SHERIFF'S SALE

9 A.M. May 16, 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:
POSTPONED FROM MARCH 16, 2016	TROM.	34	5429 Angora Terrace	19' 10-1/2" X 95'	134	1743 West Ontario Street	15' x 82'
136 313 East Walnut Lane	45' x 199' 7/8"	45	5334 Chancellor Street	15' X 65'	136	1011 West Orleans Street	13' 7" X 45'
POSTPONED FROM DECEMBER 21, 201	6	46 47	947 East Chelten Avenue 4231 East Cheltenham Avenue	Lot Irregular LOT IRREGULAR	138 153	1909 Page Street124 North Salford Street	15' X 60' 15' x LOT IRREGULAR
141 3031 Redner Street	15' 4" x 56' 9"	49	7 North Chris Columbus	201 muesoce m	154	2510 West Seltzer Street	14' 1" x 42' 6"
		5.5	Boulevard 217	LOT IRREGULAR	161	5601 Utah Street	LOT IRREGULAR
POSTPONED FROM JANUARY 18, 2017	1052 0052	55 57	6013 West Columbia Avenue 143 East Coulter Street	15' 11" x 106' 3" 31' 11-5/8" X 233' 10-5/8"	163 165	2258 North Van Pelt Street 5822 Wakefield Street	16' X 70' 14' 6-1/2" X IRREG
51 1537 West Cayuga Street	125' x 225'	62	3222 Diamond Street	22' x 98'	166	3610 North Warnock Street	14' 9" x 58' 6"
POSTPONED FROM FEBRUARY 22, 2017	7	65	2144 Eastburn Avenue	LOT IRREGULAR 50' X 160'	167 170	5907 Warrington Avenue	16' X 90'
17 19 North 56th Street	Lot Irregular	76 86	7027 Grays Avenue 1918 West Hunting Park Avenue		170	4802 Westminster Avenue	15' X 60' 8-1/8"
123 3107 North Patton Street	15' x 69'	89	250 East Indiana Avenue	13' 9" x 58'	MAY 16, 201	8	
POSTPONED FROM MARCH 15, 2017		98	2065 East Lippincott Street 4832 Longshore Avenue	14' 10" x 61' 6" 25' 6" X 100'	SHERIFF'S		
21 1431-39 North 52nd Street	81.553' X IRREG	102	4708 Merion Avenue	14' x 43'	$\begin{vmatrix} 1 \\ 2 \end{vmatrix}$	2625 North 04th Street 4822 North 05th Street	16' 8" X 60' 15' x 95' 3"
42 914 South Alden Street	15' X 58' 6"	104	1441 South Mole Street	14' x 44' x 62'	$\begin{vmatrix} 2 \\ 3 \end{vmatrix}$	862 North 06th Street	23' 11" x 60'
POSTPONED FROM APRIL 19, 2017		118 119	6707 Ogontz Avenue 658 East Ontario Street	20' x 95' 10-1/8" 15' X 57' 6"	4	865 North 06th Street	79' 10-1/8" X 41' 9"
144 5061 Stenton Avenue	15' x 85'	123	5942 North Park Avenue	20' X 118' 4-15/16"	5 6	5062 North 07th Street 2323 North 08th Street	15' X 71' 10-1/2" 15' X IRREG
147 5016 West Stiles Street	Lot Irregular	127 131	1039 East Phil Ellena Street	LOT IRREGULAR	7	2710 North 08th Street	15' 4-1/16" x 50' 2-7/16"
POSTPONED FROM JUNE 21, 2017		136	3039 Redner Street 212 West Roosevelt Boulevard	15' 4" x 56' 9" 40' X 112' 6"	8 9	2651 North 09th Street	15' 6" X 61' 1-1/8"
58 1816 Fillmore Street	14' 11-1/4" X 60'	147	2928 North Taylor Street	14' x1" x 50'	10	2808 North 11th Street 4556 North 13th Street	17' X 94' 15' X 77' 7-1/4"
115 1724 West Oxford Street	17' 2" X 86'	152 167	5933 Upland Way 5320 Wayne Avenue	22.40' X IRREG	11	5241 North 15th Street	20' 10" X 85' 8"
POSTPONED FROM JULY 19, 2017		168	1716 North Wilton Street	Lot Irregular 16' X 60'	12	6239 North 17th Street	16' X 90'
67 4437 North Colorado Street	55' X 21' 8"				13 14	4520 North 19th Street 2044 South 21st Street	15' X 84' 5" 15' 6" x 61' 6"
157 241 West Spencer Street	15' 5" X 70'	POSTPONE	D FROM MARCH 21, 2018	122 37 422 222 - 7	15	3000 North 23rd Street	16' X 60' 8"
DOSTDONED EDOM AUGUST 17 2017		$\begin{vmatrix} 1 \\ 2 \end{vmatrix}$	2305 North 05th Street 2615 North 6th Street	12' X 43' 2" +/- 17' 7" x 72' 6"	16	3017 North 23rd Street	15' X 58'
POSTPONED FROM AUGUST 16, 2017 64 1935 Diamond Street	17' x 95' 6"	8	2007 North 16th Street	15' X 92' 8"	17 18	3038 North 23rd Street 3149 North 23rd Street	15' x 60' 8" 16' X 58'
112 185 West Logan Street	14' x LOT IRREGULAR	10	2646 North 17th Street	15' X 67'	19	3139 North 26th Street	16' x 60'
133 5530 West Oxford Street 145 1854 Roselyn Street	15' X 96' LOT IRREGULAR	18 26	2120 North 31st Street 616 North 57th Street	15' X 60' 100 feet 6-7/8 inches	20 21	2955 North 27th Street	16' X 55'
1634 Koseiyii Street	LUI IRREUULAK	34	5816 Ashland Avenue	21' x 110'	21 22	2204 North 29th Street 1815 North 33rd Street	18' 2-1/4" x 68' 16' X 92' 6"
POSTPONED FROM SEPTEMBER 20, 20	17	37	956 Belmont Avenue	18' X 80'	23	2629 North 33rd Street	15' X 66'
89 6551 Haverford Avenue	LOT IRREGULAR	41 43	7443 Buist Avenue 6062 Callowhill Street	25' X 100' 19' x 90'	24 25	22 South 44th Street 419 South 44th Street	15' X 61' 7/8" 21' X 88'
POSTPONED FROM OCTOBER 18, 2017		48	5715 Catharine Street	15' X 70'	26	1214 South 45th Street	18' 9" X 90'
33 1333 North 56th Street	15' X 106'	51 52	2817 Chalmers Avenue 1505 Chelten Avenue	15' X IRREG	27	876 North 50th Street	15' 1/8" X IRREG
39 5643 Arch Street	15' 2" X 50'	54	5900 Chew Avenue	17' 4" X 119' 6" 15' 10-1/2" X 95'	28 29	1418 North 54th Street 1681 North 56th Street	15' x 67' 11-1/4" 15' x 109' 2-3/4"
80 2403 West Harold Street 100 1671 North Lindenwood Street	14' 1/2" X 55' 16' X 55'	55	6650 Chew Avenue	16' X 65' 6"	30	2021 South 57th Street	15' x 80'
100 1071 North Emdenwood Street	10 71 33	90 101	4939 North Hutchinson Street 2910 North Lawrence Street	15' 9" X 82' 3-1/2" 11' 7-5/8" x 43' 6"	31	412 North 58th Street	15' X 91' 6"
POSTPONED FROM NOVEMBER 15, 201		104	1334 South May Street	14' X 50'	32 33	413 North 59th Street 1137 South 60th Street	15' X 69' 8-3/8" 15' 11" x 101' 6"
22 1824 South 58th Street 79 3105 North Front Street	16' X 79' 16' X 100'	108	6112 Nassau Street	45' 9" x 93' 3"	34	158 North 60th Street	15' 1" X 70'
103 2636 West Lehigh Avenue	16' x 58'	110 118	2163 North Newkirk Street 125 South Peach Street	13' 11" x 48' 16' X 56' 6"	35	2313 South 64th Street	17' X 75'
125 607 Pallas Street	18' 4" x 60'	121	3901 North Percy Street	16' 1" X 45'	36 37	2414 77th Avenue 223 West Abbottsford Avenue	24.50' x 120' 19' 8" X 114' 8"
158 2827 Tulip Street	14' X 58' 8"	132	240 Roberts Avenue	LOT IRREGULAR	38	5652 Appletree Street	14' 2" x 47'
POSTPONED FROM DECEMBER 20, 201	7	133 137	1820 West Rockland Street 7401 Ruskin Road	15' 3" x 70' LOT IRREGULAR	39	2610 West Arizona Street	14' x 44'
29 1212 South 56th Street	15' 1" X 78' 6"	139	129 South Salford Street	16' X 62' 6"	40 41	1207-9 Arrott Street 1218 West Atlantic Street	45' X 240' 16' X IRREG
34 1240 North 60th Street 65 715 West Clearfield Street	15' X 134' 8" 14' 5" X 63' 8"	147	5910 Spring Street 4111 Spring Garden Street	15' x 64' 15' 6" x 74' 8-7/8"	42	2218 Bainbridge Street	15' 11-1/2" X 84'
68 58 North Conestoga Street	16' x 60'	148 153	1620 South Taney Street	15 0 x /4 8-7/8 15' 11-1/4" x 50'	43 44	2831 North Bambrey Street 6017 Baynton Street	14' X 48'
71 3154 North Darien Street	14' x 40'	154	2940 North Taylor Street	14' 1" X 50'	45	5843 Belmar Street	LOT IRREGULAR 15' 6" x 62' 9"
80 3909 North Fairhill Street 87 4430 North Franklin Street	14' 4" X 67' 15' X 64'	155 159	5727 Tulip Street 1843 North Van Pelt Street	19' X 100' 16' 6" X 87' 6"	46	2017 North Bodine Street	13' 10" x 58' 4"
111 5320 Locust Street	15' 11" X 90'	166	118 East Washington Lane	27' 10" X 110'	47 48	3419 North Bodine Street 160 Brown Street	14' X 50' LOT IRREGULAR
124 812 West Moyamensing Avenue		171	1205 West Wingohocking Street		48 49	2452 Bryn Mawr Avenue	100' X 340'
140 2441 North Reese Street 150 2809 Salmon Street	14' X 56' 20' X 100'	172 173	5633 Woodcrest Avenue 2024 North Woodstock Street	16' X 105' 15' x 58'	50	5942 Callowhill Street	15' X 62'
155 1981 West Spencer Street	15' X 88'	1,3			51 52	6069 Callowhill Street 724 Cantrell Street	22' x 100' 14' 1/4" X IRREG
158 2950 North Taylor Street 176 5751 North Woodstock Street	14' 1" X 50' 16' x 62' 6"	POSTPONE	D FROM APRIL 18, 2018	15110 2/50 27	53	1232 Cardeza Street	24' 5" X 90'
1/0 3/31 NOITH WOODSTOCK STREET	10 A 02 0	3 4	5055 North 09th Street 2728 North 13th Street	15' 10-1/2" X 91' 8-1/4" 18' x 101' 6"	54	261 South Cecil Street	15' X 60'
POSTPONED FROM JANUARY 17, 2018		7	4940 North 16th Street	15' x 87'	55 56	4931 Cedar Avenue 5644 Cedar Avenue	25' X 110' 20' X 80'
2 5228 North 10th Street	22' 6" X 84' 3/8"	34	3237 North American Street	14' 4" x 56' 10"	57	6128 Chancellor Street	14' 10" x 64' 6"
12 6641 North 20th Street 16 2454 North 33rd Street	15' 10" x 72' 6" 16' X 68'	43 47	3141 North Bambrey Street 1125 Bingham Street	14' x 45' 9" LOT IRREGULAR	58	5346 Charles Street	15' X 80'
25 2639 South 62nd Street	16' x 70'	49	3041 North Bonsall Street	14' 3" X 45'	59 60	5345 Chestnut Street 1010 South Colorado Street	16' X 68' 16' X 49'
30 2037 Aikens Street	14' x 67'	52	1607 Cardeza Street	52' 10" X 90'	61	6009 West Columbia Avenue	15' 11" x 106' 3"
34 6269 Algard Street 37 1038 Arrott Street	29' 10" X 90' 87' x 145'	56 58	4413 Chestnut Street 307 East Clarkson Avenue	20' X IRREG 15' 11" X 105' 6"	62	1842 East Cornwall Street	14' x 70'
45 3478 Braddock Street	15' 3" X 50'	59	1866 East Clementine Street	15' 10" X 57' 6-7/8"	63 64	834 East Cornwall Street 4065 Creston Street	14' X 58' 6" 15' 3-1/2" X 65'
89 5128-30 Harlan Street 92 4519 North Hicks Street	LOT IRREGULAR	61	267 West Cornwall Street	14' X 45'	65	1813 North Croskey Street	15' X 75'
92 4519 North Hicks Street 98 4131 Howland Street	15' 2" X 45' 15.75' X 70'	62 65	3239 Cottman Avenue 801 West Cumberland Street	LOT IRREGULAR 16' 2-1/4" X 72'	66	5634 Crowson Street	16' X 72'
108 6047 Locust Street	LOT IRREGULAR	98	4916 North Hutchinson Street	15' 9" X 77' 6-1/2"	67 68	1808 Dallas Street 48 Dearborn Street	15' 6" x LOT IRREGULAR 15' X 44' 6"
113 915 North Markoe Street 116 5525 Master Street	14' x 96' LOT IRREGULAR	100	2853-55 Kensington Avenue	36' 2-1/2" X 71' 9"	69	5608 Diamond Street	18' 4" x 100'
116 S525 Master Street 126 2546 Page Street	16' x 50'	101 103	2947-49 Kensington Avenue 1758 North Lambert Street	LOT IRREGULAR 14' x 60'	70	1331-33 Disston Street	50' 1" X 100'
128 2088 Pickwick Street	14' x 54'	108	6203 Limekiln Pike	15' x 90'	71 72	1729 Dorrance Street 1261 South Dover Street	14' x 45' 15' X 47' 6"
134 4224 North Reese Street 153 516 East Thelma Street	14' 4" X 61' 6" 15' X 70'	109	1310 South Lindenwood Street	16' X 60'	73	233 East Eleanor Street	16' X 103'
160 2217-19 East Venango Street	40' X 80'	111 115	5720 Malcolm Street 5008 Master Street	15' X 65' 16' X 88' 9"	74	1541 South Etting Street	14' 2" X 49'
		118	6461 Milton Street	29° 2" x 130°	75 76	4830 North Fairhill Street 5814 Fernwood Street	16' x 80' 15' 10" X 77' 6"
POSTPONED FROM FEBRUARY 21, 2018 31 2485 78th Avenue	3 17' 11" x 120'	120 127	709 South Mole Street 3007 West Norris Street	15' 6" X 43' 15' 9-3/4" X 73'			x Sale continues on 16
5. 2405 /our Avenue	1/ 11 A 14U	1 141	5007 West North Blicci	IJ J-JIT A IJ	•	1 60	

Tax Sale continued from 15

SHERIFF'S SALE

May 16, 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:
77	3471 Fitler Street	24' 4-1/2" x 109' 3/8"	111	5222 Litchfield Street	16' X 57'	145	646 West Russell Street	14' X 57'
78	7021 Forrest Avenue	16' X 100'	112	2670 Livingston Street	14' 6" x 56'	146	7128 Rutland Street	17' 7-1/2" x 80'
79	3521 Frankford Avenue	15' 4" X 94'	113	101 West Logan Street	LOT IRREGULAR	147	2010 South Salford Street	15' X 85'
80	4453 Garden Street	16' 1/2" X 70'	114	903 Mc Clellan Street	14' X 54'	148	33 North Salford Street	15' 1/8" X 62' 3-5/8" +/-
81	5337 West Girard Avenue	16' x 88'	115	5626 Mc Mahon Street	20' X 100'	149	4528 Sansom Street	16' X 96'
82	5719 West Girard Avenue	16' X 90'	116	12806 Medford Street	LOT IRREGULAR	150	1216-22 East Sedgley Avenue	80' X 145'
83	221 West Glenwood Avenue	LOT IRREGULAR	117	1730 Memphis Street	35' X 12'	151	2214 Seybert Street	14' X 60'
84	4819 Greenway Avenue	16' X 77'	118	8626 Michener Avenue	16' 1" X 95'	152	2528 Seybert Street	15' X 54'
85	4738 Griscom Street	LOT IRREGULAR	119	109 North Millick Street	15' 2" X 62' 6"	153	5419 Sharswood Street	14' X 52' 11-1/4" +/-
86	2526 South Gross Street	14' X 50'	120	149 North Millick Street	15' 2" X 62' 6"	154	2123 West Spencer Street	16' 4-3/4" X 60'
87	2222 North Hancock Street	15' 5" X 60'	121	2154 East Monmouth Street	14' X 46' 9-1/8" +/-	155	1238 South St Bernard Street	14' 2" X 50' 9"
88	3218 Hartville Street	14' x 41' 6"	122	525 Morris Street	15' 1-1/8" X 53' 9-1/4" +/-	156	800 South St Bernard Street	24' X 87' 6"
89	3226 Hartville Street	14' X 41' 6"	123	2613 Muhlfeld Street	15' 11-1/4" x 73' 10"	157	949 North St Bernard Street	15' X 54' 11-3/8"
90	3138 North Hemberger Street	16' X 45' 6"	124	4643 Mulberry Street	20' X 100'	158	2036 North Stillman Street	16' x 49" 6"
91	3135 Holly Road	18.05' X IRREG	125	1930 West Nedro Avenue	14' 10" x 74'	159	875 North Stillman Street	14' x 45'
92	7819 Horrocks Street	24' 11-1/2" X 92' 6"	126	3218 North Newkirk Street	LOT IRREGULAR	160	2829 South Sydenham Street	14' 3" X 50'
93	221 Horton Street	15' 11" X 44' 6"	127	4012 Old York Road	25' X IRREG	161	5141 North Sydenham Street	15' 10" X 86' 10"
94	5315 North Howard Street	25' X 100'	128	6717 Oxford Avenue	LOT IRREGULAR	162	5223 West Thompson Street	16' x 100'
95	4709 Howell Street	LOT IRREGULAR	129	2219 Palethorp Street	12' X 45'	163	1709 West Tioga Street	27' X IRREG
96	2628 North Hutchinson Street	16' 1/8" X 63'	130	6423 North Park Avenue	38' X 117' 9-7/8"	164	1806 Tomlinson Road	24' 11-3/4" X 112'
97	636 West Indiana Avenue	14' X 55'	131	6937 Paschall Avenue	LOT IRREGULAR	165	2918 Turner Street	15' X 55'
98	5951 Irving Street	15' 9" x 47'	132	1930 North Patton Street	14' 2" x 48'	166	1806 North Van Pelt Street	16' 6" X 75'
99	1602 Ivy Hill Road	16' 2-1/2" x 73' 11-7/8"	133	2113 North Percy Street	14' x 44'	167	2056 North Van Pelt Street	27' 9" X 80'
100	5548 Jane Street	14' 2" x 56'	134	3909 North Percy Street	16' x 45'	168	2310 North Van Pelt Street	14' 3" X 49' 6"
101	2973 Janney Street	14' 4" X 60'	135	2312 Pierce Street	16' x 58'	169	7131 Vandike Street	20' x 82' 6"
102	2553 South Jessup Street	14' x 47' 6"	136	4417 Princeton Avenue	16' X 97'	170	6050 Vine Street	22' 6" X 110' (Premise B)
103	4610 Josephine Street	LOT IRREGULAR	137	5806 Race Street	15' X 70'	171	505 East Walnut Street	25' x 100'
104	3307 Keswick Circle	29' 10-1/4" X IRREG	138	2628 Reed Street	15' 2" X 59' 6"	172	5652 Walton Avenue	15' X 60'
105	5722 Kingsessing Avenue	15' 6" X 75' 8"	139	4607 Regent Street	20' X 87' 7"	173	2117 East Washington Lane	Lot Irregular
106	219 Krams Avenue	A2 Condo Unit A2	140	4131R Ridge Avenue	LOT IRREGULAR	174	4814 Westminster Avenue	Lot Irregular
107	6012 Lansdowne Avenue	21 '7-3/4" X 110'	141	5532 Ridgewood Street	18' x 64' 6"	175	1340 West Westmoreland Street	16' 3" X 92' 3"
108	6206 Lansdowne Avenue	20' 6" X 77'	142	230 North Robinson Street	15' 11" X 50'	176	606 East Woodlawn Street	18' 9" X 80' 1-1/4" +/-
109	2734 North Lawrence Street	15' x 44'	143	4042 East Roosevelt Boulevard	16' 4-1/2" X 100'	177	1624 South Yewdall Street	15' X 60'
110	123 West Lippincott Street	14' x 49' 3"	144	8221 Rowland Avenue	LOT IRREGULAR	178	7112 Yocum Street	LOT IRREGULAR

Conditions of Sheriff Sale for JUDICIAL TAX SALES

- 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 was registered at the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his 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 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 thereafte

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 City and County of Philadelphia www.phillysheriff.com