

**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, August 18, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1508	4001	426 Cross St	1st wd.	Front: 16'x48'	1508	4089	2209 N Gratz St	16th wd.	Front: 14'6"x45'3"
1508	4002	119 S Salford St	3rd wd.	Front: 16'x62'	1508	4090	2514 N Gratz St	16th wd.	Front: 14'6"x48'
1508	4003	5819 Hazel Ave	3rd wd.	Front: 16'x62'	1508	4091	2225 N Ober St	16th wd.	Front: 15'x96'
1508	4004	5938 Cedar Ave	3rd wd.	Front: 15'x117'	1508	4092	2345 N Opal St	16th wd.	Front: 14'x46.32'
1508	4005	424 S 61st St	3rd wd.	Front: 16.16'x77'	1508	4093	2413 N Opal St	16th wd.	Front: 14'1"x50'
1508	4006	1218 Annin St	2nd wd.	Irregular	1508	4094	2324 N Lambert St	16th wd.	Front: 14'11-1/2"x58'
1508	4007	5530 Harmer St	4th wd.	Front: 15'x53.50'	1508	4095	2360 N Lambert St	16th wd.	Front: 15'x58'
1508	4008	5544 Harmer St	4th wd.	Front: 15'x53'6"	1508	4096	2310 N Beechwood St	16th wd.	Front: 14'4-1/2"x48'
1508	4009	52 N Yewdall St	4th wd.	Front: 16'x54'	1508	4097	2316 N Beechwood St	16th wd.	Front: 14.44'x48'
1508	4010	127 N Salford St	4th wd.	Irregular	1508	4098	1805 N 54th St	52nd wd.	Front: 16.00'x94.50'
1508	4011	105 N 60th St	4th wd.	Front: 16'x85'	1508	4099	2135 W Susquehanna Ave	16th wd.	Front: 16'x72'
1508	4012	226 N Wanamaker St	4th wd.	Front: 14'x71'	1508	4100	2223 W Oakdale St	16th wd.	Front: 15'x77'
1508	4013	308 N Redfield St	4th wd.	Front: 15'x93'	1508	4101	2028 W Glenwood Ave	16th wd.	Front: 15'x70'
1508	4014	5605 Wyalusing Ave	4th wd.	Irregular	1508	4102	1722 Belfield Ave	17th wd.	Front: 16'x115'
1508	4015	5730 Harmer St	4th wd.	Front: 15'x58'	1508	4103	1916 Laveer St	17th wd.	Front: 16'x87'
1508	4016	1418 N Ithan St	4th wd.	Front: 15'x48'			a/k/a 1916 W Laveer St		
1508	4017	2000-2030 S 71st St	28th wd.	Irregular	1508	4104	6437 N 17th St	17th wd.	Front: 15.45'x90.00'
1508	4018	4092 Olive St	6th wd.	Front: 15'x71'	1508	4105	5746 N Woodstock St	17th wd.	Front: 16'x62'6"
1508	4019	716 N 42nd St	6th wd.	Front: 15'6"x80'	1508	4106	5984 N Norwood St	17th wd.	Front: 14'x85'
1508	4020	4119 Brown St	6th wd.	Front: 16.21'x58'	1508	4107	154 Melvale St	18th wd.	Irregular
1508	4021	4557 Lancaster Ave	6th wd.	Front: 16'8"x114'	1508	4108	1850 E Memphis St	18th wd.	Front: 13.00'x32.33'
1508	4022	4319 Pennsgrove St	6th wd.	Front: 14'x71.82'	1508	4109	105 W Oxford St	18th wd.	Irregular
1508	4023	1218 S 51st St	51st wd.	Front: 19'6.5"x90'	1508	4110	2235 N Howard St	19th wd.	Front: 16'x64'6"
1508	4024	918 N 45th St	6th wd.	Front: 14'1/2"x50'	1508	4111	2325 Mutter St	19th wd.	Front: 11'11-1/2"x40'
1508	4025	917 N 48th St	6th wd.	Front: 16'x117'	1508	4112	2225 N 4th St	19th wd.	Front: 18'x102.5'
1508	4026	2924 Hope St a/k/a 2924 N Hope St	7th wd.	Front: 13'2-3/8"x46'9-3/8"	1508	4113	2823 N 6th St	19th wd.	Irregular
1508	4027	2845 Palethorp St	7th wd.	Front: 13'11-1/2"x51'6"	1508	4114	256 W Ontario St	19th wd.	Front: 14'x60'
1508	4028	322 E Cambria St	7th wd.	Front: 12'x50'	1508	4115	724 Hill Rd	21st wd.	Irregular
1508	4029	252 E Indiana Ave	7th wd.	Front: 13'9"x58'	1508	4116	1803 N 54th St	52nd wd.	Front: 16'x105'
1508	4030	228 E Mayfield St	7th wd.	Front: 14'x43'6"	1508	4117	1906 Auth St	23rd wd.	Irregular
1508	4031	230 E Mayfield St	7th wd.	Front: 14'x43.50'	1508	4118	1677 Meadow St	23rd wd.	Front: 16'x113'
1508	4032	236 E Mayfield St	7th wd.	Front: 14'x43.50'	1508	4119	600 N 57th St	4th wd.	Front: 18'5"x86'7-1/8"
1508	4033	250 E Mayfield St	7th wd.	Front: 14'x43.50'	1508	4120	2057 Wilmot St	23rd wd.	Front: 15'xIrregular
1508	4034	225 E Mayfield St	7th wd.	Front: 14'x43'6"	1508	4121	1924 Harrison St	23rd wd.	Front: 21'x100'
1508	4035	447 E Clearfield St	7th wd.	Front: 15'9"x69'11"	1508	4122	4835-37 Griscom St	23rd wd.	Irregular
1508	4036	2919 Ella St	7th wd.	Front: 14'x68'	1508	4123	1418 Unity St	23rd wd.	Irregular
1508	4037	2954 Rosehill St	7th wd.	Front: 14'x43'	1508	4124	3203 Powelton Ave	24th wd.	Front: 17.50'x91.30'
		a/k/a 2954 N. Rosehill St			1508	4125	667 Union St	24th wd.	Front: 26'x100'6"
1508	4038	2950 Rutledge St	7th wd.	Front: 13'x42'	1508	4126	837 N 39th St	24th wd.	Front: 15.28'x69.15'
1508	4039	3038 Arbor St	7th wd.	Front: 14.50'x45'	1508	4127	8022 Ditman St	65th wd.	Front: 30'5-1/2"xIrregular
1508	4040	2834 D St	7th wd.	Front: 14'x40'	1508	4128	8008 Fairview St	64th wd.	Front: 60'x136'9-3/8"
1508	4041	3040 Gransback St	7th wd.	Front: 13.16'x41.50'	1508	4129	2056 E Auburn St	25th wd.	Front: 13'9-1/3"x75'
1508	4042	2949 Gransback St	7th wd.	Front: 14'x48'9"	1508	4130	2258 E William St	25th wd.	Front: 16'x52'
1508	4043	1105 S 27th St	36th wd.	Front: 15'x53'	1508	4131	2117 E Cambria St	25th wd.	Front: 14'x48'
1508	4044	3331 Ella St a/k/a 3331 N Ella St	7th wd.	Front: 14'1-1/2"x60'	1508	4132	2071 E Monmouth St	25th wd.	Front: 14'x64'11-1/4"
1508	4045	3448 Ormes St	7th wd.	Front: 14'x46'	1508	4133	2160 E Ann St	25th wd.	Front: 14'x48'
1508	4046	3455 Hartville St	7th wd.	Front: 14'x43'6"	1508	4134	1741 W Moyamensing Ave	26th wd.	Irregular
1508	4047	7101 McCallum St	9th wd.	Irregular	1508	4135	1311 S Paxton St	27th wd.	Front: 14'3"x60'
1508	4048	2054 W Indiana Ave	11th wd.	Front: 14.16'x57.65'	1508	4136	4813 Paschall Ave	27th wd.	Front: 16'x79'
1508	4049	2100 W Indiana Ave	11th wd.	Front: 15'x58.40'	1508	4137	4823 Paschall Ave	27th wd.	Front: 14'x79'
1508	4050	1726 W Allegheny Ave	11th wd.	Front: 14'x66'6"	1508	4138	2763 N Taylor St	28th wd.	Front: 14.50'x45'
1508	4051	2742 N Hicks St	11th wd.	Irregular	1508	4139	2724 N Taylor St	28th wd.	Front: 14.50'x45'
1508	4052	3027 N Lambert St	11th wd.	Front: 14'x50'	1508	4140	2519 N 26th St	28th wd.	Front: 14'x80'
1508	4053	2920 N Lambert St	11th wd.	Front: 16.50'x70'	1508	4141	2435 N 27th St	28th wd.	Front: 13'11-1/2"x57'
1508	4054	3026 N Hemberger St	11th wd.	Front: 14'x48'6"	1508	4142	2537 N Newkirk St	28th wd.	Front: 14'x50'
1508	4055	2919 N 23rd St	11th wd.	Irregular	1508	4143	2756 N Dover St	28th wd.	Front: 15'x50.75'
1508	4056	3206 Kensington Ave	33rd wd.	Front: 16'x65'	1508	4144	2547 W Dauphin St	28th wd.	Front: 14.08'x43.50'
1508	4057	3049 Judson St	11th wd.	Front: 14'3"x45'	1508	4145	2545 W Arizona St	28th wd.	Front: 12'x45'6"
1508	4058	2948 Judson St	11th wd.	Front: 16'x46'	1508	4146	2643 W Arizona St	28th wd.	Front: 14'x44'
		a/k/a 2948 N Judson St			1508	4147	2819 W. Huntingdon St	28th wd.	Front: 14'1-1/4"x55'
1508	4059	1624 W Ontario St	11th wd.	Front: 15'x80'	1508	4148	2421 W Harold St	28th wd.	Front: 14.16'x55'
1508	4060	3334 N Sydenham St	11th wd.	Front: 15'x58'10"	1508	4149	2507 W Harold St	28th wd.	Irregular
1508	4061	3540 N Gratz St	11th wd.	Front: 16'x77'	1508	4150	2446 W Oakdale St	28th wd.	Front: 14.16'x55'
1508	4062	3230 N Woodstock St	11th wd.	Front: 14'x59'	1508	4151	2622 W Serner St	28th wd.	Front: 14'x45'
1508	4063	3232 N Woodstock St	11th wd.	Front: 14'x59'	1508	4152	2605 W Serner St	28th wd.	Front: 15'6"x45'
1508	4064	5438 Wakefield St	12th wd.	Front: 14'x65'	1508	4153	2628 W Seltzer St	28th wd.	Front: 14.25'x46'
1508	4065	5576 Blakemore St	12th wd.	Front: 16.37'x54'	1508	4154	2601 W Seltzer St	28th wd.	Front: 14'9"x46'
1508	4066	135 Manheim St	12th wd.	Front: 25'x81'	1508	4155	2630 N Hollywood St	28th wd.	Front: 14'1"x48'6"
1508	4067	3630 N Sydenham	13th wd.	Front: 20'x72'10"	1508	4156	2621 N Myrtlewood St	28th wd.	Front: 14'x52'
1508	4068	2006 Newcomb St	13th wd.	Front: 13'9"x46'6"	1508	4157	2605 N Corlies St	28th wd.	Front: 14'x50'
1508	4069	4531 N Mole St	13th wd.	Front: 15'2"x45'	1508	4158	2441 N Stanley St	28th wd.	Front: 14'2"x45'2"
1508	4070	4452 N Cleveland St	13th wd.	Front: 14'x50.32'	1508	4159	2613 N 31st St	28th wd.	Front: 15'2"x66'
1508	4071	4508 N 19th St	13th wd.	Front: 15'6"x84'5"	1508	4160	2441 N Napa St	28th wd.	Front: 14.16'x50'
1508	4072	4523 N Uber St	13th wd.	Front: 16'1/4"x84'5"	1508	4161	2513 N Napa St	28th wd.	Front: 14.25'x50'
1508	4073	1444 Blavis St	13th wd.	Front: 16'x90'	1508	4162	2542 N Napa St	28th wd.	Front: 14'x50'
1508	4074	851 Perkiomen St	15th wd.	Front: 16'x62'	1508	4163	2429 N Douglas St	28th wd.	Front: 14.25'x50'
1508	4075	2341 N Carlisle St	16th wd.	Front: 15'x75'	1508	4164	2446 N Douglas St	28th wd.	Front: 15'1-1/2"x50'
1508	4076	2345 N Carlisle St	16th wd.	Front: 14'x75'	1508	4165	2524 N Douglas St	28th wd.	Front: 14'x50'
1508	4077	2220 N 16th St	16th wd.	Front: 15.91'x65.50'	1508	4166	2538 N 33rd St	28th wd.	Front: 15'8"x60'
1508	4078	2541 N Bancroft St	16th wd.	Front: 14'6"x48'	1508	4167	3214 W Gordon St	28th wd.	Irregular
1508	4079	2639 N Bancroft St	16th wd.	Irregular	1508	4168	2927 W Gordon St	28th wd.	Front: 14'x54'
1508	4080	2416 N Chadwick St	16th wd.	Front: 13'10-1/2"x47'	1508	4169	2947 W Gordon St	28th wd.	Front: 14'x54'
1508	4081	2531 N 17th St	16th wd.	Front: 15.44'x67'	1508	4170	3312 W Cumberland St	28th wd.	Front: 15'x62'6"
1508	4082	2602 N 17th St	16th wd.	Front: 15'x67'	1508	4171	2942 W Lehigh Ave	28th wd.	Front: 16'x76'
1508	4083	2256 N Colorado St	16th wd.	Front: 14'2"x48'	1508	4172	2518 W Thompson St	29th wd.	Front: 14'6"x60'2"
1508	4084	2464 N Colorado St	16th wd.	Front: 14'5-1/2"x48'	1508	4173	2405 Seybert St	29th wd.	Front: 13'10"x43'2-7/8"
1508	4085	2312 N Bouvier St	16th wd.	Front: 14.08'x48'	1508	4174	2508 Master St	29th wd.	Front: 16'x63'
1508	4086	2546 N Bouvier St	16th wd.	Front: 14'6"x48'	1508	4175	2344 Turner St	29th wd.	Front: 14'x57'
1508	4087	2309 N Cleveland St	16th wd.	Front: 14'2"x47'					
1508	4088	2224 N Cleveland St	16th wd.	Front: 14.50'x45.25'					

## 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, August 18, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1508	4176	1508 N 27th St	29th wd.	Front: 15'2-3/4"xIrregular	1508	4239	2903 N Stillman St	38th wd.	Front: 14'1"x45'9"
1508	4177	1315 N Newkirk St	29th wd.	Front: 15'x50'	1508	4240	3128 N Stillman St	38th wd.	Front: 14'x45.75'
1508	4178	1456 N Myrtlewood St	29th wd.	Front: 13'11-1/2"x54'	1508	4241	2826 N Bambrey St	38th wd.	Front: 14'x48'1-3/4"
1508	4179	2613 Sepviva St	31st wd.	Front: 12'x48'	1508	4242	2836 N Bambrey St	38th wd.	Front: 14'x48'1-3/4"
1508	4180	5729 Erdrick St	62nd wd.	Front: 31'1"x50'	1508	4243	3024 N Bambrey St	38th wd.	Front: 14.16'x45.75'
1508	4181	1913 W Norris St	32nd wd.	Front: 16'x65'	1508	4244	2823 N 26th St	38th wd.	Front: 20'6"x60"
1508	4182	2136 N Woodstock St	32nd wd.	Irregular	1508	4245	2957 N 27th St	38th wd.	Front: 16'x55'
1508	4183	1829 N 21st St	32nd wd.	Front: 16'x54'	1508	4246	3122 N 27th St	38th wd.	Front: 14'6"x42'2"
1508	4184	1853 N 21st St	32nd wd.	Front: 16'x54'	1508	4247	3158 N Marston St	38th wd.	Front: 15'x42'
1508	4185	1941 N Croskey St	32nd wd.	Front: 14.25'x75'	1508	4248	2821 W Clearfield St	38th wd.	Front: 14'x80'
1508	4186	1858 N Taylor St	32nd wd.	Front: 14'x53'	1508	4249	2633 W Westmoreland St	38th wd.	Front: 16'x62'
1508	4187	2035 N 25th St	32nd wd.	Irregular	1508	4250	1813 S Cecil St	40th wd.	Front: 15'x53'
1508	4188	2841 W Montgomery Ave	32nd wd.	Front: 15'x60'	1508	4251	2035 S Salford St	40th wd.	Front: 15'x82'
1508	4189	3230 W Berks St	32nd wd.	Front: 16'3"x79'	1508	4252	5838 Trinity St	40th wd.	Front: 16'x82'
1508	4190	3122 French St	32nd wd.	Front: 14'x63'6"	1508	4253	6029 Kingsessing Ave	40th wd.	Front: 15'x73'
1508	4191	3138 French St	32nd wd.	Front: 14'x63'6"	1508	4254	6054 Reinhard St	40th wd.	Front: 15'6"x60"
1508	4192	1826 N Newkirk St	32nd wd.	Front: 15'x59'	1508	4255	2210 S 56th St	40th wd.	Irregular
1508	4193	2167 N 29th St	32nd wd.	Front: 14.50'x68'	1508	4256	2508 S 58th St	40th wd.	Front: 22'x70'
1508	4194	1930 N 32nd St	32nd wd.	Front: 23'x72'	1508	4257	6172 Glenmore Ave	40th wd.	Front: 14'8"x48'
1508	4195	2732 W Eyre St	32nd wd.	Irregular	1508	4258	2115 Shields St	40th wd.	Front: 15'x82'
1508	4196	2524 W Montgomery Ave	32nd wd.	Front: 15'x62'	1508	4259	2052 Aikens St	40th wd.	Front: 14'x67'
1508	4197	1734 N Bambrey St	32nd wd.	Front: 14'x52'	1508	4260	7326 Dicks Ave	40th wd.	Front: 16'x72'
1508	4198	1760 N Taney St	32nd wd.	Front: 15'x51.75'	1508	4261	235 E Loudon St	42nd wd.	Front: 15'x107.50'
1508	4199	1603 N 27th St	32nd wd.	Front: 14'7-1/2"x35'	1508	4262	3242 N 13th St	43rd wd.	Front: 15'x100'
1508	4200	1721 N Dover St	32nd wd.	Front: 14'1"x42'	1508	4263	3540 N 5th St	43rd wd.	Front: 15'x113'8-5/8"
1508	4201	613 E Clementine St	33rd wd.	Front: 14.25'x50'	1508	4264	3533 N 13th St	43rd wd.	Front: 14'1-3/4"x64'
1508	4202	256 W Godfrey Ave	61st wd.	Front: 15'4"x70'	1508	4265	3733 N Park Ave	43rd wd.	Front: 15'x100'
1508	4203	710 E Willard St	33rd wd.	Front: 15'x50'	1508	4266	4011 N 8th St	43rd wd.	Front: 15'x74'3/8"
1508	4204	856 E Willard St	33rd wd.	Front: 14'3"x50'	1508	4267	3948 N Percy St	43rd wd.	Front: 16'x45'
1508	4205	753 E Willard St	33rd wd.	Front: 15'x50'	1508	4268	3940 Dell St	43rd wd.	Front: 20'x60'
1508	4206	729 E Cornwall St	33rd wd.	Front: 14'4"x58'6"	1508	4269	5809 Larchwood Ave	60th wd.	Front: 15.58'x81.50'
1508	4207	653 E Wensley St	33rd wd.	Front: 14'x45.50'	1508	4270	611 W Bristol St	43rd wd.	Front: 14'8"x84'
1508	4208	3442 Crystal St	33rd wd.	Front: 14'2"x42'6"	1508	4271	4261 N Reese St	43rd wd.	Front: 14.33'x55'
1508	4209	3120 Custer St	33rd wd.	Front: 14'2"x50'	1508	4272	4220 N Darien St	43rd wd.	Front: 14'10"x40'
1508	4210	229 S 57th St	60th wd.	Front: 15'x82'8"	1508	4273	4310 Old York Rd	43rd wd.	Front: 16'x84'
1508	4211	158 N Edgewood St	34th wd.	Front: 15'1'x62'6"	1508	4274	5344 Race St	44th wd.	Front: 15'6"x81'6"
1508	4212	125 N Dewey St	34th wd.	Front: 15'1'x62'6"	1508	4275	5346 Race St	44th wd.	Front: 15'6"x81'6"
1508	4213	241 N Robinson St	34th wd.	Front: 14'x111.25'	1508	4276	42 Farson St	44th wd.	Front: 15'x51'6"
1508	4214	165 N 62nd St	34th wd.	Front: 16'x75'	1508	4277	50 Dearborn St	44th wd.	Front: 15'x44'6"
1508	4215	116 N 62nd St	34th wd.	Front: 15'x72'	1508	4278	51 N Lindenwood St	44th wd.	Front: 15'x54.17'
1508	4216	120 N 62nd St	34th wd.	Front: 15'x72'	1508	4279	27 N 54th St	44th wd.	Front: 18'6"x78'6"
1508	4217	321 N 63rd St	34th wd.	Front: 15'10"x125'	1508	4280	4824 Brown St	44th wd.	Irregular
1508	4218	1424 N 59th St	34th wd.	Front: 16'x92'	1508	4281	4942 Reno St	44th wd.	Front: 14'2"x71'6"
1508	4219	6712 Lebanon Ave	34th wd.	Irregular	1508	4282	5534 Addison St	60th wd.	Front: 15'x65'
1508	4220	5421 Claridge St	35th wd.	Front: 16'4"x84'9-3/4"	1508	4283	5141 Reno St	44th wd.	Front: 14'x45'
1508	4221	2013 Wharton St	36th wd.	Front: 14'x75'	1508	4284	462 Farson St	44th wd.	Front: 14'4"x56'
1508	4222	2227 Sears St	36th wd.	Front: 14'x52'	1508	4285	5131 Parrish St	44th wd.	Front: 15'x70'
1508	4223	1934 Watkins St	36th wd.	Front: 14'x47'	1508	4286	4832 Ogden St	44th wd.	Front: 14'1/8"xIrregular
1508	4224	2343 Moore St	36th wd.	Front: 15'x58'	1508	4287	4842 Ogden St	44th wd.	Irregular
1508	4225	1511 S 32nd St	36th wd.	Front: 15'x51'2"	1508	4288	5211 Westminster Ave	44th wd.	Front: 22'x38.95'
1508	4226	1631 Titan St	36th wd.	Front: 15'x50'	1508	4289	5100 Wyalusing Ave	44th wd.	Front: 14'11"x88'
1508	4227	2619 N Sartain St	37th wd.	Front: 14'x40'	1508	4290	2821 Castor Ave	45th wd.	Front: 14'3"x73'6"
1508	4228	2621 N 12th St	37th wd.	Front: 14'x56'	1508	4291	3293 Tilton St	45th wd.	Front: 15'x48.50'
1508	4229	2631 N 12th St	37th wd.	Front: 14'x56'	1508	4292	3935 Arcadia St	45th wd.	Front: 15.41'x45'
1508	4230	2335 N Fawn St	37th wd.	Front: 14'x47'	1508	4293	837 S Cecil St	46th wd.	Front: 19'x60'
1508	4231	920 W Dakota St	37th wd.	Front: 16'7"x60'	1508	4294	1330 N 15th St	47th wd.	Front: 24'x140'
1508	4232	1233 W Tucker St	37th wd.	Front: 14'x46'	1508	4295	2346 W Montgomery Ave	47th wd.	Front: 15'x80'
1508	4233	3248 N 6th St	37th wd.	Front: 15'6"x80'	1508	4296	5761 Osage Ave	60th wd.	Front: 14'3"x65'
1508	4234	3156 N Sheridan St	37th wd.	Front: 14'x50'	1508	4297	5054 N 8th St	49th wd.	Front: 15'10-1/2"x91'6"
1508	4235	2753 N 9th St	37th wd.	Front: 15'x51'3-1/4"	1508	4298	5267 N 6th St	49th wd.	Front: 16'x114'7.5"
1508	4236	1222 W Cambria St	37th wd.	Front: 15'x80'	1508	4299	928 S Paxon St	51st wd.	Front: 16'x67'6"
1508	4237	2920 N Ringgold St	38th wd.	Front: 14'1"x41'	1508	4300	5327 Pentridge St	51st wd.	Front: 15.33'x65'
1508	4238	3223 N 25th St	38th 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.