

**SHERIFF'S SALE**9 A.M.  
April 19, 2017**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**  
 41 1314-16 N Broad Street 74' x 200'  
 43 6135 Callowhill Street 16' x 75'  
 93 2525 W Hunting Park Avenue Lot Irregular  
 210 2712-36 Stokley Street Lot Irregular

**POSTPONED FROM JANUARY 20, 2016**  
 90 2821 Fox Street Lot Irregular

**POSTPONED FROM FEBRUARY 17, 2016**  
 23 STAY STAY

**POSTPONED FROM MARCH 16, 2016**  
 17 1038 Arrott Street 87' x 145'  
 53 4510 N Gratz Street Lot Irregular  
 136 313 E Walnut Lane 45' x 199' 7/8"  
 141 5452 Whitby Avenue 15' X 81' 6"

**POSTPONED FROM APRIL 20, 2016**  
 44 5951 Belmar Street 17' 8" X 64'

**POSTPONED FROM MAY 25, 2016**  
 1 1934 N 03rd Street 14' X 55'  
 126 3612 Richmond Street 15' x 100'  
 132 STAY STAY

**POSTPONED FROM JUNE 22, 2016**  
 2 1942 N 03rd Street 13' 6" X 55'  
 3 1944 N 03rd Street 13' 6" X 55'  
 4 1946 N 03rd Street 13' 6" X 55'  
 5 1952 N 03rd Street 13' 6" X 55'  
 6 1956 N 03rd Street 13' 6" X 55'  
 139 450 E Tulpehocken Street 22' 6" X 119' 5-1/4"

**POSTPONED FROM AUGUST 17, 2016**  
 8 2338 N 21st Street 16' x 69'  
 86 STAY STAY  
 108 4641 Rosehill Street Lot Irregular

**POSTPONED FROM SEPTEMBER 21, 2016**  
 9 2334 N 12th Street 15' X 60'  
 80 1322 N Hollywood Street 15' x 50.50'  
 115 2123 N Percy Street 14' x 44'  
 144 5147 Westminster Avenue 15' 8" X 74' 5"  
 145 5811 Windsor Avenue 15' 6" x 64'

**POSTPONED FROM OCTOBER 19, 2016**  
 2 2360 N 06th Street 16' x 68'  
 17 2324 N 21st Street 16' x 69'  
 18 2000 N 22nd Street 27' 9" X 111' 10"  
 37 STAY STAY  
 47 3424 Braddock Street 14' x 69' 6-7/8"  
 51 2230 Christian Street 16' 8-1/4" X 76'  
 59 1923 N Darien Street 13' 6" X 41' 1-1/8"  
 60 1933 N Darien Street 13' 6" X 41' 1-1/8"  
 64 1567 Devereaux Avenue 18' 1-1/2" X 75'  
 74 711-15 N Hancock Street 38' 3" X IRREG  
 119 1718 W Ontario Street Lot Irreg.  
 128 2125 N Percy Street 14' X 44'

**POSTPONED FROM NOVEMBER 16, 2016**  
 3 1140R S 15th Street Lot Irregular  
 16 2013 N 20th Street 16' x 75'  
 35 STAY STAY  
 37 145 N 54th Street 16' x 70'  
 47 636 Arthur Street 25' x 94'  
 61 3901-9 Cambridge Street 90' 8" X 70'  
 84 5800 Crittenden Street 19' X 80'  
 91 240 E Elkhart Street 14' X 43' 6"  
 96 2831 Fox Street Lot Irregular  
 110 2301 W Hunting Park Avenue Lot Irreg.  
 127 1102 Passmore Street 18' X 109'  
 145 6040 Spruce Street 16' X 75'  
 158 4225 Westminster Avenue 16' x 80'  
 164 5429 Wynnefield Avenue 36' X 150'

**POSTPONED FROM DECEMBER 21, 2016**  
 43 2231 N Broad Street 18' X 151'  
 46 2039 W Cambria Street 17' X 69' 2"  
 66 3465 Dillman Street 13' x 40'  
 68 2729 N Dover Street 15' X 52' 9"  
 136 2609 Potter Street 13' 5-3/4" X 40'  
 170 6218 Tackawanna Street Lot Irregular  
 184 445 Winton Street 14' X 46' 6"

**POSTPONED FROM JANUARY 18, 2017**  
 5 2010 S 06th Street 15' x 69'  
 33 2001-3 N American Street Lot Irregular  
 39 2029 N Bambrey Street 15' 7" x 49' 6"  
 47 STAY STAY  
 51 1537 W Cayuga Street 125' x 225'

**WRIT NO: PREMISES: FRONT:**  
 58 STAY STAY  
 80 1522 S Front Street 14' 4-1/2" x 57'  
 82 455 E Girard Avenue 19' 9" X 60'  
 83 318 Glen Echo Road 20' x 80'  
 108 4823 Longshore Avenue 18' 8-1/2" X IRREG  
 127 1950 N Napa Street 14' X 48'  
 133 4523 Parrish Street 14' X 63'  
 162 1334 W Seltzer Street 14' 1/2" x 50'  
 163 112 South Street 15.41" X 60'  
 176 2112 W Westmoreland Street 16' X 49' 6"  
 178 924 Wharton Street 12' 8-7/8" x 51'

**POSTPONED FROM FEBRUARY 22, 2017**  
 3 6751 N 13th Street Lot Irregular- Unit 1M  
 6 2404 N 19th Street 15' 6" x 60' 10"  
 13 24 S 44th Street 15' x 61' 6"  
 14 2217 N 52nd Street 75' X IRREG  
 17 19 N 56th Street Lot Irregular  
 18 2417 N 56th Street Lot Irregular  
 20 407 S 62nd Street 15' x 57'  
 25 2035 Aikens Street 14' X 67'  
 27 1839 S Alden Street 15' X 53'  
 30 STAY STAY  
 31 5413 Angora Terrace 19' 10-1/2" X IRREG  
 41 7319 Bryan Street 30' X IRREG  
 42 3917-19 Cambridge Street 29' 9" X 76'  
 44 6022 Catharine Street 17' 6" x 110'  
 52 1615-19 Chelton Avenue 46' X 80'  
 54 39 E Church Lane 27' 8-7/8" X IRREG  
 61 2136 Eastburn Avenue 15' x 90' 1/4"  
 65 1554 S Etting Street 16' X 52' 6"  
 67 1426 N Felton Street 15' X 54'  
 69 7429-43 Forrest Avenue Lot Irregular  
 71 2202 N Franklin Street 15' 4-3/4" X IRREG  
 72 STAY STAY  
 74 2529 N Garnet Street 14' X 50'  
 77 610 E Girard Avenue 18' X 48'  
 82 STAY STAY  
 88 3084 Janney Street 14' x 57' 3"  
 89 STAY STAY  
 91 STAY STAY  
 99 1349 S Lindenwood Street 16' x 62' 6/10"  
 100 901 Lindley Avenue 20' x 97' 6"  
 103 5847 Magnolia Street 14' x 118' 8-7/8"  
 107 2415 Morris Street 70' 1-7/8" X 98' 8-1/4"  
 117 2386-92 Orthodox Street 76' X 82'  
 119 6145 Osceola Street 16' 2-7/8" X IRREG  
 120 5636 Overbrook Avenue 24.679" X IRREG  
 123 3107 N Patton Street 15' x 69'  
 128 6014 Pine Street 16' X 109' 6"  
 131 2151 N Randolph Street 14' X 43'  
 137 2944 Richmond Street 19' 4-1/4" X IRREG  
 138 4800 Rising Sun Avenue Lot Irregular  
 145 907 S Sheridan Street 15.38' X IRREG  
 150 STAY STAY  
 158 STAY STAY  
 163 1186 E Upsal Street 16' 1/2" X 81' 8-7/8"  
 164 1910 W Venango Street 16' X 114' 4"  
 165 5327 Vine Street 16' X IRREG  
 167 3024 N Water Street Lot Irregular  
 168 5129 Webster Street 15' x 66'  
 170 524 Wharton Street Lot Irregular

**POSTPONED FROM MARCH 15, 2017**  
 2 2951 N 5th Street 13' 6" X 57'  
 8 6130 N 17th Street 16' X IRREG  
 9 Lot Irregular  
 13 3833 N 18th Street Lot Irregular  
 14 2428 N 26th Street 15' X 57'  
 15 2422 N 27th Street Lot Irregular  
 25 2428-30 N 27th Street Lot Irregular  
 29 1538 S 55th Street 16' X 93'  
 31 504 S 57th Street 19' X 80'  
 32 903 S 58th Street 16' X 78' 6"  
 45 607 S 60th Street 15' 8" X 85'  
 53 2542 W Arizona Street 14' X 43' 6"  
 54 42 S Cecil Street 15' X 62' 6"  
 58 5235 Cedar Avenue 16' 2" x 86'  
 66 1909 E Clearfield Street Lot Irregular  
 68 2636 N Darien Street 13' X 39' 1-1/8"  
 72 1130 E Dunton Street 17' 10" X IRREG  
 82 1916 W Erie Avenue 16' X 123'  
 106 3315 N Gratz Street 15' 2" X 76' 10"  
 114 2135 Magee Avenue 28' 8-1/2" X 100'  
 119 1547 N Newkirk Street 15' 3-1/2" X 50' 3"  
 120 2738 N Orkney Street 14' 3" x 36'  
 127 6111 Osage Avenue 20' X IRREG  
 128 4628R Pulaski Avenue 9' 9-5/8" X 18' 1/4"- Unit 14  
 129 2023 N Randolph Street 16' X 60'  
 140 6056 Reinhard Street 15.50' X 60'  
 144 2502 W Seltzer Street 14.50' X 42.50'  
 154 5044 N Smedley Street 16' X 84'  
 164 320 E Tulpehocken Street 15' 3" x Lot Irregular  
 6156 Wheeler Street 16' X 58' 6"

**WRIT NO: PREMISES: FRONT:**  
 170 6025 E Wister Street 19' X 90'  
 174 1645 S Yewdall Street 15' X 55' 6"

**APRIL 19, 2017**  
**SHERIFF SALE**

**WRIT NO: PREMISES: FRONT:**  
 1 3314 N 05th Street 17' X 72'  
 2 3128 N 07th Street 14.75' X 69'  
 3 2301-13 N 08th Street Lot Irregular  
 4 2851 N 08th Street 15' 5-1/2" X 73'  
 5 967-73 N 09th Street 96' x 100'  
 6 3652 N 11th Street 15' 2" x 80'  
 7 3441 N 15th Street 24' X 100'  
 8 3221-47 N 16th Street 162.25' X 100'  
 9 4540 N 16th Street 15' 7" X 83' 10"  
 10 3931 N 17th Street 15' X 88' 11"  
 11 4454 N 17th Street 13' 11-1/2" X 58'  
 12 3621 N 18th Street 16' X 93' 10"  
 13 740 S 18th Street 17' X 97' 6"  
 14 2327 N 19th Street 16' X 68'  
 15 6915 N 19th Street Lot Irregular  
 16 3001 N 20th Street 395' X IRREG  
 17 2306 N 21st Street 15' 11-1/2" X 69'  
 18 3513 N 23rd Street 35' X 142' 3-3/8"  
 19 3253 N 27th Street 16' X 67' 3"  
 20 835 N 27th Street 15' X 62'  
 21 1418 N 29th Street 16' X 64'  
 22 3218 N 33rd Street 16' X 80' 2-7/8"  
 23 712 N 36th Street 20' x 80'  
 24 1631 S 55th Street 15' x 65'  
 25 35 N 59th Street 15' x 80'  
 26 2514 S 66th Street 16' X 107'  
 27 1926 73rd Avenue 16' 2" X 70'  
 28 2513-15 A Street Lot Irregular  
 29 125 W Abbottsford Avenue 19' 5-1/2" x 90'  
 30 1814 E Airdrie Street Lot Irregular  
 31 7047 Andrews Avenue 16' 1-1/8" X IRREG  
 32 5319 Angora Terrace Lot Irregular  
 33 4154 Apple Street 28' 8-3/4" X 77' 1"  
 34 3802 Archer Street Lot Irregular  
 35 2428 Ardell Street 22' X 72' 5"  
 36 2526 W Arizona Street 14' X 43' 6"  
 37 2534 W Arizona Street 14' X 43' 6"  
 38 529 E Ashmead Street 15' X 55'  
 39 238 N Avondale Street 14' X 47'  
 40 2815 N Bambrey Street 14' X 48'  
 41 4325 Bath Street 248' 7/8" X IRREG  
 42 6064 N Beechwood Street 14' 8" X 90'  
 43 6520 N Beechwood Street 18' X 78' 6"  
 44 2654 S Bouvier Street 14' X 46'  
 45 8803 Brocklehurst Street Lot Irregular  
 46 110-30 Byberry Road Lot Irregular- Unit O10  
 47 3231 N Carlisle Street 15' 3-1/2" X 80'  
 48 1408 Castle Avenue 21' 4" X 87' 6"  
 49 6235 Catharine Street 15' X 100'  
 50 825 S Cecil Street 19' x 60'  
 51 2235 N Chadwick Street 14' x 48' 7"  
 52 5818 Chestnut Street 20' X 120'  
 53 668 E Clementine Street 14' 10" X 50'  
 54 3069 Collins Street 13' 7" X 83' 7-1/2"  
 55 46 Collom Street Lot Irregular  
 56 1323 S Corlies Street 14' x 48'  
 57 1738 W Courtland Street 14' x 59'  
 58 6649 Crowson Street 18' 6" x 90'  
 59 1115 W Cumberland Street 16' x 68'  
 60 2128 N Darien Street 13' 6" X 42'  
 61 2602 Deacon Street 14' X 50'  
 62 137 Dearborn Street 15' X 42' 6"  
 63 2722 N Dover Street 15' x 50' 9"  
 64 3439 F Street 15' X 76' 6"  
 65 3913 Fairmount Avenue 16' X 90'  
 66 4925 Fairmount Avenue 15' X 77'  
 67 386 Fairway Terrace Lot Irregular  
 68 7717 Fayette Street 16' X 72' 6"  
 69 2412 Federal Street 15' X 60'  
 70 3216 Fountain Street 14' 10" X 63' 9"  
 71 3721 N Franklin Street 15' x 60'  
 72 2439 N Garnet Street 14' 1" x 50'  
 73 2729 N Garnet Street 15' x 46'  
 74 2912-16 Germantown Avenue Lot Irregular  
 75 3831 Germantown Avenue 16' 6" X 100'  
 76 6128 W Girard Avenue 18' 3" x 110'  
 77 7123 Greenway Avenue 23' x 100'  
 78 2033 Haworth Street Lot Irregular  
 79 102 Herman Street 23' X IRREG  
 80 741 E Hilton Street 14' 1" x 50'  
 81 1424 N Hirst Street 15' x 54'  
 82 201 Horton Street 16' X 44' 6"  
 83 5537 Irving Street 15' x 75'  
 84 5311 Jackson Street Lot Irregular

*Tax Sale continues on 19*

Tax Sale continued from 18

**SHERIFF'S SALE**9 A.M.  
April 19, 2017**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:
85	1317 W Jerome Street	16' x 80'	116	1533 W Oakdale Street	14' x 46'	147	5016 W Stiles Street	Lot Irregular
86	3058 Judson Street	14' 3" x 45'	117	1549 W Oakdale Street	14' X 46'	148	6415 N Sydenham Street	15' 11-1/2" X 82' 6"
87	1448 Kerbaugh Street	12' X 46'	118	6203 Ogontz Avenue	22' 8" x 96'	149	2822 N Taney Street	14' 1" X 45'
88	6034 Kershaw Street	14' 6" X 77'	119	4506 Old York Road	16' x 78'	150	2915 N Taylor Street	14' 1" X 50'
89	6048 Kingsessing Avenue	16' X 75'	120	6613 N Opal Street	18' 2" x 75'	151	2715 W Thompson Street	Lot Irregular
90	2326 N Lambert Street	Lot Irregular	121	4341 N Orianna Street	14' 4" X 47' 3"	152	427 Titan Street	16' X IRREG
91	3314 N Lee Street	14' 9" X 65'	122	1729 W Pacific Street	15' X 92'	153	5931 Trinity Street	15' 3" X 91' 6"
92	4340 Leiper Street	21' 4" X 100'	123	2808 N Park Avenue	Lot Irregular	154	6540 Tulip Street	15' X 85'
93	STAY	STAY	124	STAY	STAY	155	4425 N Uber Street	16' X 100' 11-7/8"
94	6514 Limekiln Pike	16' X 85'	125	4444-46 Paul Street	Lot Irregular	156	STAY	STAY
95	8137 Lindbergh Boulevard	21' X 100'	126	4129 Pennsgrove Street	15' 9-1/2" X 80' 4"	157	5239 Upland Street	15' x 62' 10"
96	807 Lindley Avenue	15' 6" X 89'	127	2131 N Percy Street	14' X 44'	158	6743 Upland Street	180' X 225'
97	2645 Lloyd Street	16' 6" x 71' 6"	128	260 E Phil Ellena Street	30' X 100'	159	1208 W Venango Street	14' x Lot Irregular
98	728 E Madison Street	15' X 50'	129	2312 Pierce Street	16' x 58'	160	1905 W Venango Street	18' 11" X 130'
99	POSTPONED	POSTPONED	130	5439 Pine Street	16' X 75'	161	6005-7 Vine Street	28' 5-1/2" X 107'
100	2210 Margaret Street	24' 11" X 100'	131	5749 Pine Street	16' x 75'	162	5117 Viola Street	16' x 80'
101	4520 N Marvine Street	15' X 75' 1-1/4"	132	12216 Rambler Road	18.14' X IRREG	163	1419 S Vodges Street	15' 4" x 60'
102	1634-40 Master Street	Lot Irregular	133	1624 N Redfield Street	15' x 80'	164	2171 Wakeling Street	Lot Irregular
103	5151-53 Master Street	38' x 100'	134	6548 Reedland Street	15' 4" X 74'	165	542 N Wanamaker Street	15' X 56'
104	5501 Master Street	16' X 65' 6"	135	3810 Reno Street	14' X 67' 8"	166	526 E Washington Lane	23' 8" X 130'
105	8088 Michener Street	16' x 95'	136	5011 Reno Street	14' 1" x 51' 6"	167	2236 Watkins Street	14' X 47'
106	4406 Mitchell Street	15' 7-1/2" X	137	3120 Ridge Avenue	15' x 67'	168	1910 W Westmoreland Street	15' 8" X 81'
107	1813 Montrose Street	14' X 54'	138	731 Ritner Street	16' X 60'	169	5527 Wheeler Street	18' 376/1000" X 90'
108	6012 Morton Street	Lot Irregular	139	28 N Ruby Street	15' 7" X 60' 6"	170	STAY	STAY
109	427 E Mount Pleasant Avenue	100' x 185'	140	2037 Sanger Street	Lot Irregular	171	6709 Woodland Avenue	16' 1-3/4" X 71' 6"
110	1321 S Myrtlewood Street	14' X 48'	141	2410 S Sartain Street	14' X 47'	172	2267 N Woodstock Street	14' 11" X 60'
111	2527 N Myrtlewood Street	15' 1" X 50'	142	2511 W Sergeant Street	14' 5" X 50' 3"	173	2354 N Woodstock Street	15' 1/2" X 58'
112	2518 N Napa Street	14' X 50'	143	5969 Springfield Avenue	16' 1" X 82'	174	STAY	STAY
113	1810 N Newkirk Street	15' X 59'	144	5061 Stenton Avenue	15' x 85'	175	1714 S Yewdall Street	15' X 59'
114	6028 N Norwood Street	14' 2-2/12" X 90'	145	342 Stevens Street	17' 5-1/2" X 90'	176	914 S Yewdall Street	15' X 53'
115	6321 N Norwood Street	14' 5" X 80'	146	5423 Stewart Street	21' X 90'			

**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](http://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](http://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](http://www.phillysheriff.com)**The Legal Intelligencer****Pennsylvania Labor & Employment Law 2<sup>nd</sup> Edition**

James A. Matthews, III – Fox Rothschild LLP

In this fully revised edition, author James A. Matthews, III has provided a thorough and focused examination of the federal, state and local equal opportunity and employment laws governing Pennsylvania employers and employees. In addition, substantial appendices of statutes, regulations, forms and other materials have been included in this new edition.

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