

**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 Jewell Williams, Sheriff  
10:00 a.m. Tuesday, February 17, 2015 at the First District Plaza, 3801 Market Street**

| Book | Writ | Address                     | Ward           | Dimensions       | Book | Writ | Address                        | Ward     | Dimensions     |
|------|------|-----------------------------|----------------|------------------|------|------|--------------------------------|----------|----------------|
| 1502 | 4001 | 1153 South Clarion Street   | 2nd wd.        | Irregular        | 1502 | 4053 | 2304 West Huntingdon Street    | 16th wd. | 14.45'x56.00'  |
| 1502 | 4002 | 5950 Walton Avenue          | 3rd wd.        | 15'x100'         | 1502 | 4054 | 1800 Albanus Street            | 17th wd. | 19.66'x70'     |
| 1502 | 4003 | 1720 South Edgewood Street  | 3rd wd.        | Irregular Lot    | 1502 | 4055 | 6239 Limekiln Pike             | 17th wd. | 15'x90'        |
| 1502 | 4004 | 124 North 55th Street       | 4th wd.        | Irregular Lot    | 1502 | 4056 | 6001 N Woodstock Street        | 17th wd. | 37'x52'        |
| 1502 | 4005 | 249 N. Hobart St            | 4th wd.        | 14'x71'          | 1502 | 4057 | 1617-19 North 4th Street       | 18th wd. | Irregular Lot  |
| 1502 | 4006 | 1227 North 58th Street      | 4th wd.        | 15'6"x87'        | 1502 | 4058 | 2052 North 4th Street          | 19th wd. | 14'x57'        |
| 1502 | 4007 | 4014 Aspen Street           | 6th wd.        | 15'x75'          | 1502 | 4059 | 3347 North Orkney Street       | 19th wd. | 13'x36'6"      |
| 1502 | 4008 | 136 S. 60th Street          | 3rd wd.        | 15'4"x79'        | 1502 | 4060 | 3222 North Randolph Street     | 19th wd. | 14'x50'        |
| 1502 | 4009 | 4213 Pennsgrove Street      | 6th wd.        | 14'x68'          | 1502 | 4061 | 3236 North Randolph Street     | 19th wd. | 14'x50'        |
| 1502 | 4010 | 2918 B Street               | 7th wd.        | 13'6"x68'6"      | 1502 | 4062 | 557 West Allegheny Avenue      | 19th wd. | 15'x58'        |
| 1502 | 4011 | 2844 C Street               | 7th wd.        | 14'x76'4"        | 1502 | 4063 | 145 Markle Street              | 21st wd. | Irregular Lot  |
| 1502 | 4012 | 3452 N Front Street         | 7th wd.        | 15.42'x53.78'    | 1502 | 4064 | 222 E. Horter St               | 22nd wd. | 17.50'x102.50' |
| 1502 | 4013 | 6717 Ogontz Avenue          | 10th wd.       | Irregular Lot    | 1502 | 4065 | 6655 Ross Street               | 22nd wd. | Irregular Lot  |
| 1502 | 4014 | 6607 N. Uber Street         | 10Th wd.       | 15'11"x74'5-7/8" | 1502 | 4066 | 122 Pleasant Street            | 22nd wd. | 15'x68'        |
| 1502 | 4015 | 7012 Louise St              | 10th wd.       | 18.67'x90.29'    | 1502 | 4067 | 174 Pleasant Street            | 22nd wd. | 15'x68'        |
| 1502 | 4016 | 2036 West Indiana Avenue    | 11th wd.       | 14'x57.67'       |      |      | a/k/a 174 East Pleasant Street |          |                |
| 1502 | 4017 | 1644 West Clearfield Street | 11th wd.       | 15'x60'          | 1502 | 4068 | 7128 Chew Street               | 22nd wd. | Irregular Lot  |
| 1502 | 4018 | 2857 North 20th Street      | 11th wd.       | 15'x66'          |      |      | a/k/a 7128 Chew Avenue         |          |                |
| 1502 | 4019 | 2925 North Van Pelt Street  | 11th wd.       | 14'x60'          | 1502 | 4069 | 4631 Leshner Street            | 23rd wd. | 24'xIrregular  |
| 1502 | 4020 | 2755 N. Judson Street       | 11th wd.       | 14'6"x45'        | 1502 | 4070 | 4310 Cloud Street              | 23rd wd. | 14'x60'5"      |
| 1502 | 4021 | 2816 N. Judson Street       | 11th wd.       | 16'x46'6"        | 1502 | 4071 | 1319 Unity Street              | 23rd wd. | 14'x64'        |
| 1502 | 4022 | 3146 Judson Street          | 11th wd.       | 15'x56'          | 1502 | 4072 | 1403 Sellers Street            | 23rd wd. | Irregular Lot  |
| 1502 | 4023 | 1716 W. Ontario Street      | 11th wd.       | Irregular Lot    | 1502 | 4073 | 2466 N Gratz St                | 16th wd. | 17.25'x50'     |
| 1502 | 4024 | 1810 West Ontario Street    | 11th wd.       | 16'x100'         | 1502 | 4074 | 2007 E. Monmouth Street        | 25th wd. | 14'6"x62'6"    |
| 1502 | 4025 | 3528 North Sydenham Street  | 11th wd.       | Irregular        | 1502 | 4075 | 2013 East Birch Street         | 25th wd. | 14'4"x61'      |
| 1502 | 4026 | 3312 North Gratz Street     | 11th wd.       | 15'2"x77'        | 1502 | 4076 | 2073 East Birch Street         | 25th wd. | Irreg          |
| 1502 | 4027 | 3331 N. 19th Street         | 11th wd.       | 16'8"x94'        | 1502 | 4077 | 2056 East Orleans Street       | 25th wd. | 1030 Sq Ft     |
| 1502 | 4028 | 78 East Seymour Street      | 12th wd.       | 847 Sq Ft        | 1502 | 4078 | 2115 Bellmore Street           | 25th wd. | 15'x48'4-1/2"  |
| 1502 | 4029 | 69 Collom Street            | 12th wd.       | Irregular        | 1502 | 4079 | 1910 E. Lippincott Street      | 25th wd. | 16'x60'        |
| 1502 | 4030 | 2840 North 22nd Street      | 11th wd.       | 16'x92'6"        | 1502 | 4080 | 2829 Amber Street              | 25th wd. | 16'x69'        |
| 1502 | 4031 | 5545 Blakemore Street       | 12th wd.       | 14'4"x50'        | 1502 | 4081 | 2842 Amber Street              | 25th wd. | 12'x43'        |
| 1502 | 4032 | 409 Earlham Terrace         | 12th wd.       | Irregular        | 1502 | 4082 | 2864 Jasper Street             | 25th wd. | 14'x54'        |
| 1502 | 4033 | 3618 North 16th Street      | 13th wd.       | 25'x77'4"        | 1502 | 4083 | 2551 West Harold Street        | 28th wd. | 15'4"x51'9"    |
| 1502 | 4034 | 3643 North 19th Street      | 13th wd.       | Irregular        | 1502 | 4084 | 2653 N. 31st Street            | 28th wd. | 15'x43'        |
|      |      |                             | fka 19th wd.   |                  | 1502 | 4085 | 2614 North Douglas Street      | 28th wd. | 924 Sq Ft      |
| 1502 | 4035 | 3821 Archer Street          | 13th wd.       | 13.46'x42'       | 1502 | 4086 | 2929 West Gordon Street        | 28th wd. | 14'x54'        |
| 1502 | 4036 | 4528 North Carlisle Street  | 13th wd.       | 19'6"x82'        | 1502 | 4087 | 1339 North Myrtlewood Street   | 29th wd. | 14'x50'        |
| 1502 | 4037 | 4240 Sydenham St            | 13th wd.       | 15'5"x54'8"      | 1502 | 4088 | 2069 Martha Street             | 31st wd. | 12'10"x39'11"  |
|      |      | a/k/a 4240 N. Sydenham St   |                |                  | 1502 | 4089 | 2316 East Harold Street        | 31st wd. | 14'x40'        |
| 1502 | 4038 | 4560 N. 16th Street         | 13th wd.       | 15.58'x83.83'    | 1502 | 4090 | 1607 West Page Street          | 32nd wd. | 16'x58'        |
| 1502 | 4039 | 4431 North Gratz Street     | 13th wd.       | 14'x50'4"        | 1502 | 4091 | 1830 Judson Street             | 32nd wd. | 14'2"x50'      |
| 1502 | 4040 | 4465 North Gratz Street     | 13th wd.       | 14.00'x50.33'    | 1502 | 4092 | 1832 North Judson Street       | 32nd wd. | 14'2"x50'      |
| 1502 | 4041 | 4547 N. 19th Street         | 13th wd.       | 15'x84.42'       | 1502 | 4093 | 2725 W. Montgomery Ave         | 32nd wd. | 14.33'x60'     |
| 1502 | 4042 | 3962 Elser Street           | 13th wd.       | 20'x48'          | 1502 | 4094 | 3021 (West) Page Street        | 32nd wd. | 15'x60'6"      |
| 1502 | 4043 | 1416 W. Jerome St           | 13th wd.       | 15'xIrregular    | 1502 | 4095 | 857 East Madison Street        | 33rd wd. | 14'3"x50'      |
| 1502 | 4044 | 1670 Dounton Street         | 13th wd.       | 14'1"x47'        | 1502 | 4096 | 838 East Westmoreland Street   | 33rd wd. | 14'9-1/2"x55'  |
| 1502 | 4045 | 1525 West Courtland Street  | 13th wd. f/k/a | 16'x86'          | 1502 | 4097 | 965 East Schiller Street       | 33rd wd. | 16'x68'6"      |
|      |      |                             | 49th wd.       |                  | 1502 | 4098 | 3147 Reach Street              | 33rd wd. | 14'2"x50'      |
| 1502 | 4046 | 205 West Clapier Street     | 13th wd.       | 15'x79'          | 1502 | 4099 | 3508 K Street                  | 33rd wd. | 19'5x59'1/2"   |
| 1502 | 4047 | 2556 North Bancroft Street  | 16th wd.       | 13'7"x48'        | 1502 | 4100 | 3913 Glendale Street           | 33rd wd. | 15'x75'        |
| 1502 | 4048 | 1844 W Hunting Park Avenue  | 13th wd.       | 16.38'x53'       | 1502 | 4101 | 4051 Ormond Street             | 33rd wd. | 15'x65'        |
| 1502 | 4049 | 2253 North Colorado Street  | 16th wd.       | 14'2"x48'        | 1502 | 4102 | 16 North Millick Street        | 34th wd. | 15'x67'        |
| 1502 | 4050 | 2225 North Gratz Street     | 16th wd.       | 14'6"x45'3"      | 1502 | 4103 | 22 North Hirst Street          | 34th wd. | 14'2"x64'      |
| 1502 | 4051 | 2267 N. Lambert Street      | 16th wd.       | 14'11"x60'       | 1502 | 4104 | 5918 Master Street             | 34th wd. | 22'6"x85'      |
| 1502 | 4052 | 2018 West Boston Street     | 16th wd.       | 14'6-1/2"x56'    | 1502 | 4105 | 6109 Jefferson Street          | 34th wd. | 16'x93'        |
|      |      | a/k/a Boston Avenue         |                |                  |      |      |                                |          |                |

*Tax Delinquent Sale continues on 17*

**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.

**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 **Jewell Williams, Sheriff**  
10:00 a.m. Tuesday, February 17,, 2015 at the First District Plaza, 3801 Market Street

| Book | Writ | Address                       | Ward     | Dimensions          | Book | Writ | Address                         | Ward     | Dimensions      |
|------|------|-------------------------------|----------|---------------------|------|------|---------------------------------|----------|-----------------|
| 1502 | 4106 | 1661 North Edgewood Street    | 34th wd. | 15'3"x73'1-1/4"     | 1502 | 4166 | 625 South 55th Street           | 46th wd. | 16'x77'         |
| 1502 | 4107 | 1763 North 61st Street        | 34th wd. | 15'x85'             | 1502 | 4167 | 1939 McClellan St               | 48th wd. | 14'x45'         |
| 1502 | 4108 | 1469 N Hirst St               | 34th wd. | 15.44'x54'          | 1502 | 4168 | 1941 McClellan Street           | 48th wd. | 14'x45'         |
| 1502 | 4109 | 907 Scattergood Street        | 35th wd. | 16.04'x70.00'       | 1502 | 4169 | 5055 Haverford Avenue           | 44th wd. | Irregular       |
| 1502 | 4110 | 5952 Bingham Street           | 35th wd. | 1320 Sq Ft          | 1502 | 4170 | 2030 S. Crockland Street        | 48th wd. | 14.50'x54.00'   |
| 1502 | 4111 | 2227 Latona St.               | 36th wd. | 14'x45'             | 1502 | 4171 | 1328 W. Rockland Street         | 49th wd. | Irregular       |
| 1502 | 4112 | 1333 S. 23rd Street           | 36th wd. | 16.00'x58.19'       | 1502 | 4172 | 4606 North 11th Street          | 49th wd. | 15'6"x85'       |
| 1502 | 4113 | 1260 South 24th Street        | 36th wd. | 15'x60'             | 1502 | 4173 | 4718 North Marvine Street       | 49th wd. | 15'x75'         |
| 1502 | 4114 | 1319 South 31st Street        | 36th wd. | 14'x51'             | 1502 | 4174 | 5152 North Fairhill Street      | 49th wd. | Irregular       |
| 1502 | 4115 | 1740 Ritner Street            | 26th wd. | 18'x65'             | 1502 | 4175 | 5243 North Franklin Street      | 49th wd. | 16'x69'3"       |
| 1502 | 4116 | 1728 South Cleveland Street   | 36th wd. | 14'x45'             | 1502 | 4176 | 6014 N. Camac St                | 49th wd. | 15.75'x84.05'   |
| 1502 | 4117 | 1448 South 21st Street        | 36th wd. | 16.791'x61.5'       | 1502 | 4177 | 7848 Temple Road                | 50th wd. | 15'x62'6"       |
| 1502 | 4118 | 1516 South 24th Street        | 36th wd. | 1248 Sq Ft          | 1502 | 4178 | 7417 Beverly Road               | 50th wd. | Irregular       |
| 1502 | 4119 | 1503 South Taylor Street      | 36th wd. | 14.25'x51'          | 1502 | 4179 | 7716 Gilbert St                 | 50th wd. | 16'5"x79'8-1/2" |
| 1502 | 4120 | 1539 S Taylor Street          | 36th wd. | 14'3"x51'           | 1502 | 4180 | 1247 South 54th Street          | 51st wd. | 15'x70'6"       |
| 1502 | 4121 | 1534 S Taylor Street          | 36th wd. | 14.25'x51.8'        | 1502 | 4181 | 4923 Florence Avenue            | 51st wd. | 16'x67'         |
| 1502 | 4122 | 1418 South Newkirk Street     | 36th wd. | 14.17'x48'          | 1502 | 4182 | 5208 Litchfield Street          | 51st wd. | 16'x57'         |
| 1502 | 4123 | 1619 Ellsworth St.            | 36th wd. | 15'8"x60'           | 1502 | 4183 | 1634 South Lindenwood Street    | 51st wd. | 15'6"x60'10"    |
| 1502 | 4124 | 2516 North Sartain Street     | 37th wd. | 14'x51'             | 1502 | 4184 | 1819 South 54th Street          | 51st wd. | 15'6"x75'       |
| 1502 | 4125 | 2622 North Sartain Street     | 37th wd. | 14'x40'             | 1502 | 4185 | 1037 South Ithan Street         | 51st wd. | 16'x58'6"       |
| 1502 | 4126 | 630 West York Street          | 37th wd. | 16'3"x63'           | 1502 | 4186 | 5728 Broomall Street            | 51st wd. | 15'6"x100'      |
| 1502 | 4127 | 2715 N 9th Street             | 37th wd. | 15'1"x51'3-1/4"     | 1502 | 4187 | 5426 Hadfield Street            | 51st wd. | 15'x61'         |
| 1502 | 4128 | 2925 North Taney Street       | 38th wd. | 15'x48'             | 1502 | 4188 | 5541 Florence Avenue            | 51st wd. | 16'x80.5'       |
| 1502 | 4129 | 2811 North Newkirk Street     | 38th wd. | 16'4"x66'           | 1502 | 4189 | 5641 Florence Avenue            | 51st wd. | 15'11"x80'6"    |
| 1502 | 4130 | 3251 Ridge Ave                | 28th wd. | 31'4"x73'           | 1502 | 4190 | 1330 South 54th Street          | 51st wd. | 16'x77'         |
| 1502 | 4131 | 3100 North Napa Street        | 38th wd. | Irregular           | 1502 | 4191 | 1634 South Conestoga Street     | 51st wd. | 15'x55.5'       |
| 1502 | 4132 | 2820 S. Marshall Street       | 39th wd. | 15'2-1/2"x53'8-1/4" | 1502 | 4192 | 1768 North Aberdeen Street      | 52nd wd. | 16.00'x85.47'   |
| 1502 | 4133 | 1129 West Cumberland Street   | 37th wd. | 16'x65'             | 1502 | 4193 | 5469 West Berks Street          | 52nd wd. | 15'10"x105'     |
| 1502 | 4134 | 6306 Chester Avenue           | 40th wd. | 16'x73'             | 1502 | 4194 | 5840 Malvern Avenue             | 52nd wd. | 16.8'x81'       |
| 1502 | 4135 | 6338 Saybrook Avenue          | 40th wd. | 18'x85'             | 1502 | 4195 | 2943-45 Ridge Avenue            | 32nd wd. | Irregular       |
| 1502 | 4136 | 4701 North Lawrence Street    | 42nd wd. | 16'4"x66'9-1/2"     | 1502 | 4196 | 13 E. Rittenhouse Street        | 59th wd. | 14'x38'9-1/8"   |
| 1502 | 4137 | 6357 Buist Avenue             | 40th wd. | 14'x62'             | 1502 | 4197 | 577 East Haines Street          | 59th wd. | Irregular       |
| 1502 | 4138 | 6529 Allman Street            | 40th wd. | 14'2"x66'           | 1502 | 4198 | 5228 Chancellor Street          | 60th wd. | 15'x66'         |
| 1502 | 4139 | 6529 Regent Street            | 40th wd. | 14'2"x58'6"         | 1502 | 4199 | 5303 Walnut Street              | 60th wd. | 16'x74'2"       |
| 1502 | 4140 | 6734 Linmore Avenue           | 40th wd. | 16'x53'             | 1502 | 4200 | 5354 Addison Street             | 60th wd. | 15'x60'         |
| 1502 | 4141 | 2115 South 71st Street        | 40th wd. | 15'9"x80'           | 1502 | 4201 | 5215 Ditman Street              | 62nd wd. | 17'8"x75'       |
| 1502 | 4142 | 7035 Greenway Avenue          | 40th wd. | 25'x100'            | 1502 | 4202 | 1116 Tabor Place                | 63rd wd. | 27.96'x99.00'   |
| 1502 | 4143 | 2631 South Lloyd Street       | 40th wd. | 16'x71'6"           | 1502 | 4203 | 6000 West Girard Avenue         | 34th wd. | Irregular       |
| 1502 | 4144 | 8115 Suffolk Avenue           | 40th wd. | 15'x100'            | 1502 | 4204 | 122 E. Hortter Street           | 22nd wd. | Irregular Lot   |
| 1502 | 4145 | 4738 Levick Street            | 41st wd. | 18.00'x130.00'      | 1502 | 4205 | 3310-12 Collins Street          | 45th wd. | Irregular       |
| 1502 | 4146 | 6330 Torresdale Avenue        | 41st wd. | 15'x86'             | 1502 | 4206 | 3851 Edgemont Street            | 45th wd. | 113.2'x384.1'   |
| 1502 | 4147 | 240 W Albanus St              | 42nd wd. | 14'x65'             | 1502 | 4207 | 2650 Wheatshaf Lane             | 45th wd. | Irregular       |
| 1502 | 4148 | 307 West Albanus Street       | 42nd wd. | 14'x78'9"           | 1502 | 4208 | 200-10 Lombard Street, Unit 710 | 5th wd.  | Irregular Lot   |
| 1502 | 4149 | 928 West Schiller Street      | 43rd wd. | 15.00'x41.25'       | 1502 | 4209 | 2833 Boudinot Street            | 7th wd.  | 14.50'x50'      |
| 1502 | 4150 | 1144 West Venango Street      | 43rd wd. | 15'2"x87'           | 1502 | 4210 | 4709 Duffield Street            | 23rd wd. | Irregular       |
| 1502 | 4151 | 719 West Erie Avenue          | 43rd wd. | 16.03'x87.00'       | 1502 | 4211 | 2662 East Thompson Street       | 31st wd. | 20'x135'        |
| 1502 | 4152 | 703 W. Butler Street          | 43rd wd. | 15'x85'             | 1502 | 4212 | 2025 East Hazzard Street        | 31st wd. | 12'x66'         |
| 1502 | 4153 | 1414 South 52nd Street        | 51st wd. | 16'x77'             | 1502 | 4213 | 866 Granite Street              | 35th wd. | 15'x64'11-7/8"  |
| 1502 | 4154 | 3722 N. Percy St.             | 43rd wd. | 16'x45'             | 1502 | 4214 | 6217 Chelwynde Avenue           | 40th wd. | 50'x97'         |
| 1502 | 4155 | 4011 North 8th Street         | 43rd wd. | 15'x74'3/8"         | 1502 | 4215 | 120 East Mentor Street          | 42nd wd. | 20'x112'6"      |
| 1502 | 4156 | 3942 N Percy Street           | 43rd wd. | 16'x45'             | 1502 | 4216 | 4963 North 2nd Street           | 42nd wd. | 16'x65'         |
| 1502 | 4157 | 4018 Old York Road            | 43rd wd. | 16'1"x66'1-1/2"     | 1502 | 4217 | 42 North Lindenwood Street      | 44th wd. | 15'x57'         |
| 1502 | 4158 | 7 North 50th Street           | 44th wd. | 23'x110'            | 1502 | 4218 | 234 North Peach Street          | 44th wd. | 15'x51'         |
| 1502 | 4159 | 449 N. Dearborn Street        | 44th wd. | 14'2"x56'           | 1502 | 4219 | 29 North 54th Street            | 44th wd. | 18'6"x78'6"     |
| 1502 | 4160 | 5205 Woodland Avenue          | 51st wd. | 18'10"x91'          | 1502 | 4220 | 4805 North Franklin Street      | 49th wd. | 15'1"x61'       |
| 1502 | 4161 | 1824 East Westmoreland Street | 45th wd. | 18'x75'             | 1502 | 4221 | 5546 Upland Street              | 51st wd. | 14'6"x62'       |
| 1502 | 4162 | 3437 Emerald Street           | 45th wd. | 14'x73'             | 1502 | 4222 | 5442 Woodland Avenue            | 51st wd. | Irregular       |
| 1502 | 4163 | 5644 Larchwood Avenue         | 46th wd. | 16'x77'             | 1502 | 4223 | 5491 Morse Street               | 52nd wd. | 16'x76'6"       |
| 1502 | 4164 | 5752 Cedar Ave                | 46th wd. | 16'x81.5'           | 1502 | 4224 | 5417 Arlington Street           | 52nd wd. | 16'x107'        |
| 1502 | 4165 | 5636 Pemberton Street         | 46th wd. | 15'x60'             | 1502 | 4225 | 2128 North Wanamaker Street     | 52nd wd. | 16'x80.834'     |

**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.