

## 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, April 19, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1604	4001	5836 Alter St	3rd wd.	Front: 16'x63.50'	1604	4092	2467 N Stanley St	28th wd.	Front: 14'2"x45'2"
1604	4002	712 S 59th St	3rd wd.	Front: 16'x78'	1604	4093	2648 N Stanley St	28th wd.	Front: 14'x50'
1604	4003	1231 S 61st St	3rd wd.	Front: 16'x81.5'	1604	4094	2521 N Napa St	28th wd.	Front: 14'x50'
1604	4004	5820 Whitby Ave	3rd wd.	Front: 21'x115'	1604	4095	2547 N Natrona St	28th wd.	Front: 14.25'x50'
1604	4005	5840 Windsor St a/k/a 5840 Windsor Ave	3rd wd.	Front: 15.50'x62.75'	1604	4096	2526 N Natrona St	28th wd.	Front: 14'x50'
1604	4006	5425 Spring St	4th wd.	Front: 15'x45'	1604	4097	2525 N 34th St	28th wd.	Irregular
1604	4007	5408 Summer St	4th wd.	Front: 15'x34'6"	1604	4098	3139 W Dakota St	28th wd.	Front: 15.43'x60'
1604	4008	5531 Wyalusing Ave	4th wd.	Irregular	1604	4099	3140 W Gordon St	28th wd.	Front: 14'x57'
1604	4009	1316 N 55th St	4th wd.	Front: 15'x105'	1604	4100	3215 W. Arizona St	28th wd.	Front: 14'5-1/2"x44'
1604	4010	5912 Vine St	4th wd.	Front: 15'x70'	1604	4101	3008 W Cumberland St	28th wd.	Front: 15'x64'
1604	4011	247 N 59th St	4th wd.	Front: 15'11"x72'	1604	4102	3017 W Oakdale St	28th wd.	Front: 14'x46'
1604	4012	4047 Poplar St	6th wd.	Front: 15'9"x100'	1604	4103	2948 W Lehigh Ave	28th wd.	Front: 16'x76'
1604	4013	864 N 40th St	6th wd.	Front: 14'4"x78'4"	1604	4104	2453 Harlan St	29th wd.	Front: 14'3"x42'6"
1604	4014	1125 Bingham St	63rd wd.	Front: 44'1/2"x115'	1604	4105	1430 N Newkirk St	29th wd.	Front: 14'x50'
1604	4015	3009 N Swanson St	7th wd.	Front: 14'6"x45'6"	1604	4106	1327 N. Myrtlewood St	29th wd.	Front: 14'x50'
1604	4016	2844 Ormes St	7th wd.	Front: 11'10-3/4"x78'4"	1604	4107	3416 Ashfield Ln	66th wd.	Front: 19.96'x118'
1604	4017	2844 Boudinot St	7th wd.	Front: 18'x61'	1604	4108	3434 Ashfield Ln	66th wd.	Irregular
1604	4018	2932 E St	7th wd.	Irregular	1604	4109	2069 Martha St	31st wd.	Front: 12'10"x39'11"
1604	4019	3312 B St	7th wd.	Front: 16'x79'6"	1604	4110	1912 E Harold St	31st wd.	Front: 11'4"x50'
1604	4020	3405 Hartville St	7th wd.	Front: 16'x43.50'	1604	4111	1915 W Berks St	32nd wd.	Front: 15'x53'
1604	4021	1934 Independence St	10th wd.	Front: 15'x94.87'	1604	4112	1945 N Van Pelt St	32nd wd.	Front: 15'x70'
1604	4022	2215 W Lippincott St	11th wd.	Front: 13.33'x112.50'	1604	4113	1843 N 24th St	32nd wd.	Front: 14.58'x65'
1604	4023	2713 N Hemberger St	11th wd.	Front: 14'6"x45'	1604	4114	1855 N 24th St	32nd wd.	Front: 14'7"x65'
1604	4024	3029 N 24th St	11th wd.	Front: 15'x60'7"	1604	4115	1915 N 24th St	32nd wd.	Front: 14'3"x87'6"
1604	4025	3033 N 24th St	11th wd.	Front: 15'x60.57'	1604	4116	1815 N Ringgold St	32nd wd.	Front: 14'x48'6"
1604	4026	1929 W Hilltop St	11th wd.	Front: 14'x66'	1604	4117	1927 N Ringgold St	32nd wd.	Front: 14'x50'
1604	4027	4610 Oakmont St	65th wd.	Front: 16'x78'	1604	4118	1814 N Taylor St	32nd wd.	Front: 14'x53'
1604	4028	1522 W Tioga St	11th wd.	Irregular	1604	4119	2031 N 25th St	32nd wd.	Front: 16'x77'
1604	4029	2116 W Tioga St	11th wd.	Front: 25'x230'	1604	4120	1823 N Bailey St	32nd wd.	Front: 14'x42'
1604	4030	2327 W Tioga St	11th wd.	Front: 16'x97'8"	1604	4121	3118 Euclid Ave	32nd wd.	Front: 14'2"x71'
1604	4031	3316 N Bouvier St	11th wd.	Front: 15'8"x73'4"	1604	4122	3124 Euclid Ave	32nd wd.	Front: 14'2"x71'
1604	4032	3321 N Uber St	11th wd.	Front: 16'x67'	1604	4123	2906 Page St	32nd wd.	Front: 13.75'x49'
1604	4033	4944 Baynton St	12th wd.	Front: 15'8-1/2"x100'	1604	4124	2807 Diamond St	32nd wd.	Front: 16'x93'
1604	4034	3942 Priscilla St	13th wd.	Front: 14'x54'	1604	4125	2014 N Marston St	32nd wd.	Front: 14.91'x50'
1604	4035	4701 N 15th St	13th wd.	Front: 16'3"x81'5"	1604	4126	2140 N 30th St	32nd wd.	Front: 15'x65'6"
1604	4036	4455 N Gratz St	13th wd.	Front: 14'x50'4"	1604	4127	1915 N Patton St	32nd wd.	Front: 14'2"x48'
1604	4037	2315 N 15th St	16th wd.	Irregular	1604	4128	2024 N 32nd St	32nd wd.	Front: 16'2-1/2"x78'4"
1604	4038	2528 N 16th St	16th wd.	Front: 15'x66'	1604	4129	2028 N 32nd St	32nd wd.	Front: 16'3"x78'4"
1604	4039	2510 N Bancroft St	16th wd.	Front: 14'6-3/4"x48'	1604	4130	2040 N. 32nd St	32nd wd.	Front: 15'11"x78'4"
1604	4040	7153 State Rd	65th wd.	Front: 20'x150'	1604	4131	5523 Chester Ave	51st wd.	Front: 15'4"x60'2"
1604	4041	2256 N Chadwick St	16th wd.	Front: 14'2"x49'6"	1604	4132	2527 Nicholas St	32nd wd.	Front: N/A
1604	4042	2257 N 17th St	16th wd.	Front: 16.03'x68.50'	1604	4133	2548 Cecil B. Moore Ave	32nd wd.	Front: 14'2"x72'
1604	4043	2327 N 17th St	16th wd.	Front: 16'x94'10"	1604	4134	3040 Clifford St	32nd wd.	Front: 15'x72'7-1/2"
1604	4044	2653 N 17th St	16th wd.	Front: 14'1"x63'6"	1604	4135	1628 N. 27th St	32nd wd.	Front: 18'x78'
1604	4045	2262 N Colorado St	16th wd.	Front: 14'2"x48'	1604	4136	1634 N Natrona St	32nd wd.	Front: 15'x66'
1604	4046	2449 N Bouvier St	16th wd.	Front: 14'1"x50'	1604	4137	617 E Wishart St	33rd wd.	Front: 14'x50'
1604	4047	2465 N Bouvier St	16th wd.	Front: 14'1"x50'	1604	4138	3113 Reach St	33rd wd.	Front: 14'2"x50'
1604	4048	1537 W York St	16th wd.	Front: 16'x48'6"	1604	4139	55 N Dewey St	34th wd.	Front: 15'x60'
1604	4049	1508 W Boston St	16th wd.	Irregular	1604	4140	535 N. Robinson St	34th wd.	Front: 17.23'x75'
1604	4050	1513 W Tucker St	16th wd.	Front: 14'x45'	1604	4141	1523 N Robinson St	34th wd.	Front: 15'x96'
1604	4051	2532 N 18th St	16th wd.	Front: 15'6"x67'	1604	4142	2047 Chelten Ave	19th wd. (f/k/a	Front: 22'6"x95'
1604	4052	2268 N Cleveland St	16th wd.	Front: 14'x45.25'				50th wd.)	
1604	4053	2366 N Gratz St	16th wd.	Front: 14'2"x47'	1604	4143	2605 N 9th St	37th wd.	Front: 14'x57'
1604	4054	2512 N 19th St	16th wd.	Front: 15'6"x67'10"	1604	4144	2214 N 12th St	37th wd.	Front: 15'x82'
1604	4055	2227 N Uber St	16th wd.	Front: 15'x96'	1604	4145	1113 W Dauphin St	37th wd.	Front: 14.67'x77'
1604	4056	2231 N Uber St	16th wd.	Front: 15'x96'	1604	4146	1243 W Sergeant St	37th wd.	Front: 14'x47'6"
1604	4057	2341 N Opal St	16th wd.	Front: 14'x46.32'	1604	4147	3153 N Darien St	37th wd.	Front: 14'x40'
1604	4058	2331 N Woodstock St	16th wd.	Front: 15'x58'	1604	4148	2838 N. Darien St	37th wd.	Front: 13'6"x40'
1604	4059	2342 N Lambert St	16th wd.	Front: 15'x58'	1604	4149	3115 N. Percy St	37th wd.	Front: 14'4"x48'
1604	4060	2345 N Beechwood St	16th wd.	Front: 14.36'x48'	1604	4150	2824 N Hutchinson St	37th wd.	Front: 12'9"x50'3"
1604	4061	2304 W Hagert St	16th wd. (f/k/a	Front: 15'3"x100'	1604	4151	2859 N Watts St	37th wd.	Front: 14'1/4"x45'
			28th wd.)		1604	4152	936 W Silver St	37th wd.	Front: 14'8"x76'1/8"
1604	4062	1804 W Albanus St	17th wd.	Front: 15.25'x70'	1604	4153	1319 W Silver St	37th wd.	Front: 14.25'x50.50'
1604	4063	2007 W Spencer St	17th wd.	Front: 19'x60'	1604	4154	907 W Seltzer St	37th wd.	Front: 13'x42'
1604	4064	5724 N Woodstock St a/k/a 5724 Woodstock St	17th wd.	Front: 16'x62'6"	1604	4155	1213 W William St	37th wd.	Front: 14'x66'
1604	4065	2433 N 5th St	19th wd.	Front: 18'x89.62'	1604	4156	1042 W Monmouth St	37th wd.	Front: 14'x44'
1604	4066	2344 N Reese St	19th wd.	Front: 14'x60'	1604	4157	1043 W Orleans St	37th wd.	Front: 13'6-1/4"x45'
1604	4067	2923 N 4th St	19th wd.	Front: 14'x55'6"	1604	4158	2849 N Stillman St	38th wd.	Front: 14'5"x45'
1604	4068	3455 Dillman St	19th wd.	Front: 13'x40'	1604	4159	3135 N Stillman St	38th wd.	Front: 14'x45'9"
1604	4069	3229 N American St	19th wd.	Front: 14'4"x56'10"	1604	4160	2845 N Bambrey St	38th wd.	Front: 14'x48'
1604	4070	3222 N Fairhill St	19th wd.	Front: 14'3"x45'10-1/4"	1604	4161	2915 N Bambrey St	38th wd.	Front: 14'1"x45'9"
1604	4071	434 W Glenwood Ave	19th wd.	Front: 12'x60'	1604	4162	2947 N Bambrey St	38th wd.	Front: 14'1"x45'9"
1604	4072	2120 N Percy St	20th wd.	Front: 14'x53'	1604	4163	3245 N Bambrey St	38th wd.	Irregular
1604	4073	4625 Kraydor St	56th wd.	Front: 16'x70'	1604	4164	2846 N 26th St	38th wd.	Front: 16'x56'
1604	4074	262 Krams Ave a/k/a 262 Krams St	21st wd.	Front: 18'x140'	1604	4165	2904 N Taney St	38th wd.	Front: 15'x48'
1604	4075	1830 Harrison St	23rd wd.	Irregular	1604	4166	3249 N 27th St	38th wd.	Front: 16'x67.25'
1604	4076	2724-26 E. Somerset St	25th wd.	Front: 75'x32'	1604	4167	3120 N 27th St	38th wd.	Front: 14'6"x42'2"
1604	4077	2070 E. Cambria St	25th wd.	Front: 13'x75'6"	1604	4168	3127 N Marston St	38th wd.	Front: 14.50'x42'
1604	4078	1851 E Monmouth St	25th wd.	Front: 14'11"x58'3"	1604	4169	5225 W Girard Ave	44th wd.	Front: 15.03'x81'
1604	4079	3071 Janney St	25th wd.	Front: 14'x55'8"	1604	4170	2817 W Clearfield St	38th wd.	Front: 14'x80'
1604	4080	2759 N 25th St	28th wd.	Front: 14'6"x60'10-3/4"	1604	4171	2824 W Clementine St	38th wd.	Front: 14'x62'
1604	4081	2351 N 28th St	28th wd.	Front: 11'11"x42'	1604	4172	2530 S Phillip St a/k/a 2530 S. Phillip St	39th wd.	Front: 14'2"x48'6"
1604	4082	2448 N 28th St	28th wd.	Front: 14'8"x63'	1604	4173	1925 S Alden St	40th wd.	Front: 15'x53'
1604	4083	2542 W Dakota St	28th wd.	Front: 14'x43'	1604	4174	2109 S Cecil St	40th wd.	Front: 28'x50'
1604	4084	2519 W Dakota St	28th wd.	Front: 14'x43'	1604	4175	2027 S Redfield St	40th wd.	Front: 16.32'x66'
1604	4085	2517 W Harold St	28th wd.	Front: 14'5"x58'	1604	4176	1934 S Salford St	40th wd.	Front: 14'x64'1"
1604	4086	2529 W Harold St	28th wd.	Irregular	1604	4177	5917 Trinity St	40th wd.	Front: 15.25'x91.50'
1604	4087	2603 W Silver St	28th wd.	Front: 15'x50'	1604	4178	6032 Trinity St	40th wd.	Front: 15'1"x55'
1604	4088	2522 W Seltzer St	28th wd.	Front: 13'11"x42'6"	1604	4179	6064 Chester Ave	40th wd.	Front: 15'3"x67'
1604	4089	2647 N. Hollywood St	28th wd.	Front: 14'x48'6"	1604	4180	6014 Kingsessing Ave	40th wd.	Front: 16'x75'
1604	4090	2518 N Myrtlewood St	28th wd.	Front: 14'2"x51'6"	1604	4181	6017 Reinhard St	40th wd.	Front: 15'6"x60'
1604	4091	2651 N 30th St	28th wd.	Front: 15'x50'	1604	4182	6065 Reinhard St	40th wd.	Front: 15.50'x60'
					1604	4183	6155 Reinhard St	40th wd.	Front: 14'x65'

Tax Delinquent Sale continues from 15

**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, April 19, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1604	4184	6121 Upland St	40th wd.	Front: 14'x62'	1604	4243	4913 N 6th St a/k/a 4909 N 6th St	49th wd.	Front: 20'x121.62'
1604	4185	6137 Upland St	40th wd.	Front: 14'x62'	1604	4244	4914 N 7th St	49th wd.	Front: 15'x70'4-1/2"
1604	4186	6114 Yocum St	40th wd.	Front: 20'x42'	1604	4245	4801 N 8th St	49th wd.	Front: 17'x70'4-1/2"
1604	4187	5848 Theodore St	40th wd.	Front: 16'x70'	1604	4246	1326 W Cambria St	37th wd.	Front: 16'x55'
1604	4188	2109 Gould St	40th wd.	Front: 14'x50'	1604	4247	4802 N 11th St	49th wd.	Front: 16'x74'
1604	4189	2111 W Oxford St	47th wd.	Irregular	1604	4248	4637 N Marvine St	49th wd.	Front: 15'x80'
1604	4190	2144 Gould St a/k/a 2144 S. Gould St	40th wd.	Front: 14'x50'	1604	4249	4757 N Camac St	49th wd.	Front: 19'x75'
1604	4191	6639 Yocum St	40th wd.	Front: 14'x99.25'	1604	4250	4807 Old York Rd	49th wd.	Irregular
1604	4192	2000 Larry St a/k/a 2000 Church Ln	40th wd.	Irregular	1604	4251	5341 Pentridge St	51st wd.	Front: 15'4"x65'
1604	4193	2107-09 S. 70th St	40th wd.	Front: 30'x87'	1604	4252	1328 S Lindenwood St	51st wd.	Front: 16'x60'
1604	4194	7028 Upland St	40th wd.	Front: 25'x100'	1604	4253	1348 S Lindenwood St	51st wd.	Front: 16'x60'
1604	4195	6927 Saybrook Ave	40th wd.	Front: 14'8"x81'	1604	4254	1536 S Wilton St	51st wd.	Front: 15'x55'
1604	4196	2340 S 72nd St	40th wd.	Front: 16'x100'	1604	4255	1507 S Lindenwood St	51st wd.	Front: 15'x55'
1604	4197	2502 S Hobson St	40th wd.	Front: 16'x71'	1604	4256	902 S 54th St	51st wd.	Front: 21.50'x83'
1604	4198	6435 Glenmore Ave	40th wd.	Front: 14.16'x48'	1604	4257	915 S Yewdall St	51st wd.	Front: 15'x60'
1604	4199	5034 Gransback St	42nd wd.	Front: 15'10-1/2"x63'6"	1604	4258	5518 Broomall St	51st wd.	Front: 15'x62'
1604	4200	1231 W Hilton St	43rd wd.	Front: 15'x104.26'	1604	4259	5635 Malcolm St	51st wd.	Front: 16'4"x62'
1604	4201	2001 Oakmont St	56th wd.	Irregular	1604	4260	5404 Florence Ave	51st wd.	Front: 18'x68'
1604	4202	1237 W Tioga St	43rd wd.	Front: 15'x120.25'	1604	4261	1434 S Allison St	51st wd.	Front: 15.33'x60'
1604	4203	3807 N 9th St	43rd wd.	Front: 21'x46.18'	1604	4262	1516 S Allison St	51st wd.	Front: 17'x45'
1604	4204	4017 N Darien St	43rd wd.	Front: 15'x40.50'	1604	4263	5633 Windsor St	51st wd.	Front: 16'x67'
1604	4205	4144 N. Fairhill St	43rd wd.	Front: 14.00'x58.85'	1604	4264	5710 Windsor St a/k/a 5710 Windsor Ave	51st wd.	Front: 14'4"x58'6"
1604	4206	5214 Chestnut St	60th wd.	Front: 16'x120'	1604	4265	5709 Belmar St a/k/a 5709 Belmar Terr	51st wd.	Front: 14'4"x58'6"
1604	4207	5115 Arch St	44th wd.	Front: 16'x74'	1604	4266	1615 S Conestoga St	51st wd.	Front: 15'x60'
1604	4208	32 Farson St	44th wd.	Front: 15'x51'6"	1604	4267	1852 S Allison St	51st wd.	Front: 14'x50'
1604	4209	126 N Farson St	44th wd.	Front: 15'x55'	1604	4268	2017 S 56th St	51st wd.	Front: 15'x50'
1604	4210	30 Dearborn St	44th wd.	Front: 15'x44.50'	1604	4269	1909 S Ithan St	51st wd.	Front: 15'x62'3"
1604	4211	36 N 51st St	44th wd.	Front: 16'x112'	1604	4270	1937 S Ithan St	51st wd.	Front: 15'x62'3"
1604	4212	249 N Wilton St	44th wd.	Front: 15'x64'	1604	4271	5440 Woodland Ave	51st wd.	Front: 19.50'x86.50'
1604	4213	151 N Lindenwood St	44th wd.	Front: 15'x62.50'	1604	4272	5514 Linmore Ave	51st wd.	Front: 15'x42'
1604	4214	34 N Ruby St	44th wd.	Front: 15'7"x60'6"	1604	4273	4833 Merion Ave	52nd wd.	Front: 14'x70'
1604	4215	205 N 54th St	44th wd.	Front: 18'6"x72'	1604	4274	4855 Merion Ave	52nd wd.	Front: 14'x70'
1604	4216	4928 Aspen St	44th wd.	Irregular	1604	4275	1331 N 49th St	52nd wd.	Irregular
1604	4217	2209 N 21st St	16th wd.	Front: 15.50'x76.25'	1604	4276	1665 N. Lindenwood St	52nd wd.	Front: 16'x55'
1604	4218	5145 Folsom St	44th wd.	Front: 15'x50'	1604	4277	504 E. Haines St	59th wd.	Irregular
1604	4219	4916 Reno St	44th wd.	Front: 14.16'x71.50'	1604	4278	61 Cosgrove St	59th wd.	Front: 14'x59'
1604	4220	4936 Reno St	44th wd.	Front: 14'2"x71'6"	1604	4279	154 Herman St	59th wd.	Front: 26'3-1/2"x101'2"
1604	4221	716 N 49th St	44th wd.	Front: 15'x72'	1604	4280	3310-12 Collins St	45th wd.	Irregular
1604	4222	457 Dearborn St	44th wd.	Front: 14.16'x56'	1604	4281	6125 McMahon Ave	59th wd.	Irregular
1604	4223	5025 W Stiles St	44th wd.	Front: 19'x72.09'	1604	4282	6312 Moylan St	59th wd.	Irregular
1604	4224	5308 Warren St	44th wd.	Front: 15'x74.23'	1604	4283	5025 Ludlow St	60th wd.	Front: 15'6"x96'4"
1604	4225	5135 Warren St	44th wd.	Front: 13'11-1/2"x70'	1604	4284	5355 Pine St	60th wd.	Front: 17'x80'6"
1604	4226	900 N 48th St	44th wd.	Front: 22'x74'	1604	4285	5336 Osage Ave	60th wd.	Front: 16'x70'
1604	4227	942 N St. Bernard St	44th wd.	Front: 15'x55'11-5/8"	1604	4286	5306 Addison St	60th wd.	Front: 15'x60'
1604	4228	946 N St. Bernard St	44th wd.	Front: 15'x55'	1604	4287	5340 Addison St	60th wd.	Front: 15'x60'
1604	4229	873 N. 50th St	44th wd.	Front: 15'x66'	1604	4288	5713 Delancey St	60th wd.	Front: 15'x62'
1604	4230	531 N Paxon St	44th wd.	Front: 14.16'x51.50'	1604	4289	5708 Delancey St	60th wd.	Front: 15'x62'
1604	4231	516 N Paxon St	44th wd.	Front: 14'x56.50'	1604	4290	5635 Addison St	60th wd.	Front: 15'x63.50'
1604	4232	524 N Paxon St	44th wd.	Front: 14'x56.50'	1604	4291	210 S Alden St	60th wd.	Front: 15'x62'6"
1604	4233	538 N Paxon St	44th wd.	Front: 14'x56.50'	1604	4292	256 S Alden St	60th wd.	Front: 15'x60'
1604	4234	1816 E Ontario St	45th wd.	Front: 15.02'x73.29'	1604	4293	40 S. Cecil St	60th wd.	Front: 15'x62'6"
1604	4235	2033 E Tioga St	45th wd.	Irregular	1604	4294	218 S Cecil St	60th wd.	Front: 15'x57'
1604	4236	5245 Walton Ave	46th wd.	Front: 15'4"x105'	1604	4295	102 Colonial St	61st wd.	Front: 16'x102'
1604	4237	5520 Pemberton St	46th wd.	Front: 15'x60'	1604	4296	187 W Champlost Ave	61st wd.	Front: 15'x69.5'
1604	4238	1742 Seybert St	47th wd.	Front: 14'x41'	1604	4297	3008-14 Clifford St a/k/a 3000 W. Montgomery Ave	32nd wd.	Irregular
1604	4239	5136 Greenway Ave	27th wd.	Front: 17'6"x48'9"	1604	4298	5729 Erdrick St	62nd wd.	Front: 31'1"x50'
1604	4240	1714 Judson St	47th wd.	Front: 17'x68'	1604	4299	5324 Glenloch St	62nd wd.	Front: 18'3"x67'6"
1604	4241	1814 S 24th St	48th wd.	Front: 14'1"x53'	1604	4300	614 Arthur St	63rd wd.	Front: 25'x94'
1604	4242	725 W Rockland St	49th wd.	Front: 16'x82'					

**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.