

SHERIFF’S SALE

9 A.M.
September 19, 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:
POSTPONED FROM NOVEMBER 18, 2015		
100	346 East Chelten Avenue	Lot Irreg
POSTPONED FROM OCTOBER 19, 2016		
81	2338 West Hunting Park Avenue	Irregular Lot
POSTPONED FROM FEBRUARY 22, 2017		
17	19 North 56th Street	Lot Irregular
33	6354 Ardleigh Street	24’ 5” X 100’ 8-1/4” +/-
123	3107 North Patton Street	15’ x 69’
170	524 Wharton Street	LOT IRREGULAR
POSTPONED FROM APRIL 19, 2017		
144	5061 Stenton Avenue	15’ x 85’
POSTPONED FROM AUGUST 16, 2017		
64	1935 Diamond Street	17’ x 95’ 6”
POSTPONED FROM SEPTEMBER 20, 2017		
84	592 Geneva Avenue	15’ 4” X IRREG
POSTPONED FROM OCTOBER 18, 2017		
89	3916 Howland Street	14’ 3” X 65”
150	5531 Springfield Avenue	16’ 3-3/25” x 70’
POSTPONED FROM NOVEMBER 15, 2017		
10	3858 North 15th Street	20’ 1” X 100’
22	1824 South 58th Street	16’ X 79’
36	3124 Arbor Street	14’ 1” x 48’ 8”
91	78 East Hortter Street	15’ X 71’
150	5007 Stenton Avenue	78’ X IRREG
POSTPONED FROM DECEMBER 20, 2017		
77	2431 South Edgewood Street	15’ X IRREG
80	3909 North Fairhill Street	14’ 4” X 67’
111	5320 Locust Street	15’ 11” X 90’
118	1134 Marlyn Road	LOT IRREGULAR
POSTPONED FROM JANUARY 17, 2018		
2	5228 North 10th Street	22’ 6” X 84’ 3/8”
23	251 North 60th Street	15’ 9” X 70’ 6”
37	1038 Arrott Street	87’ x 145’
42	5605 Baynton Street	17’ 8” X 109’ 7-1/8”
67	2941 D Street	14’ X 51’
147	2143 Sigel Street	14’ 6” X 47’ 6”
159	111 West Upsal Street	LOT IRREGULAR
POSTPONED FROM FEBRUARY 21, 2018		
51	2111 Church Lane	LOT IRREGULAR
68	2802 Frankford Avenue	18’ x 100’
81	3811-13 Haverford Avenue	LOT IRREGULAR
121	3038 Ormes Street	13’ 8-1/2” X 78’ 4” +/-
131	3039 Redner Street	15’ 4” x 56’ 9”
156	1321 West Victoria Street	LOT IRREGULAR
164	3616 North Warnock Street	14’ 2” X 58’ 6”
POSTPONED FROM MARCH 21, 2018		
20	619 North 38th Street	13’ 6” x 50’
25	1328 South 57th Street	23’ 9” X 92’
29	1400 Adams Avenue	31’ 8-1/2” x 90’
52	1505 Chelten Avenue	17’ 4” X 119’ 6”
53	2059 Chelten Avenue	20’ 4-1/2” X 95’
68	6545 Elmwood Avenue	24’ X 74’
82	1831-33 Harrison Street	31’ 3” X IRREG
92	5425 Irving Street	15’ X 80’
101	2910 North Lawrence Street	11’ 7-5/8” x 43’ 6”
125	6025 Race Street	14’ 6” X 60’
132	240 Roberts Avenue	LOT IRREGULAR
167	3339 North Water Street	14’ 10” X 72’
POSTPONED FROM APRIL 18, 2018		
15	938 North 30th Street	14’ X 57’
29	1617 67th Avenue	19’ 8” X IRREG
34	3237 North American Street	14’ 4” x 56’ 10”
63	1715 North Croskey Street	18’ X 47’ 1”
79	2409 West Firth Street	14’ 3” X 53’ 6”
92	2158 West Grange Avenue	15’ X IRREG
95	525 North Hobart Street	14’ X 43’
99	1347 Jerome Street	15’ 11” x 80’
137	7539 Overbrook Avenue	LOT IRREGULAR
138	1909 Page Street	15’ X 60’
157	2504 Sharswood Street	14’ X 42’ 9”
166	3610 North Warnock Street	14’ 9” x 58’ 6”
POSTPONED FROM MAY 16, 2018		
6	2323 North 08th Street	15’ X IRREG
17	3038 North 23rd Street	15’ x 60’ 8”
19	3139 North 26th Street	16’ x 60’
42	2218 Bainbridge Street	15’ 11-1/2” X 84’

WRIT NO:	PREMISES:	FRONT:
43	2831 North Bambrey Street	14’ X 48’
49	2452 Bryn Mawr Avenue	100’ X 340’
98	5951 Irving Street	15’ 9” x 47’
99	1602 Ivy Hill Road	16’ 2-1/2” x 73’ 11-7/8”
113	101 West Logan Street	LOT IRREGULAR
117	1730 Memphis Street	35’ X 12’
122	525 Morris Street	15’ 1-1/8” X 53’ 9-1/4” +/-
131	6937 Paschall Avenue	LOT IRREGULAR
174	4814 Westminster Avenue	Lot Irregular
POSTPONED FROM JUNE 20, 2018		
9	4325 North 16th Street	13’ 9” X 120’
12	3341 North 18th Street	15’ 2” x 98’
19	3045 North 22nd Street	14’ 4” x 61’ 7”
24	24 North 42nd Street	13’ 6” x 50’ 6-1/2”
28	1643 North 56th Street	16’ 6-7/8” x 76’ 2-3/4”
30	2050 South 59th Street	15’ 7” x 69’
32	1305 North 61st Street	16’ X 71’
38	6517 Allman Street	14’ 2” x 66’
51	3534 North Carlisle Street	13’ 6” X 78’ 8”
60	6035 Chestnut Street	20’ x 99’ 6”
61	517 West Clapier Street	31’ X 109’ 9-3/8” +/-
62	5714 Commerce Street	15’ x 62’ 10-7/8”
63	3343 Coral Street	14’ x 32’ 8”
64	6920 Cresheim Road	Lot Irregular
68	1946 Dennie Street	15’ x 108’
99	5901 Lansdowne Avenue	15’ x 95’
121	5975 North Norwood Street	16’ X 70’
134	8426 Pickering Avenue	16’ 3” x 89’ 8”
POSTPONED FROM JULY 18, 2018		
1	112 North 02nd Street 111	LOT IRREGULAR
2	3420 North 03rd Street	15’ x 70’
3	3116 North 08th Street	14’ 8” x 56’ 1-1/8”
5	3938 North 09th Street	16’ x 51”
21	225 North 61st Street	15’ X 125’
33	4906 Arch Street	16’ X 82’
37	5214 West Berks Street	16’ X 100’
40	7302 Briar Road	LOT IRREGULAR
41	41 East Bringhamurst Street	14’ 4-1/2” X 47’ 5”
61	2017 Dickinson Street	16’ X 63’
67	5825 Ellsworth Street	15’ X 63’ 6”
71	63 North Felton Street	15’ x 59’
93	3066 Judson Street	14’ 6” X 45’
93	5107 Kershaw Street	13’ 3” X 85’
96	1224 West Lehigh Avenue	19’ 2-1/8” x 120’
97	5423-27 Lena Street	59’ 3” X IRREG
106	3126 West Montgomery Avenue	15’ 1/2” x 100’
114	5059 Parrish Street	16’ X 65’
123	3715 Pulaski Avenue	20’ 2” X 75’
132	308 East Roosevelt Boulevard	20’ X IRREG
135	158 North Salford Street	15’ 1/8” X IRREG
151	15006 Theresa Drive	LOT IRREGULAR
163	5161 Westford Road	18’ X 99’
167	1514 South Wilton Street	15’ X 55’
POSTPONED FROM AUGUST 15, 2018		
3	2643 North 06th Street	17’ 7” X 72’
7	5622 North 15th Street	16’ 3/8” X 98’ 6” +/-
11	2539 North 19th Street	15’ x 66’
18	2276 North 51st Street	51’ 7-1/5” x 140’
26	2648 South 66th Street	16’ 4” x 99’
29	401-11 East Allegheny Avenue	LOT IRREGULAR
43	3601 Calumet Street	14’ 1-1/2” X IRREG
49	568 East Cheltenham Avenue	15’ 10” X 71’
50	5918 Chestnut Street	16’ X 84’ 2”
55	2329 North Cleveland Street	14’ 2” x 47’
57	313 Cobbs Creek Parkway	15’ 6” x 86’
73	240 East Elkhart Street	14’ x 43’ 6”
76	2103 Federal Street	LOT IRREGULAR
86	3315 North Gratz Street	15’ 2” X 76’ 10”
89	549 North Gross Street	14’ X 82’
93	5419 Hunter Street	15’ 2” X 90’ 9-1/4” +/-
96	920 West Huntingdon Street	14’ 6” x 70’
99	2512 South Jessup Street	14’ x 48’
102	3249 Keim Street	15’ X 47’ 6”
103	2746-48 Kensington Avenue	LOT IRREGULAR
105	5112 Lancaster Avenue	19’ 11-1/4” X IRREG
107	2935 North Lawrence Street	13’ 11-1/2” X 51’
115	920 North Markoe Street	16’ x 100’
124	3217 West Norris Street	15’ x 77’
126	2023 West Ontario Street	16’ X 126’
129	3468 Palmetto Street	16’ X 60’
130	4209 Parrish Street	13’ X 70’
137	5238 Pennsgrove Street	15’ X 68’ 3-3/4”
149	518 North Simpson Street	15’ X 122’
158	5320 Turner Street	13.591’ X IRREG
164	3025 North Warnock Street	14’ X IRREG
169	1523 West Westmoreland Street	16’ 1” X 80’
172	5411 Wynnefield Avenue	37’ X IRREG

WRIT NO:	PREMISES:	FRONT:
SEPTEMBER 19, 2018		
SHERIFF’S SALE		
1	2045-49 North 02nd Street	LOT IRREGULAR
2	2554 North 05th Street	14’ X 80’
3	4100 North 5th Street	16’ 4” X 70’
4	3516 North 06th Street	15’ 6” X 94’ 4-1/2”
5	1915 North 07th Street	24’ x 100’
6	3959 North 10th Street	15’ X 51’
7	4214 North 15th Street	30’ X 56’
8	5302 North 15th Street	16’ X 112’
9	2641 North 18th Street	14’ 1-1/2” X 61’
10	6533 North 18th Street	15’ 9” X 88’ 4”
11	2318 North 19th Street	15’ 6” X 67’
12	1708 North 22nd Street	54’ X IRREG
13	3513 North 23rd Street	35’ X 142’ 3-3/8”
14	2228-30 North 28th Street	LOT IRREGULAR
15	2238 North 28th Street	18’ 5-1/2” x 110’
16	2202 North 29th Street	18’ 7-1/4” X IRREG
17	2502 North 30th Street	15’ 3” x 65’ 6”
18	2020 North 32nd Street	16’ 3” X 78’ 4”
19	602 North 32nd Street	17’ 6” x 91’ 6”
20	731 North 35th Street	LOT IRREGULAR
21	638 North 38th Street	16’ x 81’
22	727 North 39th Street	16’ x 82’
23	1331 North 49th Street	14’ X IRREG
24	1330 South 54th Street	16’ x 77’
25	1621 North 55th Street	22’ X 100’
26	1419 North 57th Street	15’ x 65’ 7-5/8”
27	57 North 59th Street	15’ X 80’
28	201 North 60th Street	16’ 2-1/2” X 70’
29	311 North 60th Street	LOT IRREGULAR
30	206 North 61st Street	15’ x 87’ 6”
31	211 South Alden Street	15’ X 60’
32	217 North Alden Street	14’ 6” X 63’
33	3027 Almond Street	14’ X 70’
34	4438 Almond Street	19’ 6” X 135’
35	5641 Anderson Street	18’ 6-3/8” X IRREG
36	3138 West Arizona Street	14’ x 45’
37	3210 West Arizona Street	14’ 6-1/2” x 44’ 6”
38	2244 Bainbridge Street	16’ X 84’
39	2816 North Bambrey Street	14’ x 48’ 1-3/4”
40	2556 North Bancroft Street	13’ 7” X 48’
41	3027 Belgrade Street	15’ 3” X IRREG
42	2108 East Birch Street	14’ X 51’ +/-
43	2720 North Bonsall Street	14’ 6” X 45’
44	1728 West Bristol Street	15’ 4” X 65’ +/-
45	1920 Cambridge Street	16’ x LOT IRREGULAR
46	4114 Cambridge Street	16’ X 79’
47	1537 South Capitol Street	13’ 9-1/4” X 45’ 6”
48	6019 Catharine Street	18’ X 115’ 7-3/4”
49	2978 Chatham Street	15’ X 72’ 11”
50	5646 Cherry Street	14’ 2” X 50’
51	5638 Chew Avenue	15’ X 69’ 1” +/-
52	6329 Chew Avenue	16’ x 100’
53	5937 Christian Street	15’ 5” x 110’
54	2141 Church Lane	14’ 2-1/4” X IRREG
55	162 West Clarkson Avenue	14’ X 50’ 9-1/2”
56	1520 Clearview Street	14’ 1” X 92’ 6”
57	2433 North Cleveland Street	14’ 1” X 50’
58	315 East Cliveden Street	LOT IRREGULAR
59	5505 Crowson Street	15’ X 50’
60	5605 Devon Street	24’ X IRREG
61	2518 Dickinson Street	15’ x 47’
62	6500 Dicks Avenue	20’ 4” X 72’ 6”
63	3412 Dillman Street	LOT IRREGULAR
64	453 Domino Lane	LOT IRREGULAR
65	4326 Elizabeth Street	16’ 3” X IRREG
66	5410 Erdrick Street	16’ 5” x 68’ 9”
67	3817 Etta Street	36’ 5-1/2” X 104’
68	1117 East Eyre Street	13’ 5” x 70’
69	3220 North Fairhill Street	14’ 3” x 45’ 10-1/4”
70	3913 Fairmount Avenue	16’ x 90’
71	252 South Felton Street	16’ X 57’
72	959 Fillmore Street	63’ 9” X IRREG
73	4742 Frankford Avenue	LOT IRREGULAR
74	1313 North Frazier Street	20’ 6” X 80’
75	3032 North Front Street	15’ X 56’ 10”
76	3215 North Front Street	15’ x 70’
77	4951 Germantown Avenue	18’ X 103’
78	5007 Germantown Avenue	22’ 1-2” X IRREG
79	3134 West Gordon Street	LOT IRREGULAR
80	1413 Grays Ferry Avenue	LOT IRREGULAR
81	5317 Greenway Avenue	16’ x 80’
82	1027 East Haines Street	LOT IRREGULAR
83	1821 North Hancock Street	14’ 10-1/2” X 52’
84	1715 Harrison Street	28’ 7-1/4” X 120’
85	5618 Heiskell Street	14’ x 65’
86	2739 Helen Street	13’ 8” X 86’
87	2559 Hope Street	14’ x 42’
88	1338 West Hunting Park Avenue	16’ X 116’

Tax Sale continues on 17

Tax Sale continued from 16

SHERIFF’S SALE

9 A.M.

September 19, 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:
89	1649-51 West Hunting Park Avenue	26’ 2-3/8” X IRREG	119	2714 West Oakdale Street	14’ x 43’	149	2635 West Silver Street	14’ x 50’
90	3408 Hurley Street	14’ 8” x 66’	120	4120 Ogden Street	LOT IRREGULAR	150	217 North Simpson Street	15’ X 60’
91	3711 Jasper Street	14’ x 65’	121	6320 Ogontz Avenue	16’ X IRREG	151	3628 North Smedley Street	30’ x 90’ 4”
92	1703 Jefferson Street	19’ X 81.667’	122	7316 Ogontz Avenue	LOT IRREGULAR	152	6632 North Smedley Street	15’ 10” x 80’
93	5786 Jefferson Street	LOT IRREGULAR	123	614 West Olney Avenue	22’ 5-5/8” x 105’	153	919 West Somerset Street	14’ 3” x 67’
94	1335 Kimberly Drive	16’ X 100’	124	2318 North Opal Street	14’ 3” X 50’	154	1619 West Susquehanna Avenue	16’ 5” X 60’
95	4545-51 Lancaster Avenue	47’ 3/4” X IRREG	125	2415 North Orkney Street	13’ 4” X 36’ 6”	155	936 West Susquehanna Avenue	15’ x 66’
96	6253 Larchwood Avenue	16’ 2” X 78’	126	1617 Pennington Road	15.91’ X 92.344’	156	533 West Tabor Road	20’ X 100’
97	2810 North Lee Street	13’ x 48’ 6”	127	24 Pleasant Street	15’ x 80’	157	2719 North Taylor Street	14’ 6” x 45’
98	2242 West Lehigh Avenue	15’ 11” X 90’	128	3826 Poplar Street	15’ x 80’	158	119 East Tioga Street	16’ 4” x 62’
99	2830 West Lehigh Avenue	16’ x 67’	129	3904 Poplar Street	15’ 11” x 70’ 6”	159	6056 Upland Street	14’ 6” X 58
100	4314 Leiper Street	25’ x 100’	130	3940 Priscilla Street	14’ X 54’	160	4271 Viola Street	16’ x 71’
101	4539 Leiper Street	70’ x 100’	131	5937 Race Street	15’ X 70’	161	5129 Wakefield Street	20’ X 96’ 1-1/4” +/-
102	4247 Levick Street	15’ 4-1/2” x 74’	132	2120 North Reese Street	14’ X 43’	162	5337 Wakefield Street	22’ x 96’ 1-5/8”
103	1529 Lindley Avenue	21’ 6” X 114’	133	2122 North Reese Street	14’ X 43’	163	5125 Walnut Street	15’ X 110’ 1”
104	2116 East Lippincott Street	15’ X 75’	134	2124 North Reese Street	14’ X 43’	164	251 North Wanamaker Street	14’ X 61’
105	67 West Logan Street	22’ 5-3/4” X IRREG	135	2126 North Reese Street	14’ X 43’	165	2613 North Warnock Street	14’ X 60’
106	147 West Luray Street	LOT IRREGULAR	136	3805 Reno Street	13’ 11-1/2” X 69’ 8”	166	5901 Warrington Avenue	19’ X 90’
107	15 Manheim Street	20’ X 62’ 8”	137	4422 Richmond Street	15’ 2-1/2” X 81’ 11-3/8” +/-	167	6036 Washington Avenue	21’ 8” x 110’
108	3548 Mantua Avenue	LOT IRREGULAR	138	2600 Ridge Avenue	16’ X IRREG	168	3414-16 West Westmoreland Street	41’ X 75’ 6”
109	2091 Margaret Street	LOT IRREGULAR	139	1435-37 West Rockland Street	35’ 6” X 85’	169	2721 Wharton Street	12’ 9” X 54’
110	5629 Market Street	16’ x 96’	140	5252 Rodman Street	14’ X 60’	170	340 Wigard Avenue	LOT IRREGULAR
111	5244 Mascher Street	14’ 4” X 92’	141	1138 South Ruby Street	16’ X 55’	171	5646 Windsor Street	16’ X 65’
112	1806 Master Street	15’ 10” x 100’	142	1534 Saratoga Place	21’ 6” x 90’	172	106 West Wishart Street	14’ X 49’ 3”
113	5547 Master Street	15’ x 57’ 6”	143	2430-40 West Sedgley Avenue	LOT IRREGULAR	173	7037 Woodland Avenue	LOT IRREGULAR
114	1604 West Mentor Street	16’ X 65’	144	1352 Sellers Street	26’ x 100’			(Premise E)
115	1013 West Monmouth Street	13’ 11-3/4” X 45’	145	2502 West Seltzer Street	14’ 6” x 42’ 6”	174	7278-80 Woodland Avenue	LOT IRREGULAR
116	6608 Musgrave Street	14’ x 103’ 1”	146	125 Seville Street	LOT IRREGULAR	175	127 North Yewdall Street	15’ 1” x 55’
117	2651 North Myrtlewood Street	LOT IRREGULAR	147	423R Seville Street	LOT IRREGULAR	176	914 South Yewdall Street	15’ X 53’
118	2032 Newcomb Street	13’ 8-1/2” X 45’	148	118 East Sharpnack Street	LOT IRREGULAR	177	633 West York Street	15’ 4” X 80’

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