 70'	134	4224 North Reese Street	14' 4" X 61' 6"	171	5659 East Wister Street	15' X 75' 8-1/2"
98	4131 Howland Street	15.75' X 70'	135	5439 Ridgewood Street	15' 9" X 63' 6"	172	6511 East Wister Street	14' 9" X 70'
99	1907 West Hunting Park Avenue	15' x 100'	136	315 North Robinson Street	15' x 66' 6"	173	6978 East Wister Street	16' 4" x 90'
100	2317 West Huntingdon Street	15' x 80'	137	191 West Roosevelt Boulevard	LOT IRREGULAR	174	2123 North Woodstock Street	14' X 60'
101	6007 Irving Street	12' 9-1/4" X IRREG	138	7703 East Roosevelt Boulevard	LOT IRREGULAR	175	519 West York Street	13' 10-4/5" X 70'

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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