

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, October 20, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1510	4001	537 Mifflin St	1st wd.	Irregular	1510	4088	1403 Sellers St	23rd wd.	Front: 1200 Sq Ft
1510	4002	6219 Addison St	3rd wd.	Front: 16'x63'6"	1510	4089	4714 N Penn St	23rd wd.	Front: 2495 Sq Ft
1510	4003	6158 Larchwood Ave	3rd wd.	Front: 15'x70'	1510	4090	3854 W Girard Ave	24th wd.	Front: 1680 Sq Ft
1510	4004	5819 Catharine St	3rd wd. (f/k/a 46th wd.)	Front: 15'7"x73'6"	1510	4091	2827 Almond St	25th wd.	Front: 696 Sq Ft
1510	4005	631 S Felton St	3rd wd.	Front: 20'x100'	1510	4092	2264 E Monmouth St	25th wd.	Front: 712 Sq Ft
1510	4006	5844 Christian St	3rd wd.	Front: 15.50'x80'	1510	4093	2102 E Orleans St	25th wd.	Front: 741 Sq Ft
1510	4007	5848 Willows Ave	3rd wd.	Front: 15'x110.50'	1510	4094	2044 E Wishart St	25th wd.	Front: 1839 Sq Ft
1510	4008	111 N Conestoga St	4th wd.	Front: 15'2"x56'6"	1510	4095	1254 S 49th St	27th wd.	Front: 1128 Sq Ft
1510	4009	101 N Vogdes St	4th wd.	Irregular	1510	4096	2548 N 24th St	28th wd.	Front: 960 Sq Ft
1510	4010	119 N Vogdes St	4th wd.	Front: 15'x77'5"	1510	4097	2458 N 28th St	28th wd.	Front: 923 Sq Ft
1510	4011	5506 Media St	4th wd.	Front: 15.66'x89.39'	1510	4098	2622 W Gordon St	28th wd.	Front: 1800 Sq Ft
1510	4012	5507 Hunter St	4th wd.	Front: 25'x91'6-7/8"	1510	4099	2629 W Garget St	28th wd.	Front: 1687 Sq Ft
1510	4013	1528 Conestoga St	4th wd.	Front: 14'7"x86'11.25"	1510	4100	2400 W Firth St	28th wd.	Front: 721 Sq Ft
1510	4014	1719 N Allison St	4th wd.	Front: 15'x80'	1510	4101	2415 W Oakdale St	28th wd.	Front: 855 Sq Ft
1510	4015	5735 Commerce St	4th wd.	Front: 15'x62'	1510	4102	2447 W Oakdale St	28th wd.	Front: 846 Sq Ft
1510	4016	32 N Ithan St	4th wd.	Front: 15'x64'	1510	4103	2645 W Seltzer St	28th wd. (f/k/a 38th wd.)	Front: 655 Sq Ft
1510	4017	433 N 60th St	4th wd.	Front: 16'x76'	1510	4104	2403 N Myrtlewood St	28th wd.	Front: 816 Sq Ft
1510	4018	1222 N 56th St	4th wd.	Front: 16'x83'	1510	4105	2614 N Douglas St	28th wd.	Front: 560 Sq Ft
1510	4019	822 N 42nd St	6th wd.	Front: 13'11"x58'	1510	4106	2224 Seybert St a/k/a 2224 W Seybert St	29th wd.	Front: 840 Sq Ft
1510	4020	886 Lex St a/k/a 886 N Lex St	6th wd.	Front: 25'x80'	1510	4107	2421 Sharswood St a/k/a 2421 W Sharswood St	29th wd.	Front: 686 Sq Ft
1510	4021	3271 Morrell Ave	66th wd.	Irregular	1510	4108	1456 N Marston St	29th wd.	Front: 704 Sq Ft
1510	4022	2429 N Front St	31st wd.	Front: 16'x59'6"	1510	4109	1332 N Newkirk St	29th wd.	Front: 703 Sq Ft
1510	4023	919 N 48th St	6th wd.	Front: 16'x117'	1510	4110	1420 Dover St	29th wd.	Front: 700 Sq Ft
1510	4024	158 W Lippincott St	7th wd.	Front: 15'3"x61'	1510	4111	1519 N 29th St	29th wd.	Front: 1014 Sq Ft
1510	4025	2716 N Front St	7th wd.	Front: 13'6-5/8"x54'	1510	4112	2524 A St	31st wd.	Front: 968 Sq Ft
1510	4026	228 E Cambria St	7th wd.	Irregular	1510	4113	2662 E Thompson St	31st wd.	Front: 2700 Sq Ft
1510	4027	310 E Cambria St	7th wd.	Front: 12'x51'6"	1510	4114	2101 E Dauphin St	31st wd.	Front: 1156 Sq Ft
1510	4028	247 E Indiana Ave	7th wd.	Front: 14'x59'6"	1510	4115	2072 E Sergeant St	31st wd.	Front: 679 Sq Ft
1510	4029	229 E Mayfield St	7th wd.	Front: 14'x43.50'	1510	4116	2142 N Lambert St	32nd wd.	Front: 900 Sq Ft
1510	4030	2958 B St	7th wd.	Front: 13'x70'	1510	4117	2046 N Van Pelt St	32nd wd.	Front: 1803 Sq Ft
1510	4031	3245 Hope St	7th wd.	Front: 14'2-1/2"x44'3-3/8"	1510	4118	2152 N Van Pelt St	32nd wd.	Front: 1090 Sq Ft
1510	4032	3312 Waterloo St	7th wd.	Front: 14'x40'6"	1510	4119	1829 N 27th St	32nd wd.	Front: 1067 Sq Ft
1510	4033	3402 Mascher St	7th wd.	Front: 14'x62'	1510	4120	2735 Diamond St	32nd wd.	Front: 1360 Sq Ft
1510	4034	3328 A St	7th wd.	Front: 15.75'x70'	1510	4121	1826 N Etting St	32nd wd.	Front: 591 Sq Ft
1510	4035	11771 DiMarco Dr	66th wd.	Front: 20'1-1/2"x100'	1510	4122	1958 N Napa St	32nd wd.	Front: 672 Sq Ft
1510	4036	1934 Independence St	10th wd.	Front: 15'x94.87'	1510	4123	5351 Chestnut St	60th wd.	Front: 1156 Sq Ft
1510	4037	2742 N 19th St	11th wd.	Front: 15.16'x54.66'	1510	4124	2928 Cecil B Moore Ave	32nd wd.	Front: 1050 Sq Ft
1510	4038	2857 N 20th St	11th wd.	Front: 15'x66'	1510	4125	3108 Clifford St	32nd wd.	Front: 1459 Sq Ft
1510	4039	2755 N Croskey St	11th wd.	Front: 14'6"x45'	1510	4126	1727 N Taney St	32nd wd.	Front: 750 Sq Ft
1510	4040	3129 N 24th St	11th wd.	Front: 15'x68'	1510	4127	602 E Clementine St	33rd wd.	Front: 712 Sq Ft
1510	4041	1716 W Ontario St	11th wd.	Irregular Lot	1510	4128	723 E Allegheny Ave	33rd wd.	Front: 797 Sq Ft
1510	4042	3224 N 17th St	11th wd.	Front: 15'10"x112'	1510	4129	661 E Cornwall St	33rd wd.	Front: 742 Sq Ft
1510	4043	321 E Wister St	12th wd.	Irregular	1510	4130	941 E Russell St	33rd wd.	Front: 833 Sq Ft
1510	4044	647 E Woodlawn Ave a/k/a 647 E Woodlawn St	12th wd.	Irregular Lot	1510	4131	3167 Reach St	33rd wd.	Front: 708 Sq Ft
1510	4045	5613 Heiskell St	12th wd.	Front: 14'3"x49'11-3/8"	1510	4132	3095 Potter St a/k/a 3095 N Potter St	33rd wd.	Front: 630 Sq Ft
1510	4046	5622 Crowson St	12th wd.	Front: 16'x72'	1510	4133	3203 Potter St	33rd wd.	Front: 707 Sq Ft
1510	4047	5372 Morris St	12th wd.	Irregular	1510	4134	1511 E Hunting Park Ave	33rd wd.	Front: 1294 Sq Ft
1510	4048	1934 W Erie Ave	13th wd.	Front: 16'x123'	1510	4135	6214 Callowhill St	34th wd.	Front: 1376 Sq Ft
1510	4049	5547 Bloyd St	12th wd.	Irregular	1510	4136	113 N 62nd St	34th wd.	Front: 1125 Sq Ft
1510	4050	3858 N Smedley St	13th wd.	Front: 15.50'x80'	1510	4137	907 Scattergood St	35th wd.	Front: 1122 Sq Ft
1510	4051	1926 Rowan St	13th wd.	Front: 1407 Sq Ft	1510	4138	1225 E Alcott St a/k/a 1225 Alcott St	35th wd.	Front: 1157 Sq Ft
1510	4052	1923 Dennie St	13th wd.	Front: 1570 Sq Ft	1510	4139	1909 Titan St	36th wd.	Front: 700 Sq Ft
1510	4053	4560 N 16th St	13th wd.	Front: 1306 Sq Ft	1510	4140	1218 S Bonsall St	36th wd.	Front: 806 Sq Ft
1510	4054	4541 N Bouvier St	13th wd.	Front: 725 Sq Ft	1510	4141	2643 Ellsworth St	36th wd.	Front: 84 Sq Ft
1510	4055	1653 Staub St	13th wd.	Front: 1169 Sq Ft	1510	4142	2727 Latona St	36th wd.	Front: 695 Sq Ft
1510	4056	1525 W Courtland St	13th wd. (f/k/a 49th wd.)	Front: 1215 Sq Ft	1510	4143	2749 Wharton St	36th wd.	Front: 735 Sq Ft
1510	4057	1677 W Wyoming Ave	13th wd.	Front: 1299 Sq Ft	1510	4144	2640 Earp St	36th wd.	Front: 700 Sq Ft
1510	4058	322 W Logan St	13th wd.	Front: 2834 Sq Ft	1510	4145	2709 Reed St	36th wd.	Front: 997 Sq Ft
1510	4059	4439 Greene St	13th wd.	Front: 844 Sq Ft	1510	4146	1318 S 30th St	36th wd.	Front: 852 Sq Ft
1510	4060	2600 Orthodox St	45th wd.	Front: 2500 Sq Ft	1510	4147	2058 Wilder St	36th wd.	Front: 700 Sq Ft
1510	4061	855 N 16th St	15th wd.	Front: 1120 Sq Ft	1510	4148	2044 Pierce St	36th wd.	Front: 661 Sq Ft
1510	4062	2423 N Carlisle St	16th wd.	Front: 868 Sq Ft	1510	4149	1728 S Cleveland St	36th wd.	Front: 630 Sq Ft
1510	4063	2441 N Carlisle St	16th wd.	Front: 896 Sq Ft	1510	4150	1555 S Lambert St	36th wd.	Front: 599 Sq Ft
1510	4064	2244 N Carlisle St	16th wd.	Front: 1451 Sq Ft	1510	4151	2324 Greenwich St	36th wd.	Front: 686 Sq Ft
1510	4065	2501 N Bancroft St	16th wd.	Front: 718 Sq Ft	1510	4152	1505 S 24th St	36th wd.	Front: 900 Sq Ft
1510	4066	2522 N Bancroft St	16th wd.	Front: 696 Sq Ft	1510	4153	1623 S Taylor St	36th wd.	Front: 778 Sq Ft
1510	4067	2209 N Chadwick St	16th wd.	Front: 697 Sq Ft	1510	4154	1416 Ellsworth St	36th wd.	Front: 1584 Sq Ft
1510	4068	2428 N Chadwick St	16th wd.	Front: 667 Sq Ft	1510	4155	1418 Ellsworth St	36th wd.	Front: 1512 Sq Ft
1510	4069	2517 N 24th St	16th wd.	Front: 1543 Sq Ft	1510	4156	1717 Pierce St	36th wd.	Front: 665 Sq Ft
1510	4070	2267 N Colorado St	16th wd.	Front: 679 Sq Ft	1510	4157	2616 N Hutchinson St a/k/a 2616 Hutchinson St	37th wd.	Front: 886 Sq Ft
1510	4071	2613 N Colorado St	16th wd.	Front: 696 Sq Ft	1510	4158	2349 N Fawn St a/k/a 2349 Fawn St	37th wd.	Front: 658 Sq Ft
1510	4072	2462 N Bouvier St	16th wd.	Front: 675 Sq Ft	1510	4159	2436 N Clarion St	37th wd.	Front: 507 Sq Ft
1510	4073	2350 N Garnet St	16th wd.	Front: 648 Sq Ft	1510	4160	1217 W Cumberland St	37th wd.	Front: 900 Sq Ft
1510	4074	2308 W Harold St	16th wd.	Front: 1005 Sq Ft	1510	4161	1233 W Hazzard St	37th wd.	Front: 592 Sq Ft
1510	4075	1819 W Rockland St	17th wd.	Front: 1067 Sq Ft	1510	4162	3134 N 6th St	37th wd.	Front: 1072 Sq Ft
1510	4076	5933 E Wister St	17th wd.	Front: 1232 Sq Ft	1510	4163	2721 N Darien St	37th wd.	Front: 670 Sq Ft
1510	4077	1429 Marlborough St	18th wd.	Front: 450 Sq Ft	1510	4164	3036 N 9th St	37th wd.	Front: 1035 Sq Ft
1510	4078	530 W Berks St	18th wd.	Front: 913 Sq Ft	1510	4165	2921 Camac St a/k/a 2921 N Camac St	37th wd.	Front: 1352 Sq Ft
1510	4079	2251 Waterloo St a/k/a 2251 N Waterloo St	19th wd.	Front: 560 Sq Ft	1510	4166	2843 N 13th St	37th wd.	Front: 1121 Sq Ft
1510	4080	2901-07 N American St	19th wd.	Front: 1318 Sq Ft	1510	4167	1301 W Seltzer St	37th wd.	Front: 808 Sq Ft
1510	4081	3232 N 2nd St	19th wd.	Front: 817 Sq Ft	1510	4168	1038 W Monmouth St	37th wd.	Front: 623 Sq Ft
1510	4082	423 S 50th St	60th wd.	Front: 1680 Sq Ft	1510	4169	822 W Stella St	37th wd.	Front: 666 Sq Ft
1510	4083	243 W Westmoreland St	19th wd.	Front: 825 Sq Ft	1510	4170	2914 N Ringgold St	38th wd.	Front: 577 Sq Ft
1510	4084	419 E Upsal St	22nd wd.	Front: 1008 Sq Ft	1510	4171	2803 N 25th St	38th wd.	Front: 984 Sq Ft
1510	4085	174 Pleasant St a/k/a 174 E Pleasant St	22nd wd.	Front: 1020 Sq Ft	1510	4172	2901 N Bambrey St	38th wd.	Front: 697 Sq Ft
1510	4086	4341 Bermuda St	23rd wd.	Front: 2945 Sq Ft	1510	4173	2902 N Bambrey St	38th wd.	Front: 644 Sq Ft
1510	4087	4310 Cloud St	23rd wd.	Front: 845 Sq Ft	1510	4174	2929 N Bailey St	38th wd.	Front: 720 Sq Ft

Tax Sale continues on 18

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Properties to be sold by **Jewell Williams, Sheriff**

continued from 17

10:00 a.m. Tuesday, October 20, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1510	4175	2865 N Taney St	38th wd.	Front: 633 Sq Ft	1510	4240	1005 S Frazier St	51st wd.	Front: 896 Sq Ft
1510	4176	2507 W Somerset St	38th wd.	Front: 1015 Sq Ft	1510	4241	5411 Hadfield St	51st wd.	Front: 952 Sq Ft
1510	4177	3089 Holme Ave	57th wd.	Front: 4314 Sq Ft	1510	4242	5459 Willows Ave	51st wd.	Front: 1222 Sq Ft
1510	4178	3053 N 35th St	38th wd.	Front: 1654 Sq Ft	1510	4243	5619 Penridge St	51st wd.	Front: 950 Sq Ft
1510	4179	709 Dudley St	39th wd.	Front: 644 Sq Ft	1510	4244	1430 S Vogdes St a/k/a 1430 S Vogdes St	51st wd.	Front: 942 Sq Ft
1510	4180	2600 S Warnock St	39th wd.	Front: 750 Sq Ft	1510	4245	1718 S Frazier St	51st wd.	Front: 930 Sq Ft
1510	4181	2117 S Edgewood St	40th wd.	Front: 872 Sq Ft	1510	4246	1709 S 58th St	51st wd.	Front: 1140 Sq Ft
1510	4182	2224 S 56th St	40th wd.	Front: 1712 Sq Ft	1510	4247	301 W Somerset St	19th wd.	Front: 984 Sq Ft
1510	4183	2657 S Felton St	40th wd.	Front: 1144 Sq Ft	1510	4248	5459 Regent St	51st wd.	Front: 900 Sq Ft
1510	4184	6349 Buist Ave	40th wd.	Front: 868 Sq Ft	1510	4249	1623 S Conestoga St	51st wd.	Front: 900 Sq Ft
1510	4185	6533 Paschall Ave	40th wd.	Front: 945 Sq Ft	1510	4250	5446 Kingsessing Ave	51st wd.	Front: 992 Sq Ft
1510	4186	2034 Aikens St	40th wd.	Front: 938 Sq Ft	1510	4251	5357 W Oxford St	52nd wd.	Front: 992 Sq Ft
1510	4187	2044 Aikens St	40th wd.	Front: 938 Sq Ft	1510	4252	1724 N Paxon St	52nd wd.	Front: 1255 Sq Ft
1510	4188	6812 Yocum St	40th wd.	Front: 1223 Sq Ft	1510	4253	5491 Morse St	52nd wd.	Front: 1224 Sq Ft
1510	4189	2823 S 65th St	40th wd.	Front: 1520 Sq Ft	1510	4254	5452 Lebanon Ave	52nd wd.	Front: 1808 Sq Ft
1510	4190	6500 Hegerman St	41st wd.	Front: 1350 Sq Ft	1510	4255	5838 Malvern Ave	52nd wd.	Front: 1363 Sq Ft
1510	4191	2718 N Front St	7th wd.	Front: 756 Sq Ft	1510	4256	3049 N 5th St	19th wd.	Front: 1600 Sq Ft
1510	4192	639 E Raymond St	42nd wd.	Front: 1131 Sq Ft	1510	4257	5843 Oxford Ave	53rd wd.	Front: 1060 Sq Ft
1510	4193	2720 N Front St	7th wd.	Front: 756 Sq Ft	1510	4258	6013 Belden St	53rd wd.	Front: 1433 Sq Ft
1510	4194	313 Lindley Ave	42nd wd.	Front: 1540 Sq Ft	1510	4259	3136 Brighton St	55th wd.	Front: 1890 Sq Ft
1510	4195	3510 N Marshall St	43rd wd.	Front: 1831 Sq Ft	1510	4260	6028 Walker St	55th wd.	Front: 2264 Sq Ft
1510	4196	3661 Old York Rd	43rd wd.	Front: 1786 Sq Ft	1510	4261	2031 Orthodox St	23rd wd.	Front: 1223 Sq Ft
1510	4197	1924 W Westmoreland St	11th wd.	Front: 1268 Sq Ft	1510	4262	6156 Gillespie St	55th wd.	Front: 1571 Sq Ft
1510	4198	3825 N 13th St	43rd wd.	Front: 945 Sq Ft	1510	4263	1345 Wales Pl	58th wd.	Front: 2636 Sq Ft
1510	4199	1320 W Jerome St	43rd wd.	Front: 1240 Sq Ft	1510	4264	466 E Rittenhouse St	59th wd.	Front: 1828 Sq Ft
1510	4200	4124 N Marshall St	43rd wd.	Front: 1241 Sq Ft	1510	4265	1348 Narragansett St	59th wd.	Front: 1136 Sq Ft
1510	4201	4125 N Darien St	43rd wd.	Front: 606 Sq Ft	1510	4266	1329 Narragansett St	59th wd.	Front: 1110 Sq Ft
1510	4202	5115 Arch St	44th wd.	Front: 1136 Sq Ft	1510	4267	5814 Crittenden St	59th wd.	Front: 1300 Sq Ft
1510	4203	14 Dearborn St	44th wd.	Front: 667 Sq Ft	1510	4268	579 E Haines St	59th wd.	Front: 1292 Sq Ft
1510	4204	110 N 51st St	44th wd.	Front: 1705 Sq Ft	1510	4269	51 Cosgrove St	59th wd.	Front: 897 Sq Ft
1510	4205	124 N Peach St	44th wd.	Front: 820 Sq Ft	1510	4270	6250 Homer St	59th wd.	Front: 1679 Sq Ft
1510	4206	234 N Peach St	44th wd.	Front: 765 Sq Ft	1510	4271	229 Harvey St a/k/a 229 W Harvey St	59th wd.	Front: 13893 Sq Ft
1510	4207	5047 Haverford Ave	44th wd.	Front: 1412 Sq Ft	1510	4272	61 W Washington Ln	59th wd.	Front: 1955 Sq Ft
1510	4208	4850 Fairmount Ave	44th wd.	Front: 1080 Sq Ft	1510	4273	33 S 53rd St	60th wd.	Front: 1134 Sq Ft
1510	4209	5027 Aspen St	44th wd.	Front: 976 Sq Ft	1510	4274	5434 Market St	60th wd.	Front: 1128 Sq Ft
1510	4210	458 Farson St	44th wd.	Front: 803 Sq Ft	1510	4275	5416 Walnut St	60th wd.	Front: 1890 Sq Ft
1510	4211	4546 Wayne Ave	13th wd.	Front: 1862 Sq Ft	1510	4276	5439 Chancellor St	60th wd.	Front: 1535 Sq Ft
1510	4212	5153 Wyalusing Ave	44th wd.	Front: 1125 Sq Ft	1510	4277	5357 Delancey St	60th wd.	Front: 870 Sq Ft
1510	4213	1928 Castor Ave	45th wd.	Front: 1329 Sq Ft	1510	4278	5464 Delancey St	60th wd.	Front: 975 Sq Ft
1510	4214	3437 Emerald St	45th wd.	Front: 1036 Sq Ft	1510	4279	5466 Delancey St	60th wd.	Front: 975 Sq Ft
1510	4215	4422 Richmond St	45th wd.	Front: 1245 Sq Ft	1510	4280	5450 Pine St	60th wd.	Front: 1248 Sq Ft
1510	4216	4718 Richmond St	45th wd.	Front: 2664 Sq Ft	1510	4281	5543 Walnut St	60th wd.	Front: 2103 Sq Ft
1510	4217	5240 Walton Ave	46th wd.	Front: 1975 Sq Ft	1510	4282	5753 Delancey St	60th wd.	Front: 922 Sq Ft
1510	4218	5035 Catharine St	46th wd.	Front: 2145 Sq Ft	1510	4283	5612 Pine St	60th wd.	Front: 1560 Sq Ft
1510	4219	831 S 56th St	46th wd.	Front: 1277 Sq Ft	1510	4284	2517 N 26th St	28th wd.	Front: 1120 Sq Ft
1510	4220	917 S Alden St	46th wd.	Front: 877 Sq Ft	1510	4285	5631 Addison St	60th wd.	Front: 952 Sq Ft
1510	4221	715 S 58th St	46th wd.	Front: 1162 Sq Ft	1510	4286	38 S 57th St	60th wd.	Front: 769 Sq Ft
1510	4222	2112 S Beechwood St	48th wd.	Front: 712 Sq Ft	1510	4287	254 S Alden St	60th wd.	Front: 900 Sq Ft
1510	4223	2202 S 22nd St	48th wd.	Front: 981 Sq Ft	1510	4288	263 S Cecel St	60th wd.	Front: 900 Sq Ft
1510	4224	1328 Blavis St	49th wd.	Front: 1168 Sq Ft	1510	4289	253 S 58th St	60th wd.	Front: 1280 Sq Ft
1510	4225	520 W Wyoming Ave	49th wd.	Front: 1677 Sq Ft	1510	4290	6641 N Fairhill St	61st wd.	Front: 1545 Sq Ft
1510	4226	4833 N 9th St	49th wd.	Front: 1496 Sq Ft	1510	4291	7115 N Broad St	61st wd.	Front: 4200 Sq Ft
1510	4227	4825 N 10th St	49th wd.	Front: 1290 Sq Ft	1510	4292	548 W Chew Ave	61st wd.	Front: 2436 Sq Ft
1510	4228	5243 N Franklin St	49th wd.	Front: 1108 Sq Ft	1510	4293	183 Fern St	61st wd.	Front: 1027 Sq Ft
1510	4229	6014 N Camac St	49th wd.	Front: 1323 Sq Ft	1510	4294	5748 N 7th St	61st wd.	Front: 1440 Sq Ft
1510	4230	7822 Michener Ave	50th wd.	Front: 1253 Sq Ft	1510	4295	5831 N Lawrence St	61st wd. (f/k/a 42nd wd.)	Front: 1470 Sq Ft
1510	4231	7703 Pickering Ave	50th wd.	Front: 1431 Sq Ft	1510	4296	5216 Marlow St a/k/a 5216 Marlowe St	62nd wd.	Front: 826 Sq Ft
1510	4232	7200 Briar Rd	50th wd.	Front: 2704 Sq Ft	1510	4297	5000 Ditman St	62nd wd.	Front: 1302 Sq Ft
1510	4233	5813 E Wister St	17th wd.	Front: 1499 Sq Ft	1510	4298	7158 Vandike St	65th wd.	Front: 1320 Sq Ft
1510	4234	1004 S Paxon St	51st wd.	Front: 1012 Sq Ft	1510	4299	7144 Tulip St	65th wd.	Front: 3060 Sq Ft
1510	4235	1325 S Wilton St	51st wd.	Front: 896 Sq Ft	1510	4300	8053 Montague St	65th wd.	Front: 1991 Sq Ft
1510	4236	5315 Reinhard St	51st wd.	Front: 949 Sq Ft					
1510	4237	1505 S Wilton St	51st wd.	Front: 795 Sq Ft					
1510	4238	1521 S Lindenwood St	51st wd.	Front: 825 Sq Ft					
1510	4239	5343 Grays Ave	51st wd.	Front: 750 Sq Ft					

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.