

**SHERIFF'S SALE**9 A.M.  
September 20, 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:
<b>POSTPONED FROM NOVEMBER 18, 2015</b>			<b>POSTPONED FROM JUNE 21, 2017</b>					
58	346 North 61st Street	15' x 70' 6"	5	606 North 11th Street	15' X 87' 6-1/4"	6	8 West 8th Avenue	18' X 67'
100	346 East Cheltenham Avenue	Lot Irreg	13	2537 North 30th Street	15' X 62'	7	2324 South 11th Street	16' x 62'
<b>POSTPONED FROM DECEMBER 16, 2015</b>			18	620 South 55th Street	15' 2" x 80' 6"	8	4634 North 11th Street	15' 6" X 85'
93	2525 West Hunting Park Avenue	Lot Irregular	21	531 North 62nd Street	LOT IRREGULAR	9	5759 North 12th Street	21' X 90'
210	2712-36 Stokely Street	Lot Irregular	31	3016 North Broad Street	16' X 77' 8"	10	3407 North 17th Street	16' X 95' 3-1/2"
<b>POSTPONED FROM JANUARY 20, 2016</b>			36	3203 Cecil B Moore Avenue	18' x 100'	11	3627 North 19th Street	15' x 96'
90	2821 Fox Street	Lot Irregular	48	721 North De Kalb Street	14' X 76' 6"	12	2459 North 20th Street	15' 6-1/2" x 67' 10"
<b>POSTPONED FROM AUGUST 17, 2016</b>			68	4901 Gransback Street	15' 2" X IRREG	13	2817 North 20th Street	15' X 66'
101	314 West Raymond Street	16' 9" x 45'	74	2550 North Hollywood Street	14' 2" x 52' 6"	14	2843 North 20th Street	15' X 66'
<b>POSTPONED FROM SEPTEMBER 21, 2016</b>			92	1513 North Marston Street	17' 7-1/2" X IRREG	15	5988 North 20th Street	14' 11" X 100'
144	5147 Westminister Avenue	15' 8" X 74' 5"	96	637 May Place	12' 2-1/4" X IRREG	16	3650 North 21st Street	15' 6" X 96'
<b>POSTPONED FROM OCTOBER 19, 2016</b>			110	2149 South Opal Street	14' 2" X 49' 6"	17	1226 South 24th Street	14.82' x 63'
81	2338 West Hunting Park Avenue	Irregular Lot	115	1724 West Oxford Street	17' 2" X 86'	18	2918 North 25th Street	15' 5" x 60'
103	1414 West Mayfield Street	16' X 50'	116	5420-28 Paschall Avenue	130' X 195'	19	3038 North 25th Street	15' 1" X 60'
138	4832 Rorer Street	15' X 77' 6"	117	2113 North Percy Street	14' x 44'	20	3107 North 25th Street	15' X 82'
<b>POSTPONED FROM NOVEMBER 16, 2016</b>			118	2127 North Percy Street	14' X 44'	21	937 North 29th Street	18' X 100'
39	413 North 54th Street	18' X 72' 5"	119	2133 North Percy Street	14' X 44'	22	1048 North 46th Street	19' 6" X 78'
61	3901-9 Cambridge Street	90' 8" X 70'	130	220 West Rittenhouse Square Unit 3B	Lot Irregular	23	1329 North 49th Street	LOT IRREGULAR
96	2831 Fox Street	Lot Irregular	140	2319 East Sergeant Street	17' 8" x 72' 8-1/8"	24	1330 North 50th Street	15" x 86"
110	2301 West Hunting Park Street	Lot Irreg.	141	2451 West Sergeant Street	14' 4" X 67'	25	1440 North 56th Street	15' X 60'
120	4778 Melrose Street	17' 4-1/2" X 97'	142	554 East Wyoming Avenue	15' 6" x 92' 11"	26	415-17 North 61st Street	30' x 112' 6"
<b>POSTPONED FROM DECEMBER 21, 2016</b>			172			27	419 North 62nd Street	15' 8" x 70'
4	2124 North 11th Street	LOT IRREGULAR	<b>POSTPONED FROM JULY 19, 2017</b>			28	2851 South 65th Street	28.020' X 95'
46	2039 West Cambria Street	17' X 69' 2"	10	1611 South 07th Street	17' x 64'	29	3329 A Street	15' 9" x 70'
128	5229 Pentridge Street	15' 3" x 70'	17	4835 North 15th Street	15' 5" x 81' 5"	30	1402 Adams Avenue	LOT IRREGULAR
141	3031 Redner Street	15' 4" x 56' 9"	18	5118 North 15th Street	21' x 86'	31	1307 North Alden Street	15' X 75' 6"
<b>POSTPONED FROM JANUARY 18, 2017</b>			21	1620 North 19th Street	LOT IRREGULAR	32	1510 West Allegheny Avenue	120' X IRREG
40	1012-16 Belmont Avenue	50' x 75'	35	638 North 39th Street	18' X 65'	33	543 West Allegheny Avenue	14' x 61'
90	2238 North Hancock Street	14' X 60'	44	6356 Algard Street	16' 1-1/2" X 85'	34	1248 North Allison Street	15' X 105'
108	4823 Longshore Avenue	18' 8-1/2" X IRREG	46	2616 Amber Street	20' x LOT IRREGULAR	35	839 South Allison Street	15' X 68' 6"
<b>POSTPONED FROM FEBRUARY 22, 2017</b>			54	1637 North Bouvier Street	14' 4" x 73' 10"	36	3139 Arbor Street	13' 10" x 42' 10"
14	2217 North 52nd Street	75' X IRREG	55	11857 Brandon Road	19' 11-3/8" x 121'	37	344 East Armat Street	10' X IRREG
17	19 North 56th Street	Lot Irregular	56	4832 North Broad Street	16' X IRREG	38	535 East Ashmead Street	15' X 55'
33	6354 Ardleigh Street	24' 5" X 100' 8-1/4" +/-	66	4463 North Cleveland Street	14' X 50'	39	6114 Belfield Avenue	15' X IRREG
42	3917-19 Cambridge Street	29' 9" X 76'	68	7218 Cornelius Street	17' 10-5/8" X 87' 6-7/8"	40	1920 Berkshire Street	17' 3-1/2" x 80'
57	2033 Conlyn Street	16' x 64' 1/2"	88	2542 Germantown Avenue	Lot Irregular	41	3035 North Broad Street	22' 9" x 100"
71	2202 North Franklin Street	15' 4-3/4" X IRREG	90	3057 Germantown Avenue	15' X 71'	42	4940 Brown Street	15' x LOT IRREGULAR
88	3084 Janney Street	14' x 57' 3"	97	1322 North Hollywood Street	15' X 71'	43	5825 Bustleton Avenue	18' 1" X 86' 5" +/-
96	6336 North Lambert Street	15' X 76'	105	3305 Kip Street	15' x 50.50'	44	6229 Callowhill Street	15' X 47'
137	2944 Richmond Street	19' 4-1/4" X IRREG	106	3345 Kip Street	14' 1-1/2" x 60'	45	2910 North Camac Street	16' X 84' 6"
140	3219 Rorer Street	15' x 50'	107	5223 Knox Street	15' X 85'	46	1218 West Cambria Street	15' X 80'
164	1910 West Venango Street	16' X 114' 4"	108	STAYED	14' x 62'	47	2019 East Cambria Street	15.50' x 80'
<b>POSTPONED FROM MARCH 15, 2017</b>			112	7345 Loretto Avenue	50' x 110'	48	2717 West Cambria Street	LOT IRREGULAR
6	1323 North 16th Street	LOT IRREGULAR	113	5320 Ludlow Street	16' x 104' 6"	49	722 West Cambria Street	14' 6" X 67' 6"
46	542 East Ashmead Street	15' X 55'	118	5533 Master Street	15' x 57' 6"	50	2147 Catharine Street	15' X 60'
54	5235 Cedar Avenue	16' 2" x 86'	124	1346 Narragansett Street	15' x 71'	51	1839 South Cecil Street	15' x 53'
65	3145 Custer Street	14' 2" X 50'	128	7856 Nixon Street	37' X IRREG	52	6031 Charles Street	15' x 98' 3-3/8"
90	6339 Homer Street	18' X 90'	139	1215 North Redfield Street	20' x 90'	53	1245 East Cheltenham Avenue	15' 11-3/4" X IRREG
118	6619 North Opal Street	18' 2" X 75'	140	1729 North Redfield Street	15' 3" X 84' 10-1/4"	54	712 East Cheltenham Avenue	30' x 200'
124	5540 Pine Street	16' 3" X 81' 6"	141	33 South Redfield Street	16' x 65'	55	1911-13 East Clearfield Street	32' x 70'
139	1911 South Salford Street	15' X 63' 6"	151	804 East Sharpnack Street	36' 8" x 85'	56	2237 North Cleveland Street	14' X 45' 6"
148	515 West Susquehanna Street	17' X 67'	154	18 East Silver Street	15' 6" X 61' +/-	57	2270 North Cleveland Street	14' X 45' 3"
<b>POSTPONED FROM APRIL 19, 2017</b>			157	241 West Spencer Street	15' 5" X 70'	58	2525 North Cleveland Street	14' 6" x 48'
7	3441 North 15th Street	24' X 100'	161	7229 Tabor Avenue	25' X 126' 6"	59	6806 Cobbs Creek Parkway	20' X IRREG
21	1418 North 29th Street	16' X 64'	162	1225 North Taney Street	13' 3" X 50'	60	3320 Collins Street	152.583' X 70'
45	8803 Brocklehurst Street	LOT IRREGULAR	164	1316 Tudor Street	50' X 100'	61	2557 North Colorado Street	14' 5-1/2" X 48'
46	110-30 Byberry Road	LOT IRREGULAR	165	2314 North Van Pelt Street	14' 3-1/2" x 49' 6"	62	587 Conarroe Street	17' 9-1/2" X 89' 8-3/8"
50	825 South Cecil Street	19' x 60'	168	2518 North Water Street	12' X 67' 6"	63	3604 Conrad Street	25' 3" x 88'
60	2128 North Darien Street	13' 6" X 42'	169	5911 North Water Street	16' 4" X 85'	64	2535 North Corlies Street	14' 1-3/4" X 50'
95	8137 Lindbergh Boulevard	21' X 100'	170	6217R Wayne Avenue	10' X 20'	65	659 East Cornwall Street	15' x 49' 6"
100	2210 Margaret Street	24' 11" X 100'	37	609-11 North 43rd Street	LOT IRREGULAR	66	625-27 West Courtland Street	LOT IRREGULAR
118	6203 Ogontz Avenue	22' 8" x 96'	45	1809 South Camac Street	14' X 50'	67	2426 East Cumberland Street	15' X 90'
126	4129 Pennsgrove Street	15' 9-1/2" X 80' 4"	51	813 East Cheltenham Avenue	25' X 154' 7"	68	3056 D Street	16' X 54' 11"
135	3810 Reno Street	14' X 67' 8"	53	364-68R East Church Lane	Lot Irregular	69	5501 Delancey Street	16' X 60'
158	6743 Upland Street	180' X 225'	55	3050 Clifford Street	15' x 72' 7-1/2"	70	5214 Diamond Street	16' 8" X 105'
<b>POSTPONED FROM MAY 17, 2017</b>			66	1734 North Dover Street	14' 1" x 52'	71	260 Durard Road	18' x 85'
4	725 South 06th Street	irregular	68	2535 North Dover Street	14' X 50'	72	1742 West Erie Avenue	15' 7-3/4" x 98'
11	5751 North 17th Street	16' x 102'	90	9231 Grace Lane	LOT IRREGULAR	73	1319 Farson Street	14' 5" x 45'
13	2532 North 19th Street	15' 6" x 67' 10"	102	116 East Horrtter Street	14' 3" X 75' 5-1/2"	74	12019 Farwell Road	19' 11-3/4" x 95'
70	300 Dearnley Street	LOT IRREGULAR	103	2927 North Howard Street	14' X 60'	75	1922 Federal Street	16' x 68' 3-1/2"
75	1014 Ellsworth Street	17' X 83'	109	3051 Judson Street	14' X 50'	76	2044 Federal Street	16' X 68' 23/25"
90	1718 West Godfrey Avenue	16' x 99'	110	5433 Kingsessing Avenue	15' X 65'	77	1435 North Felton Street	15' X 54'
108	5960 North Leithgow Street	16' X 62'	114	4350 M Street	29' 1" X 80'	78	5830 Fernwood Street	15' 5-1/2" X 77' 6"
114	3352 Malta Street	14' X 43'	121	4580 Mitchell Street	14' X 64' 1"	79	732 West Fisher Avenue	15' X 90'
145	350 West Queen Lane	29' X 74'	125	183 West Norris Street	15' 5" X 54' 3-3/4" +/-	80	3321 Fitler Street	28' 2" x 109' 8-3/8"
154	711 East Sharpnack Street	LOT IRREGULAR	128	2713 Oakford Street	14' X 49' 8" +/-	81	5705 Florence Avenue	16' 4" X 100'
161	6321 Summer Street	37' 6" X 75'	150	5003 Schuyler Street	24' 6" X 125'	82	2771-75 Frankford Avenue	LOT IRREGULAR
171	317 East Upsal Street	20' 11" X IRREG	173	145 East Walnut Lane	22' 6" X 151' 4-3/4" +/-	83	5143 Funston Street	irregular
<b>SEPTEMBER 20, 2017</b>			175	5518 Walton Avenue	15' X 60'	84	592 Geneva Avenue	15' 4" X IRREG
<b>SHERIFF'S SALE</b>			176	6141 Walton Avenue	12' 3-1/2" x 112' 6"	85	1109 Glenview Street	26' 8-1/2" X 111' 3"
1	3039 North 04th Street	13' 11" X 59'	180	315 North Wilton Street	20' X 75'	86	1616 North Gratz Street	18' x 79' 11-7/8"
2	4916 North 04th Street	15' X 101' 9-1/4"	<b>SEPTEMBER 20, 2017</b>			87	7248 Grays Avenue	15' x 95'
3	4822 North 07th Street	15' 6-1/2" X 70' 4-1/2"	1	3039 North 04th Street	13' 11" X 59'	88	241 East Haines Street	20' x 122' 3"
4	5062 North 07th Street	15' X 71' 10-1/2"	2	4916 North 04th Street	15' X 101' 9-1/4"	89	6551 Haverford Avenue	LOT IRREGULAR
5	2401-25 North 8th Street	LOT IRREGULAR	3	4822 North 07th Street	15' 6-1/2" X 70' 4-1/2"	90	5381 Hazellhurst Street	16' 2" X 70'
			4	5062 North 07th Street	15' X 71' 10-1/2"	91	5551 Heiskell Street	14' 1-1/4" X IRREG
			5	2401-25 North 8th Street	LOT IRREGULAR	92	118 Herman Street	60' x 101' 6-1/2"
						93	919 Hoffman Street	13' 10" X 48'
						94	3235 Hope Street	14' x 44'
						95	4821 Howell Street	25' X 100'
						96	1603 West Huntingdon Street	14' 1" X 64'

*Tax Sale continues on 20*

Tax Sale continued from 19

# SHERIFF'S SALE

9 A.M.  
September 20, 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:
97	3409 Hurley Street	14' 3" X 66'	123	5703 North Park Avenue	25' x 152' 9-7/8"	148	4236 North Sydenham Street	15' 4" x 54' 8"
98	2800 Jackson Street	LOT IRREGULAR	124	5657 Pentridge Street	15' 4" X 62'	149	2957 North Taney Street	15' X 48'
99	4610 Josephine Street	LOT IRREGULAR	125	3449 North Philip Street	14' X 50'	150	1709 South Taylor Street	14' 2" X 48'
100	2903 Judson Street	16' x 46'	126	14 Pleasant Street	15' x 80'	151	2901 North Taylor Street	15' 8" x 50'
101	5744 Kemble Avenue	15' 10" x 76'	127	15 Pleasant Street	17' 2-1/2" x LOT	152	2634 East Thompson Street	14' 1" X 75' +/-
102	4976 Kershaw Street	LOT IRREGULAR			IRREGULAR	153	4200 West Thompson Street	16' X IRREG
103	2111 South Lambert Street	14' 2" X 50'	128	1822R-34 Point Breeze Avenue	LOT IRREGULAR	154	4661-63 Torresdale Avenue	LOT IRREGULAR
104	2267 North Lambert Street	14' 11" x 60'	129	1827 Point Breeze Avenue	15' x 98'	155	137 East Tulpehocken Street	LOT IRREGULAR
105	6408 North Lambert Street	15' 5" x 76'	130	4164 Poplar Street	16' x 88'	156	410 East Upsal Street	15' 3" X IRREG
106	6608 Lansdowne Avenue	15' X 94' 10-7/8"	131	1651 Pratt Street	LOT IRREGULAR	157	2112 North Wanamaker Street	16' X 80.834'
107	5747 North Lawrence Street	14' 5" x 97'	132	1969 Pratt Street	18' x 75'	158	4921 North Warnock Street	20' 4-7/16" x 73' 3/8"
108	2400 West Lehigh Avenue	16' 2" X 100'	133	2019 North Randolph Street	16' X 60'	159	6130 Washington Avenue	21' x 110'
109	661 East Lippincott Street	LOT IRREGULAR	134	311 North Redfield Street	15' X 44'	160	4537-63 Wayne Avenue	234' 4-1/2" X IRREG
110	2228 Manton Street	15' x 55'	135	7002 Reedland Street	16' 4-1/2" X 68'	161	5014 Wayne Avenue	15' 6-7/8" X 60' 6"
111	1930 North Marshall Street	16' 8" x 74' 6"	136	2132 North Reese Street	14' X 43'	162	5145 Westminster Avenue	15' x 74'
112	2414 North Marshall Street	17' 7" x 74' 4-1/2"	137	166 West Rockland Street	25' 5-1/2" X 34' 4-1/8" +/-	163	2015 West Westmoreland Street	15' x 105'
113	3530 Mascher Street	LOT IRREGULAR	138	114 East Ruscomb Street	18' X 70'	164	5209-11 Whitby Avenue	30' x 125'
114	5615 Master Street	16' X 57' 6"	139	2109 Seybert Street	16' X 60'	165	1645 Widener Place	16' x 83' 9-3/8"
115	5840 Master Street	18' 2-7/8" X 74' 6"	140	2226 Shields Street	18' 6" X 93'	166	2224 Wilder Street	14' X 50'
116	1687-89 Meadow Street	26' 9-3/5" x 95'	141	1819 East Somerset Street	15' 1" x 49' 11-3/4"	167	825 East Willard Street	14' 3" x 50'
117	1707 Megargee Street	25' 2-1/2" X 88'	142	932 West Somerset Street	14' 4-7/8" X 96' 11-1/4"	168	5717 Willows Avenue	15' x 81' 6"
118	3923 Melon Street	13' 9" X 60'	143	5938 Springfield Avenue	15.25' X 95'	169	1673 North Wilton Street	14' 8" x 55'
119	131 North Millick Street	15' 2" X 62' 6"	144	1905 Spruce Street	21' x 104'	170	4421 East Wingohocking Street	LOT IRREGULAR
120	6523 Montour Street	25' X LOT IRREGULAR	145	2466 North Stanley Street	14' X 52'	171	5837 Woodcrest Avenue	16' X IRREG
121	4279 Orchard Street	LOT IRREGULAR	146	3232 North Sydenham Street	14' 2-1/2" x 92'	172	7282-86 Woodland Avenue	63' X IRREG
122	6423 Palmetto Street	23' 5-7/8" X 87' 9-1/4"	147	3312 North Sydenham Street	14' 10" x 58' 10"	173	4238 Wyalusing Avenue	14' 8" X 75'

### 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)

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