

**Tax Collection Sale****City of Philadelphia  
TAX COLLECTION SALE**

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 follows:

Properties to be sold by Office of the Sheriff, City and County of Philadelphia

10:00 a.m. Thursday, November 19, 2015 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1511	2001	1762 S 60th St	3rd wd.	1472 Sq Ft	1511	2090	6332 N Norwood St a/k/a 6332 Norwood St	17th wd.	3600 Sq Ft
1511	2002	5430 Sharswood St	4th wd.	700 Sq Ft	1511	2091	6129 E Wister St	17th wd.	1890 Sq Ft
1511	2003	1410 N Vodges St	4th wd.	737 Sq Ft	1511	2092	431 W Berks St	18th wd.	823 Sq Ft
1511	2004	1657 N Allison St	4th wd.	1515 Sq Ft	1511	2093	2401 N Lawrence St	19th wd.	665 Sq Ft
1511	2005	5653 Arch St	4th wd.	758 Sq Ft	1511	2094	2559 N Reese St	19th wd.	826 Sq Ft
1511	2006	5922 Summer St	4th wd.	990 Sq Ft	1511	2095	3313 N Philip St	19th wd.	673 Sq Ft
1511	2007	1338 N Alden St	4th wd.	1095 Sq Ft	1511	2096	3460 N Bodine St	19th wd.	708 Sq Ft
1511	2008	1532 N 56th St	4th wd.	1550 Sq Ft	1511	2097	1677 Kinsey St	23rd wd.	975 Sq Ft
1511	2009	710 N Preston St	6th wd.	2288 Sq Ft	1511	2098	2048 Wilmot St	23rd wd.	915 Sq Ft
1511	2010	4135 Mantua Ave	6th wd.	1500 Sq Ft	1511	2099	3862 Mount Vernon St	24th wd.	1008 Sq Ft
1511	2011	4130 Poplar St	6th wd.	1408 Sq Ft	1511	2100	522 N 35th St	24th wd.	990 Sq Ft
1511	2012	4140 Poplar St	6th wd.	1408 Sq Ft	1511	2101	3826 Olive St	24th wd.	938 Sq Ft
1511	2013	830 N Holly St	6th wd.	1725 Sq Ft	1511	2102	3860 Aspen St	24th wd.	1440 Sq Ft
1511	2014	911 N 43rd St	6th wd.	1180 Sq Ft	1511	2103	3902 Aspen St	24th wd.	1496 Sq Ft
1511	2015	1034 Pallas St a/k/a 1034 N Pallas St	6th wd.	882 Sq Ft	1511	2104	3836 Folsom St	24th wd.	1120 Sq Ft
1511	2016	303 E Tusculum St	7th wd.	700 Sq Ft	1511	2105	747 N 36th St	24th wd.	900 Sq Ft
1511	2017	226 E Elkhart St	7th wd.	609 Sq Ft	1511	2106	1120 Sloan St	24th wd.	835 Sq Ft
1511	2018	2826 N Water St	7th wd.	643 Sq Ft	1511	2107	2003 E Monmouth St	25th wd.	906 Sq Ft
1511	2019	3049 A St	7th wd.	952 Sq Ft	1511	2108	2130 E Birch St	25th wd.	686 Sq Ft
1511	2020	2714 C St	7th wd.	700 Sq Ft	1511	2109	2107 E Birch St	25th wd.	765 Sq Ft
1511	2021	3016 Arbor St	7th wd.	652 Sq Ft	1511	2110	2077 E Stella St a/k/a 2077 Stella Ave	25th wd.	888 Sq Ft
1511	2022	3301 Mutter St	7th wd.	623 Sq Ft	1511	2111	2812 Agate St	25th wd.	700 Sq Ft
1511	2023	3715 N 5th St	7th wd.	927 Sq Ft	1511	2112	3023 Weikel St	25th wd.	1102 Sq Ft
1511	2024	3428 Ella St	7th wd.	1050 Sq Ft	1511	2113	2871 Amber St	25th wd.	600 Sq Ft
1511	2025	3464 Hartville St	7th wd.	696 Sq Ft	1511	2114	3168 Amber St	25th wd.	851 Sq Ft
1511	2026	1623 W Toronto St	11th wd.	798 Sq Ft	1511	2115	3132 Emerald St	25th wd.	979 Sq Ft
1511	2027	1406 W Clearfield St	11th wd.	990 Sq Ft	1511	2116	1311 Hanson St	27th wd.	1360 Sq Ft
1511	2028	2742 N 15th St	11th wd.	945 Sq Ft	1511	2117	4928 Saybrook Ave	27th wd.	1169 Sq Ft
1511	2029	3034 N 15th St	11th wd.	1600 Sq Ft	1511	2118	2526 W Nevada St	28th wd.	575 Sq Ft
1511	2030	2725 N 16th St	11th wd.	1546 Sq Ft	1511	2119	2500-08 W Sedgley Ave	28th wd.	10223 Sq Ft
1511	2031	3118 N Bancroft St	11th wd.	646 Sq Ft	1511	2120	2712 W Seltzer St	28th wd.	644 Sq Ft
1511	2032	3122 N Bancroft St	11th wd.	651 Sq Ft	1511	2121	2736 W Seltzer St	28th wd.	644 Sq Ft
1511	2033	2838 N Bonsall St	11th wd.	701 Sq Ft	1511	2122	2509 W Seltzer St	28th wd.	567 Sq Ft
1511	2034	1511 W Allegheny Ave	11th wd.	6684 Sq Ft	1511	2123	2405 N 30th St	28th wd.	1016 Sq Ft
1511	2035	1902 W Hilton St	11th wd.	1400 Sq Ft	1511	2124	2657 N Napa St	28th wd.	705 Sq Ft
1511	2036	1714 W Westmoreland St	11th wd.	1455 Sq Ft	1511	2125	2402 N Natrona St	28th wd.	708 Sq Ft
1511	2037	2031 Bellevue St	11th wd.	1455 Sq Ft	1511	2126	2423 N 33rd St	28th wd.	961 Sq Ft
1511	2038	3325 N Sydenham St	11th wd.	882 Sq Ft	1511	2127	2251 Ingersoll St	29th wd.	543 Sq Ft
1511	2039	3324 N Sydenham St	11th wd.	882 Sq Ft	1511	2128	2418 Clifford St	29th wd.	1240 Sq Ft
1511	2040	3414 N Smedley St	11th wd.	1080 Sq Ft	1511	2129	1261 N 23rd St	29th wd.	795 Sq Ft
1511	2041	3235 N 17th St	11th wd.	9000 Sq Ft	1511	2130	1529 N 27th St	29th wd.	1575 Sq Ft
1511	2042	3312 N 17th St	11th wd.	2100 Sq Ft	1511	2131	1312 N Dover St	29th wd.	700 Sq Ft
1511	2043	3410 N 17th St	11th wd.	1852 Sq Ft	1511	2132	2231 Kimball St	30th wd.	700 Sq Ft
1511	2044	491 E Penn St	12th wd.	863 Sq Ft	1511	2133	2416 Amber St	31st wd.	828 Sq Ft
1511	2045	927 Church Ln a/k/a 927 E Church Ln	12th wd.	1209 Sq Ft	1511	2134	1924 E Arizona St	31st wd.	969 Sq Ft
1511	2046	5542 Crowson St	12th wd.	770 Sq Ft	1511	2135	1907 E Boston St	31st wd.	1050 Sq Ft
1511	2047	5536 Bloyd St	12th wd.	1400 Sq Ft	1511	2136	1927 W Diamond St a/k/a 1927 Diamond St	32nd wd.	1640 Sq Ft
1511	2048	5533 Matthews St	12th wd.	800 Sq Ft	1511	2137	1925 N 20th St	32nd wd.	1908 Sq Ft
1511	2049	5235 Pulaski Ave	12th wd.	1051 Sq Ft	1511	2138	2022 N Stillman St a/k/a 2022 Stillman St	32nd wd.	792 Sq Ft
1511	2050	5214 Laurens St	12th wd.	2162 Sq Ft	1511	2139	2933 Diamond St a/k/a 2933 W Diamond St	32nd wd.	864 Sq Ft
1511	2051	451 W Queen Ln	12th wd.	3672 Sq Ft	1511	2140	1944 N Myrtlewood St	32nd wd.	765 Sq Ft
1511	2052	1809 W Venango St	13th wd.	1840 Sq Ft	1511	2141	1713 N 28th St	32nd wd.	1240 Sq Ft
1511	2053	1420 Lenox Ave a/k/a 1420 W Lenox Ave	13th wd.	938 Sq Ft	1511	2142	1618 N 28th St	32nd wd.	869 Sq Ft
1511	2054	1704 W Erie Ave	13th wd.	1441 Sq Ft	1511	2143	1706 N Newkirk St	32nd wd.	689 Sq Ft
1511	2055	3708 Pulaski Ave a/k/a 3710B Pulaski Ave	13th wd.	992 Sq Ft	1511	2144	659 E Westmoreland St	33rd wd.	922 Sq Ft
1511	2056	3714 Pulaski Ave	13th wd.	1638 Sq Ft	1511	2145	736 E Ontario St	33rd wd.	975 Sq Ft
1511	2057	3840 N 18th St	13th wd.	1365 Sq Ft	1511	2146	3420 Tampa St	33rd wd.	601 Sq Ft
1511	2058	1927 W Bristol St	13th wd.	840 Sq Ft	1511	2147	437 N Edgewood St	34th wd.	1519 Sq Ft
1511	2059	1908 Dalkeith St	13th wd.	735 Sq Ft	1511	2148	122 N Millick St	34th wd.	1015 Sq Ft
1511	2060	2004 Newcomb St	13th wd.	618 Sq Ft	1511	2149	330 N 61st St	34th wd.	1057 Sq Ft
1511	2061	2009 Newcomb St	13th wd.	616 Sq Ft	1511	2150	347 N 62nd St	34th wd.	1096 Sq Ft
1511	2062	2218 Yelland St	13th wd.	632 Sq Ft	1511	2151	1422 N 60th St	34th wd.	1396.5 Sq Ft
1511	2063	4240 N Carlisle St	13th wd.	1311 Sq Ft	1511	2152	1743 N Edgewood St	34th wd.	1246 Sq Ft
1511	2064	4530 N Bouvier St	13th wd.	728 Sq Ft	1511	2153	739 Wynnewood Rd	34th wd.	1563 Sq Ft
1511	2065	4435 N 18th St	13th wd.	3411 Sq Ft	1511	2154	2223 Ellsworth St	36th wd.	1120 Sq Ft
1511	2066	4533 N Gratz St	13th wd.	1272 Sq Ft	1511	2155	2218 Latona St	36th wd.	647 Sq Ft
1511	2067	1500 St Lukes St	13th wd.	31'4-3/8"x49'4-3/4"	1511	2156	1242 S Bucknell St	36th wd.	825 Sq Ft
1511	2068	1724 W Wingohocking St	13th wd.	812 Sq Ft	1511	2157	2051 Wilder St	36th wd.	672 Sq Ft
1511	2069	326 Zeralda St	13th wd.	1612 Sq Ft	1511	2158	2051 Fernon St	36th wd.	616 Sq Ft
1511	2070	4923 Pulaski Ave	13th wd.	1695 Sq Ft	1511	2159	2121 Fernon St	36th wd.	658 Sq Ft
1511	2071	2349 N 16th St	16th wd.	1422 Sq Ft	1511	2160	1921 Watkins St	36th wd.	630 Sq Ft
1511	2072	2260 N 16th St	16th wd.	1096 Sq Ft	1511	2161	1916 Pierce St	36th wd.	633 Sq Ft
1511	2073	2319-23 N Smedley St	16th wd.	3180 Sq Ft	1511	2162	2309 Tasker St	36th wd.	976 Sq Ft
1511	2074	2325 N Smedley St	16th wd.	2890 Sq Ft	1511	2163	1416 S 22nd St	36th wd.	731 Sq Ft
1511	2075	2329 N Smedley St	16th wd.	812 Sq Ft	1511	2164	1510 S 22nd St	36th wd.	960 Sq Ft
1511	2076	1512 W York St	16th wd.	630 Sq Ft	1511	2165	1752 S Ringgold St	36th wd.	672 Sq Ft
1511	2077	2444 N Cleveland St	16th wd.	696 Sq Ft	1511	2166	1753 S Taylor St	36th wd.	672 Sq Ft
1511	2078	2327 N Garnet St	16th wd.	712 Sq Ft	1511	2167	1135 S Mole St	36th wd.	518 Sq Ft
1511	2079	2442 N 20th St	16th wd.	2707 Sq Ft	1511	2168	1328 S 17th St	36th wd.	1024 Sq Ft
1511	2080	2444 N 20th St	16th wd.	2442 Sq Ft	1511	2169	1632 Annin St	36th wd.	915 Sq Ft
1511	2081	2000 W Boston St	16th wd.	837 Sq Ft	1511	2170	1707 Manton St	36th wd.	855 Sq Ft
1511	2082	2234 W Firth St a/k/a 2234 Firth St	16th wd.	870 Sq Ft	1511	2171	2414-18 Germantown Ave	37th wd.	3137 Sq Ft
1511	2083	1813 Roselyn St	17th wd.	1391 Sq Ft	1511	2172	2421 N Marshall St	37th wd.	1096 Sq Ft
1511	2084	2141 W Laveer St	17th wd.	823 Sq Ft	1511	2173	2615 N Franklin St	37th wd.	967 Sq Ft
1511	2085	6034 N Broad St	17th wd.	1959 Sq Ft	1511	2174	2604 N Jessup St	37th wd.	896 Sq Ft
1511	2086	6008 N 20th St	17th wd.	843 Sq Ft	1511	2175	1239 W Huntingdon St	37th wd.	1037 Sq Ft
1511	2087	6010 N 20th St	17th wd.	887 Sq Ft	1511	2176	3044 N 8th St	37th wd.	808 Sq Ft
1511	2088	6002 N Lambert St	17th wd.	1050 Sq Ft	1511	2177	3015 N 9th St	37th wd.	1084 Sq Ft
1511	2089	6337 N Norwood St	17th wd.	1820 Sq Ft	1511	2178	2926 N 13th St	37th wd.	990 Sq Ft

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**City of Philadelphia  
TAX COLLECTION SALE**

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 follows:

Properties to be sold by Office of the Sheriff, City and County of Philadelphia  
10:00 a.m. Thursday, November 19, 2015 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1511	2179	1105 W Lehigh Ave	37th wd.	1856 Sq Ft	1511	2241	5735 Pemberton St	46th wd.	909 Sq Ft
1511	2180	1300 W Seltzer St	37th wd.	808 Sq Ft	1511	2242	821 S 57th St	46th wd.	1320 Sq Ft
1511	2181	1341 W Seltzer St	37th wd.	695 Sq Ft	1511	2243	716 S 57th St	46th wd.	1147 Sq Ft
1511	2182	1340 W Rush St	37th wd.	900 Sq Ft	1511	2244	1618 Willington St	47th wd.	1383 Sq Ft
1511	2183	1313 W William St	37th wd.	513 Sq Ft	1511	2245	1726 Ridge Ave	47th wd.	1607 Sq Ft
1511	2184	1013 W Indiana Ave	37th wd.	960 Sq Ft	1511	2246	1936 S Mole St	48th wd.	686 Sq Ft
1511	2185	1019 W Indiana Ave	37th wd.	960 Sq Ft	1511	2247	2140 Sigel St	48th wd.	708 Sq Ft
1511	2186	611 W Allegheny Ave	37th wd.	691 Sq Ft	1511	2248	4954 N Warnock St	49th wd.	1131 Sq Ft
1511	2187	3008 N 24th St	38th wd.	845 Sq Ft	1511	2249	5324 N 12th	49th wd.	1749 Sq Ft
1511	2188	2837 N Taylor St	38th wd.	623 Sq Ft	1511	2250	5741 N Camac St	49th wd.	1141 Sq Ft
1511	2189	3215 N Bailey St a/k/a 3215 Bailey St	38th wd.	667 Sq Ft	1511	2251	7320 Briar Rd	50th wd.	1480 Sq Ft
1511	2190	2845 N Marston St	38th wd.	930 Sq Ft	1511	2252	5117 Malcolm St	51st wd.	705 Sq Ft
1511	2191	3116 N Marston St	38th wd.	609 Sq Ft	1511	2253	5123 Malcolm St	51st wd.	705 Sq Ft
1511	2192	820 N 42nd St	6th wd.	812 Sq Ft	1511	2254	5345 Penridge St	51st wd.	996 Sq Ft
1511	2193	2415 W Toronto St	38th wd.	658 Sq Ft	1511	2255	5017 Florence Ave	51st wd.	2000 Sq Ft
1511	2194	3213 W Allegheny Ave	38th wd.	1120 Sq Ft	1511	2256	5251 Florence Ave	51st wd.	1068 Sq Ft
1511	2195	3120 N Napa St	38th wd.	1035 Sq Ft	1511	2257	937 S 55th St	51st wd.	1220 Sq Ft
1511	2196	347 Daly St	39th wd.	812 Sq Ft	1511	2258	1445-47 S 58th St	51st wd.	2632 Sq Ft
1511	2197	717 Cantrell St	39th wd.	696 Sq Ft	1511	2259	5706 Hadfield St	51st wd.	930 Sq Ft
1511	2198	618 Fitzgerald St	39th wd.	700 Sq Ft	1511	2260	1738 S Frazier St	51st wd.	930 Sq Ft
1511	2199	2036 S Salford St	40th wd.	1134 Sq Ft	1511	2261	1831 S 57th St	51st wd.	1244 Sq Ft
1511	2200	2557 S Millick St	40th wd.	752 Sq Ft	1511	2262	5428 Windsor St	51st wd.	947 Sq Ft
1511	2201	2105 S Daggett St	40th wd.	14'x50'	1511	2263	5411 Springfield Ave	51st wd.	1040 Sq Ft
1511	2202	2126 Shields St a/k/a 2126 S Shields St	40th wd.	Irregular Size Property	1511	2264	5452 Regent St	51st wd.	900 Sq Ft
1511	2203	6539 Regent St	40th wd.	14'2"x58'6"	1511	2265	1657 S Conestoga St	51st wd.	900 Sq Ft
1511	2204	2108 Lloyd St	40th wd.	Irregular Sized Property	1511	2266	1911 S Ithan St	51st wd.	933 Sq Ft
1511	2205	7030 Upland St	40th wd.	25'x100'	1511	2267	2051 S 57th St	51st wd.	1200 Sq Ft
1511	2206	2650 Bonaffon St a/k/a 2650 S Bonaffon St	40th wd.	16'3/4"x70'6"	1511	2268	5248 Jefferson St	52nd wd.	1296 Sq Ft
1511	2207	5200 N 3rd St	42nd wd.	16'3"x60'	1511	2269	5630 Diamond St	52nd wd.	1833 Sq Ft
1511	2208	1004-12 W Thayer St	43rd wd.	Irregular Size Property	1511	2270	1313 R Oakmont St	56th wd.	3450 Sq Ft
1511	2209	1142 W Rising Sun Ave a/k/a 1142 Rising Sun Ave	43rd wd.	Irregular Size Property	1511	2271	324 E Rittenhouse St	59th wd.	1844 Sq Ft
1511	2210	1136 W Tioga St	43rd wd.	1330 Sq Ft	1511	2272	5714 Chew Ave	59th wd.	16'x143'
1511	2211	3638 N 7th St	43rd wd.	2000 Sq Ft	1511	2273	503 E Walnut Ln	59th wd.	2500 Sq Ft
1511	2212	3528 N Warnock St	43rd wd.	784 Sq Ft	1511	2274	4727 Walnut St	60th wd.	2427 Sq Ft
1511	2213	3558 N 11th St	43rd wd.	1346 Sq Ft	1511	2275	5317 Ludlow St	60th wd.	1600 Sq Ft
1511	2214	3852 N 7th St	43rd wd.	1057 Sq Ft	1511	2276	17 S Sickels St	60th wd.	736 Sq Ft
1511	2215	3742 N Percy St	43rd wd.	720 Sq Ft	1511	2277	5712 Osage Ave	60th wd.	904 Sq Ft
1511	2216	3828 N Delhi St a/k/a 3828 Delhi St	43rd wd.	720 Sq Ft	1511	2278	5609 N 3rd St a/k/a 5609 3rd St	61st wd.	2101 Sq Ft
1511	2217	3838 N Delhi St	43rd wd.	720 Sq Ft	1511	2279	1678 E Cheltenham Ave	62nd wd.	1846 Sq Ft
1511	2218	3750 N Park Ave	43rd wd.	1200 Sq Ft	1511	2280	1008 Napfle Ave	63rd wd.	6566 Sq Ft
1511	2219	3848 N Park Ave	43rd wd.	1515 Sq Ft	1511	2281	4755 Vista St	65th wd.	986 Sq Ft
1511	2220	4203 N Darien St	43rd wd.	593 Sq Ft	1511	2282	5135-37 Germantown Ave	12th wd.	3030 Sq Ft
1511	2221	17 N Dearborn St a/k/a 17 Dearborn St	44th wd.	667 Sq Ft	1511	2283	5611 Chew Ave	22nd wd.	1666 Sq Ft
1511	2222	247 Ramsey St a/k/a 247 N Ramsey St	44th wd.	960 Sq Ft	1511	2284	1512 W Cumberland St	28th wd.	1004 Sq Ft
1511	2223	249 Ramsey St a/k/a 249 N Ramsey St	44th wd.	960 Sq Ft	1511	2285	3441 Fairmount Ave	24th wd.	1592 Sq Ft
1511	2224	234 Ramsey St a/k/a 234 N Ramsey St	44th wd.	900 Sq Ft	1511	2286	2534 W Lehigh Ave	28th wd.	1600 Sq Ft
1511	2225	225 N Peach St	44th wd.	780 Sq Ft	1511	2287	3118 W York St	28th wd.	730 Sq Ft
1511	2226	307 N 54th St	44th wd.	1170 Sq Ft	1511	2288	1501 S Stanley St	36th wd.	964 Sq Ft
1511	2227	5157 Reno St	44th wd.	630 Sq Ft	1511	2289	2814 Germantown Ave	37th wd.	1434 Sq Ft
1511	2228	4928 Parrish St	44th wd.	1277 Sq Ft	1511	2290	5954 Chester Ave	87th wd.	1200 Sq Ft
1511	2229	473 N 50th St	44th wd.	1014 Sq Ft	1511	2291	7122 Woodland Ave	40th wd.	3186 Sq Ft
1511	2230	447 N 51st St	44th wd.	812 Sq Ft	1511	2292	2788 Emerald St	25th wd.	1459 Sq Ft
1511	2231	5069 Ogden St	44th wd.	789 Sq Ft	1511	2293	3426 Palethorp St	7th wd.	1905 Sq Ft
1511	2232	5319 Ogden St	44th wd.	701 Sq Ft	1511	2294	3504-10 Palethorp St	7th wd.	2536 Sq Ft
1511	2233	4934 W Thompson St	44th wd.	1125 Sq Ft	1511	2295	2111 W Toronto St	11th wd.	3235 Sq Ft
1511	2234	1209 N 50th St	44th wd.	990 Sq Ft	1511	2296	3433 Hurley St	7th wd.	940 Sq Ft
1511	2235	1321 N 51st St	44th wd.	957 Sq Ft	1511	2297	3743 Pulaski Ave	13th wd.	4176 Sq Ft
1511	2236	441 N 53rd St	44th wd.	1280 Sq Ft	1511	2298	3120 Jefferson St a/k/a 3120 W Jefferson St	29th wd.	8379 Sq Ft
1511	2237	1856 E Wensley St	45th wd.	1015 Sq Ft	1511	2299	227 N Daggett St	34th wd.	885 Sq Ft
1511	2238	3936 Arcadia St	45th wd.	2181 Sq Ft	1511	2300	49 E Garfield St	12th wd.	2111 Sq Ft
1511	2239	5365 Eadom St	45th wd.	964 Sq Ft	1511	2301	815-37 Arch St Unit 119	5th wd.	0 Sq Ft
1511	2240	5626 Hazel Ave	46th wd.	952 Sq Ft					

**TAX COLLECTION SALE CONDITIONS OF SHERIFF'S SALE**

Effective: April 2000

- 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 their bid is registered, provided that in no case shall less than \$500.00 be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of the bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second bidder will take the property at the highest bid price.
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a certification from the Department of Revenue for execution by the highest bidder to the Sheriff at his office within 30 days from the date of sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon 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 their second bid. Thereafter, the Sheriff shall be at liberty to return the decree to the courts and the sale of said property will be marked as "Terms of Sale Not Complied."
- 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.
- No personal checks, drafts or promises to pay will be accepted in lieu of certified check, attorney's check or money order made payable to the Sheriff of Philadelphia .
- The deposit made 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 costs, 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.
- The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs, in addition to the amount of the original tax lien. Each successive bid thereafter shall be One Hundred Dollars above the last amount stated. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the decree at that price.
- The Sheriff reserves the right to grant further extension of time to settle and further reserves the right to refuse bids from bidders who fail 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 requires from each successful purchaser before settlement, certification from the Department of Revenue of the City of Philadelphia, that the successful purchaser is not more than one [1] year delinquent in paying real estate taxes on any properties owned by said purchaser with the City of Philadelphia, or that the purchaser is under agreement with the City of Philadelphia for repayment of any taxes due the City. The Sheriff reserves the right to waive the requirements of said certification when the said certification has been reasonably requested but has not been received.
- The Sheriff will not acknowledge a deed to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of the identity of the purchaser or the registration of a fictitious name. 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 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 decree has not appeared and/or is not present at the sale.