

SHERIFF'S SALE

9 A.M.
July 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:
POSTPONED FROM DECEMBER 21, 2016								
128	5229 Penridge Street	15' 3" x 70'	5	2833 North 08th Street	15' 6-1/2" x 73'	22	1614 North 55th Street	16' x 98' 3/4"
POSTPONED FROM JULY 19, 2017			6	3826 North 08th Street	15' 11" x 46'	32	207 West Ashdale Street	LOT IRREGULAR
88	2542 Germantown Avenue	Lot Irregular	11	5622 North 11th Street	16' 4" X 90'	35	5735 Belmar Street	14' 4" X 58' 6"
POSTPONED FROM SEPTEMBER 20, 2017			24	1629 North 33rd Street	18' X 100'	37	325 Berkley Street	LOT IRREGULAR
84	592 Geneva Avenue	15' 4" X IRREG	34	3205 West Allegheny Avenue	16' x 70'	38	6115 Bingham Street	17' X 112' 6"
POSTPONED FROM NOVEMBER 15, 2017			42	2727 North Bonsall Street	14' 6" X 45'	42	2415 East Boston Street	14' X 73'
93	108 West Huntingdon Street	14.41' x 60'	46	4029 Brown Street	16' X 90'	45	3637 Camac Street	14' 2" X 91' 6"
128	3837 North Percy Street	16' X 45'	56	1732 West Cheltenham Avenue	22' 4-3/4" X IRREG	46	1019 West Cambria Street	15' 1-1/2" X 65'
POSTPONED FROM DECEMBER 20, 2017			57	6934 Chelwynde Avenue	16' 6" X 65' 6"	49	6024 Catharine Street	17' 6" x 110'
3	2433 South 04th Street	15' x 58'	60	5942 Colgate Street	15' X 75'	53	4937 Chestnut Street	19' 6" X 111' 6"
POSTPONED FROM JANUARY 17, 2018			70	333 East Elwood Street	LOT IRREGULAR	54	2037 Church Lane	16' 6-3/8" X IRREG
119	2419 South Millick Street	15' x 65'	72	2104 North Franklin Street	14' 2" x 70'	64	11910 Farwell Road	LOT IRREGULAR
159	111 West Upsal Street	LOT IRREGULAR	78	7700 Gilbert Street	LOT IRREGULAR	75	4219 Germantown Avenue	17' 3-3/4" x 85'
POSTPONED FROM FEBRUARY 21, 2018			85	1811 North Hancock Street	14' 10-1/2" X 52'	91	4709 Hazel Avenue	21' X 105'
30	2401 South 57th Street	Lot Irregular	86	4003 Haverford Avenue	16' X LOT IRREGULAR	92	7216 Hegerman Street	14' 1" X 79'
134	6038 Reinhard Street	15' 6" X 60'	91	1919 West Hunting Park Avenue	15' X 75' +/-	94	2346 West Hunting Park Avenue	LOT IRREGULAR
149	5546 West Thompson Street	15' X 91'	93	1632 South Ithan Street	14' 10" X 63' 6"	96	2451 Kimball Street	15' 3-1/2" X 66' 1"
POSTPONED FROM APRIL 18, 2018			94	4345 Josephine Street	18' X IRREG	104	1830 East Lehigh Avenue	14' 8" X 64' 1/2" +/-
31	4603 Adams Avenue	101' 2-2/8" X IRREG	100	2303 West Lehigh Avenue	15' 3" X 76'	113	5740 North Marvine Street	16' 1" X 78' 1-1/4"
164	5840 Vine Street	15' X 72'	105	5817-21 Market Street	55' 6" X IRREG	116	512 Mc Kean Street	16' 1" x 69' 8-5/8"
POSTPONED FROM MAY 16, 2018			112	5106 Old York Road	LOT IRREGULAR	119	4758 Melrose Street	20' x 90'
17	3038 North 23rd Street	15' x 60' 8"	125	5237 Race Street	20' x 90'	124	2152 North Natrona Street	15' X 60'
18	3149 North 23rd Street	16' X 58'	132	1721 North Ruby Street	14' 11-1/2" X IRREG	134	4900-4 Parrish Street	LOT IRREGULAR
29	1681 North 56th Street	15' x 109' 2-3/4"	142	1516 Snyder Avenue	16' X 63'	143	6030 Reinhard Street	15' 6" X 60'
30	2021 South 57th Street	15' x 80'	148	2237 Titan Street	14' X 46' 3"	145	6470 Ross Street	14' 10" X 54' 11-1/8"
75	4830 North Fairhill Street	16' x 80'	152	3204 Turner Street	16' 6" x 84'	147	1045-49 Sarah Street	51' 7" X IRREG
107	6012 Lansdowne Avenue	21' 7-3/4" X 110'	POSTPONED FROM FEBRUARY 20, 2019			148	1325 West Seltzer Street	14' 3-7/8" x 50' 6"
POSTPONED FROM JUNE 20, 2018			58	5928 Chester Avenue	16' X 80'	149	2712 West Seltzer Street	14' X 46'
63	3343 Coral Street	14' x 32' 8"	90	6649 Guyer Avenue	16' 4" X 72' 6"	151	447 East Somerset Street	14' 9" x 95'
112	2779 Martha Street	18' X 54'	168	8245 Williams Avenue	17' 10" X 90'	164	6031 Trinity Street	16' x 59'
POSTPONED FROM JULY 18, 2018			POSTPONED FROM MARCH 20, 2019			166	4246 Viola Street	16' x 70'
1	112 North 02nd Street	111 LOT IRREGULAR	3	3907 North 07th Street	15' 4" X 90' 8"	170	5737 Walton Avenue	15' X 60'
3	3116 North 08th Street	14' 8" x 56' 1-1/8"	14	2961 North 26th Street	16' X 60' 1-3/4"	JULY 17, 2019		
45	3124 North Chadwick Street	14' X 48' 6"	15	1858 North 27th Street	15' 6" x 65'	SHERIFF'S SALE		
66	2613 Ellsworth Street	14' X 60'	21	24 North 53rd Street	24' X IRREG	1	118R North 03rd Street	LOT IRREGULAR
132	308 East Roosevelt Boulevard	20' X IRREG	41	5952 North Beechwood Street	14' 4" X IRREG	2	2404 North 06th Street	17' X 80'
141	2533 Shelmire Avenue	19' 11-1/8" X 106' 2-1/4"	51	2433 North Cleveland Street	14' 1" X 50'	3	4212 North 07th Street	14' 11-1/2" X 67'
POSTPONED FROM AUGUST 15, 2018			74	3549 Germantown Avenue	LOT IRREGULAR	4	4213 North 07th Street	15' x 87'
15	726 North 48th Street	16' 4" X 58'	92	3566 Joyce Street	14' X IRREG	5	3828 North 08th Street	15' 11" x 46'
22	738 South 59th Street	15' x 78'	102	2416 North Lawrence Street	15' 6" x 53' 1-1/2"	6	5326 North 12th Street	24' X 84'
47	3102 North Chadwick Street	15' 1-1/2" x 48' 6"	104	7202 Leonard Street	16' 1" X 90'	7	1445 South 13th Street	15' X 66' 10"
167	2647 Webb Street	16' 6" X 40'	134	222R-34 Rector Street	146' X 30'	8	4531 North 15th Street	15' 6" X 78' 8"
POSTPONED FROM SEPTEMBER 19, 2018			136	2916 North Ringgold Street	14' 1" X 41'	9	4864 North 15th Street	15' 1-1/8" X 82' 5" +/-
68	1117 East Eyre Street	13' 5" x 70'	160	546 East Washington Lane	23' 8" X 130'	10	1914 North 22nd Street	19' X 125'
POSTPONED FROM OCTOBER 17, 2018			POSTPONED FROM APRIL 17, 2019			11	2428 North 26th Street	15' X 57'
92	1832 Judson Street	14' 2" X 50'	20	3036-40 North 22nd Street	LOT IRREGULAR	12	1245 South 27th Street	14' x 57'
93	1855 Judson Street	14' 2" X 50'	24	2436 North 28th Street	14' 8" X 63'	13	1107 North 42nd Street	16' X 85'
POSTPONED FROM NOVEMBER 14, 2018			27	46 North 51st Street	16' X 112'	14	1217 North 52nd Street	16' x LOT IRREGULAR
1	2603 South 02nd Street	14' 2" x 52'	33	262 South 60th Street	1 LOT IRREGULAR	15	101 North 53rd Street	16' 4-1/2" x 76'
15	701 South 19th Street	18' 6" X 65' 8-3/4"	50	6112 North Broad Street	17' 6-1/8" X 80' +/-	16	2267-73 North 53rd Street	73.982' X IRREG
63	1681-85 Foulkrod Street	LOT IRREGULAR	53	6227 Callowhill Street	20' X 84'	17	1342 North 55th Street	15' X 105'
74	6119 Grays Avenue	16' X 61'	90	4127 Franklin Street	15' x 64'	18	1695 North 56th Street	15' x 75'
78	1684 Harrison Street	25' X 106'	92	3412 G Street	15' x 71' 4"	19	139 North 57th Street	15' 2" X 67'
91	7128 Jackson Street	16' 2" X 90'	96	2035 East Glenwood Avenue	LOT IRREGULAR	20	2031 South 57th Street	15' x 80'
157	5022 West Thompson Street	15' 2-1/8" x 92' 9-7/8"	109	1632 South Jessup Street	15' 4-1/2" X IRREG	21	120 South 58th Street	16' x 83' 3"
POSTPONED FROM DECEMBER 19, 2018			134	2032 Newcomb Street	13' 8-1/2" X 45'	22	200 North 58th Street	16' X 76'
17	1860 North 23rd Street	15' 7" X 70' 3"	136	4623 Old York Road	21' X 125'	23	2550 South 58th Street	17' 1/2" X IRREG
44	4726-30 North Broad Street	60' X 177' 10"	147	2559 North Reese Street	14' X 59'	24	2637 South 62nd Street	16' x 70'
48	3812 Cambridge Street	15' X 93'	174	340 Wigard Avenue	LOT IRREGULAR	25	416 South 62nd Street	16' X 75'
64	5824 Crittenden Street	16' 3" X 80'	POSTPONED FROM MAY 15, 2019			26	215 North 63rd Street	19' 8" X 135'
69	2514-18 West Dauphin Street	63' X 120'	11	3146 North 12th Street	15' x 85'	27	815 66th Avenue	52' x 75'
71	4331 Devereaux Avenue	14' 9" X 100'	12	4004 North 13th Street	LOT IRREGULAR	28	1403 West 71st Avenue	25' X 100'
80	6416 Germantown Avenue	LOT IRREGULAR	26	2428-30 North 27th Street	LOT IRREGULAR	29	3329 A Street	15' 9" x 70'
90	230 East Haines Street	20' 1-1/2" X IRREG	29	2000 North 32nd Street	16' 6" X 81'	30	5225 Addison Street	15' X 66'
99	2538-42 West Huntingdon Street	LOT IRREGULAR	32	1328 North 52nd Street	LOT IRREGULAR	31	159 West Albanus Street	15' x 70'
101	4717-19 James Street	30' X 100' 7-1/4"	38	332 South 60th Street	15" 6" x 73'	32	3220 West Allegheny Avenue	LOT IRREGULAR
106	5013-15 Lancaster Avenue	40' X 201' 10"	52	3139 Arbor Street	13' 10" X 42' 10"	33	4531 Ashburner Street	18' 1/2" X IRREG
144	2149-73 East Rush Street	175' 9-7/8" +/- X IRREG	54	5531 Baltimore Avenue	32' X IRREG	34	2427 North Bancroft Street	14' X 47'
163	1816 North Van Pelt Street	16' 6" X 75'	58	3024 North Broad Street	20' 10" X 80' 8"	35	5520 Beaumont Avenue	15' 11" X 56' 6"
174	6022 East Wister Street	16' X 71'	66	1346 Colwyn Street	16' X 77'	36	2230 North Beechwood Street	14' 5-1/2" x 51'
POSTPONED FROM JANUARY 16, 2019			93	234 West Grange Avenue	14' 6" X 54'	37	322 Belgrade Street	13' 10" x 51'
1	2009 South 03rd Street	15' 6" X 51' 3" +/-	97	7113 Guyer Avenue	15' 11-3/4" x 74' 6"	38	1012-16 Belmont Avenue	50' X 75'
3	4325 North 05th Street	LOT IRREGULAR	116	6027 Kingsessing Avenue	15' X 73'	39	1705 Benson Street	30' 11" X 90'
			126	4778 Melrose Street	17' 4-1/2" X 97'	40	7417 Beverly Road	14' 11-3/4" X IRREG
			150	947 East Price Street	18' X 92'	41	1215 South Bonsall Street	14' X 56'
			152	3612 Richmond Street	15' x 100'	42	6252 North Bouvier Street	LOT IRREGULAR
			153	4422 Richmond Street	15' 2-1/2" X	43	3871 Brandywine Street	14' x 50' 3"
			158	2625 North Sartain Street	81' 11-3/8" +/-	44	4505 North Broad Street	16' x 66' 6"
			177	5920 Vine Street	14' X 40'	45	5516 Broomall Street	15' X 62'
			181	2633 West Westmoreland Street	15' x 70'	46	3628 Brown Street	16' X 70' 10"
			185	5415 Windsor Street	18' 7" X 65' 6"	47	2452 Bryn Mawr Avenue	100' X 340'
			POSTPONED FROM JUNE 19, 2019			48	3810 Cambridge Street	15' X 93'
			3	1617 North 06th Street	14' X LOT IRREGULAR	49	4664 Canton Street	LOT IRREGULAR
			4	2402 North 06th Street	17' X 80'	50	3217 North Carlisle Street	16' X 80'
			8	2652 South 11th Street	14' 2" X 58'	51	3736 North Carlisle Street	15' x 77'
						52	5610 Catharine Street	15' 5-1/2" x 80'
						53	5212 Cedar Avenue	16' X 106'
						54	6937 Cedar Park Avenue	15' X 100'

Tax Sale continued from 15

SHERIFF'S SALE

9 A.M.
July 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:
55	408-10 West Chew Avenue	75' X 100'	94	2532 North Hollywood Street	14' 2" X 52' 6"	133	6018 Ross Street	15' 4" X 79'
56	635 West Clearfield Street	15' x 63' 8"	95	430 Horton Street	14' 6" X 68'	134	734 West Russell Street	14' 3" x 50'
57	2436 North Cleveland Street	14' 6" X 50'	96	4135R I Street	IRREG	135	1911 South Salford Street	15' x 63' 6"
58	456 Collom Street	LOT IRREGULAR	97	2857 Judson Street	15' X 46' 6"	136	812 East Schiller Street	14' 11" X IRREG
59	1627 South Conestoga Street	15' x 60'	98	5211 Kershaw Street	15' x 79'	137	2331 West Sedgley Avenue	LOT IRREGULAR
60	2212 Coral Street	11' 11-3/4" X 72'	99	6523R-61 Lebanon Avenue	2 85' 10-1/8" X IRREG	138	1315 West Seltzer Street	14' 3-1/4" x 50' 6"
61	2636 North Corlies Street	14' x 50'	100	4178 Leidy Street	41' X IRREG	139	5119 Sheldon Street	16' 4" X 79' 6"
62	59 Cosgrove Street	14' X IRREG	101	2016 North Leithgow Street	15' x 34'	140	427 Shurs Lane	15' x LOT IRREGULAR
63	5803 Crittenden Street	15' 2-1/2" X 73' 9-3/8" +/-	102	8049 Mansfield Avenue	24' 6 1/2" x 104' 8 1/2"	141	2116 South Simpson Street	15' x 76'
64	5523 Crowson Street	15' X 50'	103	4804 Market Street	16' 4" X 100'	142	6753 North Smedley Street	17' 1" X 73' 10" +/-
65	2522-24 West Dauphin Street	36' X 120'	104	4923 Market Street	16' X 90'	143	5308 Spruce Street	19' X 79'
66	2661 Deacon Street	14' x 50'	105	4927 Market Street	16' x 90'	144	6201 Spruce Street	30' 3" X 49' 10-1/2"
67	7907 Ditman Street	15' 11-1/2" X 72' 10-1/2"	106	4929 Market Street	17' 6" x 90'	145	1123 East Stafford Street	18' 1" x 70'
68	8030 Ditman Street	103S CONDO Unit 103S	107	2702 South Marshall Street	16' X 57' 6"	146	1934 North Stanley Street	14' X 48'
69	4724 Edmund Street	14' 6-1/4" X 96' 6"	108	4623 North Marvine Street	15' x 80'	147	938 West Susquehanna Avenue	15' x 66'
70	5536 North Fairhill Street	35' 8" x 81'	109	4801 Merion Avenue	LOT IRREGULAR	148	2218 North Sydenham Street	14' X 42'
71	1337 Fanshawe Street	17' 10-1/2" X 67' 6"	110	1615 Mohican Street	15' 11" X 85'	149	3810 North Sydenham Street	LOT IRREGULAR
72	1936 Federal Street	18' X 75' +/-	111	2109-11 West Nedro Avenue	30' X Irreg	150	4771 Tacony Street	20' X 100'
73	1719 North Felton Street	15' X 97'	112	5601 Nelson Street	14' 4-3/4" X 51' 6" +/-	151	4718 Tampa Street	LOT IRREGULAR
74	401 West Fisher Avenue	16' X 75'	113	2935 West Oakdale Street	14' X 46'	152	2915 North Taney Street	15' X 48'
75	3339 North Front Street	15' X 65'	114	5652 Ogontz Avenue	15' 11-1/2" X IRREG	153	1851 North Taylor Street	14' x 46' 9-1/2"
76	5103 Funston Street	15' x LOT IRREGULAR	115	3701 Old York Road	LOT IRREGULAR	154	4996 West Thompson Street	14' 8" x 70'
77	2443 North Garnet Street	14' .08" X 48'	116	4924 Ormes Street	15' 1" x 70'	155	4514 Tolbut Street	LOT IRREGULAR
78	5018 Germantown Avenue	14' X 100' 1"	117	2551 North Patton Street	LOT IRREGULAR	156	2035 West Toronto Street	23' X 112' 6"
79	4035 West Girard Avenue	18' x 95'	118	513 East Penn Street	15' X IRREG	157	2813 Tulip Street	14' X 58' 8"
80	4979 West Girard Avenue	LOT IRREGULAR	119	3138 Pennock Street	LOT IRREGULAR	158	351 East Tusculum Street	13' 2-1/4" X 52' 5"
81	163 West Godfrey Avenue	14' 11" x 78' 1/2"	120	3338 North Philip Street	14' 2" x 59' 4-1/2"	159	2852 North Van Pelt Street	14' 9-3/5" X 92' 6"
82	417 East Gorgas Lane	30' X 219'	121	5616 Pine Street	19' 6" X 80'	160	1208 West Venango Street	14' X 42' 11 5/8"
83	1343 West Grange Avenue	LOT IRREGULAR	122	5920 Pine Street	16' X 80'	161	7500 East Walnut Lane	16' 4" x 75'
84	4444 North Gratz Street	14' x 50'	123	1425 Point Breeze Avenue	16' X IRREG	162	4828 North Warnock Street	15' 5" X 106' 9-1/8" + -
85	7248 Grays Avenue	15' X 95'	124	1427 Point Breeze Avenue	16' X IRREG	163	5223 Warrington Avenue	15' 1" X 63'
86	3437 H Street	15' X 67'	125	8649 Provident Street	16' 1-1/2" X 89' 8"	164	5424 Warrington Avenue	15' 4" x 79' 6"
87	5832 Hadfield Street	15' X 102'	126	5318 Race Street	15' x 70'	165	5701 Washington Avenue	139' 4" X IRREG
88	245 Hanson Street	20' X 85'	127	2133 North Randolph Street	14' X 43'	166	2015 Welsh Road	E80 LOT IRREGULAR
89	1220 West Harold Street	14' X 42'	128	3118 Reach Street	14' 2" x 50'	167	2026 North Woodstock Street	15' x 58'
90	1851 Hart Lane	14' X 67' +/-	129	3127 Richmond Street	15' x 81'	168	8041 Woolston Avenue	51' 8" x 98' 4"
91	2722 North Hemberger Street	14' 6" X 45'	130	1535 South Ringgold Street	14' 3" X 50'	169	5508 Wyalusing Avenue	15' 11 x
92	1224 Herbert Street	22' 5" X 90'	131	4319R-29R East Roosevelt Boulevard	LOT IRREGULAR			LOT IRREGULAR
93	323 North Holly Street	LOT IRREGULAR	132	1759 Roselyn Street	3' 3-7/8" X IRREG			

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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