

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, March 15, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1603	4001	14 S Salford St	3rd wd.	Front: 16'x59'	1603	4093	2420 N Chadwick St	16th wd.	Front: 13'11"x47'
1603	4002	150 S 62nd St	3rd wd.	Front: 15.33'x94.40'	1603	4094	2559 N 17th St	16th wd.	Front: 16'x67'
1603	4003	6149 Delancey St	3rd wd.	Front: 15'x62'	1603	4095	2359 N Colorado St	16th wd.	Front: 14'1"x50'
1603	4004	6219 Pine St	3rd wd.	Front: 15'3"x75'	1603	4096	2510 N Colorado St	16th wd.	Front: 14'x49'
1603	4005	6049 Osage Ave	3rd wd.	Front: 20'x74.25'	1603	4097	2512 N Colorado St	16th wd.	Front: 14'x49'
1603	4006	539 S Salford St	3rd wd.	Front: 14.33'x63.50'	1603	4098	2530 N Colorado St	16th wd.	Front: 14'x49'
1603	4007	6242 Christian St	3rd wd.	Front: 21'x110'	1603	4099	2345 N Bouvier St	16th wd.	Front: 14.08'x50'
1603	4008	5939 Washington Ave	3rd wd.	Front: 16'x111'	1603	4100	2206 N Bouvier St	16th wd.	Front: 14'2"x48'
1603	4009	5853 Willows Ave	3rd wd.	Front: 16'x115'	1603	4101	2638 N Bouvier St	16th wd.	Front: 14'6"x48'
1603	4010	5420 Summer St	4th wd.	Front: 15'x34.50'	1603	4102	1533 W York St	16th wd.	Front: 17'x67'
1603	4011	5426 Summer St	4th wd.	Front: 15'x34'6"	1603	4103	1421 W Hagert St	16th wd.	Front: 14'x46'6"
1603	4012	115 N Conestoga St	4th wd.	Front: 15.08'x56.50'	1603	4104	1519 W Cumberland St	16th wd.	Front: 14.58'x68'
1603	4013	416 N Sickels St	4th wd.	Front: 15'x65'8"	1603	4105	2428 N 18th St	16th wd.	Front: 15.50'x65.82'
1603	4014	654 N Sickels St	4th wd.	Front: 14'x44'	1603	4106	2448 N 18th St	16th wd.	Front: 15.50'x65.82'
1603	4015	5521 W Oxford St	4th wd.	Front: 15'x84'	1603	4107	2520 N 18th St	16th wd.	Front: 15'6"x67'
1603	4016	5750 Filbert St	4th wd.	Front: 15'x62'	1603	4108	2323 N Cleveland St	16th wd.	Front: 14'2"x47'
1603	4017	250 N Wanamaker St	4th wd.	Front: 14'x71'	1603	4109	2419 N Cleveland St	16th wd.	Front: 14.08'x48'
1603	4018	229 N Hobart St	4th wd.	Front: 14'x71'	1603	4110	2308 N Cleveland St	16th wd.	Front: 14'2"x47'
1603	4019	345 N 60th St	4th wd.	Front: 15.25'x67'	1603	4111	2548 N Cleveland St	16th wd.	Front: 14'6"x49'
1603	4020	548 N 56th St	4th wd.	Front: 15.83'x79.17'	1603	4112	2441 N Gratz St	16th wd.	Front: 14'1"x50'
1603	4021	1457 N Frazier St	4th wd.	Front: 14'x50'	1603	4113	2422 N Gratz St	16th wd.	Front: 14'6"x50'
1603	4022	1312 N Alden St	4th wd.	Front: 15'x73'	1603	4114	2430 N Gratz St	16th wd.	Front: 14'6"x50'
1603	4023	530 N Hobart St	4th wd.	Front: 14'x42.57'	1603	4115	2357 N 19th St	16th wd.	Front: 15'3"x68'
1603	4024	1340 N Hobart St	4th wd.	Front: 15'x57'	1603	4116	2517 N 19th St	16th wd.	Front: 15'6"x66'
1603	4025	5545 Angora Terr	51st wd.	Front: 16.00'x70.00'	1603	4117	2519 N 19th St	16th wd.	Front: 15'x66'
1603	4026	4090 Olive St	6th wd.	Front: 15'x70'5"	1603	4118	2315 N Garnet St	16th wd.	Front: 14'3"x50'
1603	4027	717 N Preston St	6th wd.	Front: 12'10"x66'9"	1603	4119	2314 N Garnet St	16th wd.	Front: 14'x46'4"
1603	4028	773 N Preston St	6th wd.	Front: 16'1-1/2"x97'	1603	4120	3517 N Warnock St	43rd wd.	Front: 14'x56'
1603	4029	714 N 42nd St	6th wd.	Front: 15'6"x80'	1603	4121	2434 N Opal St	16th wd.	Front: 14.50'x48'
1603	4030	4137 Reno St	6th wd.	Irregular	1603	4122	2446 N Opal St	16th wd.	Front: 14.50'x48'
1603	4031	4019 Ogdan St	6th wd.	Front: 16'x57.15'	1603	4123	2325 N Lambert St	16th wd.	Irregular
1603	4032	4253 Mantua Ave	6th wd.	Front: 16'x97'	1603	4124	2265 N Van Pelt St	16th wd.	Front: 16'x70'
1603	4033	4219 Leidy Ave	6th wd.	Front: 15'x80'	1603	4125	2343 N Beechwood St	16th wd.	Front: 14.33'x48'
1603	4034	1021 Pallas St	6th wd.	Front: 14'x63'	1603	4126	2312 N Beechwood St	16th wd.	Front: 14.28'x48'
1603	4035	3414 Goodman St	43rd wd.	Front: 14'x46'	1603	4127	2328 N Beechwood St	16th wd.	Front: 14.33'x48'
1603	4036	174 W Wishart St	7th wd.	Front: 14'2"x49'6"	1603	4128	2062 W Boston St	16th wd.	Front: 14.44'x56'
1603	4037	2913 Mutter St a/k/a 2913 N Mutter St	7th wd.	Front: 14'x43.50'	1603	4129	2021 W Hagert St	16th wd.	Front: 14'x60'
1603	4038	2915 Mutter St a/k/a 2915 N Mutter St	7th wd.	Front: 14'x43.50'	1603	4130	2233 W Firth St	16th wd.	Front: 14'10"x53'6"
1603	4039	128 E Sterner St	7th wd.	Front: 13.50'x48.50'	1603	4131	2219 W Harold St	16th wd.	Front: 14'x60'
1603	4040	38 E Silver St	7th wd.	Irregular	1603	4132	6164 Limekiln Pike	17th wd.	Irregular Lot
1603	4041	321 E William St	7th wd.	Front: 12'x41'6"	1603	4133	6322R N Opal St	17th wd.	Front: 15'x30'
1603	4042	414 E Cambria St	7th wd.	Front: 14'x50'	1603	4134	6140 N Norwood St	17th wd.	Front: 14'x90'
1603	4043	530 E Indiana Ave	7th wd.	Front: 13'6"x51'	1603	4135	5731 N Beechwood St	17th wd.	Front: 14'3"x62'2-5/8"
1603	4044	550 E Indiana Ave	7th wd.	Front: 13'6"x58'	1603	4136	1756 Waterloo St	18th wd.	Front: 12'11"x42'9"
1603	4045	3002 N Lee St	7th wd.	Front: 14'6"x45'	1603	4137	2161 N Orianna St	19th wd.	Front: 12'x44'
1603	4046	3039 N Lee St	7th wd.	Front: 14'x45.50'	1603	4138	2206 N 5th St	19th wd.	Front: 13'x33'
1603	4047	3035 N Water St	7th wd.	Front: 14.50'x45.50'	1603	4139	2165 N Reese St	19th wd.	Front: 14'x43'
1603	4048	2952 Rutledge St	7th wd.	Front: 13'x42'	1603	4140	2539 Mascher St	19th wd.	Front: 14'x51'6"
1603	4049	2717 C St	7th wd.	Front: 14'x50'	1603	4141	2956 N Orianna St	19th wd.	Front: 14'x47'
1603	4050	3020 Arbor St	7th wd.	Front: 14.50'x45'	1603	4142	3057 N 4th St	19th wd.	Front: 14'6"x59'9"
1603	4051	3141 Arbor St	7th wd.	Front: 14'x44.32'	1603	4143	236 W Wensley St	19th wd.	Front: 14'x48'
1603	4052	3149 Arbor St	7th wd.	Front: 14'x44'4"	1603	4144	1918 N Darien St	20th wd.	Front: 13.33'x45'
1603	4053	2837 Boudinot St	7th wd.	Front: 14.50'x50'	1603	4145	2152 N Percy St	20th wd.	Front: 14'3"x53'
1603	4054	2947 Gransback St	7th wd.	Front: 15'x48.75'	1603	4146	2127 N 10th St	20th wd.	Front: 15'x40'
1603	4055	2920 East St	7th wd.	Front: 15'x53'9"	1603	4147	3118-3120 N Camac St	43rd wd.	Irregular
1603	4056	3456 N Front St	7th wd.	Front: 14.96'x56.28'	1603	4148	52 E Springer St	22nd wd.	Irregular
1603	4057	3247 D St	7th wd.	Front: 15'x51.50'	1603	4149	1814 Gillingham St	23rd wd.	Front: 14.17'x117'
1603	4058	3404 Hartville St	7th wd.	Front: 16'x43.50'	1603	4150	2024R-2028 Orthodox St	23rd wd.	Irregular
1603	4059	2017 E Rittenhouse St	10th wd.	Irregular	1603	4151	4262 N Penn St	23rd wd.	Front: 14.53'x100'
1603	4060	1422 W Rush St	11th wd.	Front: 16'x62'	1603	4152	3526 Mantua Ave	24th wd.	Irregular
1603	4061	2010 W Cambria St	11th wd.	Front: 17.41'x74'	1603	4153	3949 Aspen St	24th wd.	Front: 20'x80'
1603	4062	3051 N Sydenham St	11th wd.	Front: 15'x78.15'	1603	4154	3626 Brown St	24th wd.	Front: 15.67'x70.83'
1603	4063	2734 N Garnet St	11th wd.	Front: 15'x52.50'	1603	4155	1911 E Somerset St	25th wd.	Front: 14.03'x55.03'
1603	4064	2910 N Lambert St	11th wd.	Front: 16'10"x70'	1603	4156	2004 E Orleans St	25th wd.	Front: 14'x57.31'
1603	4065	2923 N Croskey St	11th wd.	Front: 15'x92'6"	1603	4157	1837 E Wishard St	25th wd.	Front: 13'x56'6"
1603	4066	3103 N Croskey St	11th wd.	Front: 14'x47'	1603	4158	3102 Emerald St	25th wd.	Front: 14'x60'
1603	4067	3111 N Croskey St	11th wd.	Front: 14'x47'	1603	4159	2735 Jasper St	25th wd.	Front: 12'x41'3"
1603	4068	2735 N Hemberger St	11th wd.	Front: 14'6"x45'	1603	4160	2741 Jasper St	25th wd.	Front: 12'x41.28'
1603	4069	2745 N Hemberger St	11th wd.	Front: 14.59'x45'	1603	4161	2751 Jasper St	25th wd.	Front: 12'x41'3"
1603	4070	2905 N Bonsall St	11th wd.	Front: 14'x45'	1603	4162	2751 Kensington Ave	25th wd.	Front: 18'x120'
1603	4071	2712 N Bonsall St	11th wd.	Front: 14'6"x45'	1603	4163	1233 Greylock St	27th wd.	Front: 14.16'x50.75'
1603	4072	2722 N Bonsall St	11th wd.	Front: 14'6"x45'	1603	4164	1347 S Paxon St	27th wd.	Front: 14'3"x60'
1603	4073	2042 Bellevue St	11th wd.	Front: 14'x105'	1603	4165	2754 N Ringgold St	28th wd.	Front: 14'6"x45'
1603	4074	2114 Bellevue St	11th wd.	Irregular	1603	4166	2760 N Ringgold St	28th wd.	Front: 14'6"x45'
1603	4075	3445 N Carlisle St	11th wd.	Front: 16'x78'	1603	4167	2721 N Taylor St	28th wd.	Front: 14.50'x45'
1603	4076	3324 N 16th St	11th wd.	Irregular	1603	4168	2743 N Taylor St	28th wd.	Front: 14'6"x45'
1603	4077	3429 N 18th St	11th wd.	Front: 21'x116'4"	1603	4169	2769 N Taylor St	28th wd.	Front: 15'x45'
1603	4078	96 E Garfield St	12th wd.	Front: 14'x53'5"	1603	4170	2343 N 26th St	28th wd.	Front: 14'x60'
1603	4079	512 E Queen Ln	12th wd.	Front: 14'8"x52'8-3/4"	1603	4171	2433 N 26th St	28th wd.	Front: 16'x84.25'
1603	4080	5545 Bloyd St	12th wd.	Irregular	1603	4172	2535 N 26th St	28th wd.	Front: 15'4"x62'
1603	4081	5611 Bloyd St	12th wd.	Irregular	1603	4173	2321 N 27th St	28th wd.	Front: 15'x68'
1603	4082	1443 W Lycoming St	13th wd.	Front: 14'x76'8-1/4"	1603	4174	2517 N Newkirk St	28th wd.	Front: 14'x50'
1603	4083	1606 Downton St	13th wd.	Front: 14x50'	1603	4175	2520 N Newkirk St	28th wd.	Front: 14'x50'
1603	4084	1704 W Juniata St	13th wd.	Front: 14.92'x50'	1603	4176	2563 N Dover St	28th wd.	Front: 14'x50'
1603	4085	329 Berkley St	13th wd.	Irregular	1603	4177	2534 W Dakota St	28th wd.	Front: 14'x43'
1603	4086	2407 N 15th St	16th wd.	Front: 15'x71'6"	1603	4178	2703 W York St	28th wd.	Front: 12'x Irregular
1603	4087	2409 N 15th St	16th wd.	Front: 16'x90'	1603	4179	2402 W Cumberland St	28th wd.	Front: 15.36'x109'
1603	4088	2253 N Sydenham St	16th wd.	Front: 14.86'x77.82'	1603	4180	2509 W Firth St	28th wd.	Front: 14'9-3/4"x Irregular
1603	4089	2520 N Bancroft St	16th wd.	Front: 14'6-1/2"x48'	1603	4181	2510 W Huntingdon St	28th wd.	Front: 15'4"x100'
1603	4090	2249 N Chadwick St	16th wd.	Front: 14'2"x49'10"	1603	4182	2407 W Lehigh Ave	28th wd.	Front: 15'3"x76'
1603	4091	2435 N Chadwick St	16th wd.	Front: 14'3/4"x49'	1603	4183	2625 W Sterner St	28th wd.	Front: 14'x45'
1603	4092	2212 N Chadwick St	16th wd.	Front: 14.33'x50'	1603	4184	2631 W Sterner St	28th wd.	Front: 14'x45'

Tax Delinquent Sale continues from 18

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, March 15, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1603	4185	2737 W Sterner St	28th wd.	Front: 14'x45'	1603	4243	2915 Edgley St	32nd wd.	Front: 21.12'x46'
1603	4186	2550 W Seltzer St	28th wd.	Front: 14'x42.50'	1603	4244	1852 N 27th St	32nd wd.	Front: 15'7"x65'
1603	4187	2606 W Seltzer St	28th wd.	Front: 14'3"x46'	1603	4245	1856 N Etting St	32nd wd.	Front: 14'x42'
1603	4188	2640 W Seltzer St	28th wd.	Front: 14'3"x46'	1603	4246	1942 N Newkirk St	32nd wd.	Irregular
1603	4189	2350 N 29th St	28th wd.	Front: 15'x68'	1603	4247	1954 N Newkirk St	32nd wd.	Front: 14'x47.40'
1603	4190	2719 N Hollywood St	28th wd.	Front: 14.50'x54'	1603	4248	1904 N Myrtlewood St	32nd wd.	Front: 15'x51'
1603	4191	2737 N Hollywood St	28th wd.	Front: 14'6"x54'	1603	4249	1906 N Napa St	32nd wd.	Front: 15'x48'
1603	4192	2566 N Hollywood St	28th wd.	Front: 14'2"x52'6"	1603	4250	2128 N 32nd St	32nd wd.	Front: 15'2"x67'
1603	4193	2404 N Myrtlewood St	28th wd.	Front: 16'x52'6"	1603	4251	1947 N 33rd St	32nd wd.	Front: 24'x90'
1603	4194	2608 N Myrtlewood St	28th wd.	Front: 14'x52'	1603	4252	3208 Turner St a/k/a 3208 W Turner St	32nd wd.	Front: 16'6"x84'
1603	4195	2612 N Myrtlewood St	28th wd.	Front: 14'x52'	1603	4253	3104 Clifford St	32nd wd.	Front: 16'2"x90'
1603	4196	2653 N 30th St	28th wd.	Front: 15'x47'	1603	4254	1716 N 26th St	32nd wd.	Irregular
1603	4197	2608 N 30th St	28th wd.	Front: 15'1-1/2"x65'	1603	4255	1733 N Taney St	32nd wd.	Front: 15'x50'
1603	4198	2652 N 30th St	28th wd.	Front: 15'x43'	1603	4256	1716 N Taney St	32nd wd.	Front: 15'x51.75'
1603	4199	2607 N Corlies St	28th wd.	Front: 14'x50'	1603	4257	1730 N Taney St	32nd wd.	Front: 15'x51'9"
1603	4200	2512 N Corlies St	28th wd.	Front: 14'3"x50'	1603	4258	710 E Willard St	33rd wd.	Front: 15'x50'
1603	4201	2527 N Stanley St	28th wd.	Front: 14'2"x50'	1603	4259	631 E Cornwall St	33rd wd.	Front: 15'x49'6"
1603	4202	2329 N 31st St	28th wd.	Front: 14.67'x69'	1603	4260	3154 Reach St	33rd wd.	Front: 14'2"x50'
1603	4203	2439 N Napa St	28th wd.	Front: 14.16'x50'	1603	4261	138 N 60th St	34th wd.	Front: 15.08'x70'
1603	4204	2440 N Napa St	28th wd.	Front: 14.16'x50'	1603	4262	43 N Hirst St	34th wd.	Front: 14'3"x65'
1603	4205	2544 N Napa St	28th wd.	Front: 14'x50'	1603	4263	715 Edgemore Rd	34th wd.	Front: 15'x92.5'
1603	4206	2549 N Patton St	28th wd.	Front: 14.16'x50'	1603	4264	2348 Pierce St	36th wd.	Front: 15.01'x48'
1603	4207	2529 N Natrona St	28th wd.	Front: 14.25'x50'	1603	4265	2339 Moore St	36th wd.	Front: 15'x58'
1603	4208	2517 N 34th St	28th wd.	Front: 15.33'x68.79'	1603	4266	6921 Edmund St	41st wd.	Front: 70'x35.82'
1603	4209	3015 W Susquehanna Ave	28th wd.	Front: 16'x74'	1603	4267	2627 N 8th St	37th wd.	Front: 15'x75.50'
1603	4210	3138 W Gordon St	28th wd.	Front: 13'10-1/4"x57'	1603	4268	2648 N 9th St	37th wd.	Front: 16'x98'
1603	4211	2941 W Arizona St	28th wd.	Front: 14'x40'	1603	4269	2205 N Delhi St	37th wd.	Front: 13.50'x45.42'
1603	4212	2442 Harlan St	29th wd.	Front: 14.16'x41.50'	1603	4270	2624 N Hutchinson St	37th wd.	Front: 12'x61.50'
1603	4213	2346 Turner St	29th wd.	Front: 14'x57'	1603	4271	2604 N Sartain St	37th wd.	Front: 14'x40'
1603	4214	2422 Nicholas St	29th wd.	Front: 14'3"x62'	1603	4272	2623 N 12th St	37th wd.	Front: 14'x56'
1603	4215	2717 Jefferson St a/k/a 2717 W Jefferson St	29th wd.	Front: 14'x53'2"	1603	4273	2338 N Fawn St a/k/a 2338 Fawn St	37th wd.	Front: 14'x47'
1603	4216	1508 N 27th St	29th wd.	Front: 15'2-3/4"xlrregular	1603	4274	2340 N Camac St	37th wd.	Front: 14'x48'
1603	4217	1545 N Marston St	29th wd.	Front: 12'x55'9"	1603	4275	922 W Boston St	37th wd.	Front: 12'x60'
1603	4218	1404 N Marston St	29th wd.	Front: 14.08'x50'	1603	4276	1228 W Firth St	37th wd.	Front: 14'x54'
1603	4219	1309 N Newkirk St	29th wd.	Front: 15'x50'	1603	4277	1230 W Firth St	37th wd.	Front: 14'x54'
1603	4220	1341 N Dover St	29th wd.	Front: 14'x50.25'	1603	4278	1246 W Hazzard St	37th wd.	Front: 14'x47'6"
1603	4221	1453 N Dover St	29th wd.	Front: 14'x50'	1603	4279	731 W Huntingdon St	37th wd.	Irregular
1603	4222	1460 N Dover St	29th wd.	Front: 14'x50'	1603	4280	1235 W Harold St	37th wd.	Front: 14'x44'
1603	4223	5137 N 5th St	42nd wd.	Front: 20'x100'	1603	4281	2916 N 8th St	37th wd.	Front: 15'x42'
1603	4224	1924 W Berks St	32nd wd.	Front: 16'x66'	1603	4282	3159 N Darien St	37th wd.	Front: 14'x40'
1603	4225	1905 W Berks St	32nd wd.	Front: 15'x56'	1603	4283	2732 N Darien St	37th wd.	Front: 13'x45'
1603	4226	2133 N Lambert St	32nd wd.	Front: 16'x57'	1603	4284	3046 N 10th St	37th wd.	Front: 14'6"x Irregular
1603	4227	1949 N Croskey St	32nd wd.	Front: 12.91'x65.50'	1603	4285	2730 N Marvine St	37th wd.	Front: 15'x70'
1603	4228	1847 N 24th St	32nd wd.	Front: 14'7"x65'	1603	4286	905 W Sterner St	37th wd.	Front: 13'x43.40'
1603	4229	1925 N 24th St	32nd wd.	Front: 14.25'x87.50'	1603	4287	1323 W Silver St	37th wd.	Front: 14.18'x50.50'
1603	4230	1814 N Ringgold St	32nd wd.	Front: 14'x48'6"	1603	4288	1318 W Rush St	37th wd.	Front: 14'6"x46'6"
1603	4231	1810 N Taylor St	32nd wd.	Irregular	1603	4289	1219 W William St	37th wd.	Front: 14'x66'
1603	4232	1815 N Bailey St	32nd wd.	Front: 14'x42'	1603	4290	1328 W Cambria St	37th wd.	Front: 15'x55'
1603	4233	1822 N Bailey St	32nd wd.	Front: 13'11"x42'	1603	4291	1037 W Orleans St	37th wd.	Front: 13'7-1/4"x45'
1603	4234	2443 W Berks St	32nd wd.	Front: 14'x54'	1603	4292	1028 W Indiana Ave	37th wd.	Front: 14'8"x64'
1603	4235	2340 W Norris St	32nd wd.	Front: 14'x63'	1603	4293	636 W Allegheny Ave	37th wd.	Front: 15'x63'
1603	4236	2344 W Norris St	32nd wd.	Front: 14'x63'	1603	4294	2847 N Ringgold St	38th wd.	Front: 14.33'x46.50'
1603	4237	3120 Euclid Ave	32nd wd.	Front: 14'2"x71'	1603	4295	2902 N Ringgold St	38th wd.	Front: 14.08'x41'
1603	4238	3144 Euclid Ave	32nd wd.	Front: 14'2"x71'	1603	4296	2960 N Ringgold St	38th wd.	Front: 14'1"x41'
1603	4239	2712 Ridge Ave	32nd wd.	Front: 15'x65'	1603	4297	2941 N Taylor St	38th wd.	Front: 14'1"x50'
1603	4240	3223 Page St	32nd wd.	Front: 14.91'x63.75'	1603	4298	3107 N Taylor St	38th wd.	Front: 15'x90'
1603	4241	3125 Fountain St	32nd wd.	Front: 14'x60'	1603	4299	3133 N Taylor St	38th wd.	Front: 15'x90'
1603	4242	2956 Edgley St	32nd wd.	Front: N/a	1603	4300	2827 N 25th St	38th wd.	Front: 15.50'x63.50'

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.