

SHERIFF'S SALE

9 A.M.
July 18, 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 NOVEMBER 18, 2015			125	6025 Race Street	14' 6" X 60'	99	5901 Lansdowne Avenue	15' x 95'
100	346 East Cheltenham Avenue	Lot Irreg	137	7401 Ruskin Road	LOT IRREGULAR	113	5020 Master Street	20' X 91' 9"
POSTPONED FROM DECEMBER 16, 2018			150	1946 North Stanley Street	14' x 48'	129	7419 Oxford Avenue	50' x 107' 6"
93	2525 West Hunting Park Avenue	Lot Irregular	155	5727 Tulip Street	19' X 100'	132	3957 Pennsgrove Street	16' x 89'
210	2712-36 Stokley Street	Lot Irregular	171	1205 West Wingohocking Street	16' X 110'	134	8426 Pickering Avenue	16' 3" x 89' 8"
POSTPONED FROM NOVEMBER 16, 2016			POSTPONED FROM APRIL 18, 2018			140	169 North Robinson Street	15' X 65' 6"
110	2301 West Hunting Park Avenue	Lot Irreg.	5	5319 North 13th Street	21' X 84' 2-1/2"	158	2808 North Taylor Street	14' 4" X 45' 4-3/4"
POSTPONED FROM DECEMBER 21, 2016			25	1544 North 60th Street	15' 4" X 93' 1-1/4"	172	7035 Woodland Avenue	30' 3-3/4" X 100'
128	5229 Pentridge Street	15' 3" x 70'	33	1437 North Alden Street	15' X 71' 3"	JULY 18, 2018		
141	3031 Redner Street	15' 4" x 56' 9"	57	5736 Christian Street	16' 4" x 77'	SHERIFF'S SALE		
POSTPONED FROM FEBRUARY 22, 2017			81	4927 Florence Avenue	16' x 67'	1	112 North 02nd Street	111 LOT IRREGULAR
96	6336 North Lambert Street	15' X 76'	91	2142 West Godfrey Avenue	14' 9-3/4" X 69' +/-	2	3420 North 03rd Street	15' x 70'
POSTPONED FROM APRIL 19, 2017			92	2158 West Grange Avenue	15' X IRREG	3	3116 North 08th Street	14' 8" x 56' 1-1/8"
147	5016 West Stiles Street	Lot Irregular	97	2106 West Hunting Park Avenue	16' X 80'	4	4034 North 08th Street	17' 6" X 51'
POSTPONED FROM MAY 17, 2017			99	1347 Jerome Street	15' 11" x 80'	5	3938 North 09th Street	16' x 51"
75	1014 Ellsworth Street	17' X 83'	105	5639 Lansdowne Avenue	15' x 97'	6	3947 North 10th Street	16' x 51'
145	350 West Queen Lane	29' X 74'	119	1533 South Mole Street	14' x 47'	7	5740 North 16th Street	16' X 110'
POSTPONED FROM JUNE 21, 2017			130	7232 Oakley Street	Lot Irregular	8	2527 North 17th Street	15' 5-1/2" X 67'
61	1637 South Frazier Street	14' 10" X 63' 6"	132	3604 Old York Road	15' 6-1/2" X 90' 2-1/8"	9	4934 North 17th Street	15' 7-1/2" X 66' 9"
97	2233 Mc Clellan Street	14' 3" X 50'	137	7539 Overbrook Avenue	LOT IRREGULAR	10	2358 North 21st Street	16' x 69'
POSTPONED FROM JULY 19, 2017			140	2711 Parrish Street	15' X 67'	11	1843 South 22nd Street	18' x 61' 8"
38	46 North 51st Street	16' X 112'	157	2504 Sharswood Street	14' X 42' 9"	12	1715 North 25th Street	16' X 72'
157	241 West Spencer Street	15' 5" X 70'	164	5840 Vine Street	15' X 72'	13	2611 North 29th Street	15' 4-1/2" x 71'
POSTPONED FROM AUGUST 16, 2017			167	5907 Warrington Avenue	16' X 90'	14	1650 North 30th Street	15' 4-1/2" X IRREG
29	727 West Annsbury Street	15' 5-1/2" X 60'	169	4139 Welsh Road	290' 8-1/4" X IRREG	15	615 North 32nd Street	17' 6" X 105'
44	6235 Callowhill Street	15' X 50'	170	4802 Westminster Avenue	15' X 60' 8-1/8"	16	802 North 40th Street	15' 1/2" X 58' 9"
112	185 West Logan Street	14' x LOT IRREGULAR	171	1707 Wharton Street	16' X 75'	17	891 North 48th Street	LOT IRREGULAR
145	1854 Roselyn Street	LOT IRREGULAR	POSTPONED FROM MAY 16, 2018			18	744 South 52nd Street	16' X 75'
POSTPONED FROM SEPTEMBER 20, 2017			4	865 North 06th Street	79' 10-1/8" X 41' 9"	19	1520-22 South 58th Street	22' 8-3/8" X IRREG
76	2044 Federal Street	16' X 68' 23/25"	6	2323 North 08th Street	15' X IRREG	20	523 North 58th Street	15' X 80'
90	5381 Hazelhurst Street	16' 2" X 70'	9	2808 North 11th Street	17' X 94'	21	225 North 61st Street	15' X 125'
POSTPONED FROM OCTOBER 18, 2017			16	3017 North 23rd Street	15' X 58'	22	155 North 62nd Street	15' 6" x 75'
26	1729 North 33rd Street	16' x 86'	17	3038 North 23rd Street	15' x 60' 8"	23	1927 67th Avenue	15' X 94' 10-1/2"
39	5643 Arch Street	15' 2" X 50'	22	1815 North 33rd Street	16' X 92' 6"	24	2036 South 68th Street	19' X 45'
POSTPONED FROM NOVEMBER 15, 2017			29	1681 North 56th Street	15' x 109' 2-3/4"	25	2122-24 South 70th Street	40'.53" X 167'.30"
93	108 West Huntingdon Street	14.41' x 60'	30	2021 South 57th Street	15' x 80'	26	2340 77th Avenue	16' X 120'
123	6814-20 Old York Road	103' 2-7/8" X IRREG	35	2313 South 64th Street	17' X 75'	27	5433 Addison Street	15' X 63'
128	3837 North Percy Street	16' X 45'	42	2218 Bainbridge Street	15' 11-1/2" X 84'	28	320 West Albanus Street	14' X 77' 9"
POSTPONED FROM DECEMBER 20, 2017			44	6017 Baynton Street	LOT IRREGULAR	29	1225 Alcott Street	LOT IRREGULAR
28	881 North 51st Street	14' 2" X 62' 3-7/8" +/-	45	5843 Belmar Street	15' 6" x 62' 9"	30	919 South Alden Street	15' X 58' 6"
102	6100 Kingsessing Avenue	15' X IRREG	47	3419 North Bodine Street	14' X 50'	31	2727 East Allegheny Avenue	15' X 56'
111	5320 Locust Street	15' 11" X 90'	49	2452 Bryn Mawr Avenue	100' X 340'	32	3257 North American Street	14' 4" x 56' 10"
159	1624 West Toronto Street	14' x 57'	52	724 Cantrell Street	14' 1/4" X IRREG	33	4906 Arch Street	16' X 82'
POSTPONED FROM JANUARY 17, 2018			56	5644 Cedar Avenue	20' X 80'	34	2534 West Arizona Street	14' X 43' 6"
25	2639 South 62nd Street	16' x 70'	58	5346 Charles Street	15' X 80'	35	2019 North Bambrey Street	15' 7" X 49' 6"
28	2134 South 67th Street	15' 10-1/2" X 72'	62	1842 East Cornwall Street	14' x 70'	36	2549 North Bancroft Street	13' 10-1/2" X 48'
37	1038 Arrott Street	87' x 145'	66	5634 Crowson Street	16' X 72'	37	5214 West Berks Street	16' X 100'
42	5605 Baynton Street	17' 8" X 109' 7-1/8"	70	1331-33 Disston Street	50' 1" X 100'	38	2466 North Bouvier Street	14' 1" X 50'
56	5927 Chester Avenue	15' 1/4" x 95'	71	1729 Dorrance Street	14' x 45'	39	4560 North Bouvier Street	16' x 54'
72	5441 Delancey Street	15' X 62'	73	233 East Eleanor Street	16' X 103'	40	7302 Briar Road	LOT IRREGULAR
89	5128-30 Harlan Street	LOT IRREGULAR	82	5719 West Girard Avenue	16' X 90'	41	41 East Brighthurst Street	14' 4-1/2" X 47' 5"
92	4519 North Hicks Street	15' 2" X 45'	86	2526 South Gross Street	14' X 50'	42	1848 Brunner Street	14' 11" X 76'
126	2546 Page Street	16' x 50'	87	2222 North Hancock Street	15' 5" X 60'	43	3250 North Carlisle Street	15' 3" x 80'
127	2086 Pickwick Street	14' x 54'	107	6012 Lansdowne Avenue	21 '7-3/4" X 110'	44	3711 North Carlisle Street	15' X 80'
145	163 West Seymour Street	15' 10" x 81' 11-1/8"	113	101 West Logan Street	LOT IRREGULAR	45	3124 North Chadwick Street	14' X 48' 6"
147	2143 Sigel Street	14' 6" X 47' 6"	119	109 North Millick Street	15' 2" X 62' 6"	46	5937 Chester Avenue	15' 3" X 95'
165	1541 East Walnut Lane	LOT IRREGULAR	122	525 Morris Street	15' 1-1/8" X 53' 9-1/4" +/-	47	4958 Chestnut Street	16' X 87' 2"
POSTPONED FROM FEBRUARY 21, 2018			125	1930 West Nedro Avenue	14' 10" x 74'	48	5229 Chestnut Street	16' x 110' 6"
30	2401 South 57th Street	Lot Irregular	131	6937 Paschall Avenue	LOT IRREGULAR	49	939 Church Lane	15' 1-1/2" X IRREG
31	2485 78th Avenue	17' 11" x 120'	136	4417 Princeton Avenue	16' X 97'	50	5225 West Clarkson Avenue	LOT IRREGULAR
46	947 East Cheltenham Avenue	Lot Irregular	137	5806 Race Street	15' X 97'	51	3143 Clifford Street	16' 2" X 90"
52	2130 West Clearfield Street	17' x 53' 6"	138	2628 Reed Street	15' X 70'	52	2123 Cobbs Creek Parkway	15.96' X IRREG
54	3320 Collins Street	152.583' X 70'	140	4131R Ridge Avenue	15' 2" X 59' 6"	53	2436 North Colorado Street	14' 7-1/2" X 48'
68	2802 Frankford Avenue	18' x 100'	147	2010 South Salford Street	LOT IRREGULAR	54	3932 Coral Street	15' 4" x 45'
93	4602 Kingsessing Avenue	26' 4" x 100'	149	4528 Sansom Street	15' X 85'	55	263 West Cornwall Street	14' X 45'
98	2065 East Lippincott Street	14' 10" x 61' 6"	158	2036 North Stillman Street	16' X 96'	56	1750 North Croskey Street	15' X 47'
121	3038 Ormes Street	13' 8-1/2" X 78' 4" +/-	159	875 North Stillman Street	16' x 49' 6"	57	3421 Crystal Street	14' 2" x 42' 6"
164	3616 North Warnock Street	14' 2" X 58' 6"	161	5141 North Sydenham Street	14' x 45'	58	3463 Crystal Street	14' 2" x 42' 6"
POSTPONED FROM MARCH 21, 2018			176	606 East Woodlawn Street	15' 10" X 86' 10"	59	2130 North Darien Street	13' 6" x 42'
42	600 Burnham Road	86' 5-1/8" X IRREG	177	1624 South Yewdall Street	18' 9" X 80' 1-1/4" +/-	60	2546 Diamond Street	LOT IRREGULAR
75	5210 Gainor Road	20' X 120'	178	7112 Yocum Street	15' X 60'	61	2017 Dickinson Street	16' X 63'
85	2629 South Hicks Street	14' X 48'	POSTPONED FROM JUNE 20, 2018			62	2140 Eastburn Avenue	LOT IRREGULAR
92	5425 Irving Street	15' X 80'	12	3341 North 18th Street	15' 2" x 98'	63	1516 North Edgewood Street	14' 6" x 81' 1/4"
115	2505 Orthodox Street	40' X IRREG	16	4529 North 19th Street	15' X 84' 5"	64	4725 Edmund Street	20' X 100'
			19	3045 North 22nd Street	14' 4" x 61' 7"	65	3443 Ella Street	14' 1" x 70'
			22	1250 South 27th Street	14' X 57'	66	2613 Ellsworth Street	14' X 60'
			32	1305 North 61st Street	16' X 71'	67	5825 Ellsworth Street	15' X 63' 6"
			36	1764 South 65th Street	15' 4" X 90'	68	2655 Emerald Street	14' 6" X 63' 6"
			41	921 West Arizona Street	16' 7-1/2" x 60'	69	1311 West Erie Avenue	15' 6" X 120'
			58	2306 West Cheltenham Avenue	16' X 100'	70	1501 North Felton Street	15' X 87'
			59	6913 Chelwynde Avenue	16' X 65'	71	63 North Felton Street	15' x 59'
			64	6920 Cresheim Road	Lot Irregular	72	959R Fillmore Street	63.75' x 118.14'
			67	5346 Delancey Street	15' X 59' 6"	73	2518 West Firth Street	14' 6" X 50'
			68	1946 Dennie Street	15' x 108'	74	3832 Folsom Street	14' X 80'
			71	1716 North Dover Street	14' 1" X 52'	75	3840 North Franklin Street	15' X 63'
			77	2243 South Felton Street	15' X 75'	76	473 Gerhard Street	22' X IRREG
			81	5835 Florence Avenue	16' X 112' 6"	77	1821 Gillingham Street	14' 8-5/8" X 77' 3-7/8"
			83	8232 Forrest Avenue	18' x 105'	78	4149 West Girard Avenue	21' 8" X 116'
			88	1420 Green Lane	64' 11-1/8" X IRREG	79	2409 North Gratz Street	14' 1" X 50'
						80	3606 Grayton Place	18' X 95'

Tax Sale continued from 15

SHERIFF'S SALE

9 A.M.
July 18, 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:
81	5117 Greene Street	26' 10-3/8" X 65' 11-3/4" +/-	113	2143 East Orleans Street	14' 4" X IRREG	145	4727 Springfield Avenue	30' X 115'
82	6336 Greenway Avenue	15' X 72'	114	5059 Parrish Street	16' X 65'	146	2020 North Stillman Street	16' x 49' 6"
83	2404 North Hancock Street	15' 7" X 61' 2"	115	1549 East Pastorius Street	17' 8" X 88	147	1829 Sulis Street	15' 3" X 70'
84	1302 Hancock Street	18' x 80'	116	4607 Paul Street	Lot Irreg	148	4846 North Sydenham Street	16' X 85' 11"
85	750 East Hilton Street	14' 1" x 50'	117	51 North Peach Street	15' X 48'	149	4225 Tackawanna Street	14' x 50'
86	3110 West Huntingdon Street	18' 8" X IRREG	118	3839 Pennsgrove Street	15' 9" X 64' 6"	150	3114 North Taylor Street	15' X 90'
87	2939 Hurley Street	12' x 40'	119	5425 Pentridge Street	15' 4" x 61' 6"	151	15006 Theresa Drive	LOT IRREGULAR
88	323 West Indiana Avenue	14' 1/4" x 57'	120	504 North Pleasant Place	27' 9" X 75' 3"	152	7100 Tulip Street	16' x 76'
89	646 West Indiana Avenue	14' x 55'	121	316 North Preston Street	LOT IRREGULAR	153	5914 Turner Street	17' 10" X 60'
90	2905 Judson Street	16' X 46'	122	932 East Price Street	16' 3" x 74'	154	6080 Upland Street	14' 6" X 58'
91	3066 Judson Street	14' 6" X 45'	123	3715 Pulaski Avenue	20' 2" X 75'	155	1847 North Van Pelt Street	16' 6" X 87' 6"
92	3458 Keim Street	14' 2" X 44'	124	5416 Regent Street	15' X 60'	156	5436 Vine Street	25' x 115'
93	5107 Kershaw Street	13' 3" X 85'	125	5224 Reinhard Street	15' x 62' 10"	157	1824 South Vogdes Street	LOT IRREGULAR
94	5242 Kingsessing Avenue	15' 10" X 80'	126	5347 Reinhard Street	15' 5" X 62' 8"	158	5008 Wakefield Street	15' 8-1/2" X 82' 7-7/8" +/-
95	2138 North Lambert Street	15' X 60'	127	5420 Ridgewood Street	15' 7" X 68'	159	5535 Walton Street	15' X 60'
96	1224 West Lehigh Avenue	19' 2-1/8" x 120'	128	2806 North Ringgold Street	14' 4" X 46' 6"	160	2711 North Warnock Street	LOT IRREGULAR
97	5423-27 Lena Street	59' 3" X IRREG	129	135 North Robinson Street	14' 2" X 65' 6"	161	3452 North Water Street	13' 10-7/8" X 78'
98	6008 Locust Street	16' X 87'	130	111 West Roosevelt Boulevard	20' X 88'	162	1404 East Weaver Street	16' 6" X 72' 6"
99	5843 Magnolia Street	17' X LOT IRREGULAR	131	226 East Roosevelt Boulevard	16' X IRREG	163	5161 Westford Road	18' X 99'
100	1630 Margaret Street	27' 1/2" X IRREG	132	308 East Roosevelt Boulevard	20' X IRREG	164	509 West Westmoreland Street	15' 3" x 100'
101	5542 Market Street	15' X 124' 6"	133	2042 East Rush Street	15' x 61' 6"	165	304 East William Street	11' 11" X 43'
102	2747 North Marvins Street	18' X 68'	134	3044 Ruth Street	14' X 50'	166	5837 Willows Avenue	16' X 115'
103	4954-56 Master Street	35' X IRREG	135	158 North Salford Street	15' 1/8" X IRREG	167	1514 South Wilton Street	15' X 55'
104	5851 Mc Mahon Avenue	24' 11-1/2" X 100'	136	22 South Salford Street	16' x 59'	168	5824 Windsor Street	15' 6" X 62' 9"
105	4345 Mitchell Street		137	324 North Salford Street	15' X 60'	169	223 West Wishart Street	14' 3" x 47'
106	3126 West Montgomery Avenue	15' 1/2" x 100'	138	7010 Saybrook Avenue	14' 9" X 85'	170	339 East Wister Street	91' 2-7/8" X IRREG
107	8106 Moro Street	16' 4" X IRREG	139	2529 West Seltzer Street	14' x 42'	171	7038 Woodland Avenue	16' x 100'
108	1913 North Napa Street	14' x 48'	140	2219 West Sergeant Street	13' 7-13/17" X 67'	172	604 East Woodlawn Street	LOT IRREGULAR
109	2456 North Natrona Street	14' 2" X 50'	141	2533 Shelmire Avenue	19' 11-1/8" X 106' 2-1/4"	173	3915 Wyalusing Avenue	14' X 45'
110	1605 West Nedro Avenue	16' X 90'	142	124 North Sickels Street	15' X 55'	174	3938 Wyalusing Avenue	14' X 49' 6"
111	2343 Nicholas Street	15' 4" x 56'	143	2239 West Somerset Street	15' X 82' 1-1/2"	175	5727 Wyalusing Avenue	15' 6" X LOT IRREGULAR
112	2016 East Ontario Street	16' 1" X 75'	144	4063 Spring Garden Street	18' 2-7/8" X 92' +/-	176	6113 Yocum Street	16' x 76' 9"

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

PICS

call today 877-256-2472