

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, June 21, 2016 at the First District Plaza, 3801 Market Street, Jewell Williams, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1606	4001	1828 S Orianna St	1st wd.	Front: 16.684'x23.786'	1606	4089	1604 W Lehigh Ave	16th wd.	Irregular
1606	4002	613 Sigel St	1st wd.	Front: 14'x49'	1606	4090	2509 N Garnet St	16th wd.	Front: 14'x50'
1606	4003	128 S Salford St	3rd wd.	Front: 16'x59'	1606	4091	2353 N Cleveland St	16th wd.	Front: 14'2"x47'
1606	4004	6155 Pine St	3rd wd.	Front: 15'x73'	1606	4092	2461 N 20th St	16th wd.	Front: 16'1"x67'10"
1606	4005	6121 Larchwood Ave	3rd wd.	Irregular	1606	4093	2317 N Woodstock St	16th wd.	Front: 15'x58'
1606	4006	6212 Hazel Ave	3rd wd.	Front: 16'x58.50'	1606	4094	2362 N Lambert St	16th wd.	Front: 14'11-1/2"x58'
1606	4007	5800 Pemberton St	3rd wd.	Front: 17.50'x62.50'	1606	4095	2312 W Cumberland St	16th wd.	Front: 15.33'x109'
1606	4008	5827 Christian St	3rd wd.	Front: 15.5'x80'	1606	4096	2336 W Oakdale St	16th wd.	Front: 14'x58'
1606	4009	5814 Windsor Ave a/k/a 5814 Windsor St	3rd wd.	Front: 15'6"x62'9"	1606	4097	5615 N Sydenham St	17th wd.	Irregular
1606	4010	5511 Haverford Ave	4th wd.	Irregular	1606	4098	4921 N Uber St	17th wd.	Front: 20'x87'10"
1606	4011	5516 W Thompson St	4th wd.	Front: 15'x91'	1606	4099	5823 N 21st St	17th wd.	Front: 16.04'x70'
1606	4012	5434 Merion Ave or 5434 Stewart St	4th wd.	Front: 17'x90'	1606	4100	2332 N Cleveland St	16th wd.	Front: 14'2"x47'
1606	4013	5542 W Oxford St	4th wd.	Front: 15'x96'	1606	4101	2043 N Randolph St	18th wd.	Front: 16'x60'
1606	4014	1320 N 55th St	4th wd.	Front: 15'x105'	1606	4102	2235 N Howard St	19th wd.	Front: 16'x64'6"
1606	4015	1669 N Allison St	4th wd.	Front: 15'x101'	1606	4103	2261 N Howard St	19th wd.	Front: 16'x64.50'
1606	4016	5749 Market St	4th wd.	Front: 16'x96'	1606	4104	2402 N 2nd St	19th wd.	Front: 18'x56'
1606	4017	5834 Arch St	4th wd.	Front: 16'x71'	1606	4105	2319 N 3rd St	19th wd.	Irregular
1606	4018	139 N 58th St	4th wd.	Front: 15'x70'	1606	4106	508 W Cumberland St	19th wd.	Front: 14'x77'
1606	4019	37 N 59th St	4th wd.	Front: 15'x80'	1606	4107	2800-04 N 5th St	19th wd.	Irregular
1606	4020	6013 Walton Ave	3rd wd.	Front: 15.33'x92.50'	1606	4108	2534 N 19th St	16th wd.	Front: 15'6"x67'10"
1606	4021	1320 N Hobart St	4th wd.	Front: 15'x57'	1606	4109	236 W Indiana Ave	19th wd.	Front: 13'2"x61'1"
1606	4022	5706 Nassau Rd	4th wd.	Front: 16.48'x93'3"	1606	4110	2257 N Uber St	16th wd.	Front: 15'x96'
1606	4023	1559 N Frazier St	4th wd.	Front: 14'x77'3-1/4"	1606	4111	208 W Allegheny Ave	19th wd.	Front: 15'3"x61'6"
1606	4024	4001 Ogden St	6th wd.	Front: 15.33'x73.65'	1606	4112	2351 N Lawrence St	19th wd.	Front: 14'x45'
1606	4025	4143 Mantua Ave	6th wd.	Front: 15'x100'	1606	4113	2137 N Percy St	20th wd.	Front: 14'x44'
1606	4026	4319 Pennsgrove St	6th wd.	Front: 14'x11'82'	1606	4114	8327 Ridge Ave	21st wd.	Front: 70.18'x100'
1606	4027	924 N 43rd St	6th wd.	Front: 14'x75'	1606	4115	4325 Milnor St	23rd wd.	Front: 20'x100'
1606	4028	6017 Walton Ave	3rd wd.	Front: 15.33'x89.50'	1606	4116	1945 Ruan St	23rd wd.	Irregular
1606	4029	125 W Lippincott St	7th wd.	Front: 14'1"x49'3"	1606	4117	1546 Church St	23rd wd.	Front: 20'x87'10-1/2"
1606	4030	2866 Hope St a/k/a 2866 N Hope St	7th wd.	Irregular	1606	4118	4306 N Penn St	23rd wd.	Irregular
1606	4031	2909 N Hancock St	7th wd.	Front: 14'7"x46'6"	1606	4119	3814 Spring Garden St	24th wd.	Front: 16'x107'
1606	4032	5713 Commerce St	4th wd.	Front: 15'x62'	1606	4120	3719 Wallace St	24th wd.	Front: 16'x100'
1606	4033	2874 N Lee St	7th wd.	Front: 16'x48'6"	1606	4121	3529 Aspen St	24th wd.	Irregular
1606	4034	2712 Boudinot St	7th wd.	Front: 14'11"x112'6"	1606	4122	3842 Brown St	24th wd.	Front: 15'11-1/4"x80'
1606	4035	3346 Mascher St a/k/a 3346 N Mascher St	7th wd.	Front: 14'x45'6"	1606	4123	731 N 38th St	24th wd.	Front: 15'x88'
1606	4036	3302 Mutter St a/k/a 3302 N Mutter St	7th wd.	Front: 14'x44'6"	1606	4124	547 W Westmoreland St	19th wd.	Front: 15'x57'
1606	4037	447 W Airdrie St	7th wd.	Front: 14'x69'	1606	4125	3912 Pennsgrove St	24th wd.	Front: 15.50'x85'
1606	4038	414 W Wingohocking St	7th wd.	Front: 15'x64'7-1/2"	1606	4126	1930 E Somerset St	25th wd.	Front: 14'x63'
1606	4039	3305 D St	7th wd.	Front: 14'x51'	1606	4127	2712 N Newkirk St	28th wd. (f/k/a	Front: 15'x52'9"
1606	4040	1823 72nd St	10th wd.	Front: 15'8"x80'				38th wd.)	
1606	4041	4237 Mantua Ave	6th wd.	Front: 15'10'x97'	1606	4128	2003 E Elkhart St	25th wd.	Front: 14'11"x72'3-3/4"
1606	4042	2056 Haines St	10th wd.	Front: 15'9-1/2"x148'	1606	4129	2832-2834 Coral St	25th wd.	Front: 36'8"x50'
1606	4043	1436 W Toronto St	11th wd.	Front: 16'1"x51'4"	1606	4130	1339 S Markoe St	27th wd.	Front: 14'x50'6"
1606	4044	3116 N Carlisle St	11th wd.	Irregular	1606	4131	1261 Greylock St a/k/a 1261 S Greylock St	27th wd.	Front: 14'2"x50'9"
1606	4045	3107 N 16th St	11th wd.	Front: 27'6"x103'7"	1606	4132	1316 Divinity St a/k/a 1316 Divinity Pl	27th wd.	Irregular
1606	4046	2912 N 16th St	11th wd.	Front: 34'x136'	1606	4133	2321 N 26th St	28th wd.	Front: 14.61'x58.78'
1606	4047	2750 N Garnet St	11th wd.	Front: 15'x52'6"	1606	4134	2538 W Firth St	28th wd.	Front: 14'10'x50'
1606	4048	2951 N 23rd St	11th wd.	Front: 45'x180'	1606	4135	2525 W Firth St	28th wd.	Front: 15'1"x57'
1606	4049	2862 N 23rd St	11th wd.	Front: 15'x57.50'	1606	4136	2512 W Sergeant St	28th wd.	Front: 15'x56'
1606	4050	2756 N Bonsall St	11th wd.	Front: 14.50'x45'	1606	4137	2533 W Sergeant St	28th wd.	Irregular
1606	4051	2036 W Ontario St	11th wd.	Front: 19'x72'4"	1606	4138	2441-43 W Huntington St	28th wd.	Front: 36'x90'
1606	4052	2124 W Atlantic St	11th wd.	Front: 17.50'x68'	1606	4139	3331 N 19th St	11th wd.	Front: 16'8'x94'
1606	4053	3409 N 17th St	11th wd.	Front: 16'x95'3-1/2"	1606	4140	2623 W Sterner St	28th wd.	Front: 14'x45'
1606	4054	3532 N 22nd St	11th wd.	Front: 15.50'x77'	1606	4141	2439 N 30th St	28th wd.	Front: 15'6'x65'
1606	4055	5566 Matthews St a/k/a 5566 Matthew St	12th wd.	Front: 15.83'x52'	1606	4142	2027 Master St	29th wd.	Front: 16'x72'
1606	4056	530 E Bringham St	12th wd.	Front: 15'4'x54'11-7/8"	1606	4143	2650 N 33rd St	28th wd.	Irregular
1606	4057	139 Hansberry St a/k/a 139 W Hansberry St	12th wd.	Front: 15'2-1/2"x75'10-1/2"	1606	4144	2818 Master St	29th wd.	Front: 15'x65'
					1606	4145	1525 N Marston St	29th wd.	Front: 12'x75.75'
1606	4058	5549 Bloyd St	12th wd.	Front: 14'x91'3-7/8"	1606	4146	1533 N 28th St	29th wd.	Front: 15'2"x68'11"
1606	4059	5643 Boyer St	12th wd.	Front: 14'9'x70'	1606	4147	1347 N 29th St	29th wd.	Front: 16'x64'
1606	4060	5616 Devon St	12th wd.	Front: 20'x80'	1606	4148	2336 Christian St	30th wd.	Front: 16'x60'
1606	4061	5650 Blakemore St	12th wd.	Front: 15'x60'	1606	4149	1816 E Lehigh Ave	31st wd.	Front: 14'8'xIrregular
1606	4062	5553 Matthews St	12th wd.	Front: 16'6-3/4"x52'	1606	4150	1847 N 21st St	32nd wd.	Irregular
1606	4063	178 W Seymour St	12th wd.	Irregular	1606	4151	2006 N 29th St	32nd wd.	Front: 15'x65'
1606	4064	40 Reger St a/k/a 40 W Reger St	12th wd.	Irregular	1606	4152	2141 N Corlies St	32nd wd.	Front: 14'x50'
1606	4065	109 Hansberry St	12th wd.	Irregular	1606	4153	3222 Turner St	32nd wd.	Front: 17'6'x84'
1606	4066	4834 Germantown Ave	12th wd.	Front: 15'8-1/2"x81'	1606	4154	1736 N 26th St	32nd wd.	Front: 15'x63'
1606	4067	1634 W Victoria St	13th wd.	Front: 14'x57'6"	1606	4155	1636 N 27th St	32nd wd.	Front: 13'x55'10-1/2"
1606	4068	3871 Archer St	13th wd.	Front: 15'x71'7-1/4"	1606	4156	1752 N 27th St	32nd wd.	Front: 16'x72'6"
1606	4069	1928 Brunner St	13th wd.	Front: 13'4-1/4"x62'	1606	4157	1725 N Newkirk St	32nd wd.	Front: 14'1"x51'
1606	4070	1827 Brunner St	13th wd.	Irregular	1606	4158	607 E Wishart St	33rd wd.	Front: 14'x50'
1606	4071	2214 Yelland St	13th wd.	Front: 15'3'x41'6"	1606	4159	934 E Ontario St	33rd wd.	Front: 14'x73'
1606	4072	2101 Ruffner St	13th wd.	Front: 19'11"x111'1-3/4"	1606	4160	6049 Kershaw St	34th wd.	Front: 14'x77'
1606	4073	4250 N Carlisle St	13th wd.	Irregular	1606	4161	2913 E St	33rd wd.	Irregular
1606	4074	4816 N 15th St	13th wd.	Front: 19'6'xIrregular	1606	4162	3126 G St	33rd wd.	Front: 14'1"x55'
1606	4075	4833 N Sydenham St	13th wd.	Front: 14'6'x87'5"	1606	4163	4126-4128 Palmetto St	33rd wd.	Front: 36'x65'
1606	4076	4430 N Cleveland St	13th wd.	Front: 14'x50'4"	1606	4164	2507 N Alder St	37th wd.	Front: 14'x48'
1606	4077	4431 N Gratz St	13th wd.	Front: 14'x50'4"	1606	4165	6018 Haverford Ave	34th wd.	Front: 15'x73'
1606	4078	4465 N Gratz St	13th wd.	Front: 14.00'x50.33'	1606	4166	162 N 61st St	34th wd.	Front: 16.16'x72.50'
1606	4079	2248 N 16th St	16th wd.	Front: 16'x68'6"	1606	4167	418 N 61st St	34th wd.	Front: 15'x70'6"
1606	4080	1447 Kerbaugh St	13th wd.	Irregular	1606	4168	118 N Robinson St	34th wd.	Front: 14'2"x65'
1606	4081	1622 W Juniata St	13th wd.	Front: 15'x50'	1606	4169	324 N 62nd St	34th wd.	Front: 15'8'x122'
1606	4082	2563 N Bancroft St	16th wd. (f/k/a	Irregular	1606	4170	226 N Felton St	34th wd.	Front: 14'x78'
			28th wd.)		1606	4171	1644 N 59th St	34th wd.	Front: 15'3'x96'10-1/4"
1606	4083	212 W Clapier St	13th wd.	Front: 15'x84'10-5/8" on	1606	4172	1311 N 60th St	34th wd.	Front: 15'x86'
				Northeasterly side; 84'8-	1606	4173	166 N Edgewood St	34th wd.	Front: 15'3'x73'1-1/4"
				7/8" on Southwesterly	1606	4174	1303 N 61st St	34th wd.	Front: 16'x71'
				side	1606	4175	2510 N Alder St	37th wd.	Front: 14'x48'
1606	4084	4445 Morris St	13th wd.	Irregular	1606	4176	219 N Avondale St	34th wd.	Front: 14'x50'
1606	4085	1208 Lemon St	14th wd.	Front: 17'x30'	1606	4177	5315 Claridge St	35th wd.	Irregular
1606	4086	2600 N 17th St	16th wd.	Front: 16'x67'	1606	4178	4825 N Warnock St	49th wd.	Front: 15'5'x85'
1606	4087	2631 N Colorado St	16th wd.	Front: 14.41'x48'	1606	4179	1009 W Cumberland St	37th wd.	Front: 16'x64'
1606	4088	1509 W Cumberland St	16th wd.	Front: 17.83'x80.00'	1606	4180	1236 S Dover St	36th wd.	Front: 14'x48'

Tax Delinquent Sale continues from 27

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1606	4181	1215 W Sergeant St	37th wd.	Irregular	1606	4241	3744 N 9th St	43rd wd.	Front: 16'x51'
1606	4182	2049 Dickinson St	36th wd.	Front: 14'x63'	1606	4242	2900 N Bailey St	38th wd.	Front: 15'x48'
1606	4183	704 W Allegheny Ave	37th wd.	Front: 14'7"x63'	1606	4243	3849 N Delhi St	43rd wd.	Front: 16'x45'
1606	4184	1422 S 20th St	36th wd.	Front: 16'x60'	1606	4244	1331 W McFerran St a/k/a 1331 McFerran St	43rd wd.	Front: 15.00'x82.75'
1606	4185	1527 S Ringgold St	36th wd.	Front: 14'3"x50'	1606	4245	609 W York St	37th wd.	Front: 15'x70'
1606	4186	1503 S Taylor St	36th wd.	Front: 14.25'x51'	1606	4246	4424 N Franklin St	43rd wd.	Front: 15'x64'
1606	4187	1511 S Stanley St	36th wd.	Front: 16'6"x52'	1606	4247	2615 N 13th St	37th wd.	Front: 15'x67'
1606	4188	6419 Upland St	40th wd.	Front: 14'x50'	1606	4248	46 N St Bernard St	44th wd.	Front: 16'x93.50'
1606	4189	2542 S Millick St	40th wd.	Front: 16'x47'	1606	4249	29 N 50th St	44th wd.	Front: 23'x110'
1606	4190	2542 N Marshall St	37th wd.	Front: 14'x81.32'	1606	4250	26 N 51st St	44th wd.	Front: 16'x112'
1606	4191	2509 N 9th St	37th wd.	Front: 14'x114'1-1/8"	1606	4251	26 N 53rd St	44th wd.	Irregular
1606	4192	2550 N 11th St	37th wd.	Front: 14'11"x68'6"	1606	4252	5311 Haverford Ave	44th wd.	Front: 16'x92'
1606	4193	2346 N Camac St	37th wd.	Front: 14'x48'	1606	4253	1800 N 31st St	32nd wd.	Front: 18'x80'
1606	4194	2407 N Park Ave	37th wd.	Front: 14'7-1/2"x47'6"	1606	4254	5134 Harlan St	44th wd.	Front: 16'x80'
1606	4195	3248 N 6th St	37th wd.	Front: 15'6"x80'	1606	4255	4726 Oxford Ave	23rd wd.	Irregular
1606	4196	3260 N 6th St	37th wd.	Front: 15'6"x80'	1606	4256	3647 Richmond St	45th wd.	Front: 18'x54'
1606	4197	2112 Gould St a/k/a 2112 S Gould St	40th wd.	Front: 14'x50'	1606	4257	2273 N Cleveland St	28th wd.	Front: 16'x45.50'
1606	4198	4926 Reno St	44th wd.	Front: 14'2"x71'6"	1606	4258	1808 E Russell St	45th wd.	Front: 14'x73'3-1/2"
1606	4199	2861 N 8th St	37th wd.	Front: 15'6'x73'	1606	4259	1824 E Pacific St	45th wd.	Front: 11'11"x57'
1606	4200	2742 N 8th St	37th wd.	Front: 14'11-9/16"x50'2-7/16"	1606	4260	2035 Castor Ave	45th wd.	Front: 14.50'x77'
1606	4201	5423 Thomas Ave	51st wd. (f/k/a 40th wd.)	Front: 15'x93'	1606	4261	5957 N 5th St	61st wd.	Front: 22'x65'6-1/2"
1606	4202	2904 N 8th St	37th wd.	Front: 14'x45'	1606	4262	3334 Jasper St	45th wd.	Front: 14.50'x65'
1606	4203	1664 S Conestoga St	51st wd.	Front: 15'x50'6"	1606	4263	2712 Haworth St	45th wd.	Irregular
1606	4204	2809 N 9th St	37th wd.	Front: 15'x64'2-1/4"	1606	4264	5114 Webster St	46th wd.	Front: 25'x54'6-1/8"
1606	4205	3039 Germantown Ave	37th wd.	Front: 16'x68.9'	1606	4265	5216 Locust St	60th wd.	Front: 15'x85'
1606	4206	2730 N 12th St	37th wd.	Front: 16'x80'	1606	4266	5627 Washington Ave	46th wd.	Front: 15'2"x80'
1606	4207	603 W Mayfield St	37th wd.	Front: 15'2"x44'6"	1606	4267	713 S Cecil St	46th wd.	Front: 16'x60'
1606	4208	2906 N Ringgold St	38th wd.	Front: 14'1"x41'	1606	4268	1834 Ingersoll St	47th wd.	Front: 14'x64'
1606	4209	3050 N Stillman St	38th wd.	Front: 14'2"x45'9"	1606	4269	1939 McClellan St	48th wd.	Front: 14'x45'
1606	4210	3147 N Bambrey St	38th wd.	Front: 14'x45'9"	1606	4270	2058 McKean St	48th wd.	Front: 14'9"x55'
1606	4211	4891-1/2 Merion Ave	52nd wd.	Front: 14'x70'	1606	4271	1936 S Norwood St	48th wd.	Front: 14'2"x51'
1606	4212	1366 Narragansett St	59th wd.	Front: 15'x71'	1606	4272	2626 Cecil B Moore Ave	29th wd.	Irregular
1606	4213	1201 S 49th St	27th wd.	Front: 16'x63'4-1/8"	1606	4273	6119 Vine St	34th wd.	Front: 16'x67'
1606	4214	1048 E Cheltenham Ave	12th wd.	Front: 17'4-5/8"x80'	1606	4274	719 W Annsbury St	49th wd.	Front: 15.25'x60'
1606	4215	2103 W Oxford St	47th wd.	Front: 13'x44'	1606	4275	545 W Roosevelt Blvd	49th wd.	Front: 16'x83'
1606	4216	2132 S 6th St	39th wd.	Front: 16'x62'	1606	4276	5024 N Fairhill St	49th wd.	Front: 15'2"x97'
1606	4217	5005 Convent Ln Unit #157	65th wd.	Front: Condominium	1606	4277	4834 N Franklin St	49th wd.	Front: 15'x61'
1606	4218	1813 S Cecil St	40th wd.	Front: 15'x53'	1606	4278	4632 N 11th St	49th wd.	Front: 15'6"x85'
1606	4219	6048 Chester Ave	40th wd.	Front: 15.25'x67'	1606	4279	2431 Kensington Ave	31st wd.	Front: 15'x100'
1606	4220	6306 Chester Ave	40th wd.	Front: 16'x73'	1606	4280	837-39 Montrose St	2nd wd.	Front: 30'x95'
1606	4221	6010 Kingsessing Ave	40th wd.	Front: 20'x75'	1606	4281	6137 N 11th St	49th wd.	Front: 16'x84'6-3/8"
1606	4222	6123 Upland St	40th wd.	Front: 14'x62'	1606	4282	2338 Cecil B Moore Ave	29th wd.	Front: 18'x80'
1606	4223	3900 Ford Rd Unit #19-S	52nd wd.	Irregular	1606	4283	5127 Malcolm St	51st wd.	Front: 15'x47'
1606	4224	6030 Greenway Ave	40th wd.	Front: 20'x80'	1606	4284	1350 S Lindenwood St	51st wd.	Front: 16'x60'
1606	4225	6104 Wheeler St	40th wd.	Front: 16'x58'6"	1606	4285	1819 S 54th St	51st wd.	Front: 15'6"x75'
1606	4226	6512 Kingsessing Ave	40th wd.	Irregular	1606	4286	5538 Broomall St	51st wd.	Front: 15'x62'
1606	4227	7127 Yocum St	40th wd.	Front: 20'x80'	1606	4287	5445 Pentridge St	51st wd.	Front: 15'4"x61'6"
1606	4228	2331 S 71st St	40th wd.	Front: 16'x50'	1606	4288	5717 Florence Ave	51st wd.	Front: 16'4"x100'
1606	4229	6412 Garman St	40th wd.	Front: 16'x70'	1606	4289	12505 Fedor Rd	66th wd.	Irregular
1606	4230	3201 Germantown Ave	43rd wd.	Front: 20'x75'	1606	4290	5336 Turner St	52nd wd.	Front: 16'x60'
1606	4231	2072 Anchor St	41st wd.	Front: 14'1"x65'	1606	4291	5043 Worth St	62nd wd.	Front: 12.08'x118'
1606	4232	4800 Van Kirk St	41st wd.	Front: 15'8-1/2"x80'	1606	4292	4105 Barnett St	55th wd.	Front: 15'x83'
1606	4233	3022 Frankford Ave	25th wd.	Irregular	1606	4293	723 E Price St	59th wd.	Front: 19'x121'
1606	4234	4647 N Front St	42nd wd.	Front: 15'2-1/2"x61'	1606	4294	5853 Brush Rd	59th wd.	Front: 17'7"x80'
1606	4235	274-78 S 62nd St	3rd wd.	Irregular	1606	4295	577 E Haines St	59th wd.	Irregular
1606	4236	722 W Russell St	43rd wd.	Front: 14'3"x50'	1606	4296	5149 Ranstead St	60th wd.	Front: 15'x61'
1606	4237	2404 N 29th St	28th wd.	Front: 16'x65'	1606	4297	5103 Chancellor St	60th wd.	Front: 15.16'x74.65'
1606	4238	644 S 56th St	46th wd.	Front: 16'x74'	1606	4298	5228 Chancellor St	60th wd.	Front: 15'x66'
1606	4239	1218 W Airdrie St	43rd wd.	Front: 16'x105'	1606	4299	2135 Bridge St	62nd wd.	Front: 14'x94'
1606	4240	637 S 56th St	46th wd.	Front: 16'x79'6"	1606	4300	5354 Addison St	60th wd.	Front: 15'x60'

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.