

SHERIFF'S SALE

9 A.M.
April 17, 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:
POSTPONED FROM DECEMBER 16, 2015		
93	2525 West Hunting Park Avenue	Lot Irregular
210	2712-36 Stokley Street	Lot Irregular
POSTPONED FROM NOVEMBER 16, 2016		
110	2301 West Hunting Park Avenue	Lot Irreg.
POSTPONED FROM NOVEMBER 15, 2017		
22	1824 South 58th Street	16' X 79'
POSTPONED FROM JANUARY 17, 2018		
42	5605 Baynton Street	17' 8" X 109' 7-1/8"
POSTPONED FROM FEBRUARY 21, 2018		
30	2401 South 57th Street	Lot Irregular
81	3811-13 Haverford Avenue	LOT IRREGULAR
120	4337 North Orianna Street	14' 4" X 47' 3"
134	6038 Reinhard Street	15' 6" X 60'
POSTPONED FROM MARCH 21, 2018		
10	2646 North 17th Street	15' X 67'
115	2505 Orthodox Street	40' X IRREG
POSTPONED FROM APRIL 18, 2018		
9	1004 South 20th Street	16' x 62'
127	3007 West Norris Street	15' 9-3/4" X 73'
170	4802 Westminster Avenue	15' X 60' 8-1/8"
POSTPONED FROM MAY 16, 2018		
6	2323 North 08th Street	15' X IRREG
82	5719 West Girard Avenue	16' X 90'
155	1238 South St Bernard Street	14' 2" X 50' 9"
POSTPONED FROM JUNE 20, 2018		
88	1420 Green Lane	64' 11-1/8" X IRREG
107	6492 Lensen Street	LOT IRREGULAR
110	5021-25 Market Street	48' X 90'
113	5020 Master Street	20' X 91' 9"
POSTPONED FROM JULY 18, 2018		
91	3066 Judson Street	14' 6" X 45'
95	2138 North Lambert Street	15' X 60'
117	51 North Peach Street	15' X 48'
145	4727 Springfield Avenue	30' X 115'
POSTPONED FROM AUGUST 15, 2018		
9	2513 North 17th Street	15' 5-1/2" x 67'
11	2539 North 19th Street	15' x 66'
39	3843 Brown Street	15' 7-7/8" X 82'
102	3249 Keim Street	15' X 47' 6"
106	3945 Lankenau Avenue	20.187' X IRREG
POSTPONED FROM SEPTEMBER 19, 2018		
3	4100 North 5th Street	16' 4" X 70'
30	206 North 61st Street	15' x 87' 6"
106	147 West Luray Street	LOT IRREGULAR
122	7316 Ogontz Avenue	LOT IRREGULAR
126	1617 Pennington Road	15.91' X 92.344'
128	3826 Poplar Street	15' x 80'
139	1435-37 West Rockland Street	35' 6" X 85'
177	633 West York Street	15' 4" X 80'
POSTPONED FROM OCTOBER 17, 2018		
9	2720 North 16th Street	15' X IRREG
10	4927 North 16th Street	15' X 90' + extra parcel
17	7519 North 21st Street	15' 5-1/8" X 116' 1-5/8"
31	1025 North 46th Street	15' X 90' 6"
38	1529 North 60th Street	15' 2-1/4" X 67'
45	6059 Angora Terrace	16' X 72'
59	2918 Cecil B Moore Avenue	15' X 70'
92	1832 Judson Street	14' 2" X 50'
93	1855 Judson Street	14' 2" X 50'
98	2307 West Lehigh Avenue	15' 3" X 76'
111	113 Meehan Avenue	LOT IRREGULAR
143	425 East Somerset Street	14' x 52' 6"
152	2318 Turner Street	14' X 57'
POSTPONED FROM NOVEMBER 14, 2018		
30	8248 Algon Avenue	50' X 130'
63	1681-85 Foulkrod Street	LOT IRREGULAR
76	510 North Gross Street	14' X 82'
78	1684 Harrison Street	25' X 106'
81	5047 Haverford Avenue	LOT IRREGULAR
86	2250 West Huntingdon Street	16' X 93'
114	8046 Montague Street	20' 2" X 100'
POSTPONED FROM DECEMBER 19, 2018		
158	4759 Tampa Street	15' X 75' 8" +/-
174	6022 East Wister Street	16' X 71'

WRIT NO:	PREMISES:	FRONT:
POSTPONED FROM JANUARY 16, 2019		
25	623-39 North 39th Street	160' X IRREG
27	2771 South 58th Street	IRREG
29	138 South 60th Street	15' 4" x 79'
30	12 South 62nd Street	23' 1-3/8" X IRREG
34	3205 West Allegheny Avenue	16' x 70'
45	2336 North Broad Street	18' 2-1/2" x 98' 10"
48	3001-11 C Street	92' X 57'
59	757 Cinnaminson Street	29'.25" x 151'
64	2949 Devereaux Avenue	16' 2" X 70'
89	201 Horton Street	16' X 44' 6"
110	2304 Nicholas Street	15' 4" X 51'
119	1542 South Patton Street	15' X 51' 2"
125	5237 Race Street	20' x 90'
157	1224 Wagner Avenue	20' X 100'
168	1215 Windrim Avenue	31' 3" X 100'
171	440 Wiota Street	14' x 75'
172	77-79 East Wister Street	LOT IRREGULAR
POSTPONED FROM FEBRUARY 20, 2019		
6	2101 South 05th Street	LOT IRREGULAR
8	2851 North 08th Street	15' 5-1/2" x 73'
11	3056 North 09th Street	14' 6" x 69'
12	3412 North 11th Street	LOT IRREGULAR
17	3751 North 18th Street	15' 2" X 91' 10"
18	2327 North 19th Street	16' x 68'
21	722 North 43rd Street	37' 7" x 90'
24	1431 South 49th Street	13' 10-3/4" X 69'
27	532 North 53rd Street	15' 3" x 123'
29	1319 South 54th Street	15' 1" X 80'
30	1119 South 55th Street	18' 10-7/8" X 80' 6"
35	1733 Aberdeen Street	16' X 55'
38	6135 Arch Street	16' 4" x 60'
39	1817 Ashley Road	17' 11-1/2" X 70'
41	2028 North Bambrey Street	16' X 52'
42	2961 North Bambrey Street	14' 1" x 45' 9"
43	5645 Beaumont Street	16' X 61' 3"
44	6064 North Beechwood Street	14' 8" x 90'
48	8034 Brunswick Avenue	25' x 100'
49	6062 Callowhill Street	19' x 90'
50	1218 West Cambria Street	15' x 80'
52	5340 Catharine Street	21' X 100'
53	2000 Cecil B Moore Avenue	23' 1-1/2" X 84'
55	2612 North Chadwick Street	14' X 48'
56	3104 North Chadwick Street	LOT IRREGULAR
59	204 East Clearfield Street	14' 2" X 51'
60	2430 West Clearfield Street	16' 4" x 55"
61	2134 East Clementine Street	13' 10" X 75' +/-
65	12 South Conestoga Street	16' x 46'
67	1734 West Courtland Street	14' x 59'
69	2612 North Darien Street	12' X 39' 1-1/8"
70	3117 North Darien Street	14' 6" X 40'
71	4221 North Darien Street	14' 10" x 40'
72	2602 Deacon Street	14' x 50'
73	3938 Dell Street	Lot Irregular
74	5525 Devon Street	20' X 96'
75	17 South Dewey Street	14' 10" x 66'
76	54 North Dewey Street	15' X 62'
77	1109 Durfor Street	14' X 48'
78	1703 North Felton Street	15' x 97'
82	3350 North Front Street	15' X 60' 3-3/8"
98	4406 Hurley Street	LOT IRREGULAR
116	98 Montana Street	16' 3" X 63' 10 1/2"
123	4352 North Orianna Street	15' x 46'
125	5426 Osage Avenue	15' x 63'
127	5022 Parrish Street	15' x 61' 6"
144	6414 North Smedley Street	16' X 80' 4"
157	1011 West Tioga Street	LOT IRREGULAR
164	1113 Wagner Avenue	15' 6" X 74'
POSTPONED FROM MARCH 20, 2019		
3	3907 North 07th Street	15' 4" X 90' 8"
5	3828 North 10th Street	16' x 54'
13	2152 North 21st Street	15' X 96'
14	2961 North 26th Street	16' X 60' 1-3/4"
20	1331 North 49th Street	14' X IRREG
32	1940 South Alden Street	15' X 53'
35	972 Anchor Street	15' x 65'
38	6024 Baltimore Avenue	19' 11-1/2" x 94' 4-7/8"
44	2020 Bellevue Street	14' x 105'
46	1006 Cantrell Street	14' X 57' 6"
55	2368 North Colorado Street	17' 3" x 50'
73	1848-52 Germantown Avenue	LOT IRREGULAR
76	1821 West Grange Avenue	LOT IRREGULAR
77	4502 North Gratz Street	LOT IRREGULAR
92	3566 Joyce Street	14' X IRREG
93	2808 Kensington Avenue	16' X IRREG
98	4935 Lancaster Avenue	19' 10-1/2" X 186' 6"
101	1003 North Lawrence Street	18' x 59' 8"
103	1246 West Lehigh Avenue	16' x 120'

WRIT NO:	PREMISES:	FRONT:
116	2916 Nicholas Street	15' X 54'
118	6039 North Norwood Street	14' 2-1/4" X 90'
125	1303 East Palmer Street	LOT IRREGULAR
132	3940 Priscilla Street	14' X 54'
139	4046 East Roosevelt Boulevard	16' 3-1/2" X 100' +/-
140	244 Rubicam Street	14' X 65'
141	122-24 East Sharpnack Street	32' X 118' 10-5/8" +/-
157	7153 Torresdale Avenue	LOT IRREGULAR
160	546 East Washington Lane	23' 8" X 130'
163	339 Wharton Street	17' X 65' 3"
APRIL 17, 2019		
SHERIFF SALE		
1	1532 South 02nd Street	16' X 72' 3/4" +/-
2	3421 North 02nd Street	20' X 70'
3	826 North 04th Street	20' x 120'
4	1302 North 05th Street	18' X IRREG
5	3013 North 05th Street	15' 11-1/4" X 100'
6	1744 North 06th Street	13' x 85'
7	2231 South 06th Street	15' X 85' 8"
8	2953 North 07th Street	14' 5" x 88' 5/8"
9	3842 North 07th Street	15' x 70' 6"
10	4827 North 09th Street	16' X 93' 6"
11	2407 North 10th Street	16' 6" X 90'
12	5807 North 13th Street	20' X 75' 5/8"
13	2640-46 North 15th Street	94' 10-1/4" X IRREG
14	4605 North 15th Street	15' 10" X 72'
15	5835 North 16th Street	17' 3-1/4" X IRREG
16	5739 North 17th Street	16' X 102'
17	2915 South 19th Street	16' X IRREG
18	4523 North 20th Street	16' X 84' 5"
19	1318 South 22nd Street	14' x 68'
20	3036-40 North 22nd Street	LOT IRREGULAR
21	2936 North 25th Street	15' 5" X 60'
22	2239 North 26th Street	15' 11-3/4" x 48' 2-1/2"
23	909-17 North 26th Street	
	a/k/a 908-16 Bambrey St Street	88' 3/4" X IRREG
24	2436 North 28th Street	14' 8" X 63'
25	2226-30 North 29th Street	Lot Irregular
26	2136 North 30th Street	15' x 65' 6"
27	46 North 51st Street	16' X 112'
28	1616 South 53rd Street	15' 4" X 67'
29	1651 South 54th Street	17' 4" X 78'
30	2051 South 56th Street	15' 3-5/8" X 50' +/-
31	1528 North 57th Street	15' X 78' 6-7/8"
32	1720 North 59th Street	15' X 95'
33	262 South 60th Street 1	LOT IRREGULAR
34	1621 North 61st Street	15' X 90'
35	1724 South 65th Street	15' 4" X 90'
36	2616 South 68th Street	16' x 80'
37	2010 South 69th Street	LOT IRREGULAR
38	2024 South Alden Street	15' X 53'
39	2701 West Allegheny Avenue	18' X IRREG
40	3242 West Allegheny Avenue	LOT IRREGULAR
41	600 Allengrove Street	19' 1-3/8" X IRREG
42	5100 Arch Street	16' x 90'
43	3146 West Arizona Street	14' X 45'
44	1021 Arrott Street	LOT IRREGULAR
45	209 North Avondale Street	14' X 50'
46	2233 North Bancroft Street	13' 9" x 49' 6"
47	3275 Belgrade Street	16' X 69'
48	4324 Bennington Street	20' 3" x 67' 6"
49	4504 North Broad Street	21' x 100'
50	6112 North Broad Street	17' 6-1/8" X 80' +/-
51	2010 Brown Street	LOT IRREGULAR
52	1216 West Butler Street	16' x 110'
53	6227 Callowhill Street	20' X 84'
54	2430 South Camac Street	14' X 48' 6"
55	411 Cantrell Street	13' 11" x 48'
56	2236 Catharine Street	16' x 60'
57	2932 Cecil B Moore Avenue	16' x 70'
58	106 West Champlost Avenue	15' 4" X 69' 2"
59	5126 Chancellor Street	15' X 62' 4-3/4"
60	188 East Cheltenham Avenue	16' 1" X 97' 6"
61	6009 Chestnut Street	LOT IRREGULAR
62	5607 Chew Avenue	16' 8" X 100'
63	633 East Clementine Street	14' 3" X 50'
64	4463 North Cleveland Street	14' x 50'
65	1454 North Conestoga Street	14' 5" X 63' 6"
66	2634 North Corlies Street	14' X 50'
67	501 Cottman Avenue	LOT IRREGULAR
68	211 Daly Street	14' X 53'
69	8809R-15 Danbury Street	LOT IRREGULAR
70	439 West Dauphin Street	LOT IRREGULAR
71	5454 Delancey Street	15' x 62'
72	3730 North Delhi Street	16' x 45'
73	2425 North Douglas Street	14' 3" X 50'
74	5033-35 Duffield Street	60' x 103' 7 1-2"

Tax Sale continued from 16

SHERIFF'S SALE9 A.M.
April 17, 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:
75	1543 North Edgewood Street	14' 2" X 70'	110	3216 Kensington Avenue	16' X 65'	145	457 East Price Street	14'.84" x 71'.57"
76	2422 South Edgewood Street	15' x 90'	111	3404 Kensington Avenue	LOT IRREGULAR	146	3358 Rand Street	14' X 43'
77	55 North Edgewood Street	15' x 62' 6"	112	3409 Kensington Avenue	16' X 68' 10-1/2" +/-	147	2559 North Reese Street	14' X 59'
78	3443 Ella Street	14' 1" x 70'	113	1452 Kerbaugh Street	12' X 46'	148	6030 Regent Street	16' x 57'
79	1531 West Erie Avenue	15' 8" x 97'	114	3801-05 Lancaster Avenue	LOT IRREGULAR	149	2405 Ridge Avenue	17' X IRREG
80	5042 Erringer Place	22' 6" X IRREG	115	6015 Lansdowne Avenue	15' X 95'	150	1725 South Ruby Street	16' x 60'
81	1868 North Etting Street	14' x 42'	116	2036 Larry Street	LOT IRREGULAR	151	915 East Russell Street	14' 3" x 58' 6"
82	1336 South Fairhill Street	16' x 40'	117	3041 North Lawrence Street	14' X 49"	152	2356-64 West Sedgley Avenue	79' 11" x 100'
83	7542 Fayette Street	LOT IRREGULAR	118	1913 West Lehigh Avenue	LOT IRREGULAR	153	732 North Shedwick Street	14' 1" x 60'
84	7709 Fayette Street	16' X 72' 6"	119	2715 West Lehigh Avenue	15' x 74'	154	4733 Sheffield Avenue	16' X 78'
85	4558 Fernhill Road	15' 10" X 74'	120	818 West Lehigh Avenue	16' 2" x 72' 6"	155	4983 Sheldon Street	LOT IRREGULAR
86	3222 Fountain Street	14' 10-1/2" x 63' 9"	121	2018 North Leithgow Street	LOT IRREGULAR	156	4764 Shelmire Avenue	15' X 64' 10-3/8"
87	2831 Fox Street	LOT IRREGULAR	122	6827 Lindbergh Boulevard	17.920' X 96'	157	19 East Silver Street	14' X 65'
88	4829 Frankford Avenue	20' x 86'	123	1723 West Lippincott Street	14' X 47'	158	5044 North Smedley Street	16' X 83' 6"
89	3944 North Franklin Street	15' X 63'	124	173 West Logan Street	14' X 89' 10"	159	191 West Stella Street	14' X 55'
90	4127 Franklin Street	15' x 64'	125	6148 Ludlow Street	16' 2" x 90'	160	3009 North Sydenham Street	15' X 78' 2"
91	2327 South Front Street	15' 5" x 58'	126	3517 Malta Street	16' X 48'	161	4812 Tackawanna Street	19' 5" x 75' 5-1/4"
92	3412 G Street	15' x 71' 4"	127	5112 Market Street	20' x 75'	162	4982 West Thompson Street	20' 1-5/8" x 75'
93	2338 North Garnet Street	14' X 46' 4"	128	5710 Market Street	20' 4" x 134' 6"	163	1762-68 Tilghman Street	80' X IRREG
94	2853-61 Germantown Avenue	100' X 193' 5-1/8"	129	2605 Mc Kean Street	16' 1" X 94' 6"	164	1016 West Tioga Street	20' 6" X 71' 3"
95	1316-24 Gillingham Street	LOT IRREGULAR	130	2439 Memphis Street	14' X 57'	165	2119-25 West Toronto Street	80' x 112' 6"
96	2035 East Glenwood Avenue	LOT IRREGULAR	131	1241 North Myrtlewood Street	14' X 50'	166	1140 Union Street	15' X 47' 5-7/8"
97	225 West Glenwood Avenue	69' 8-1/2" X IRREG	132	1101 West Nevada Street	Lot Irregular	167	713 East Upsal Street	32'.61" X 129'.50"
98	2526 West Gordon Street	14' x 58' 6"	133	1111 West Nevada Street	12' 4" x 60'	168	4619 Van Kirk Street	LOT IRREGULAR
99	4420 North Gratz Street	14' X 50'	134	2032 Newcomb Street	13' 8-1/2" X 45'	169	2314 North Van Pelt Street	14' 3-1/2" X 49' 6"
100	4554 North Gratz Street	15' 1" X 84' 5"	135	2415 North Newkirk Street	14' x 52'	170	4232 Viola Street	16' X 70'
101	2619-21 West Hagert Street	LOT IRREGULAR	136	4623 Old York Road	21' X 125'	171	2613 North Warnock Street	14' X 60'
102	3213 Hamilton Street	16' 4" X 97'	137	2014 North Orianna Street	14' X 39' 6"	172	6000 North Water Street	27' 3" x 106' 6"
103	1228 Hanson Street	14' x 61'	138	6423 Palmetto Street	23' 5' 7/8" X 87' 9' 1/4"	173	4631 Wayne Avenue	30' 7-7/8" X IRREG
104	1711 Harrison Street	25' x 120'	139	1200-14 South Patton Street	112' X IRREG	174	340 Wigard Avenue	LOT IRREGULAR
105	1733 Harrison Street	25' 7" x 100'	140	1226-28 South Patton Street	32' X 51'	175	334 North Wilton Street	20' x 73'
106	1915 Haworth Street	15' 1" x 87'	141	1127 South Peach Street	16' X 55'	176	436 West Wingohocking Street	14' x 50'
107	1123 West Indiana Avenue	15' X 60'	142	3124 Pennock Street	14' 6" x 42"	177	7276 Woodland Avenue	20' x 123' 5-5/8"
108	2019 West Indiana Avenue	14' 4" X 55'	143	5219 Pine Street	20' X 80'	178	5341 Yocum Street	15' 4" X 93'
109	1632 South Jessup Street	15' 4-1/2" X IRREG	144	3064 Potter Street	14' X IRREG	179	1331 West York Street	14' 11-1/2" x 64'

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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