

**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, April 21, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1504	4001	6127 Walnut Street	3rd wd.	Front: 15.13"x110.17"	1504	4087	2331 West York Street	16th wd.	Front: 14'9-1/4"x55'
1504	4002	5905 Spruce Street	3rd wd.	Front: 15'4-1/2"x100'	1504	4088	1717 Wagner Avenue	17th wd.	Front: 15'x70'
1504	4003	5925 Osage Avenue	3rd wd.	Front: 15.25"x62'	1504	4089	1942 West Nedro Avenue	17th wd.	Front: 14.83'x86'
1504	4004	5800 Pemberton Street	3rd wd.	Front: 17.50"x62.50'	1504	4090	6460 Old York Road	17th wd.	Front: 168'x64'
1504	4005	630 South 59th Street	3rd wd.	Front: 15'11"x79'	1504	4091	6555 N 17th Street	17th wd.	Front: 15'9"x85'2"
1504	4006	6163 Webster Street	3rd wd.	Front: 17'6"x108'6"	1504	4092	6325 Limekiln Pike	17th wd.	Irregular
1504	4007	5808 Cedarhurst Street	3rd wd.	Front: 16'x80'	1504	4093	534-42 West Olney Avenue	42nd wd.	Irregular Lot
1504	4008	5802 Warrington Avenue	3rd wd.	Front: 16'x79'6-1/8"	1504	4094	5736 North Beechwood Street	17th wd.	Front: 14.25'x62'
1504	4009	5931 Windsor Street	3rd wd.	Front: 17'8"x64'	1504	4095	6122 North Beechwood Street	17th wd.	Front: 21'x90'
1504	4010	5843 Springfield Avenue	3rd wd.	Front: 16'x79.5'	1504	4096	1838 North 4th Street	18th wd.	Front: 15'x60'
1504	4011	5503 Spring Street	4th wd.	Front: 16'x46'	1504	4097	1852 North Leithgow Street	18th wd.	Front: 14'x60.24'
1504	4012	146 N Sickels Street	4th wd.	Front: 15'x65'8"	1504	4098	1926 Hope Street	18th wd.	Front: 13'x42'5-3/8"
1504	4013	1243 North 55th Street	4th wd.	Front: 15'4"x119'11-5/8"	1504	4099	2051 North Philip Street	18th wd.	Front: 24'x54.40'
1504	4014	5433 Sharswood Street	4th wd.	Front: 14'x58.75'	1504	4100	2225 North Hancock Street	19th wd.	Front: 15'x92'6"
1504	4015	5411 Media Street	4th wd.	Front: 14'10"x76'3"	1504	4101	2901 N Reese Street	19th wd.	Front: 16'x51'
1504	4016	5444 Lansdowne Avenue	4th wd.	Irregular					
1504	4017	5749 Market Street	4th wd.	Front: 16'x96'	1504	4102	a/k/a 517 W Cambria Street	19th wd.	Front: 19'x68'10-1/2"
1504	4018	141 North 59th Street	4th wd.	Front: 16'x72'	1504	4103	2815 North 6th Street	19th wd.	Front: 13'x61'4-1/2"
1504	4019	5737 Race Street	4th wd.	Front: 15'6"x66'	1504	4104	508 W Indiana Avenue	19th wd.	Front: 14'4'x57'
1504	4020	416 North 58th Street	4th wd.	Front: 14.50"x91.50'	1504	4105	3238 North 2nd Street	19th wd.	Front: 14'4'x57'
1504	4021	220 North Wanamaker Street	4th wd.	Front: 14'x71'	1504	4106	1600 S 24th Street	36th wd.	Front: 16'1-1/2"x65'
1504	4022	408 North Salford Street	4th wd.	Front: 15'x65'	1504	4107	3520 North Philip Street	19th wd.	Front: 12'10-1/2"x40'
1504	4023	5603 Haverford Avenue	4th wd.	Irregular Lot	1504	4108	3439 North Bodine Street	19th wd.	Front: 14'x50'
1504	4024	1451 North Frazier Street	4th wd.	Front: 14'x50'	1504	4109	2103 North Marshall Street	20th wd.	Front: 15'9"x59'11"
1504	4025	5734 Haddington Lane	4th wd.	Front: 18'x79'	1504	4110	1945 Ruan Street	23rd wd.	Irregular
1504	4026	5706 Nassau Road	4th wd.	Front: 16.48'x93'3"	1504	4111	1534 Foulkrod Street	23rd wd.	Front: 12'x36.57'
1504	4027	4646 Brown Street	6th wd.	Front: 15'x65'	1504	4112	2038 Chelton Avenue	17th wd.	Front: 16'x102.54'
1504	4028	419 North 42nd Street	6th wd.	Front: 15.33'x61'	1504	4113	4507 Mulberry Street	23rd wd.	Front: 32'x100'
1504	4029	4336 Reno Street	6th wd.	Front: 15'4"x63'6"	1504	4114	4507 Tackawanna Street	23rd wd.	Irregular
1504	4030	4210 Ogden Street	6th wd.	Front: 15'x87'	1504	4115	4513-15 Tackawanna Street	23rd wd.	Irregular
1504	4031	4121 Ogden Road	6th wd.	Front: 14'x81'7"	1504	4116	3835 Mount Vernon Street	24th wd.	Front: 14'x78'
		a/k/a 4121 Ogden Street			1504	4117	3822 Melon Street	24th wd.	Front: 15'x60'
1504	4032	888 North 45th Street	6th wd.	Front: 13'6"x60'3"	1504	4118	2515 West Somerset Street	38th wd.	Front: 16'x67'
1504	4033	125 West Lippincott Street	7th wd.	Front: 14'1"x49'3"	1504	4119	3940 Wallace Street	24th wd.	Front: 14'8-1/2"x80'
1504	4034	7996 Rockwell Avenue	63rd wd.	Front: 143'x104'	1504	4120	3954 Melon Street	24th wd.	Front: 15'x79.5'
1504	4035	2729 North 2nd Street	7th wd.	Irregular	1504	4121	3546 Mantua Avenue	24th wd.	Front: 16'x60'
1504	4036	357 East Cambria Street	7th wd.	Front: 14'x61'	1504	4122	3853 Wyalusing Avenue	24th wd.	Front: 14'3'x60'
1504	4037	129 East Wishart Street	7th wd.	Front: 14'x46'	1504	4123	2108 East Auburn Street	25th wd.	Front: 14'x59'6"
1504	4038	3066 N Swanson Street	7th wd.	Front: 14'6"x45'6"	1504	4124	2149 East Cambria Street	25th wd.	Front: 14'x48'
1504	4039	3029 B Street	7th wd.	Front: 13'1"x78'4"	1504	4125	1901 East Birch Street	25th wd.	Front: 14.08'x64'
1504	4040	2955 Rosehill Street	7th wd.	Front: 14'x42'8"	1504	4126	1914 E. Clearfield Street	25th wd.	Front: 13'10"x65'
1504	4041	3052 Rorer Street	7th wd.	Front: 14'x52'	1504	4127	1810 E Wishart Street	25th wd.	Front: 14'x57'
1504	4042	3219 Rorer St	7th wd.	Front: 15'x56'	1504	4128	1835 East Wishart Street	25th wd.	Front: 13'x56.5'
1504	4043	3458 E. St	7th wd.	Front: 14.17'x52.50'	1504	4129	3112 Agate Street	25th wd.	Front: 13'11"x40'
1504	4044	313 East Ontario Street	7th wd.	Front: 16'x56'	1504	4130	2864 Amber Street	25th wd.	Front: 14'x46'
1504	4045	6717 North 15th Street	10th wd.	Front: 22'x87.5'	1504	4131	2813 Helen Street	25th wd.	Front: 13'11-1/2"x84'6"
1504	4046	6725 North Sydenham Street	10th wd.	Front: 20'x74.5'	1504	4132	1367 South 46th Street	27th wd.	Front: 14.33'x80'
1504	4047	6725 N 18th Street	10th wd.	Front: 16'x78'4"	1504	4133	1439 South 50th Street	27th wd.	Front: 15'x74'
1504	4048	1824 Elston Street	10th wd.	Front: 15.60'x70.00'	1504	4134	1354 S 51st Street	27th wd.	Front: 16.00'x85.50'
1504	4049	1910 73rd Street	10th wd.	Front: 16.1'x70'	1504	4135	1363 S. Paxon Street	27th wd.	Front: 14'3'x60'
		a/k/a 1910 73rd Avenue			1504	4136	2749 North 25th Street	28th wd.	Front: 14.50'x60.82'
1504	4050	6438 Ogontz Avenue	10th wd.	Front: 15'x86'9"	1504	4137	2661 North 28th Street	28th wd.	Front: 14'x52'9"
1504	4051	6516 Ogontz Avenue	10th wd.	Front: 20'x84'10-1/2"	1504	4138	2612 West Seltzer Street	28th wd.	Front: 14'3'x46'
1504	4052	2017 E Rittenhouse Street	10th wd.	Irregular	1504	4139	2540 North Corlies Street	28th wd.	Front: 14'2'x50'
1504	4053	1426 West Mayfield Street	11th wd.	Front: 16'x50'	1504	4140	2428 North Douglas Street	28th wd.	Front: 14'x50'
1504	4054	1614 West Clearfield Street	11th wd.	Front: 15'x60'	1504	4141	3017 West Susquehanna Avenue	28th wd.	Front: 16'x74'
1504	4055	3116 North Chadwick Street	11th wd.	Front: 14'x48'6"	1504	4142	312 S 60th Street	3rd wd.	Front: 15'6'x79'
1504	4056	2918 North 20th Street	11th wd.	Front: 16'2'x71'	1504	4143	2115 Seybert Street	29th wd.	Front: 16'x60'
		(f/k/a 38th wd.)			1504	4144	913 North 47th Street	6th wd.	Front: 18'x100'
1504	4057	2727 N Hemberger Street	11th wd.	Front: 14'6'x45'	1504	4145	1435 N 28th Street	29th wd.	Front: 14'1'x71'
1504	4058	3348 North 15th Street	11th wd.	Front: 19'4"x109'11"	1504	4146	1443 N 28th Street	29th wd.	Front: 14'1'x71'
1504	4059	3518 North Sydenham Street	11th wd.	Front: 13.58'x55.42'	1504	4147	1447 North 28th Street	29th wd.	Front: 14'1'x71'
1504	4060	3316 N Bouvier Street	11th wd.	Front: 15'8"x73'4"	1504	4148	1254 North Myrtlewood Street	29th wd.	Front: 14'x56'9"
1504	4061	3343 N. Uber Street	11th wd.	Front: 16'x67'	1504	4149	703 South Hicks Street	30th wd.	Front: 16'x34.89'
1504	4062	2746 North Garnet Street	11th wd.	Front: 15'x52'6"	1504	4150	2336 Christian Street	30th wd.	Front: 16'x60'
1504	4063	18 East Bringham Street	12th wd.	Front: 15'x82'	1504	4151	2449 Jasper Street	31st wd.	Front: 13'7'x58'
1504	4064	5021 Germantown Avenue	12th wd.	Front: 15'7"x110'2-5/8"	1504	4152	2124 North 18th Street	32nd wd.	Front: 16'x88'5"
1504	4065	629 East Woodlawn Street	12th wd.	Front: 15'9"x171'8"	1504	4153	2119 North Uber Street	32nd wd.	Front: 20'x86'5"
1504	4066	5674 Heiskell Street	12th wd.	Front: 14'x57'10-1/8"	1504	4154	2140 North 20th Street	32nd wd.	Front: 10'3'x80'
1504	4067	5549 Bloyd Street	12th wd.	Front: 14'x91'3-7/8"	1504	4155	1614 North 29th Street	32nd wd.	Front: 15'x72'
1504	4068	5645 Bloyd Street	12th wd.	Front: 14'3/4"x47'	1504	4156	725 East Clearfield Street	33rd wd.	Front: 14'2'x34'9"
1504	4069	5647 Bloyd Street	12th wd.	Irregular	1504	4157	632 East Lippincott Street	33rd wd.	Front: 14'3'x50'
1504	4070	39 W Wister Street	12th wd.	Front: 20'x80'	1504	4158	757 East Hilton Street	33rd wd.	Front: 14'1'x50'
1504	4071	1425 Lenox Avenue	13th wd.	Front: 14'x72'	1504	4159	807 East Hilton Street	33rd wd.	Front: 14'3'x50'
1504	4072	3617 North 15th Street	13th wd.	Front: 14'x76'	1504	4160	614 E. Ontario Street	33rd wd.	Front: 15'x57'6"
1504	4073	3746 N. Sydenham Street	13th wd.	Front: 15.35'x72.83'	1504	4161	3437 Crystal Street	33rd wd.	Front: 14.16'x42.5'
1504	4074	3607 North 16th Street	13th wd.	Front: 25'x111.65'	1504	4162	849 East Luzerne Street	33rd wd.	Front: 60'x70'
1504	4075	3815 Pulaski Avenue	13th wd.	Front: 37.59'x43.10'	1504	4163	6204 Callowhill Street	34th wd.	Front: 15'7'x72'4"
1504	4076	3663 North 21st Street	13th wd.	Irregular	1504	4164	147 N Edgewood Street	34th wd.	Front: 15'1'x59'
1504	4077	4100 North Broad Street	13th wd.	Front: 16'x81.29'	1504	4165	2815 West Lehigh Street	28th wd.	Front: N/A
1504	4078	4601 N 15th Street	13th wd.	Front: 16'x75'	1504	4166	50 North Hirst Street	34th wd.	Front: 14'3'x64'
1504	4079	1648 Dounton Street	13th wd.	Front: 12.78'x50'	1504	4167	1451 North 60th Street	34th wd.	Front: 15'x90'
1504	4080	4554 Fernhill Road	13th wd.	Front: 15'10'x74'	1504	4168	1409 N 62nd Street	34th wd.	Front: 15'5'x100'
1504	4081	635 North Camac Street	14th wd.	Front: 17'x58.82'	1504	4169	1458 North Hirst Street	34th wd.	Front: 15'x54'
1504	4082	2327 North Seventeenth Street	16th wd.	Front: 16'x94'10"	1504	4170	1344 South 31st Street	36th wd.	Front: 16'x62'
1504	4083	2265 North Bouvier Street	16th wd.	Front: 14.16'x48'	1504	4171	1310 South Harmony Street	36th wd.	Front: 14'x48'6"
1504	4084	2361 North 18th Street	16th wd.	Front: 15'6'x67'10"	1504	4172	1830 Fernon Street	36th wd.	Front: 14'x47'6"
1504	4085	2510 N 18th Street	16th wd.	Front: 15'5-1/2"x67'	1504	4173	2116 Mountain Street	36th wd.	Front: 14'x47'
1504	4086	2244 N. Cleveland St	16th wd.	Front: 14'x45.25'					
		a/k/a 2244 N. Cleveland Avenue							

## 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, April 21, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1504	4174	1543 South Ringgold Street	36th wd.	Front: 14'3"x50'	1504	4226	5131 Funston Street	44th wd.	Irregular
1504	4175	1531 South 26th Street	36th wd.	Front: 16'x56'	1504	4227	5155 West Thompson Street	44th wd.	Irregular
1504	4176	2251 North Delhi Street	37th wd.	Front: 16'x86'	1504	4228	1303 North 52nd Street	44th wd.	Front: 20'x89'9-1/4"
1504	4177	2307 North 10th Street	37th wd.	Front: 17'x69'	1504	4229	405 North Wilton Street	44th wd.	Front: 15'x64'
1504	4178	2315 North 10th Street	37th wd.	Irregular	1504	4230	1832 East Cornwall Street	45th wd.	Front: 14'x70'
1504	4179	1248 West Hazzard Street	37th wd.	Front: 14'x47.50'	1504	4231	1827 East Cornwall Street	45th wd.	Front: 14'x69'11-1/2"
1504	4180	1227 W. Hazzard Street	37th wd.	Front: 14'1-1/2"x42'	1504	4232	5232 Rodman Street	46th wd.	Front: 14'x60'
1504	4181	1200-02 West Lehigh Avenue	37th wd.	Front: 36'x78'	1504	4233	5323 Walton Avenue	46th wd.	Front: 16'x97'
1504	4182	1339 W Somerset Street	37th wd.	Front: N/A	1504	4234	5114 Webster Street	46th wd.	Front: 25'x54'6-1/8"
1504	4183	3039 Germantown Avenue	37th wd.	Front: 16'x68.9'	1504	4235	5652 Carpenter Street	46th wd.	Front: 15'2"x62'
1504	4184	2812 N 12th Street	37th wd.	Front: 16'x83'2"	1504	4236	526 S. 56th Street	46th wd.	Front: 16'x67'
1504	4185	926 W Silver Street	37th wd.	Front: 14'10"x76'1/8"	1504	4237	831 South Cecil Street	46th wd.	Front: 19'x60'
1504	4186	1339 W Somerset Street	37th wd.	Front: 15'6"x72'	1504	4238	2104 South Garnet Street	48th wd.	Front: 14'2"x49'6"
1504	4187	1108 West Glenwood Avenue	37th wd.	Front: 15'x60'	1504	4239	2209 South 22nd Street	48th wd.	Front: 15.33'x60'
1504	4188	2941 North Bambrey Street	38th wd.	Front: 14'1"x45'9"	1504	4240	4816 North Marshall Street	49th wd.	Front: 17'x55'
1504	4189	2907 North 26th Street	38th wd.	Front: 16'x60'1-3/4"	1504	4241	4815 North Hutchinson Street	49th wd.	Front: 15'x84'6-1/2"
1504	4190	2917 N. Bailey Street	38th wd.	Front: 15'x48'	1504	4242	7489 E. Tulpehocken St	50th wd.	Front: 14.97'x75'
1504	4191	2042 S. 2nd Street	39th wd.	Front: 15.33'x60.50'	1504	4243	1150 Sydney Street	50th wd.	Front: 30.98'x112.50'
1504	4192	310 McKean Street	39th wd.	Front: 16'x58'			a/k/a 1150 East Sydney Street		
1504	4193	945 Cantrell Street	39th wd.	Front: 14'x48'	1504	4244	1146 South 53rd Street	51st wd.	Front: 15'x70'6"
1504	4194	1139 Winton Street	39th wd.	Front: 13'4"x48'	1504	4245	1041 South 51st Street	51st wd.	Front: 16'x93'
1504	4195	2123 South Alden Street	40th wd.	Front: 16'x61'	1504	4246	1134 South Wilton Street	51st wd.	Front: 19'5"x97'6"
1504	4196	1918 South Salford Street	40th wd.	Front: 14'x64'1"	1504	4247	5416 Baltimore Avenue	51st wd.	Irregular Lot
1504	4197	6038 Regent Street	40th wd.	Front: 16'x57'	1504	4248	5632 Angela Terrace	51st wd.	Front: 16'x70'
1504	4198	6320 Regent Street	40th wd.	Front: 15'x60'	1504	4249	5516 Broomall Street	51st wd.	Front: 15'x62'
1504	4199	6407 Upland Street	40th wd.	Front: 14'x49'	1504	4250	5420 Hadfield Street	51st wd.	Front: 15'x62'
1504	4200	6348 Saybrook Avenue	40th wd.	Front: 16'x85'	1504	4251	5734 Penridge Street	51st wd.	Front: 16'x70'9"
1504	4201	2216 Bonaffon Street	40th wd.	Front: 14'4"x66'6"	1504	4252	5725 Florence Avenue	51st wd.	Front: 16'4"x112'6"
1504	4202	2107-09 S. 70th Street	40th wd.	Front: 30'x87'	1504	4253	5662 Belmar Street	51st wd.	Front: 16'x63'6"
1504	4203	7015 Upland Street	40th wd.	Front: 25'x100'			a/k/a 5662 Belmar Terrace		
1504	4204	2600 Island Avenue	40th wd.	Irregular	1504	4254	5705 Springfield Avenue	51st wd.	Front: 15.91'x87'
1504	4205	3525 N. Smedley St	11th wd.	Front: 50.33'x80.33'	1504	4255	1931 North 52nd Street	52nd wd.	Front: 16'x67'
		a/k/a 3521-23-25 N. Smedley St			1504	4256	4141 Devereaux Avenue	55th wd.	Front: 18'4"x82'
		2519 Carroll Street	40th wd.	Front: 16'x77'			a/k/a 4141 Devereaux Street		
1504	4207	2029 East Cheltenham Avenue	41st wd.	Front: 18'4"x68'6"	1504	4257	406 East Walnut Lane	59th wd.	Irregular Lot
1504	4208	4610 North 4th Street	42nd wd.	Irregular	1504	4258	6026 Magnolia Street	59th wd.	Irregular
1504	4209	6350 Marsden Street	41st wd.	Front: 14'3"x90'	1504	4259	5141 Ranstead Street	60th wd.	Front: 15'x61'
1504	4210	2334 North 29th Street	28th wd.	Front: 15'x68'	1504	4260	5003 Chestnut Street	60th wd.	Front: 19'6"x94'2"
1504	4211	4723 North 4th Street	42nd wd.	Front: 16'x77'7"	1504	4261	5049 Chancellor Street	60th wd.	Front: 15'x64'9.5"
1504	4212	5137 North 5th Street	42nd wd.	Front: 20'x100'	1504	4262	263 S. 51st Street	60th wd.	Irregular Lot
1504	4213	3538 North 5th Street	43rd wd.	Front: 15'x113.70'	1504	4263	5333 Delancey Street	60th wd.	Front: 15'x61'
1504	4214	1235 West Airdrie Street	43rd wd.	Front: 15.00'x105.00'	1504	4264	5338 Addison Street	60th wd.	Front: 15'x60'
		a/k/a 1235 Airdrie Street			1504	4265	226 S. 53rd Street	60th wd.	Front: 20.41'x80'
1504	4215	704 W. Butler Street	43rd wd.	Front: 15'x72'	1504	4266	116 S. Ruby Street	60th wd.	Front: 15'3"x56'6"
1504	4216	3845 North 8th Street	43rd wd.	Front: 15'x70.50'	1504	4267	5840 Delancey Street	60th wd.	Front: 15.50'x60'
1504	4217	1321 West Pike Street	43rd wd.	Front: 15'x71'8-3/4"	1504	4268	439 Fern Street	61st wd.	Front: 14'11"x69'
1504	4218	3924 N. 6th Street	43rd wd.	Front: 16.58'x92.33'	1504	4269	1123 Brill Street	62nd wd.	Front: 16'x125'
1504	4219	3932 N. 8th Street	43rd wd.	Front: 15'11"x46'	1504	4270	1442 Howell Street	62nd wd.	Front: 15.94'x117.51'
1504	4220	1343 West Colwyn	43rd wd.	Front: 16.00'x78.50'	1504	4271	4026 Higbee Street	62nd wd.	Front: 15'6-1/2"x65'
		a/k/a 1343 Colwyn Street			1504	4272	1231 Windrim Avenue	49th wd.	Front: 78'x110'
1504	4221	1338 West Jerome Street	43rd wd.	Front: 16.10'x79.50'	1504	4273	77-79 E. Wister Street	12th wd.	Irregular
1504	4222	3201 Germantown Avenue	43rd wd.	Front: 20'x75'	1504	4274	2842-46 North 9th Street	37th wd.	Front: N/A
1504	4223	149 North Paxon Street	44th wd.	Front: 15'8"x110'	1504	4275	6207 Market Street	34th wd.	Front: 16'x81'
1504	4224	43 N. 53rd St	44th wd.	Front: 15'x74'					
1504	4225	126 North Peach Street	44th wd.	Front: 14'8"x56'					

## 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.