

Public Notices

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 18, 2014 at the First District Plaza, 3801 Market Street

| Book | Writ | Address | Ward | Dimensions | Book | Writ | Address | Ward | Dimensions |
|------|------|-----------------------------|-------------------------|------------------------------|------|------|---|----------|------------------------|
| 1402 | 4001 | 1115 East Passyunk Avenue | 2nd wd. | Front: 16.00'x65.00' | 1402 | 4053 | 1625 West Juniata Street | 13th wd. | Irregular |
| 1402 | 4002 | 6161 Spruce Street | 3rd wd. (fka 46th wd.) | Irregular lot | 1402 | 4054 | 1444 Blavis Street | 13th wd. | Front: 16'x90' |
| 1402 | 4003 | 23 South Redfield Street | 3rd wd. (fka 46th wd.) | Front: 16'x65' | 1402 | 4055 | 489 West Abbottsford Avenue | 13th wd. | Irregular lot |
| 1402 | 4004 | 5953 Osage Avenue | 3rd wd. (fka 46th wd.) | Front: 14'3"x62' | 1402 | 4056 | 855 North 16th Street | 15th wd. | Front: 17'6"x61' |
| 1402 | 4005 | 6015 Walton Avenue | 3rd wd. (fka 46th wd.) | Front: 15'4"x92'6" | 1402 | 4057 | 2304 North Bouvier Street | 16th wd. | Front: 14'1"x50' |
| 1402 | 4006 | 5833 Washington Avenue | 3rd wd. (fka 46th wd.) | Front: 16'x81'6" | 1402 | 4058 | 1801 Eleanor Street aka 1801 W Eleanor Street | 17th wd. | Front: 29.75'x69.00' |
| 1402 | 4007 | 731 South 60th Street | 3rd wd. | Front: 15.66'x100' | 1402 | 4059 | 6239 Limekiln Pike | 17th wd. | Front: 15'x90' |
| 1402 | 4008 | 1538 South 58th Street | 3rd wd. | Front: 22'3/8"x92'4" | 1402 | 4060 | 6164 Limekiln Pike | 17th wd. | Irregular lot |
| 1402 | 4009 | 250 South 54th Street | 60th wd. | Front: 18'6"x100' | 1402 | 4061 | 6024 North Norwood Street | 17th wd. | Front: 14'2-3/4"x90' |
| 1402 | 4010 | 5925 Spring Street | 4th wd. (fka 34th wd.) | Front: 15'x66' | 1402 | 4062 | 1850 East Memphis Street | 18th wd. | Front: 13.00'x32.33' |
| 1402 | 4011 | 218 North Cecil Street | 4th wd. (fka 52nd wd.) | Front: 14'6"x63' | 1402 | 4063 | 2404 N Hancock Street | 19th wd. | Front: 15.67'x61.17' |
| 1402 | 4012 | 1450 N Wanamaker St | 4th wd. | Front: 15'x52' | 1402 | 4064 | 1507 Guilford Place | 20th wd. | Front: 18.00'x90.00' |
| 1402 | 4013 | 544 N Hobart Street | 4th wd. | Front: 14.00'x42.58' | 1402 | 4065 | 231 Montana St aka 231 E Montana St | 22nd wd. | Front: 14.08'x98.50' |
| 1402 | 4014 | 1342 N Hobart St | 4th wd. | Front: 15'x57' | 1402 | 4066 | 341 Montana Street | 22nd wd. | Front: 20'x92.5' |
| 1402 | 4015 | 5760 Stewart Street | 4th wd. | Irregular lot | 1402 | 4067 | 4710 Darrah Street | 23rd wd. | Irregular |
| 1402 | 4016 | 409 Budd Street | 6th wd. | Front: 15'10-1/4"x76'11-7/8" | 1402 | 4068 | 3910 Brown Street | 24th wd. | Front: 16'2"x88' |
| 1402 | 4017 | 738 North 43rd Street | 6th wd. | Front: 15'x90' | 1402 | 4069 | 2613 West Hagert Street | 28th wd. | Front: 14'x64'6" |
| 1402 | 4018 | 785 North 44th Street | 6th wd. | Front: 18'x68.5' | 1402 | 4070 | 2550 West Sterner Street | 28th wd. | Irregular |
| 1402 | 4019 | 4313 Reno Street | 6th wd. | Irregular lot | 1402 | 4071 | 5452 Spruce Street | 60th wd. | Front: 16'11"x75' |
| 1402 | 4020 | 840 North 43rd Street | 6th wd. | Front: 16'x irregular | 1402 | 4072 | 2515 North Natrona Street | 28th wd. | Front: 14'3"x50' |
| 1402 | 4021 | 909 Belmont Avenue | 6th wd. | Front: 15'3-3/8"x80' | 1402 | 4073 | 2520 Salmon Street | 31st wd. | Irregular lot |
| 1402 | 4022 | 226 East Mayfield Street | 7th wd. | Front: 14'x43.5' | 1402 | 4074 | 1911 North Taylor Street | 32nd wd. | Front: 14'x50' |
| 1402 | 4023 | 2818 Boudinot Street | 7th wd. | Front: 13'x112.5' | 1402 | 4075 | 1926 North Napa Street | 32nd wd. | Front: 14'x48' |
| 1402 | 4024 | 2826 Boudinot Street | 7th wd. | Front: 14'x110' | 1402 | 4076 | 3433 Tampa Street | 33rd wd. | Front: 14'2"x42'6" |
| 1402 | 4025 | 2931 Rorer Street | 7th wd. | Front: 13.75'x97.5' | 1402 | 4077 | 3449 Tampa Street | 33rd wd. | Front: 14'2"x42'6" |
| 1402 | 4026 | 5601 Thomas Avenue | 51st wd. | Front: 15'x81'6" | 1402 | 4078 | 3448 H St | 33rd wd. | Front: 14.66'x68.00' |
| 1402 | 4027 | 3719 North 5th Street | 7th wd. | Front: 14'x66.25' | 1402 | 4079 | 3208 Kensington Avenue | 33rd wd. | Front: 16'x65' |
| 1402 | 4028 | 3548 Ella Street | 7th wd. | Front: 14.42'x68.5' | 1402 | 4080 | 220 N 60th Street | 34th wd. | Front: 15'x76'6" |
| 1402 | 4029 | 3219 Rorer St | 7th wd. | Front: 15'x56' | 1402 | 4081 | 109 North Millick Street | 34th wd. | Front: 15'2"x62'6" |
| 1402 | 4030 | 733 E Kingston St | 7th wd. | Front: 15.83'x68.33' | 1402 | 4082 | 1661 North Edgewood Street | 34th wd. | Front: 15'3"x73'1-1/4" |
| 1402 | 4031 | 6722 N Smedley St | 10th wd. | Front: 16' x irregular | 1402 | 4083 | 2057 Tasker Street | 36th wd. | Front: 15'x63' |
| 1402 | 4032 | 6717 Ogontz Avenue | 10th wd. | Irregular lot | 1402 | 4084 | 1553 S Ringgold St | 36th wd. | Front: 14.25'x50' |
| 1402 | 4033 | 1519 Kinsdale Street | 10th wd. | Irregular lot | 1402 | 4085 | 1149 S Hicks St | 36th wd. | Front: 15.83'x35.10' |
| 1402 | 4034 | 1732 West Cheltenham Avenue | 10th wd. (fka 50th wd.) | Irregular lot | 1402 | 4086 | 3021 North Marshall Street | 37th wd. | Front: 15'1"x72'4.5" |
| 1402 | 4035 | 2006 W Indiana Ave | 11th wd. | Front: 14'x57.5' | 1402 | 4087 | 1226 West Rush Street | 37th wd. | Front: 14'x67' |
| 1402 | 4036 | 2048 West Indiana Street | 11th wd. | Front: 14.00'x57.8' | 1402 | 4088 | 2935 N Ringgold Street | 38th wd. | Front: 14.083'x40.12' |
| 1402 | 4037 | 1624 West Clearfield Street | 11th wd. | Front: 15'x60' | 1402 | 4089 | 3122 N Taylor Street | 38th wd. | Front: 15'x90' |
| 1402 | 4038 | 2116 West Tioga Street | 11th wd. | Front: 25'x230' | 1402 | 4090 | 2402 West Clearfield Street | 38th wd. | Front: 26'6"x55' |
| 1402 | 4039 | 3236 North 17th Street | 11th wd. | Front: 15'10"x112' | 1402 | 4091 | 731 Winton Street | 39th wd. | Front: 13'10"x51' |
| 1402 | 4040 | 3407 Judson Street | 11th wd. | Front: 16'x80'3" | 1402 | 4092 | 2513 South Franklin Street | 39th wd. | Front: 14'x40.2' |
| 1402 | 4041 | 508 East Ashmead Street | 12th wd. | Front: 15'x55' | 1402 | 4093 | 2613 South Camac Street | 39th wd. | Front: 14'2"x50' |
| 1402 | 4042 | 419 East Ashmead Street | 12th wd. | Irregular | 1402 | 4094 | 7016 Saybrook Avenue | 40th wd. | Front: 14'9"x85' |
| 1402 | 4043 | 5249 Wakefield Street | 12th wd. (fka 22nd wd.) | Irregular | 1402 | 4095 | 6430 Glenmore Avenue | 40th wd. | Front: 14'1"x48' |
| 1402 | 4044 | 5434 Baynton Street | 12th wd. (fka 22nd wd.) | irregular | 1402 | 4096 | 6537 Wheeler Street | 40th wd. | Front: 16'x68' |
| 1402 | 4045 | 5545 Blakemore Street | 12th wd. | Front: 14'4"x50' | 1402 | 4097 | 7003 Reedland Street | 40th wd. | Front: 16.37'x68.00' |
| 1402 | 4046 | 1519 West Venango Street | 13th wd. | Front: 16'10-3/4"x75' | 1402 | 4098 | 544 Marwood Road | 42nd wd. | Front: 14'10-7/8"x101' |
| 1402 | 4047 | 1805 West Erie Avenue | 13th wd. | Front: 16'x96'4" | 1402 | 4099 | 5000 Rorer Street | 42nd wd. | Front: 15.11'x63.6' |
| 1402 | 4048 | 2204 Ruffner Street | 13th wd. | Front: 15'x40'6" | 1402 | 4100 | 260 West Wellens Street | 42nd wd. | Front: 14'x64'6" |
| 1402 | 4049 | 2263 Ruffner Street | 13th wd. | Front: 32.70'x31.38' | 1402 | 4101 | 3247 N Park Avenue | 43rd wd. | Front: 15'x100' |
| 1402 | 4050 | 4545 North Mole Street | 13th wd. | Front: 15'2"x45' | | | | | |
| 1402 | 4051 | 4518 N Grant Street | 13th wd. | Front: 15.08'x84.5' | | | | | |
| 1402 | 4052 | 1644 Dounton Street | 13th wd. | Front: 12'9-5/8"x50' | | | | | |

Tax Delinquent Sale continues on 18

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.

Public Notices

Tax Delinquent Sale continued from 17

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 18, 2014 at the First District Plaza, 3801 Market Street

| Book | Writ | Address | Ward | Dimensions | Book | Writ | Address | Ward | Dimensions |
|------|------|---|-------------------------|--------------------------|------|------|---|-------------------------|-------------------------|
| 1402 | 4102 | 3263 N Park Avenue | 43rd wd. | Front: 15'x100' | 1402 | 4149 | 5736 Wyndale Avenue | 52nd wd. | Front: 16.00'x92.59' |
| 1402 | 4103 | 3260 N Park Ave | 43rd wd. | Front: 15.25'x100.5' | 1402 | 4150 | 1814 N 54th Street | 52nd wd. | Front: 16'x107'6" |
| 1402 | 4104 | 3548 North 6th Street | 43rd wd. | Front: 15'1.75"x92'2.25" | 1402 | 4151 | 1249 Levick Street | 53rd wd. | Front: 18'2"x85' |
| 1402 | 4105 | 3849 North 10th street | 43rd wd. | Front: 16'x51' | 1402 | 4152 | 6294 Kindred Street | 54th wd. | Front: 18'4"x80' |
| 1402 | 4106 | 4046 N Reese Street | 43rd wd. | Front: 14.25'x60' | 1402 | 4153 | 7262 Lynford Street | 54th wd. | Front: 16.16'x70.83' |
| 1402 | 4107 | 3961 North 8th Street | 43rd wd. | Front: 15'x70'6" | 1402 | 4154 | 2226 Strahle Street | 56th wd. | Front: 28.08'x110' |
| 1402 | 4108 | 4100 N 8th Street | 43rd wd. | Front: 15'x52.5' | 1402 | 4155 | 3125 Fairfield St | 57th wd. | Front: 16.22'xirregular |
| 1402 | 4109 | 200 North 50th Street | 44th wd. | Front: 16'3-3/8"x100' | 1402 | 4156 | 1284 Southampton Road | 58th wd. | Irregular lot |
| 1402 | 4110 | 42 Farson Street | 44th wd. | Front: 15'x51'6" | 1402 | 4157 | 1111 East Cheltenham Avenue | 59th wd. | Irregular lot |
| 1402 | 4111 | 221 North Ruby Street | 44th wd. | Front: 15'x51' | 1402 | 4158 | 942 E Stafford St | 59th wd. (fka 22nd wd.) | irregular |
| 1402 | 4112 | 5107 Funston Street | 44th wd. | Front: 15'x52'9-7/8" | 1402 | 4159 | 5822 Stockton Street aka 5822 Stockton Road | 59th wd. | Front: 16'2"x80' |
| 1402 | 4113 | 5157 Funston Street | 44th wd. | irregular | 1402 | 4160 | 6319 Homer Street | 59th wd. | Front: 18'x90' |
| 1402 | 4114 | 5154-5160 West Thompson St | 44th wd. | Front: 60'x94.67' | 1402 | 4161 | 135 West Price Street | 59th wd. | Front: 15'x120' |
| 1402 | 4115 | 1316 Farson Street aka 1316 N Farson Street | 44th wd. | Front: 14.67'x45' | 1402 | 4162 | 5143 Chancellor Street | 60th wd. | Front: 15'3"x62'4.75" |
| 1402 | 4116 | 420 North Wilton Street | 44th wd. | Front: 14'9"x64' | 1402 | 4163 | 5303 Walnut Street | 60th wd. | Front: 16'x74'2" |
| 1402 | 4117 | 1482 North Wilton Street | 44th wd. | Front: 14'9"x53'7-3/8" | 1402 | 4164 | 5761 Osage Avenue | 60th wd. | Front: 14'3"x65' |
| 1402 | 4118 | 1922 East Willard Street | 45th wd. | Irregular lot | 1402 | 4165 | 426 South 55th Street | 60th wd. (fka 46th wd.) | Front: 16'3"x78'6" |
| 1402 | 4119 | 2074 Clarence Street | 45th wd. | Front: 15'4"x61' | 1402 | 4166 | 256 South Ithian Street | 60th wd. | Front: 16'x65' |
| 1402 | 4120 | 2026 E Buckius St aka 2026 Buckius St | 45th wd. | Front: 14'x77' | 1402 | 4167 | 241 Sparks Street | 61st wd. | Front: 14'11"x70' |
| 1402 | 4121 | 3902 Coral Street | 45th wd. | Front: 15'4"x45' | 1402 | 4168 | 5828 N Fairhill St. | 61st wd. | Front: 16'x95.62' |
| 1402 | 4122 | 5252 Larchwood Avenue | 46th wd. | Front: 15.5'x86' | 1402 | 4169 | 2032 Granite Street | 62nd wd. | Front: 14'x90' |
| 1402 | 4123 | 5241 Hazel Avenue | 46th wd. | Front: 14.5'x60' | 1402 | 4170 | 2085 Granite Street | 62nd wd. (fka 52nd wd.) | irregular |
| 1402 | 4124 | 529 South Conestoga Street | 46th wd. | Front: 15.25'x63.5' | 1402 | 4171 | 745 North 44th Street | 6th wd. | Front: 18'x68'6" |
| 1402 | 4125 | 539 South 55th Street | 46th wd. | Irregular lot | 1402 | 4172 | 1703 North 29th Street | 32nd wd. | Front: 15'x65' |
| 1402 | 4126 | 625 South 55th Street | 46th wd. | Front: 16'x77' | 1402 | 4173 | 5318 W Girard Ave | 44th wd. | Front: 16'x63' |
| 1402 | 4127 | 1440 North 17th street | 47th wd. | Front: 23'x95' | 1402 | 4174 | 5216-R Arendell Avenue | 65th wd. | Irregular |
| 1402 | 4128 | 2015 Emily Street | 48th wd. | Front: 14'x47'6" | 1402 | 4175 | 2421-23 Kensington Avenue | 31st wd. | Front: 30'x65' |
| 1402 | 4129 | 2028 Dorrance Street | 48th wd. | Front: 14'x50' | 1402 | 4176 | 5423 Oxford Avenue | 62nd wd. | Irregular lot |
| 1402 | 4130 | 1942 South Lambert Street | 48th wd. | Front: 14'x56.5' | 1402 | 4177 | 4021-23 Lancaster Avenue | 6th wd. | Irregular Lot |
| 1402 | 4131 | 3122 Tasker Street | 48th wd. (fka 36th wd.) | Front: 15'x64' | 1402 | 4178 | 123 South 55th Street | 60th wd. | Front: 19'7"x97' |
| 1402 | 4132 | 2509 South Newkirk Street | 48th wd. | Front: 15'6-1/2"x50' | 1402 | 4179 | 3525 N Smedley St aka 3521-23-25 N Smedley St | 11th wd. | |
| 1402 | 4133 | 1103 West Wingohocking Street | 49th wd. | Front: 22'x110' | 1402 | 4180 | 229 North Daggett Street | 34th wd. | Irregular lot |
| 1402 | 4134 | 4956 N Warnock St | 49th wd. | Front: 15.5'x73.03' | 1402 | 4181 | 1147-1153 North 4th Street, Cigar Factory Condominium, Unit CYA | 5th wd. | irregular |
| 1402 | 4135 | 559 W Fisher Avenue | 49th wd. | Front: 15.00'x100.00' | 1402 | 4182 | 8030 Dittman Street - Unit 4A | 65th wd. | irregular |
| 1402 | 4136 | 5840 North Marvine Street | 49th wd. | irregular | 1402 | 4183 | 5940 Haverford Avenue | 4th wd. | Front: 24.24'x60.08' |
| 1402 | 4137 | 5809 North 13th Street | 49th wd. | Front: 20'x75'5/8" | 1402 | 4184 | 5345 Wyalusing Avenue | 44th wd. | Front: 16'x84' |
| 1402 | 4138 | 7548 E Tulpehocken St | 50th wd. | Irregular lot | 1402 | 4185 | 5725 Osage Avenue | 60th wd. | Front: 14'3"x65' |
| 1402 | 4139 | 1201 South Wilton Street | 51st wd. | Front: 16'x92' | 1402 | 4186 | 5861 Addison Street | 60th wd. (fka 46th wd.) | Front: 18'x63'6" |
| 1402 | 4140 | 1223 South Peach Street | 51st wd. | Front: 15'x50' | 1402 | 4187 | 250 South Cecil Street | 60th wd. | Front: 15'x60' |
| 1402 | 4141 | 1022 South 55th Street | 51st wd. | Front: 16'x79' | 1402 | 4188 | 258 South Cecil Street | 60th wd. | Front: 15'x60' |
| 1402 | 4142 | 5727 Hadfield Street | 51st wd. | Front: 15'x62' | 1402 | 4189 | 1841 Pratt Street | 62nd wd. | irregular |
| 1402 | 4143 | 1436 South Vodges Street aka 1436 South Vogdes Street | 51st wd. | Front: 15'4"x61'6" | 1402 | 4190 | 5004 Cottage Street | 62nd wd. | Front: 14'11"x82'6" |
| 1402 | 4144 | 1947 South Ithian Street | 51st wd. (fka 40th wd.) | Front: 15'x62' | 1402 | 4191 | 2909-53 North American Street | 19th wd. | Irregular lot |
| 1402 | 4145 | 2129 South Frazier Street | 51st wd. | Front: 19'6"x95' | 1402 | 4192 | 5411 Gainor Road | 52nd wd. | Front: 25'x125' |
| 1402 | 4146 | 5227 Jefferson Street | 52nd wd. | Front: 16'x77' | | | | | |
| 1402 | 4147 | 5431 Upland Way | 52nd wd. | Front: 15'8"x88' | | | | | |
| 1402 | 4148 | 5624 Gainor Road | 52nd wd. | Front: 18'x125' | | | | | |

TAX DELINQUENT SALE CONDITIONS OF SHERIFF'S SALE

Effective: April 2000

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•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.