# SHERIFF'S SALE

March 21, 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.

	PREMISES: FROM DECEMBER 16, 2015	FRONT:	<b>WRIT NO:</b> 20	PREMISES: 2949 North 23rd Street	<b>FRONT:</b> 15' x 100'	<b>WRIT NO:</b> 144	PREMISES: 705 Strahle Street	FRONT: LOT IRREGULAR
	2525 West Hunting Park Avenue	Lot Irregular	24	1233 South 28th Street	16' x 61'	151	6605 North Uber Street	15' 11" x 74' 5-7/8"
210	2712-36 Stokley Street	Lot Irregular	34	1240 North 60th Street	15' X 134' 8"	165	3050 North Water Street	14' X 45' 6"
DOSTRONED	EDOM MADCIL 1/ 201/		68 71	58 North Conestoga Street 3154 North Darien Street	16' x 60' 14' x 40'	170	3209 Winter Street	20' x 67' 6"
	FROM MARCH 16, 2016 313 East Walnut Lane	45' x 199' 7/8"	91	1611 West Girard Avenue	20' X 100'	MARCH 21, 2	2018	
	515 East Wallat Eally	10 11 199 110	100	6460 Keystone Street	28' 6'' x 100'	SHERIFF'S S		
	FROM NOVEMBER 16, 2016		101 103	6076 Kingsessing Avenue 4916 Lancaster Avenue	16' X 75' 17' X IRREG	1	2305 North 05th Street	12' X 43' 2" +/-
110	2301 West Hunting Park Avenue	Lot Irreg.	105	2422 West Lehigh Avenue	15' 7-/12" X 100'	23	2615 North 6th Street 4165 North 8th Street	17' 7" x 72' 6" 16' X 72' 3/8"
POSTPONED	FROM DECEMBER 21, 2016		111	5320 Locust Street	15' 11" X 90'	4	2837 North 09th Street	15' x 64' 2-1/4"
	· · · · · · · · · · · · · · · · · · ·	14' 6" X 51' 6"	116	1703 Manton Street	15' x 57'	5	3812 North 09th Street	16' X 51'
	66		139 149	6344 Reedland Street 2270 Ruffner Street	15' x 65' 15' X 40' 6-1/8"	6	3947 North 10th Street	16' x 51'
	FROM FEBRUARY 22, 2017		155	1981 West Spencer Street	15' X 88'	8	3628 North 11th Street 2007 North 16th Street	15' 2" X 80' 15' X 92' 8"
	6336 North Lambert Street 3107 North Patton Street	15' X 76' 15' x 69'		•		9	2252 North 17th Street	15' 6" X 65' 10"
	2944 Richmond Street	19° 4-1/4" X IRREG		<b>D FROM JANUARY 17, 2018</b>		10	2646 North 17th Street	15' X 67'
			4 12	3744 North 13th Street 6641 North 20th Street	15' X 100' 15' 10" x 72' 6"	11 12	4934 North 17th Street	15' 7-1/2" X 66' 9"
	FROM MARCH 15, 2017		12	2835 North 27th Street	15' X 61'	12	1605-7 North 21st Street 3312 North 21st Street	30' 9" X 64' 7" 15' 5" X 85'
113	2503 North Myrtlewood Street	15' 1" X 50'	16	2454 North 33rd Street	16' X 68'	14	1715 North 25th Street	16' X 72'
DOSTDONED	FROM APRIL 19, 2017		23	251 North 60th Street	15' 9" X 70' 6"	15	3243-45 North 25th Street	36' 10-7/8" X IRREG
	5016 West Stiles Street	Lot Irregular	25 28	2639 South 62nd Street 2134 South 67th Street	16' x 70' 15' 10-1/2" X 72'	16 17	1333 North 29th Street 2611 North 29th Street	16' x 64' 15' 4-1/2" x 71'
,			30	2037 Aikens Street	14' x 67'	18	2120 North 31st Street	15 4-1/2 X /1 15' X 60'
	FROM MAY 17, 2017		34	6269 Algard Street	29' 10" X 90'	19	537 North 35th Street	LOT IRREGULAR
		LOT IRREGULAR	35	6008 Allman Street	15' x 60'	20	619 North 38th Street	13' 6" x 50'
	5960 North Leithgow Street 4941 Wayne Avenue	16' X 62' 20' X 86' 8-3/8'' +/-	38 42	4321 Aspen Street 5605 Baynton Street	19' 11" X 80' 17' 8" X 109' 7-1/8"	21 22	421 South 44th Street 1009 South 48th Street	19' X 88' 32' X 150'
* / /	., ii mayne i venue	20 1000 0-5/0 1/-	45	3478 Braddock Street	15' 3" X 50'	22 23	1009 South 48th Street 1221 South 53rd Street	32 X 150 19' 5'' x 100'
POSTPONED	FROM JUNE 21, 2017		49	1919 Brunner Street	13° 6" x 55'	24	1310 South 54th Street	16' X 77'
82	5771 Kemble Avenue	19' 10" X IRREG	60 67	1909 East Clementine Street 2941 D Street	14' 1" X 62' 6" 14' X 51'	25	1328 South 57th Street	23' 9" X 92'
DOGTRONED	EDOM HU V 10 2017		70	1217 Daly Street	14 X 51 14' X 53'	26 27	616 North 57th Street 1927 67th Avenue	100 feet 6-7/8 inches 15' X 94' 10-1/2"
	<b>FROM JULY 19, 2017</b> 1522-24 South 22nd Street	33' x 60'	72	5441 Delancey Street	15' X 62'	28	2340 77th Avenue	16' X 120'
		Lot Irregular	76	1827 Farrington Road	LOT IRREGULAR	29	1400 Adams Avenue	31' 8-1/2" x 90'
98	2635 North Hollywood Street	13' 11" X 48' 6"	80 89	4711 Germantown Avenue 5128-30 Harlan Street	Irregular Lot LOT IRREGULAR	30	320 West Albanus Street	14' X 77' 9"
DOGEDONED			92	4519 North Hicks Street	15° 2°° X 45°	31 32	1225 Alcott Street 3257 North American Street	LOT IRREGULAR 14' 4" x 56' 10"
	FROM AUGUST 16, 2017 2831 North 28th Street	15' X 94'	98	4131 Howland Street	15.75' X 70'	33	2534 West Arizona Street	14' X 43' 6"
39		80' X IRREG	108	6047 Locust Street	LOT IRREGULAR	34	5816 Ashland Street	21' x 110'
	6235 Callowhill Street	15' X 50'	109 113	966 Locust Avenue 915 North Markoe Street	LOT IRREGULAR 14' x 96'	35 36	5032 Aspen Street	15' x LOT IRREGULAR
		14' x LOT IRREGULAR	116	5525 Master Street	LOT IRREGULAR	36	2823 North Bailey Street 956 Belmont Avenue	16' x 47' 18' X 80'
132	5906 Shisler Street	LOT IRREGULAR	117	1650 Meadow Street	17.51' X 93.68'	38	1504 Benner Street	LOT IRREGULAR
POSTPONED	FROM SEPTEMBER 20, 2017	7	118 119	1970 Medary Avenue 2419 South Millick Street	15' x 97' 15' x 65'	39	41 East Bringhurst Street	14' 4-1/2" X 47' 5"
	3407 North 17th Street	16' X 95' 3-1/2"	120	2225 Mutter Street	12° 2-1/2" X 40'	40 41	1848 Brunner Street 7443 Buist Avenue	14' 11" X 76' 25' X 100'
23	1329 North 49th Street	LOT IRREGULAR	122	6532 Ogontz Avenue	20' x 84' 10-1/2"	42	600 Burnham Road	86' 5-1/8" X IRREG
39 70	6114 Belfield Avenue 5214 Diamond Street	15' X IRREG 16' 8" X 105'	125	1914 North Orianna Street	12' x 39' 6"	43	6062 Callowhill Street	19' x 90'
		16' 2'' X 70'	126 127	2546 Page Street 2086 Pickwick Street	16' x 50' 14' x 54'	44	6545 North Camac Street	57' 4-1/8" X IRREG
	5840 Master Street	18' 2-7/8'' X 74' 6''	128	2088 Pickwick Street	14' x 54'	45 46	3250 North Carlisle Street 3711 North Carlisle Street	15' 3" x 80' 15' X 80'
	14 Pleasant Street 1905 Spruce Street	15' x 80' 21' x 104'	132	3216 North Randolph Street	14' X 50'	47	1928 Carpenter Street	16' X 60'
157	1	16' X 80.834'	134 138	4224 North Reese Street 7703 East Roosevelt Boulevard	14' 4" X 61' 6"	48	5715 Catharine Street	15' X 70'
			140	1927 Ruan Street	14' 5-1/2" X 82'	49 50	6146 Catharine Street 2215 Cedar Street	16' X 110' 18' X 55'
	FROM OCTOBER 18, 2017		142	7219 Saul Street	16' 2" X IRREG	51	2817 Chalmers Avenue	18 X 35 15' X IRREG
5 18	1159 South 09th Street 4446 North 18th Street	LOT IRREGULAR 15' X 63'	145 152	163 West Seymour Street 2917 North Stillman Street	15' 10" x 81' 11-1/8"	52	1505 Chelten Avenue	17' 4" X 119' 6"
	1040 North 46th Street	15.25" X 78"	152	111 West Upsal Street	14' 1" X 45' 9" Lot irregular	53	2059 Chelten Avenue	20' 4-1/2" X 95'
33	1333 North 56th Street	15' X 106'	161	2056 East Victoria Street	14' 5" x 50' 3-3/4"	54 55	5900 Chew Avenue 6650 Chew Avenue	15' 10-1/2" X 95' 16' X 65' 6"
41		16' X 70'	166	112 West Washington Lane	20' x LOT IRREGULAR	56	939 Church Lane	15' 1-1/2" X IRREG
55 76	1412 South Clarion Street 3014 Germantown Avenue	13' X 48' 15' 10-3/4" X IRREG	174	2123 North Woodstock Street	14' X 60'	57	5225 West Clarkson Avenue	LOT IRREGULAR
80	2403 West Harold Street	14' 1/2" X 55'	POSTPONEI	FROM FEBRUARY 21, 2018		58 59	2436 North Colorado Street 263 West Cornwall Street	14' 7-1/2" X 48' 14' X 45'
	3916 Howland Street	14' 3" X 65"	7	4846 North 07th Street	15' X 6-1/2" X 70' 4- 1/2"	59 60	1736 West Cornwall Street	14 X 45 14' x 59'
98 100		40' X 112' 6" 16' X 55'	10	4803 North 10th Street	15' X 86'	61	1750 North Croskey Street	15' X 47'
132		16 X 55 14' 10-3/8" X 73' 6"	12 13	2730 North 15th Street	14' 4'' X 66' 16' X 77'	62	3421 Crystal Street	14' 2" x 42' 6"
			15	3634 North 15th Street 4465 North 19th Street	16 X // 15' X 63'	63 64	3463 Crystal Street 6526 Cutler Street	14' 2" x 42' 6" 15' 6" X 80'
	FROM NOVEMBER 15, 2017		27	1323 South 54th Street	15' 1" X 80'	65	3712 North Delhi Street	16' X 45'
		18' X 110' 20' x 84' 5/8"	29	138 South 57th Street	16' X 105'	66	5540 Devon Street	LOT IRREGULAR
8 16	5610 North 12th Street 643 North 36th Street	20' x 84' 5/8" 17' x 60'	34 35	5429 Angora Terrace 3813 Archer Street	19' 10-1/2" X 95' 13' 6" x 42'	67	1633 Edgley Street	14' 6'' x 63' 6''
22	1824 South 58th Street	16' X 79'	53	6900 Cobbs Creek Parkway	LOT IRREGULAR	68 69	6545 Elmwood Avenue 8055 Erdrick Street	24' X 74' 39' 6-1/2" X IRREG
36	3124 Arbor Street	14' 1" x 48' 8"	64	3162 Draper Street	LOT IRREGULAR	70	1311 West Erie Avenue	15' 6" X 120'
44 46	<ul><li>3837 Brown Street</li><li>6208 Callowhill Street</li></ul>	15' 8" X 82' 15' 6" x 72' 4"	66	7044 Elmwood Avenue	16' X 80'	71	3832 Folsom Street	14' X 80'
46 54	83 Church Lane	25' X IRREG	80 82	1914 Hart Lane 6430 Haverford Avenue	LOT IRREGULAR 15' 8'' X 87'	72	6322 Foxhill Road	LOT IRREGULAR
73	9109 Ferndale Street	36' 6" X 115'	83	5620 Heiskell Street	14' x 65'	73 74	1315 North Frazier Street 3257 North Front Street	20' 6" x 80' 16' X 70'
		14' 1" x 79'	88	918 West Huntingdon Street	15' x 70'	75	5210 Gainor Road	20' X 120'
113 122	5200 West Montgomery Avenue L 1420 Ogden Street	13.956' X IRREG 15' X 45' 6"	94 95	6231 North Lambert Street	15'.25" x 75'	76	2437 North Gratz Street	14'1" X 50'
	607 Pallas Street	13 X 45 0 18' 4'' x 60'	95 110	2416 West Lehigh Avenue 883 Moss Street	15' 8" x 100' irregular	77	6336 Greenway Avenue	15' X 72'
163	6147 Vine Street	15 '5" X 81 '8"	111	3921 Mount Vernon Street	14' 6-1/2" X 76'	78 79	6853 Guyer Avenue 9979 Haldeman Avenue	16' X 74' 55' X 100'
174	126 North Yewdall Street	15' X 56' 6"	118	6707 Ogontz Avenue	20' x 95' 10-1/8"	80	5227 Harlan Street	14' 6" X IRREG
			128	347 East Phil Ellena Street	LOT IRREGULAR	81	1642 Harrison Street	LOT IRREGULAR
DOGTRONED			129	2326 Pierce Street	14' 1-1/4" X 48'	82	1831-33 Harrison Street	31' 3" X IRREG
	FROM DECEMBER 20, 2017 1302 North 15th Street	13' 9" X 48'		6038 Reinhard Street	15' 6" X 60'			
12		13' 9" X 48' 16' x 54'	134 137	6038 Reinhard Street 4878 East Roosevelt Boulevard	15' 6" X 60' 43' X 175'	83	3222 Hartville Street	14' X 41' 6" Tax Sale continues on <b>17</b>

#### Tax Sale continued from 16

### SHERIFF'S SALE 9 A.M.

March 21, 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:
84	5235 Hazel Avenue	14' 6" x 62'	115	2505 Orthodox Street	40' X IRREG	146	2011 East Somerset Street	46' 1-7/8"X 14' 3-7/8" X
85	2629 South Hicks Street	14' X 48'	116	5031 Parrish Street	15' X 65'			47' 4-3/8"
86	747 East Hilton Street	14' 1" x 50'	117	5059 Parrish Street	16' X 65'	147	5910 Spring Street	15' x 64'
87	750 East Hilton Street	14' 1" x 50'	118	125 South Peach Street	16' X 56' 6"	148	4111 Spring Garden Street	15' 6" x 74' 8-7/8"
88	4418 Holmesburg Avenue	122' 8-1/2" X IRREG	119	3839 Pennsgrove Street	15' 9" X 64' 6"	149	2220 St. Albans Street	16' x 62'
89	2939 Hurley Street	12' x 40'	120	5425 Pentridge Street	15' 4" x 61' 6"	150	1946 North Stanley Street	14' x 48'
90	4939 North Hutchinson Street	15' 9" X 82' 3-1/2"	121	3901 North Percy Street	16' 1" X 45'	151	2124 East Susquehanna Avenue	17' x 100'
91	2028 West Indiana Avenue	14' X 57' 8"	122	2014 Pratt Street	20' X 100'	152	4529-31 Tackawanna Street	40' X 100'
92	5425 Irving Street	15' X 80'	123	932 East Price Street	16' 3'' x 74'	153	1620 South Taney Street	15' 11-1/4" x 50'
93	256 East Johnson Street	16' 6" X 113' 10-3/4" +/-	124	3715 Pulaski Avenue	20' 2" X 75'	154	2940 North Taylor Street	14' 1" X 50'
94	2821 Judson Street	15' x 46' 6"	125	6025 Race Street	14' 6" X 60'	155	5727 Tulip Street	19' X 100'
95	2905 Judson Street	16' X 46'	126	12610 Ramer Road	LOT IRREGULAR	156	5914 Turner Street	17' 10" X 60'
96	3060 Judson Street	14' 3" x 45'	127	3758 North Randolph Street	LOT IRREGULAR	157	764 North Uber Street	LOT IRREGULAR
97	3458 Keim Street	14' 2" X 44'	128	6325 Regent Street	15' X 62' 6"	158	362 East Upsal Street	16' X 150'
98	3409 Kensington Avenue	16' X 68' 10-1/2" +/-	129	5347 Reinhard Street	15' 5" X 62' 8"	158	1843 North Van Pelt Street	16' 6" X 87' 6"
99	6034 North Lambert Street	15' X 70'	130	5420 Ridgewood Street	15' 7" X 68'	160	5436 Vine Street	25' x 115'
100	1921 Lansing Street	25' 1/2" X 112' 6"	131	2806 North Ringgold Street	14' 4" X 46' 6"	161	5746 Virginian Road	16' X 102'
101	2910 North Lawrence Street	11' 7-5/8" x 43' 6"	132	240 Roberts Avenue	LOT IRREGULAR	161	5008 Wakefield Street	15' 8-1/2 " X 82' 7-7/8" +/-
102	6008 Locust Street	16' X 87'	133	1820 West Rockland Street	15' 3'' x 70'			
103	3111 North Marston Street	14' 6" X 42'	134	226 East Roosevelt Boulevard	16' X IRREG	163	5145 Walton Avenue	15' X 97'
104	1334 South May Street	14' X 50'	135	1603 Rowan Street	24' X 37' 2-3/8"	164	5535 Walton Street	15' X 60'
105	5438 Media Street	15' x 87' 4-3/4"	136	2042 East Rush Street	15' x 61' 6"	165	5011 North Warnock Street	20' X 78' 3/8"
106	1723 Monument Street	15' x 70'	137	7401 Ruskin Road	LOT IRREGULAR	166	118 East Washington Street	27' 10" X 110'
107	1913 North Napa Street	14' x 48'	138	3044 Ruth Street	14' X 50'	167	3339 North Water Street	14' 10" X 72'
108	6112 Nassau Street	45' 9" x 93' 3"	139	129 South Salford Street	16' X 62' 6"	168	3452 North Water Street	13' 10-7/8" X 78'
109	1631 South Newkirk Street	14' 2" X 52'	140	22 South Salford Street	16' x 59'	169	6617 Wayne Avenue	56' 1-1/8" X IRREG
110	2163 North Newkirk Street	13' 11" x 48'	141	2219 West Sergeant Street	13' 7-13/17" X 67'	170	304 East William Street	11' 11" X 43'
111	3216 North Newkirk Street	14' 4" X 60'	142	320 Shedaker Street	14' 7 1/2" x 90'	171	<i></i>	16' X 110'
112	3733 Old York Road	30' X 220' +/-	143	228 West Sheldon Street	14' x 65'	172	5633 Woodcrest Avenue	16' X 105'
113	1935 East Orleans Street	14' x 86' 10-1/4"	144	124 North Sickels Street	15' X 55'	173	2024 North Woodstock Street	15' x 58'
114	1623 Orthodox Street	15' 5-1/2" X 69' 6-1/2" +/-	145	1935 West Somerset Street	16' X 71'	174	2632 West York 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 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.phillvsheriff.com

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