

SHERIFF'S SALE

9 A.M.

November 16, 2016

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 AUGUST 19, 2015			101	314 W Raymond Street	16' 9" x 45'	52	68 E Clapier Street	15' 1/4" x 79'
257	721 Washington Avenue	Lot Irregular	103	6052 Regent Street	16' X 58' 6"	63	3860 N Delhi Street	16' x 45'
POSTPONED FROM SEPTEMBER 16, 2015			108	4641 Rosehill Street	Lot Irregular	65	2540 Diamond Street	16' X IRREG
163	1347 W Jerome Street	15' 11" X 80'	112	1918 W Spencer Street	15' X 88'	67	5920 Ella Street	16' 3" x 85'
POSTPONED FROM NOVEMBER 18, 2015			138	4611 Whitaker Avenue	Lot Irregular	68	1814 N Etting Street	14' 1" x 42"
56	1220 N 60th Street	14' x 50'	POSTPONED FROM SEPTEMBER 21, 2016			75	3234 Hartville Street	14' X 45' 6"
75	2818-20 Belgrade Street	Lot Irregular	8	700 S 10th Street	Condo Unit #3-E	77	1224 Herbert Street	22' 5" X 90' +/-
260	5125 Wakefield Street	Lot Irregular	12	4214 N 15th Street	30' x 56'	86	6012 Irving Street	16' X 77'
POSTPONED FROM DECEMBER 16, 2015			13	1830 N 17th Street	17' X 100'	88	2859 Judson Street	15' x 46.50'
43	6135 Callowhill Street	16' x 75'	33	1221 N 60th Street	15' x 86'	95	1235 W Lehigh Avenue	16' x 112' 4"
93	2525 W Hunting Park Avenue	Lot Irregular	34	441 N 60th Street	16' X 76'	97	4172 Leidy Avenue	19' X IRREG
210	2712-36 Stokley Street	Lot Irregular	49	517 Cantrell Street	14' X 45'	103	1414 W Mayfield Street	16' X 50'
POSTPONED FROM JANUARY 20, 2016			53	5852 Christian Street	15' 6" X 80'	106	430 Mechanic Street	Lot Irregular
30	1401 S 58th Street	20' X IRREG	60	3256 D Street	15' X IRREG	108	1615 Mohican Street	15' 11" X 85'
69	50 N Conestoga Street	16' x 60'	62	3757 N Darien Street	16' X 45'	109	2329 Moore Street	15' X 58'
90	2821 Fox Street	Lot Irregular	69	2701 Federal Street	16' X 46'	110	2962 Mutter Street	13' 9" x 43' 6"
POSTPONED FROM FEBRUARY 17, 2016			70	652 N Frazier Street	15' 4" X 77' 3-1/4"	111	2426 N Newkirk Street	14' x 52.50'
119	308 W Queen Lane	Lot Irregular	87	5505 Lansdowne Avenue	16' X 98'	116	2227 W Oakdale Street	15' X 77'
POSTPONED FROM MARCH 16, 2016			89	2009 N Lawrence Street	Lot Irregular	119	1718 W Ontario Street	Lot Irregular
10	637 N 65th Street	Lot Irregular	102	2030 Montrose Street	15' X 55' 8-1/2"	120	2318 N Opal Street	14' 3" X 50'
15	219 Apsley Street	Lot Irregular	110	6645 Ogontz Avenue	Lot Irregular	135	5169 Reno Street	14' X 45'
55	7113 Guyer Avenue	15' 11-3/4" x 74' 6"	111	2732 N Orkney Street	12' X 36'	137	5203 Rising Sun Avenue	Lot Irregular
61	2712 N Hemberger Street	14' 6" x 45'	118	739 E Price Street	19' X 121' +/-	138	4832 Rorer Street	15' X 77' 6"
89	1262 S Newkirk Street	15' x 47' 6"	123	129 N Robinson Street	14' 2" x 65' 6"	156	251 N Wanamaker Street	14' x 61'
90	6047 N Norwood Street	7973-75	125	3134 N Rosewood Street	15' 1/2" x 58' 8"	166	6648 Yocum Street	14' 3" x 67' 6"
POSTPONED FROM MAY 25, 2016			141	5811 Wakefield Street	14' 6-1/2" x 40' 3-1/4"	NOVEMBER 16, 2016		
110	5844 N Park Avenue	50' X 78'	142	2950 Weikel Street	14' 4" X 62'	SHERIFF'S SALE		
126	3612 Richmond Street	15' x 100'	145	5811 Windsor Avenue	15' 6" x 64'	WRIT NO.	PREMISES	FRONT
POSTPONED FROM JUNE 22, 2016			148	6550 N Woodstock Street	14' 9" X 79'	1	2260 N 07th Street	19' X 70'
48	3951-53 N Broad Street	28' 9-7/8" X IRREG	POSTPONED FROM OCTOBER 19, 2016			2	2636 N 11th Street	16' X 70'
POSTPONED FROM JULY 20, 2016			3	3134 N 08th Street	14' 8" X 56' 1-1/8"	3	1140R South 15th Street	Lot Irregular
7	6501 N 16th Street	16' 5" x 87' 6"	7	2209 N 11th Street	16' X 54'	4	4666-68 N 15th Street	20' X 88' 8"
106	4527 N Marvine Street	15' 8" x 81' 1-1/4"	8	4622 N 11th Street	15' 6" x 85'	5	5818 N 16th Street	Lot Irregular
POSTPONED FROM AUGUST 17, 2016			13	2562 N 17th Street	16' X 67'	6	2404 N 17th Street	16' 1/2" X 67' 10"
14	2031 S 57th Street	15' X 80'	14	4530 N 17th Street	16' x 62'	7	3536 N 17th Street	14.25' x 73'
46	5524 Delancey Street	15' 8" X 62'	20	1737 N 23rd Street	15' 7-1/2" x 54' 8"	8	3812 N 17th Street	Lot Irregular
55	2404 Federal Street	15' x 60'	25	2335 N 27th Street	16' 6" X 57'	9	3843 N 17th Street	15' 6" X 94' 10"
70	4652 Horrocks Street	15' 5-3/4" X 97' 6"	27	2615 N 29th Street	16' x 71' 1"	10	1438 S 18th Street	16' x 67'
93	2303 N Myrtlewood Street	13' 11" X 50'	28	647 S 52nd Street	16' 3" X 90'	11	3331 N 18th Street	15' 2" x 98'
			30	640 N 56th Street	16' x 90'	12	3765 N 18th Street	Lot Irregular
			31	1621 N 61st Street	15' x 90'	13	2040 N 19th Street	16' x 74' 7-3/4"
			32	607 N 63rd Street	16' X 107'	14	3402 N 19th Street	40' x Lot Irregular
			35	1825 W Albanus Street	15' 3" X 70'	15	917 N 19th Street	12.167' X IRREG
			37	5810 Angora Terrace	Lot Irregular	16	2013 N 20th Street	16' x 75'
			42	2035 N Bambrey Street	15' 7" X 49' 6"	17	3230 N 20th Street	Lot Irregular
			43	2041 N Bambrey Street	16' X 49' 6"	18	4523 N 20th Street	16' X 84' 5"
			45	2440 N Bouvier Street	14' 1" x 50'	Tax Sale continues on 22		
			49	6121 Callowhill Street	15' 5" X 72'			

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

Tax Sale continued from 21

SHERIFF'S SALE

9 A.M.
November 16, 2016

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:
19	1422 S 21st Street	15' x Lot Irregular	68	4937 Chestnut Street	Lot Irregular	117	2730 Master Street	14' X 60'
20	1818 N 21st Street	16' 6" X 85'	69	5638 Chew Avenue	15' x 69.01'	118	STAY	STAY
21	1820 N 21st Street	16' 6" X 85'	70	2527 Christian Street	16' x 68'	119	1753 Mayland Street	16' X 77'
22	1822 N 21st Street	16' 6" X 85'	71	1903 Church Street	Lot Irregular	120	4778 Melrose Street	17' 4-1/2" X 97'
23	2135 N 21st Street	16' X 78' 9"	72	222 E Clapier Street	16' X 75' 6-1/2"	121	233 E Mount Pleasant Avenue	Lot Irregular
24	3242 N 21st Street	Lot Irregular	73	1301 W Clearfield Street	16' X 55'	122	2504 N Natrona Street	14' X 50'
25	3615 N 21st Street	15' 7" X 110'	74	416 E Clearfield Street	16' X 66' 6-3/8"	123	2462 N Newkirk Street	13' x 52' 6"
26	1936 N 24th Street	15' 6" X 65'	75	2150 E Clementine Street	Lot Irregular	124	2468 N Newkirk Street	13' X 52' 6"
27	1929 N 25th Street	15' 6" X IRREG	76	1445 S Colorado Street	14' X 50'	125	STAY	STAY
28	2936 N 25th Street	15' 5" x 60'	77	1814 S Conestoga Street	15' X 67'	126	2714 W Oakdale Street	14' x 45'
29	1763 N 27th Street	15' X 62' 6"	78	1820 S Conestoga Street	15' X 67'	127	1102 Passmore Street	18' X 109'
30	2760 N 28th Street	15' x 62'	79	614 S Conestoga Street	15' x 80'	128	2419 N Patton Street	13' 11-1/4" X 50'
31	2621 N 29th Street	15' x 71' 1"	80	1356 S Corlies Street	14' x 59'	129	423 W Penn Street	15' 3 3/4" x 137' 8 7/8"
32	609-11 N 43rd Street	Lot Irregular	81	1520 S Corlies Street	16' x 52'	130	3665 N Percy Street	14' 8" x 60'
33	759 N 49th Street	Lot Irregular	82	240 W Coulter Street	Lot Irregular	131	48 E Price Street	18' X 109'
34	125 N 51st Street	15' X 55'	83	629-31 W Courtland Street	43' 4-7/8" X IRREG	132	3940 Priscilla Street	14' X 54'
35	161 N 51st Street	15' X 55'	84	5800 Crittenden Street	19' X 80'	133	5361 Pulaski Street	25' X 96' 1-1/4"
36	1967 N 52nd Street	Lot Irregular	85	3410 Crystal Street	14' 2" x 42' 6"	134	3026 Redner Street	15' 4" x 57' 3"
37	145 N 54th Street	16' x 70'	86	5403 Delancey Street	15' X 62'	135	2806 N Ringgold Street	14' 4" x 46' 6"
38	STAY	STAY	87	2651 N Douglas Street	14' 3" X 40'	136	223 N Robinson Street	14' 3" X 111' 3"
39	413 N 54th Street	18' X 72' 5"	88	STAY	STAY	137	6903 Rodney Street	15' X Lot Irregular
40	1213 N 56th Street	15' X 106'	89	719 Dudley Street	15' 2" X 46'	138	POSTPONED	POSTPONED
41	1654-58 N 57th Street	Lot Irreg	90	2058 Eastburn Avenue	14' X IRREG	139	2435 W Sergeant Street	14' 4" x 47'
42	435 S 57TH Street	Lot Irreg	91	240 E Elkhart Street	14' X 43' 6"	140	1728 Seybert Street	14' X 41'
43	1312 N 60th Street	16' x 72'	92	1303 W Erie Avenue	15' 6" X 120'	141	2518 Seybert Street	15' x 64'
44	4223 Adams Avenue	14' 5-3/4" x 100'	93	1742 W Erie Avenue	15' 7-3/4" x 98'	142	365 E Sharpnack Street	18.25' x 78.75'
45	1348 E Airdrie Street	15' x 60'	94	2703 Federal Street	15' X 46'	143	1227 W Somerset Street	14' x 80'
46	3868 Archer Street	15' X 72' 8-3/8"	95	1841 Fernon Street	25.37' X 34'	144	2131 W Spencer Street	14' 1-1/2" x 63'
47	636 Arthur Street	25' x 94'	96	2831 Fox Street	Lot Irregular	145	6040 Spruce Street	16' X 75'
48	5103 Aspen Street	16' 2" X 80'	97	3925 N Franklin Street	15' X 63'	146	2527 N Stanley Street	14' 2" x 50'
49	2323 W Atlantic Street	15' 6" x 101'	98	2327 Germantown Avenue	18' X Irregular	147	2955 N Sydenham Street	13' 10" x 51' 6"
50	2344 S Beulah Street	14' X 48' 8-3/8"	99	6529 Gesner Street	18' X 52' 6"	148	4542 Tampa Street	16' x 67'
51	1420 W Bristol Street	35' 7" X 83' 6"	100	POSTPONED	POSTPONED	149	2809 N Taylor Street	14' 4" X 46' 1/4"
52	2008 N Broad Street	Lot Irregular	101	3134 W Gordon Street	Lot Irregular	150	6113 W Thompson Street	Lot Irregular
53	2334 N Broad Street	18' 2-1/2" X 98' 10"	102	6451 Grays Avenue	16' X 56'	151	199 W Tioga Street	14' x 40'
54	3012 N Broad Street	16' 4" X 80' 8"	103	111 N Gross Street	14' 5" X 80'	152	2131 E Tucker Street	Lot Irregular
55	1301 W Butler Street	20' X 112'	104	2230 W Harold Street	15' x 60'	153	2124 N Van Pelt Street	16' X 70'
56	1524 W Butler Street	15' 7" x 86'	105	3417 Hartville Street	14' x 43' 6"	154	219 N Vogdes Street	16' 6-1/4" X IRREG
57	STAY	STAY	106	5630 Heiskell Street	Lot Irregular	155	5112-14 Wakefield Street	Lot Irregular
58	2812 S Camac Street	14' 5" X 58' 6"	107	934 N Holly Street	16' X 83' 3-5/8"	156	249 N Wanamaker Street	14' x 61'
59	3142 N Camac Street	14' x 84'	108	4148 Howland Street	22' 4" X 70'	157	STAY	STAY
60	2646 E Cambria Street	20' x 50'	109	4151 Howland Street	22' 4" X 70'	158	POSTPONED	POSTPONED
61	3901-9 Cambridge Street	90' 8" X 70'	110	2301 W Hunting Park Avenue	Lot Irregular	159	249 E Westmoreland Street	15' 6" x 70'
62	5224 Catharine Street	19' 9" X 106'	111	POSTPONED	POSTPONED	160	5811 Willows Avenue	16' X 115'
63	6227 Catharine Street	Lot Irregular	112	1758 N Lambert Street	14' x 60'	161	431 W Wingohocking Street	14' X 75' 6"
64	2253 N Chadwick Street	14' 2" x 49' 10"	113	2300 N Lambert Street	17' 6" x 58'	162	2245 Winton Street	14' X 47'
65	1026 E Chelton Avenue	15' 3" x 80'	114	604 E Lippincott Street	14' 3" x 50'	163	5925 Woodbine Avenue	50' x 184' 6"
66	1043 E Chelton Avenue	16' x Lot Irregular	115	3254 N Marshall Street	14' X 44' 6"	164	5429 Wynnefield Avenue	36' X 150'
67	7515-19 Chelwynde Street	75' X 100'	116	5740 N Marvine Street	16' 1" x 78' 1-1/4"			

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Effective: July 7, 2006

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- 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.
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- 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.
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- 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