

## Tax Delinquent Sale

# City of Philadelphia TAX DELINQUENT 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  
9:00 a.m. Tuesday, January 19, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1601	4001	1153 S Clarion St	2nd wd.	Irregular	1601	4093	3941 Brandywine St	24th wd.	Front: 12'10-3/8"x50'3"
1601	4002	6144 Delancey St	3rd wd.	Front: 15'x64'	1601	4094	3513 Aspen St	24th wd.	Front: 16'x39.10'
1601	4003	2212 W Indiana Ave	38th wd.	Front: 47'x80'	1601	4095	3906 Parrish St	24th wd.	Front: 15'x74.32'
1601	4004	5834 Cedar Ave	3rd wd.	Front: 15.58'x77.14'	1601	4096	811 N 39th St	24th wd.	Front: 15'4"x80'
1601	4005	6024 Cedar Ave	3rd wd.	Front: 16'x103'6"	1601	4097	1107 State St	24th wd.	Front: 13'6"x39'7-5/8"
1601	4006	6163 Webster St	3rd wd.	Front: 17'6"x108'6"	1601	4098	3189 Memphis St	25th wd.	Front: 14'3"x57'
1601	4007	5922 Cobbs Creek Pkwy	3rd wd.	Front: 16'x100'	1601	4099	2064 E Rush St	25th wd.	Front: 12'x56'6"
1601	4008	5820 Willows Ave	3rd wd.	Front: 15'x112'6"	1601	4100	2111 E Cambria St	25th wd.	Front: 14'x48'
1601	4009	5843 Springfield Ave	3rd wd.	Front: 16'x79.5'	1601	4101	2126 E Monmouth St	25th wd.	Front: 14.16'x49.09'
1601	4010	1736 S Edgewood St	3rd wd.	Front: 17.98'x84'	1601	4102	2007 E Monmouth St	25th wd.	Front: 14'6"x62'6"
1601	4011	5527 Harmer St	4th wd.	Front: 15'x60'	1601	4103	2003 E Elkhart St	25th wd.	Front: 14'11"x72'3-3/4"
1601	4012	326 N 54th St	4th wd.	Irregular	1601	4104	2829 Amber St	25th wd.	Front: 16'x69'
1601	4013	12 N Yewdall St	4th wd.	Front: 16'x54'	1601	4105	927 Spruce St Unit 3	5th wd.	Front: Condominium
1601	4014	1329 N 55th St	4th wd.	Front: 15'x84'	1601	4106	2420 W Sergeant St	28th wd.	Front: 14.25'x53.50'
1601	4015	248 N Wanamaker St	4th wd.	Front: 14'x71'	1601	4107	2430 W Sergeant St	28th wd.	Front: 14.25'x53.50'
1601	4016	249 N Hobart St	4th wd.	Front: 14'x71'	1601	4108	2537 W Harold St	28th wd.	Irregular
1601	4017	338 N Redfield St	4th wd.	Front: 15'x93'	1601	4109	2510 W Oakdale St	28th wd.	Front: 14'4"x60'
1601	4018	426 N Salford St	4th wd.	Front: 15'x65'	1601	4110	2734 W Oakdale St	28th wd.	Front: 14'x43'
1601	4019	454 N Salford St	4th wd.	Front: 15'x65'	1601	4111	2605 N Hollywood St	28th wd.	Irregular
1601	4020	6822-24 Old York Rd	61st wd.	Irregular	1601	4112	2553 N Myrtlewood St	28th wd.	Front: 15'1"x50'
1601	4021	5635 Lansdowne Ave	4th wd.	Front: 15.00'x97.00'	1601	4113	2446 N Corlies St	28th wd.	Front: 14'x45.10'
1601	4022	1538 N 58th St	4th wd.	Front: 15'x100'	1601	4114	3041-43 N 11th St	37th wd.	Irregular
1601	4023	4708 Wallace Pl	6th wd.	Irregular Lot	1601	4115	2553-55 N Fairhill St	19th wd.	Front: 40'x69'6"
1601	4024	4646 Brown St	6th wd.	Front: 15'x65'	1601	4116	2528 N Napa St	28th wd.	Front: 14'x50'
1601	4025	4826-28 Woodland Ave	27th wd.	Front: 40'4-5/8"x Irregular	1601	4117	3111 W Dauphin St	28th wd.	Front: 22'x50'
1601	4026	1124 N 41st St	6th wd.	Front: 17'4"x104'	1601	4118	3207 W Arizona St	28th wd.	Front: 14.41'x44.50'
1601	4027	917 N 47th St	6th wd.	Front: 16'x100'	1601	4119	2527 W Thompson St	29th wd.	Front: 15'x56'
1601	4028	2815 N Swanson St	7th wd.	Front: 13'x48'6"	1601	4120	2407 Seybert St	29th wd.	Front: 13.83'x43.24'
1601	4029	2917 Ella St	7th wd.	Front: 14'x68'	1601	4121	2420 Harlan St	29th wd.	Front: 14'2"x41'6"
1601	4030	3321 N Mascher St	7th wd.	Front: 14'x50'	1601	4122	2354 Turner St	29th wd.	Front: 14.25'x57'
1601	4031	3328 Mascher St	7th wd.	Front: 14'x45'6"	1601	4123	913 N 47th St	6th wd.	Front: 18'x100'
1601	4032	3526 N Water St	7th wd.	Front: 14'x75'3-1/2"	1601	4124	3954-56 Elser St	13th wd.	Front: 40'x100'
1601	4033	3412 A St	7th wd.	Front: 15'10"x70'	1601	4125	2701 W George St	29th wd.	Front: 13'5"x33'6"
1601	4034	1811 Orthodox St	23rd wd.	Irregular	1601	4126	1415 N Corlies St	29th wd.	Front: 14'2"x47'
1601	4035	7256 Limekiln Pike	10th wd.	Front: 19.73'x94.51'	1601	4127	2455 Frankford Ave	31st wd.	Front: 20'xIrregular
1601	4036	2044-46 Haines St	10th wd.	Front: 30'x148'	1601	4128	2303 E Cabot St	31st wd.	Front: 13'6"x42'9"
1601	4037	1947 Stenton Ave	10th wd.	Front: 18'x Irregular	1601	4129	1835 E Letterly St	31st wd.	Front: 12'x73'
1601	4038	1734 W Allegheny Ave	11th wd.	Front: 14'x66'6"	1601	4130	2222 E Harold St	31st wd.	Front: 14'x41'10"
1601	4039	2764 N Hemberger St	11th wd.	Front: 14.50'x45'	1601	4131	2316 E Harold St	31st wd.	Front: 14'x40'
1601	4040	2816 N Judson St	11th wd.	Front: 16'x46'6"	1601	4132	2606 E Albert St	31st wd.	Irregular Lot
1601	4041	1810 W Ontario St	11th wd.	Front: 16'x100'	1601	4133	1526 Page St	32nd wd.	Front: 14.66'x50.16'
1601	4042	2422R W Hunting Park Ave	11th wd.	Irregular	1601	4134	2122 N Woodstock St	32nd wd.	Front: 16'6"x60'
1601	4043	3518 N 23rd St	11th wd.	Front: 16'4"x96'	1601	4135	1947 N Van Pelt St	32nd wd.	Front: 15'x70'
1601	4044	9 E Sylvania St	12th wd.	Irregular	1601	4136	2159 N Van Pelt St	32nd wd.	Front: 17'x70'
1601	4045	32 E Abbottsford Rd	12th wd.	Front: 14'x73.51'	1601	4137	4732-42 N Broad St	13th wd.	Irregular
1601	4046	950 E Woodlawn Ave	12th wd.	Front: 106.20'x20'	1601	4138	1864 Judson St	32nd wd.	Front: 14'2"x50'
1601	4047	151 W Abbottsford Ave	12th wd.	Front: 19.42'x90.00'	1601	4139	2238 Fountain St	32nd wd.	Front: 16.00'x63.75'
1601	4048	1628 W Victoria St	13th wd.	Front: 14.00'x57.50'	1601	4140	3109 W Norris St	32nd wd.	Front: 13.50'x68'
1601	4049	1966 W Hunting Park Ave	13th wd.	Irregular	1601	4141	2923 Diamond St	32nd wd.	Front: 16'x54'
1601	4050	3629 N 17th St	13th wd.	Irregular	1601	4142	3030 W Susquehanna Ave	32nd wd.	Front: 15'x57'
1601	4051	4419 Wayne Ave	13th wd.	Irregular	1601	4143	2155 N 29th St	32nd wd.	Front: 14'6"x71'
1601	4052	4066 Powelton Ave	6th wd.	Front: 18'6"x67'1-7/8"	1601	4144	1627 N 29th St	32nd wd.	Front: 15'3"x66'
1601	4053	4208 N Hicks St	13th wd.	Front: 16'x44'	1601	4145	1634 N Natrona St	32nd wd.	Front: 15'x66'
1601	4054	4555 N 18th St	13th wd.	Front: 16'x62'	1601	4146	231 N 61st St	34th wd.	Front: 15'x125'
1601	4055	1012 Fairmount Ave	14th wd.	Front: 17'x96'5"	1601	4147	1469 N Hirst St	34th wd.	Front: 15.44'x54'
1601	4056	2547 N Bancroft St	16th wd.	Front: 13'9-3/4"x48'	1601	4148	1427 N Felton St	34th wd.	Front: 15'x54'
1601	4057	2537 N Chadwick St	16th wd.	Irregular	1601	4149	1411 N 75th St	34th wd.	Front: 18.130'x82.500'
1601	4058	2361 N Colorado St	16th wd.	Front: 14.08'x48'	1601	4150	7322 Drexel Rd	34th wd.	Front: 16'x92.500'
1601	4059	1420 W Cumberland St	16th wd.	Front: 14'x47'4-1/2"	1601	4151	1800 N 69th St	34th wd.	Front: 117.65'x105.53'
1601	4060	1432 W Cumberland St	16th wd.	Front: 14'x47'4-1/2"	1601	4152	689 Garland St	35th wd.	Front: 16.18'x105.19'
1601	4061	1712 W Lehigh Ave	16th wd.	Irregular	1601	4153	2508 Federal St	36th wd.	Irregular
1601	4062	2226 N 20th St	16th wd.	Front: 17'x75'	1601	4154	1222 S 26th St	36th wd.	Front: 15'x53'
1601	4063	2016 W Glenwood Ave	16th wd.	Front: 15'x70'	1601	4155	2019 Moore St	36th wd.	Front: 14'x65'
1601	4064	2220 W Lehigh Ave	16th wd.	Front: 15'11"x90'	1601	4156	2233 Fernon St	36th wd.	Front: 14'x48'
1601	4065	6317 Torresdale Ave	41st wd.	Front: 18'9"x92'	1601	4157	1534 S Taylor St	36th wd.	Front: 14.25'x51.8'
1601	4066	1736 Church Ln	17th wd.	Front: 16'x87'	1601	4158	5050 Chestnut St	46th wd.	Front: 16.50'x95.15'
1601	4067	2138 Medary Ave	17th wd.	Front: 14'1-3/8"x90'	1601	4159	1706 Federal St	36th wd.	Front: 15'x70'
1601	4068	2108 Chelton Ave	17th wd.	Irregular	1601	4160	1718 Federal St	36th wd.	Irregular
1601	4069	5823 N 16th St	17th wd.	Irregular	1601	4161	2516 N Sartain St	37th wd.	Front: 14'x51'
1601	4070	6555 N 17th St	17th wd.	Front: 15'9"x85'2"	1601	4162	2530 N Sartain St	37th wd.	Front: 14'x51'
1601	4071	6233 N Gratz St	17th wd.	Irregular	1601	4163	927 W Dauphin St	37th wd.	Front: 16'7"x90'
1601	4072	6042 N Norwood St	17th wd.	Front: 42'x90'	1601	4164	915 W Dakota St	37th wd.	Front: 12.45'x60'
1601	4073	5736 N Beechwood St	17th wd.	Front: 14.25'x62'	1601	4165	2818 N 8th St	37th wd.	Front: 13'6"x48'
1601	4074	1584 E Hewson St	18th wd.	Irregular	1601	4166	3125 N 9th St	37th wd.	Front: 15'x56.09'
1601	4075	1774 N Waterloo St	18th wd.	Front: 12'9"x42'9"	1601	4167	3059 N 10th St	37th wd.	Front: 14'5'x68'
1601	4076	1921 N 4th St	18th wd.	Front: 16'x59'	1601	4168	3008 N Warnock St	37th wd.	Front: 14'x50'
1601	4077	4610 N 4th St	42nd wd.	Irregular	1601	4169	3016 N Warnock St	37th wd.	Front: 14'x50'
1601	4078	2421-27 Mascher St	19th wd.	Front: 72'x95'	1601	4170	1620 N 52nd St	52nd wd.	Front: 60'x190'
1601	4079	3238 N 2nd St	19th wd.	Front: 14'4"x57'	1601	4171	1235 W Cambria St	37th wd.	Front: 16'x80'
1601	4080	3453 Dillman St	19th wd.	Front: 13'x40'	1601	4172	2935 N Ringgold St	38th wd.	Front: 14'1"x40'9-1/2"
1601	4081	4840 Umbria St	21st wd.	Front: 20'x81.50'	1601	4173	2813 N Taylor St	38th wd.	Front: 14'4"x46'6-1/4"
1601	4082	559 Gerhard St	21st wd.	Front: 16'2-1/8"x125'	1601	4174	2954 N Taylor St	38th wd.	Front: 14'1"x50'
1601	4083	38 Montana St	22nd wd.	Front: 16'3"x57'6"	1601	4175	2857 N Bambrey St	38th wd.	Front: 14'x48'
1601	4084	4551 Bernuda St	23rd wd.	Front: 25'x100'	1601	4176	2838 N 26th St	38th wd.	Front: 16'x56'
1601	4085	1641 Fillmore St	23rd wd.	Irregular	1601	4177	2849 N Bailey St	38th wd.	Front: 16'x47'
1601	4086	1671 Fillmore St	23rd wd.	Front: 16'2"x81'	1601	4178	2857 N Taney St	38th wd.	Front: 14'1"x45'
1601	4087	4561 Ditman St	23rd wd.	Front: 13'7-3/4"x96'6"	1601	4179	702 N 40th St	6th wd.	Front: 30.00'x115.00'
1601	4088	4563 Ditman St	23rd wd.	Front: 13'8-1/4"x96'6"	1601	4180	2711 W Somerset St	38th wd.	Front: 16'x94'
1601	4089	5115 Mebus St	23rd wd.	Irregular	1601	4181	3454 Tilden St	38th wd.	Front: 14'2"x67'6"
1601	4090	1420 Deal St	23rd wd.	Irregular	1601	4182	518 McKean St	39th wd.	Front: 16'x66'
1601	4091	1007 Harrison St	23rd wd.	Irregular	1601	4183	2623 S Lawrence St	39th wd.	Front: 18'x93'4"
1601	4092	615 N 38th St	24th wd.	Front: 16'2"x50'	1601	4184	1944 S 57th St	40th wd.	Irregular

Tax Delinquent Sale continues on

Tax Delinquent Sale continues from

## Tax Delinquent Sale

# City of Philadelphia TAX DELINQUENT 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:

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9:00 a.m. Tuesday, January 19, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1601	4185	2049 S 58th St	40th wd.	Front: 16'x75'3"	1601	4243	1105 S 53rd St	51st wd.	Front: 15'2"x78'
1601	4186	1454 N 29th St	29th wd.	Front: 18.37'x62'	1601	4244	1120 S Peach St	51st wd.	Front: 16'x55'
1601	4187	6040 Regent St	40th wd.	Front: 16'x57'	1601	4245	1138 S Wilton St	51st wd.	Front: 19.41'x97.50'
1601	4188	6329 Paschall Ave	40th wd.	Front: 14'2-1/2"x100'	1601	4246	1205 S Peach St	51st wd.	Front: 15'x50'
1601	4189	2238 S 56th St	40th wd.	Irregular	1601	4247	2325 W Somerset St	11th wd.	Front: 16'x82'
1601	4190	6020 Lindbergh Blvd	40th wd.	Front: 15'9"x86'6"	1601	4248	1634 S Lindenwood St	51st wd.	Front: 15'6"x60'10"
1601	4191	2124 S Gould St	40th wd.	Front: 14'x50'	1601	4249	1641 S 53rd St	51st wd.	Front: 16'x70'
1601	4192	2130 S Gould St	40th wd.	Front: 14'x50'	1601	4250	451 N 60th St	52nd wd.	Front: 16'x76'
1601	4193	2132 Gould St	40th wd.	Front: 14'x50'	1601	4251	5300-14 Woodland Ave	51st wd.	Front: 120'x92'6"
1601	4194	6529 Regent St	40th wd.	Front: 14'2"x58'6"	1601	4252	5466 Baltimore Ave	51st wd.	Irregular Lot
1601	4195	2538 Bonaffon St a/k/a 2538 S Bonaffon St	40th wd.	Front: 16'x70'6"	1601	4253	1419 S 58th St	51st wd.	Front: 16'x85'
1601	4196	2538 Massey St a/k/a 2538 S Massey St	40th wd.	Front: 16.16'x77'	1601	4254	5618 Beaumont St	51st wd.	Front: 16'x56.50'
1601	4197	6218 Torresdale Ave	41st wd.	Front: 25'1"x100'	1601	4255	5659 Litchfield St	51st wd.	Front: 16'x56.5'
1601	4198	518 E Thelma St	42nd wd.	Front: 15'x70'	1601	4256	1413 S Vogdes St	51st wd.	Front: 15.33'x60'
1601	4199	327 E Eleanor St	42nd wd.	Front: 15'10"x103'	1601	4257	1800 S 56th St	51st wd.	Irregular
1601	4200	141 E Rockland St	42nd wd.	Front: 18'1-1/2"x82'	1601	4258	5408 Kingsessing Ave	51st wd.	Irregular
1601	4201	4661 Tampa St	42nd wd.	Irregular	1601	4259	6506 Algon Ave	53rd wd.	Front: 26.54'x84.00'
1601	4202	4739 Mascher St	42nd wd.	Front: 15'x80'	1601	4260	5937 Augusta St a/k/a 5937 Augusta St	53rd wd.	Front: 15.50'x72.50'
1601	4203	1339 W Sedgley Ave	43rd wd.	Irregular	1601	4261	1457 Creston St	54th wd.	Front: 17'11"x71'
1601	4204	818 W Schiller St	43rd wd.	Front: 14.08'x46.36'	1601	4262	3022 Unruh Ave	55th wd.	Front: 16'x110'
1601	4205	816 W Tioga St	43rd wd.	Front: 14'x51'6-1/2"	1601	4263	2878 Walnut Hill St Lot #11	57th wd.	Front: 26.69'x100'
1601	4206	3417 Marshall St a/k/a 3417 N Marshall St	43rd wd.	Front: 14'x84'	1601	4264	1332 Narrangansett St	59th wd.	Front: 15.00'x71.00'
1601	4207	3548 N 6th St	43rd wd.	Front: 15'1.75"x92'2.25"	1601	4265	5822 Stockton St a/k/a 5822 Stockton Rd	59th wd.	Front: 16'2"x80'
1601	4208	2331 N 27th St	28th wd.	Front: 16'x60'	1601	4266	428 High St a/k/a 428 E High St	59th wd.	Front: 25'x124'4"
1601	4209	2110 E Clearfield St	25th wd.	Front: 16'1-3/8"x100'	1601	4267	406 E Walnut Ln	59th wd.	Irregular Lot
1601	4210	4018 Old York Rd	43rd wd.	Front: 16'1"x66'1-1/2"	1601	4268	6120 Lensen St	59th wd.	Front: 19'9"x68'9"
1601	4211	1100 State St	24th wd.	Front: 14'9"x39'7-1/2"				(f/k/a 22nd wd.)	
1601	4212	4129 N Fairhill St	43rd wd.	Front: 14'x63'	1601	4269	5029 Irving St	60th wd.	Front: 15'x82'
1601	4213	4400 N 7th St	43rd wd.	Front: 15'x71'6"	1601	4270	5126 Delancey St	60th wd.	Front: 16'x50.50'
1601	4214	42 N Lindenwood St	44th wd.	Front: 15'x57'	1601	4271	114 S 51st St	46th wd.	Front: 16.00'x85.00'
1601	4215	29 N 54th St	44th wd.	Front: 18'6"x78'6"	1601	4272	5312 Pine St	46th wd.	Front: 21.00'x85.00'
1601	4216	5163 Funston St	44th wd.	Front: 15'x69'4-5/8"	1601	4273	250 S 54th St	60th wd.	Front: 18'6"x100'
1601	4217	5113 Reno St	44th wd.	Front: 14'x45'	1601	4274	5521 Ludlow St	60th wd.	Front: 14'2.5"x90'
1601	4218	404 N 52nd St	44th wd.	Front: 16'x97'	1601	4275	5546 Locust St	60th wd.	Front: 15'3"x92'
1601	4219	2013 E Allegheny Ave	45th wd.	Front: 18'xIrregular	1601	4276	5505 Spruce St	60th wd.	Front: 20'x89'
1601	4220	2827 Orthodox St	45th wd.	Front: 14.00'x70.00'	1601	4277	5548 Pine St	60th wd.	Front: 16'3"x81'6"
1601	4221	4610-22 James St	45th wd.	Front: 62'x100'	1601	4278	6600 N 12th St	61st wd.	Front: 60'x123'7-3/4"
1601	4222	5236 Catharine St	46th wd.	Front: 19'9"x106'	1601	4279	164 Sparks St	61st wd.	Front: 15'x60'
1601	4223	500 W Glenwood Ave	19th wd.	Irregular	1601	4280	716 W Nedro Ave	61st wd.	Front: 15'x90.03'
1601	4224	607 S 55th St	46th wd.	Front: 16'x80'	1601	4281	2947 Hale St	62nd wd.	Front: 15'2-1/2"x65'
1601	4225	710 S Ithan St	46th wd.	Front: 14.16'x68.29'	1601	4282	5145 Oakland St	62nd wd.	Irregular
1601	4226	1810 Seybert St	47th wd.	Front: 15'6"x36'11-1/2"	1601	4283	5732 Leonard St	62nd wd.	Irregular
1601	4227	1941 McClellan St	48th wd.	Front: 14'x45'	1601	4284	1627 Haworth St	62nd wd.	Front: 21'x98'
1601	4228	1517 Mifflin St	48th wd.	Front: 16'x64.25'	1601	4285	4343 E Cheltenham Ave	62nd wd.	Front: 16'x81'
1601	4229	1700 Mifflin St	48th wd.	Front: 18'x70'	1601	4286	5341 Charles St	62nd wd.	Irregular
1601	4230	2055 Emily St	48th wd.	Front: 14'x47'6"	1601	4287	5101 Torresdale Ave	62nd wd.	Front: 20'x90'
1601	4231	2123 Sigel St	48th wd.	Front: 14.25'x47.50'	1601	4288	806 Marchman Rd	63rd wd.	Front: 40'1"x100'
1601	4232	2137 Sigel St	48th wd.	Front: 14'3"x47'6"	1601	4289	4201 Chippendale Ave	65th wd.	Front: 26'10.5"x70'
1601	4233	2007 S Norwood St	48th wd.	Front: 14'x51'	1601	4290	3564 Dows Rd	66th wd.	Front: 17.94'x90'
1601	4234	619 W Wingohocking St	49th wd.	Front: 15'x80'	1601	4291	3056 Secane Pl	66th wd.	Irregular
1601	4235	709 W Annsbury St	49th wd.	Front: 15'3"x60'	1601	4292	922 N 45th St	6th wd.	Front: 14'x50'
1601	4236	724 W Roosevelt Blvd	49th wd.	Front: 19'x114'6-3/8"	1601	4293	1231 Windrim Ave	49th wd.	Front: 78'x110'
1601	4237	4934 Germantown Ave	12th wd.	Front: 20'x95'	1601	4294	623-37 Unruh Ave	35th wd.	Irregular
1601	4238	5241 N Fairhill St	49th wd.	Front: 15'x100'	1601	4295	837-39 Montrose St	2nd wd.	Front: 30'x95'
1601	4239	5252 N 10th St	49th wd.	Front: 15'4"x77'	1601	4296	3836 Germantown Ave	13th wd.	Front: 16'x70'
1601	4240	7971 Fayette St	50th wd.	Front: 17'11"x90'	1601	4297	4279 Frankford Ave	23rd wd.	Front: 17'6"x112'
1601	4241	7458 Beverly Rd	50th wd.	Front: 14'10-7/8"x75'	1601	4298	6405 Woodland Ave	40th wd.	Front: 18'x121'
1601	4242	1311 E Upsal St	50th wd.	Irregular	1601	4299	4611-13 Howell St	41st wd.	Front: 75'x100'
					1601	4300	5339 Market St	44th wd.	Front: 18'4"x91'

## TAX DELINQUENT 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.

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