

SHERIFF’S SALE

9 A.M.
October 17, 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			30	919 South Alden Street	15’ X 58’ 6”	8	5617 North 15th Street	16’ 1/2” X IRREG
100	346 East Chelten Avenue	Lot Irreg	44	3711 North Carlisle Street	15’ X 80’	9	2720 North 16th Street	15’ X IRREG
POSTPONED FROM MARCH 16, 2016			65	3443 Ella Street	14’ 1” x 70’	10	4927 North 16th Street	15’ X 90’ + extra parcel
136	313 East Walnut Lane	45’ x 199’ 7/8”	67	5825 Ellsworth Street	15’ X 63’ 6”	11	4321 North 17th Street	14’ 11-3/8” X 70’
POSTPONED FROM FEBRUARY 22, 2017			70	1501 North Felton Street	15’ X 87’	12	2125 North 18th Street	15’ X 73’ 2”
137	2944 Richmond Street	19’ 4-1/4” X IRREG	95	2138 North Lambert Street	15’ X 60’	13	1218 South 19th Street	16’ X 69’
POSTPONED FROM MAY 17, 2017			97	5423-27 Lena Street	59’ 3” X IRREG	14	2040 North 19th Street	16’ X 74’ 7-3/4”
89	225 West Glenwood Avenue	69’ 8-1/2” X IRREG	100	1630 Margaret Street	27’ 1/2” X IRREG	15	1214 South 20th Street	18’ X IRREG
108	5960 North Leithgow Street	16’ X 62’	111	2343 Nicholas Street	15’ 4” x 56’	16	5727 North 20th Street	18’ 1” X 110’
POSTPONED FROM JUNE 21, 2017			125	5224 Reinhard Street	15’ x 62’ 10”	17	7519 North 21st Street	15’ 5-1/8” X 116’ 1-5/8”
58	1816 Fillmore Street	14’ 11-1/4” X 60’	132	308 East Roosevelt Boulevard	20’ X IRREG	18	1921 North 23rd Street	15’ 3” X 75’
POSTPONED FROM JULY 19, 2017			147	1829 Sulis Street	15’ 3” X 70’	19	1914 South 24th Street	14’ X IRREG
38	46 North 51st Street	16’ X 112’	148	4846 North Sydenham Street	16’ X 85’ 11”	20	2936 North 25th Street	15’ 5” X 60’
88	2542 Germantown Avenue	Lot Irregular	167	1514 South Wilton Street	15’ X 55’	21	1755 North 26th Street	15’ X 65’
POSTPONED FROM SEPTEMBER 20, 2017			POSTPONED FROM AUGUST 15, 2018			22	2239 North 26th Street	15’ 11-3/4” x 48’ 2-1/2”
76	2044 Federal Street	16’ X 68’ 23/25”	1	4444 North 03rd Street	14’ 8” x 47’ 3”	23	3247 North 26th Street	31’ 7-1/2” X IRREG
POSTPONED FROM OCTOBER 18, 2017			14	1017 North 46th Street	15’ X 90’ 6”	24	2762 North 28th Street	15’ x 62’
26	1729 North 33rd Street	16’ x 86’	16	922 North 48th Street	20’ X 73’ 11-1/2”	25	2766 North 28th Street	15’ X 62’
39	5643 Arch Street	15’ 2” X 50’	18	2276 North 51st Street	51’ 7-1/5” x 140’	26	927 North 28th Street	14’ X 62’
89	3916 Howland Street	14’ 3” X 65”	20	656 North 54th Street	15’ X 60’	27	2431 North 29th Street	16’ X 70’
POSTPONED FROM NOVEMBER 15, 2017			39	3843 Brown Street	15’ 7-7/8” X 82’	28	2615 North 29th Street	16’ X 71’ 1”
3	1510 South 06th Street	18’ X 110’	40	4220 Brown Street	22’ 11-5/8” x 85’	29	2214 North 30th Street	15’ x 65’ 6”
38	5102 Arch Street	16’ X 90’	43	3601 Calumet Street	14’ 1-1/2” X IRREG	30	2419 North 32nd Street	15’ 6” x 62’
POSTPONED FROM DECEMBER 20, 2017			55	2329 North Cleveland Street	14’ 2” x 47’	31	1025 North 46th Street	15’ X 90’ 6”
51	516 Brinton Street	LOT IRREGULAR	70	2740 North Dover Street	15’ x 50’ 9”	32	1205 South 49th Street	LOT IRREGULAR
159	1624 West Toronto Street	14’ x 57’	71	6371 Drexel Road	89.5’ X 150’	33	229 South 49th Street	15’ 8” X 97’
POSTPONED FROM JANUARY 17, 2018			83	1301 Gilham Street	16’ x 67’.50”	34	815-19 South 53rd Street	50.120’ X 100’
28	2134 South 67th Street	15’ 10-1/2” X 72’	84	1027 West Glenwood Avenue	14’ X IRREG	35	1720 North 59th Street	15’ X 95’
38	4321 Aspen Street	19’ 11” X 80’	91	6217 Hazel Avenue	15’ 1” x 60’	36	104 North 60th Street	15’ 1” X 70’
57	548 West Chew Avenue	21’ 8” X 112’ 6”	95	2338 West Huntingdon Street	14’ x 67’	37	1323 North 60th Street	15’ X 86’
111	1911 East Madison Street	15’ X 96’ 6-7/8”	102	3249 Keim Street	15’ X 47’ 6”	38	1529 North 60th Street	15’ 2-1/4” X 67’
126	2546 Page Street	16’ x 50’	113	2958 Livingston Street	14’ 6” X 52’	39	441 North 60th Street	16’ x 76’
POSTPONED FROM FEBRUARY 21, 2018			119	3182 Mercer Street	14’ x 68’	40	1621 North 61st Street	15’ X 90’
30	2401 South 57th Street	Lot Irregular	124	3217 West Norris Street	15’ x 77’	41	2142 North 62nd Street	Lot Irregular
120	4337 North Orianna Street	14’ 4” X 47’ 3”	130	4209 Parrish Street	13’ X 70’	42	338 North 62nd Street	15’ 8” X 122’
POSTPONED FROM MARCH 21, 2018			135	5512 Pearl Street	30’ x 110’	43	607 North 63rd Street	16’ X 107’
10	2646 North 17th Street	15’ X 67’	140	38 South Redfield Street	16’ X 62’ 6”	44	600 Allengrove Street	19’ 1-3/8” X IRREG
44	6545 North Camac Street	57’ 4-1/8” X IRREG	141	2683 Roberts Avenue	14’ X 61’	45	6059 Angora Terrace	16’ X 72’
51	2817 Chalmers Avenue	15’ X IRREG	144	1712 North Ruby Street	LOT IRREGULAR	46	914 West Auburn Street	13’ X 45’
93	256 East Johnson Street	16’ 6” X 113’ 10-3/4” +/-	149	518 North Simpson Street	15’ X 122’	47	209 North Avondale Street	14’ X 50’
114	1623 Orthodox Street	15’ 5-1/2” X 69’ 6-1/2” +/-	161	5557 Walton Avenue	15’ X 60’	48	221 North Avondale Street	14’ X 50’
115	2505 Orthodox Street	40’ X IRREG	170	7374 Wheeler Street	16’ X 66’	49	2035 North Bambrey Street	15’ 7” X 49’ 6”
143	228 West Sheldon Street	14’ x 65’	174	509 West York Street	13’ 10-4/5” X 70’	50	3053 North Bambrey Street	14’ 2” X 45’ 9”
158	362 East Upsal Street	16’ X 150’	POSTPONED FROM SEPTEMBER 19, 2018			51	5305-7 Baynton Street	LOT IRREGULAR
171	1205 West Wingohocking Street	16’ X 110’	3	4100 North 5th Street	16’ 4” X 70’	52	915 Belmont Avenue	LOT IRREGULAR
POSTPONED FROM APRIL 18, 2018			4	3516 North 06th Street	15’ 6” X 94’ 4-1/2”	53	5672 Blakemore Street	15’ X 75’
5	5319 North 13th Street	21’ X 84’ 2-1/2”	14	2228-30 North 28th Street	LOT IRREGULAR	54	3018 North Bonsall Street	14’ 3” X 45’
19	1222 North 53rd Street	15’ X 85’	15	2238 North 28th Street	18’ 5-1/2” x 110’	55	1927 Briggs Street	14’ 1” x 72”
21	1318 North 55th Street	15’ X 105’	18	2020 North 32nd Street	16’ 3” X 78’ 4”	56	3714 Brown Street	20’ x 78’ 9-1/2”
31	4603 Adams Avenue	101’ 2-2/8” X IRREG	19	602 North 32nd Street	17’ 6” x 91’ 6”	57	1727 West Butler Street	15’ 2” X 80’
79	2409 West Firth Street	14’ 3” X 53’ 6”	26	1419 North 57th Street	15’ x 65’ 7-5/8”	58	3136 North Carlisle Street	14’ X 48’
105	5639 Lansdowne Avenue	15’ x 97’	27	57 North 59th Street	15’ X 80’	59	2918 Cecil B Moore Avenue	15’ X 70’
107	2843 North Lee Street	13’ 1/2” X 48’ 6”	29	311 North 60th Street	LOT IRREGULAR	60	3117 Clifford Street	16’ 2” X 90’
116	901 Mc Clellan Street	14’ X 54’	30	206 North 61st Street	15’ x 87’ 6”	61	6203 South Cobbs Creek PKWY	22’ 5/8” X IRREG
127	3007 West Norris Street	15’ 9-3/4” X 73’	37	3210 West Arizona Street	14’ 6-1/2” x 44’ 6”	62	6158 West Columbia Avenue	25’ x 150’
130	7232 Oakley Street	Lot Irregular	52	6329 Chew Avenue	16’ x 100’	63	2526 Coral Street	14’ 10” X 60’
153	124 North Salford Street	15’ x LOT IRREGULAR	60	5605 Devon Street	24’ X IRREG	64	2634 North Corlies Street	14’ X 50’
167	5907 Warrington Avenue	16’ X 90’	61	2518 Dickinson Street	15’ x 47’	65	1023 West Cumberland Street	LOT IRREGULAR
170	4802 Westminster Avenue	15’ X 60’ 8-1/8”	67	3817 Etta Street	36’ 5-1/2” X 104’	66	1937 East Dauphin Street	14’ 6” X 85’
POSTPONED FROM MAY 16, 2018			77	4951 Germantown Avenue	18’ X 103’	67	433 West Dauphin Street	16’ X 66’
30	2021 South 57th Street	15’ x 80’	88	1338 West Hunting Park Avenue	16’ X 116’	68	439 West Dauphin Street	LOT IRREGULAR
49	2452 Bryn Mawr Avenue	100’ X 340’	96	6253 Larchwood Avenue	16’ 2” X 78’	69	505 Diamond Street	12’ x 57’
125	1930 West Nedro Avenue	14’ 10” x 74’	112	1806 Master Street	15’ 10” x 100’	70	1718 Dickinson Street	17’ x 63’
161	5141 North Sydenham Street	15’ 10” X 86’ 10”	116	6608 Musgrave Street	14’ x 103’ 1”	71	2915 E Street	18’ 8-3/4” X IRREG
174	4814 Westminster Avenue	Lot Irregular	118	2032 Newcomb Street	13’ 8-1/2” X 45’	72	2708 Emery Street	18’ X 75’
POSTPONED FROM JUNE. 20, 2018			120	4120 Ogden Street	LOT IRREGULAR	73	1814 North Etting Street	14’ 1” X 42’
13	628 South 18th Street	16’ x 64’	121	6320 Ogontz Avenue	16’ X IRREG	74	1451 North Felton Street	15’ x 54’
16	4529 North 19th Street	15’ X 84’ 5”	135	2126 North Reese Street	14’ X 43’	75	4829 Frankford Avenue	20’ x 86’
73	832 Dudley Street	14’ x 49’	136	3805 Reno Street	13’ 11-1/2” X 69’ 8”	76	3134 G Street	14’ 1” X 55’
83	8232 Forrest Avenue	18’ x 105’	139	1435-37 West Rockland Street	35’ 6” X 85’	77	5044 Gainor Road	LOT IRREGULAR
107	6492 Lensen Street	LOT IRREGULAR	143	2430-40 West Sedgley Avenue	LOT IRREGULAR	78	3059 Germantown Avenue	15’ X 71’
113	5020 Master Street	20’ X 91’ 9”	144	1352 Sellers Street	26’ x 100’	79	3067 Germantown Avenue	27’ 6” X IRREG
POSTPONED FROM JULY 18, 2018			146	125 Seville Street	LOT IRREGULAR	80	3906 West Girard Avenue	25’ X 113’
17	891 North 48th Street	LOT IRREGULAR	147	423R Seville Street	LOT IRREGULAR	81	2526 West Gordon Street	14’ x 58’ 6”
			154	1619 West Susquehanna Avenue	16’ 5” X 60’	82	1109 Herbert Street	LOT IRREGULAR
			160	4271 Viola Street	16’ x 71’	83	547 Herman Street	15’ x 49’ 8-1/8”
			165	2613 North Warnock Street	14’ X 60’	84	741 East Hilton Street	14’ 1” X 50’
			170	340 Wigard Avenue	LOT IRREGULAR	85	44 East Hortter Street	15’ X 86’ 5-7/8”
			177	633 West York Street	15’ 4” X 80’	86	2334 West Hunting Park Avenue	16’ X IRREG
			OCTOBER 17, 2018			87	1232 West Huntingdon Street	15’ 6” x 58’
			SHERIFF’S SALE			88	1123 West Indiana Avenue	15’ X 60’
			1	3053 North 09th Street	14’ 4” X 57’ 6”	89	1515 West Indiana Avenue	15’ X 66’ +/-
			2	2636 North 11th Street	16’ X 70’	90	2122 West Indiana Avenue	LOT IRREGULAR
			3	2804 North 11th Street	17’ X 94’	91	2402 Jefferson Street	16’ x 51’
			4	2554 North 12th Street	15’ X 67’	92	1832 Judson Street	14’ 2” X 50’
			5	2558 North 12th Street	15’ X 70’	93	1855 Judson Street	14’ 2” X 50’
			6	2613 North 12th Street	14’ X 56’	94	1446 Kerbaugh Street	12’ x 46’
			7	3124 North 15th Street	16’ 1” X 136’	95	4902 Knox Street	18’ 5-1/8” X 100’
						96	6442 Lansdowne Avenue	16’ 4” X 77’ 8”

Tax Sale continues on 16

Tax Sale continued from 15

SHERIFF’S SALE

9 A.M.
October 17, 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:
97	2242 North Lawrence Street	14’ 3” x 49’	123	268 East Penn Street	16’ X IRREG	150	2613 West Thompson Street	15’ x 56’
98	2307 West Lehigh Avenue	15’ 3” X 76’	124	486 East Penn Street	15’ X 76’ 5-7/8” +/-	151	1629 West Toronto Street	14’ X 57’
99	816 West Lehigh Avenue	16’ 6” X 72’ 6”	125	2141 North Percy Street	14’ x 44’	152	2318 Turner Street	14’ X 57’
100	6118 Lensen Street	19’ 9” X 68’ 9”	126	3735 North Percy Street	16’ X 45’	153	2542 Turner Street	14’ X 56’ 6”
101	1121 West Loudon Street	14’ 11” X 65’	127	3064 Potter Street	14’ X IRREG	154	2546 Turner Street	15’ 1-1/4” x 56’ 6”
102	5845 Ludlow Street	16’ X 96’	128	902 East Price Street	16’ 3” X 74’	155	7153 North Uber Street	15’ 3-1/2” X 110’ 10”
103	197 West Luray Street	14’ X 57’	129	3358 Rand Street	14’ X 43’	156	1848 North Van Pelt Street	16’ 6” X 75’
104	1605 Manton Street	15’ 10-1/2” X 52’	130	5438 Regent Street	15’ x 60’	157	980 Wakeling Street	24’ 10-3/4” X IRREG
105	1824 North Marston Street	14’ 1” X 41’ 6”	131	4323 Reno Street	15’ x 63’ 6”	158	5538 Walnut Street	20’ X 100’
106	1844 North Marston Street	14’ X 41’ 6”	132	3022 North Ringgold Street	14’ X 56’ 3-1/2”	159	5542 Walton Avenue	15’ X 60’
107	2462 North Marston Street	14’ x 50’	133	2041 East Rittenhouse Street	15’ X 53’ 5-1/4” +/-	160	4830 North Warnock Street	15’ 5” X IRREG
108	2518 North Marston Street	15’ x 70’	134	5849 Rodman Street	15’ X 63’ 6”	161	5046 North Warnock Street	24’ X 77’ 3/8”
109	2823 North Marvine Street	15’ X 75’	135	1150 South Ruby Street	16’ X 55’	162	5649 Warrington Avenue	16’ X 71’ 6”
110	2916 North Mascher Street	14’ 3-1/2” x 46’ 6”	136	2646 Sears Street	14’ X 50’ 6”	163	3158 North Wendle Street	14’ X 49’ 10-1/2”
111	113 Meehan Avenue	LOT IRREGULAR	137	122 West Sedgwick Street	LOT IRREGULAR	164	3407 West Westmoreland Street	16’ X IRREG
112	919 Murdoch Road	28’ 4” X 104’ 5-5/8”	138	251 West Seymour Street	15’ X LOT IRREGULAR	165	3003 Wharton Street	15’ 6-3/4” X 51’
113	1921 North Napa Street	14’ X 48’	139	116 East Sharpnack Street	27’ 3-1/4” x 119’ 2”	166	1540-42 Willington Street	35’ 4” X 70’ 10”
114	2822 North Newkirk Street	32’ 10-1/2” X IRREG	140	2522 West Silver Street	14’ 1-7/8” x 50’	167	1902 East Wishart Street	LOT IRREGULAR
115	6102 North Norwood Street	14’ 1/8” X 85’	141	2625 West Silver Street	14’ x 50’	168	1926 East Wishart Street	LOT IRREGULAR
116	2231-43 East Ontario Street	Lot Irreg. Premises A to D.	142	2648 West Silver Street	14’ x 50’	169	2836 West Wishart Street	14’ X 58’
117	2014 North Orianna Street	14’ X 39’ 6”	143	425 East Somerset Street	14’ x 52’ 6”	170	453 East Wister Street	14’ 7” X 97’
118	2559 North Orianna Street	12’ 3” X 45’ 3”	144	447 East Somerset Street	14’ 9” x 95’	171	6728 North Woodstock Street	16’ X 68’
119	4339 North Orianna Street	14’ 4” X 47’ 3”	145	223 East Springer Street	15’ 5” x 50’	172	7027 Woolston Avenue	18’ 8” X 95’
120	6039 Osage Avenue	20’ x 112’ 6”	146	2047 West Stella Street	14’ X 50’	173	1117 West Wyoming Avenue	16’ x 95’
121	2530 Page Street	16’ X 50’	147	2967 North Sydenham Street	15’ X 51’ 6”	174	550 West Wyoming Avenue	15’ 3” X 110’
122	2425 North Patton Street	13’ 11-1/2” x 50’	148	1531 Tasker Street	16’ X 56.05’	175	1946 East York Street	16’ x 64’
			149	2800 North Taylor Street	16’ X 45’ 4-3/4”			

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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