

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, November 17, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1511	4001	628 Sears St	1st wd.	668 Sq Ft	1511	4097	5732 N 20th St	17th wd.	1120 Sq Ft
1511	4002	1504 S 6th St	1st wd.	1260 Sq Ft	1511	4098	5732 N Lambert St	17th wd.	1000 Sq Ft
1511	4003	1221 S 6th St	2nd wd.	1024 Sq Ft	1511	4099	6226 N Beechwood St	17th wd.	1050 Sq Ft
1511	4004	5934 Walnut St	3rd wd.	2645 Sq Ft	1511	4100	2201 Strahle St Unit B301	56th wd.	Condo; 727 Sq Ft
1511	4005	124 S Salford St	3rd wd.	944 Sq Ft	1511	4101	1922 Hope St	18th wd.	551 Sq Ft
1511	4006	146 S 62nd St	3rd wd.	1447 Sq Ft	1511	4102	2423 Mutter St a/k/a 2423 N Mutter St	19th wd.	732 Sq Ft
1511	4007	5837 Rodman St	3rd wd.	952 Sq Ft	1511	4103	2230 N Mutter St	19th wd.	478 Sq Ft
1511	4008	6022 Cedar Ave	3rd wd.	1966 Sq Ft	1511	4104	511 W York St	19th wd.	970 Sq Ft
1511	4009	451 Cobbs Creek Pkwy	3rd wd.	1280 Sq Ft	1511	4105	2848 N Orianna St	19th wd.	588 Sq Ft
1511	4010	6246 Washington Ave	3rd wd.	2246 Sq Ft	1511	4106	532 W Somerset St	19th wd.	915 Sq Ft
1511	4011	5908 Ellsworth St	3rd wd.	1736 Sq Ft	1511	4107	3457 N 3rd St	19th wd.	840 Sq Ft
1511	4012	6123 Cobbs Creek Pkwy	3rd wd.	2970 Sq Ft	1511	4108	3236 N Fairhill St	19th wd.	679 Sq Ft
1511	4013	6059 Cedarhurst St	3rd wd.	1320 Sq Ft	1511	4109	3213 N 6th St	19th wd.	900 Sq Ft
1511	4014	5814 Beaumont St	3rd wd.	1520 Sq Ft	1511	4110	207 W Lippincott St	19th wd.	658 Sq Ft
1511	4015	5826 Belmar St	3rd wd.	992 Sq Ft	1511	4111	233 W Wensley St	19th wd.	672 Sq Ft
1511	4016	654 N Yewdall St	4th wd.	616 Sq Ft	1511	4112	1001-13 Chestnut St #603W	5th wd.	Irregular
1511	4017	122 N Conestoga St	4th wd.	847 Sq Ft	1511	4113	651 Park Ln a/k/a 651 W Park Ln	21st wd.	Irregular
1511	4018	1216 N 55th St	4th wd.	1575 Sq Ft	1511	4114	824 Green Valley Dr	21st wd.	3200 Sq Ft
1511	4019	25 N 56th St	4th wd.	122 Sq Ft	1511	4115	2308 Duncan St	23rd wd.	3089 Sq Ft
1511	4020	5527 W Thompson St	4th wd.	1255 Sq Ft	1511	4116	2018-32 Walnut St #28F	8th wd.	Irregular
1511	4021	5548 Lansdowne Ave	4th wd.	1305 Sq Ft	1511	4117	1827 Gillingham St	23rd wd.	1145 Sq Ft
1511	4022	1441 N Allison St	4th wd.	736 Sq Ft	1511	4118	1649 Fillmore St	23rd wd.	752 Sq Ft
1511	4023	7102 Edmund St	65th wd.	1440 Sq Ft	1511	4119	4517 Worth St	23rd wd.	1962 Sq Ft
1511	4024	214 N 59th St	4th wd.	1185 Sq Ft	1511	4120	2719 W Stiles St	29th wd.	726 Sq Ft
1511	4025	1453 N Hobart St	4th wd.	780 Sq Ft	1511	4121	3913 Wallace St	24th wd.	1600 Sq Ft
1511	4026	5712 Haddington La	4th wd.	678 Sq Ft	1511	4122	4319-23 N 3rd St	7th wd.	6480 Sq Ft
1511	4027	1644 N 57th St	4th wd.	1497.39 Sq Ft	1511	4123	1835 Hart Ln	25th wd.	786 Sq Ft
1511	4028	4027-31 Haverford Ave	6th wd.	3200 Sq Ft	1511	4124	2069 E Bellmore St	25th wd.	750 Sq Ft
1511	4029	26 N 40th St	6th wd.	1819.03 Sq Ft	1511	4125	1349 S Paxon St	27th wd.	855 Sq Ft
1511	4030	325 N Budd St	6th wd.	1239.44 Sq Ft	1511	4126	2302 N 26th St	28th wd.	903 Sq Ft
1511	4031	521 N Holly St	6th wd.	870 Sq Ft	1511	4127	2634 N 27th St	28th wd.	1049 Sq Ft
1511	4032	844 Brooklyn St	6th wd.	709 Sq Ft	1511	4128	2561 N Newkirk St	28th wd.	700 Sq Ft
1511	4033	876 N 45th St	6th wd.	819 Sq Ft	1511	4129	2512 N Newkirk St	28th wd.	700 Sq Ft
1511	4034	5344 Chestnut St	60th wd.	1186.56 Sq Ft	1511	4130	2511-21 W York St	28th wd.	9000 Sq Ft
1511	4035	2912 Mascher St	7th wd.	679 Sq Ft	1511	4131	3574-76 Ruth St	45th wd.	1482 Sq Ft
1511	4036	227 E Mayfield St	7th wd.	609 Sq Ft	1511	4132	2607 W Silver St	28th wd.	590 Sq Ft
1511	4037	448 E Elkhart St	7th wd.	624 Sq Ft	1511	4133	2602 N Stanley St	28th wd.	700 Sq Ft
1511	4038	5205 Woodland Ave	51st wd.	1718 Sq Ft	1511	4134	2530 N Napa St	28th wd.	700 Sq Ft
1511	4039	3049 N Lee St	7th wd.	637 Sq Ft	1511	4135	2424 N Patton St	28th wd.	708 Sq Ft
1511	4040	2935 Ella St	7th wd.	952 Sq Ft	1511	4136	2514 N Douglas St	28th wd.	700 Sq Ft
1511	4041	2816 D St	7th wd.	560 Sq Ft	1511	4137	3135 W Dakota St	28th wd.	924 Sq Ft
1511	4042	2832 D St	7th wd.	560 Sq Ft	1511	4138	2312 Seybert St	29th wd.	840 Sq Ft
1511	4043	2949 Gransback St	7th wd.	731 Sq Ft	1511	4139	917 Chang St	29th wd.	370 Sq Ft
1511	4044	3304 Palethorp St	7th wd.	725 Sq Ft	1511	4140	1550 N 27th St	29th wd.	928 Sq Ft
1511	4045	3324 N Water St	7th wd.	1080 Sq Ft	1511	4141	1459 N 30th St	29th wd.	840 Sq Ft
1511	4046	3435 Ormes St	7th wd.	644 Sq Ft	1511	4142	2317 E Sergeant St	31st wd.	2209 Sq Ft
1511	4047	3210 Hartville St	7th wd.	630 Sq Ft	1511	4143	2662 E Huntingdon St	31st wd.	1040 Sq Ft
1511	4048	701 E Tioga St	7th wd.	1605 Sq Ft	1511	4144	2713 W Montgomery Ave	32nd wd.	889 Sq Ft
1511	4049	7242 N 20th St	10th wd.	1844.40 Sq Ft	1511	4145	3235 W Montgomery Ave	32nd wd.	1600 Sq Ft
1511	4050	7269 N 21st St	10th wd.	1888 Sq Ft	1511	4146	3008 Fontain St	32nd wd.	904 Sq Ft
1511	4051	6519 N Lambert St	10th wd.	15'6"x78'; 1209 Sq Ft	1511	4147	1858 N Etting St	32nd wd.	588 Sq Ft
1511	4052	2066 Haines St	10th wd.	12'1/2"x139'6"; 1679 Sq Ft	1511	4148	364R-68 Church Ln	12th wd.	12531 Sq Ft
1511	4053	1502 Wynsam St	10th wd.	17'10"x88'; 1566 Sq Ft	1511	4149	2716 W Eyre St	32nd wd.	901 Sq Ft
1511	4054	7025 Forrest Ave	10th wd.	16'x100'; 1600 Sq Ft	1511	4150	1738 N Bambrey St	32nd wd.	728 Sq Ft
1511	4055	2137 W Indiana Ave	11th wd.	17'x102'; 1742 Sq Ft	1511	4151	1640 N 27th St	32nd wd.	822 Sq Ft
1511	4056	3126 N Rosewood St	11th wd.	15'x58'8"; 879 Sq Ft	1511	4152	3654-58 N 7th St	43rd wd.	5699 Sq Ft
1511	4057	3126 N 16th St	11th wd.	52'x65'; 3380 Sq Ft	1511	4153	602 E Lippincott St	33rd wd.	712 Sq Ft
1511	4058	3014 N Lambert St	11th wd.	15'x45'; 630 Sq Ft	1511	4154	3427 Crystal St	33rd wd.	601 Sq Ft
1511	4059	2723 Judson St	11th wd.	14.50'x45'; 652 Sq Ft	1511	4155	4139 K St	33rd wd.	1270 Sq Ft
1511	4060	5000 Rorer St	42nd wd.	15.11'x63.6'; 1010.28 Sq Ft	1511	4156	3974 Germantown Ave	13th wd.	3813 Sq Ft
1511	4061	2234 W Ontario St	11th wd.	15.33'x109.50'; 1678 Sq Ft	1511	4157	216 N 61st St	34th wd.	1668 Sq Ft
1511	4062	1740 Ritner St	26th wd.	18'x65'; 1170 Sq Ft	1511	4158	427 Horton St	34th wd.	15'x68'6"; 1027 Sq Ft
1511	4063	6080 Kingsessing Ave	40th wd.	Irregular; 2472.75 Sq Ft	1511	4159	206 Horton St	34th wd.	15'11"x44'6"; 707 Sq Ft
1511	4064	3326 N 16th St	11th wd.	15.91'x110'; 1750 Sq Ft	1511	4160	6039 Kershaw Ave	34th wd.	14.00'x77.00'; 1078 Sq Ft
1511	4065	3427 N 18th St	11th wd.	16'x116.32'; 1861 Sq Ft	1511	4161	1638 N Edgewood St	34th wd.	15'3"x73'1-1/4"; 1114 Sq Ft
1511	4066	5323 Belfield Ave	12th wd.	28'1/2"x90'3-3/8"; 2528 Sq Ft	1511	4162	727 Garland St	35th wd.	15'x70'; 1050 Sq Ft
1511	4067	183 W Logan St	12th wd.	14'xIrregular; 1275 Sq Ft	1511	4163	871 Marcella St	35th wd.	18'x70'; 1260 Sq Ft
1511	4068	435 Earlham Terr a/k/a 435 W Earlham Terr	12th wd.	Irregular; 955 Sq Ft	1511	4164	4618 Lancaster Ave	6th wd.	Irregular; 1688 Sq Ft
1511	4069	1919 Carey St a/k/a W Carey St	13th wd.	16'x65'; 1040 Sq Ft	1511	4165	1259 S Ringgold St	36th wd.	15'x53'; 795 Sq Ft
1511	4070	3834 N 17th St	13th wd.	15'6"x90'; 1395 Sq Ft	1511	4166	2638 Manton St	36th wd.	13'4"x55'; 733 Sq Ft
1511	4071	4252 N Carlisle St	13th wd.	18.50'x88.90'; 1644 Sq Ft	1511	4167	2638 Oakford St	36th wd.	14'x55'; 770 Sq Ft
1511	4072	4216-18 N 15th	13th wd.	40'x100'; 4000 Sq Ft	1511	4168	2122 Morris St	36th wd.	15'6"x62'; 930 Sq Ft
1511	4073	4543 N 16th St	13th wd.	15.17'x58.58'; 888 Sq Ft	1511	4169	623 E Girard Ave	18th wd.	Irregular; 6810 Sq Ft
1511	4074	4518 N Gratz St	13th wd.	15.08'x84.5'; 1272 Sq Ft	1511	4170	1732 S 21st St	36th wd.	16'x66'; 1056 Sq Ft
1511	4075	4559 N 19th St	13th wd.	15'x84'5"; 1266 Sq Ft	1511	4171	2238 Dickinson St	36th wd.	14'x70'; 980 Sq Ft
1511	4076	3960 Elser St	13th wd.	750 Sq Ft	1511	4172	1436 S Ringgold St	36th wd.	14'x54'; 756 Sq Ft
1511	4077	3962 Elser St	13th wd.	1002 Sq Ft	1511	4173	1520 S Stillman St	36th wd.	14'x44'; 616 Sq Ft
1511	4078	1425 W Jerome St	13th wd.	968 Sq Ft	1511	4174	3137 Tasker St	36th wd.	15'x62'; 930 Sq Ft
1511	4079	3525 N 17th St	11th wd.	1150 Sq Ft	1511	4175	1542 S Napa St	36th wd.	15'x51'; 765 Sq Ft
1511	4080	848 N 15th St	15th wd.	1328 Sq Ft	1511	4176	1733 Federal St	36th wd.	798 Sq Ft
1511	4081	2635 N 17th St	16th wd.	889 Sq Ft	1511	4177	2224 N Delhi St	37th wd.	1110 Sq Ft
1511	4082	2441 N Bouvier St	16th wd.	675 Sq Ft	1511	4178	2617 N 12th St	37th wd.	784 Sq Ft
1511	4083	1504 W Sergeant Rd	16th wd.	723 Sq Ft	1511	4179	2621 N 13th St	37th wd.	1006 Sq Ft
1511	4084	2504 N 18th St	16th wd.	1072 Sq Ft	1511	4180	703 W York St	37th wd.	4545 Sq Ft
1511	4085	2349 N Cleveland St	16th wd.	665 Sq Ft	1511	4181	2729 N Darien St	37th wd.	671 Sq Ft
1511	4086	2304 N Cleveland St	16th wd.	665 Sq Ft	1511	4182	2749 N Darien St	37th wd.	671 Sq Ft
1511	4087	2331 N Gratz St	16th wd.	665 Sq Ft	1511	4183	2919 N 13th St	37th wd.	1352 Sq Ft
1511	4088	2521 N 19th St	16th wd.	990 Sq Ft	1511	4184	1143 W Indiana Ave	37th wd.	1955 Sq Ft
1511	4089	2516 N Opal St	16th wd.	672 Sq Ft	1511	4185	3219 N 25th St	38th wd.	900 Sq Ft
1511	4090	2241 N Woodstock St	16th wd.	900 Sq Ft	1511	4186	2845 N Stillman St	38th wd.	648 Sq Ft
1511	4091	2357 N Beechwood St	16th wd.	684 Sq Ft	1511	4187	2814 N Marston St	38th wd.	930 Sq Ft
1511	4092	2057 W York St	16th wd.	855 Sq Ft	1511	4188	2915 W Clearfield St	38th wd.	1579 Sq Ft
1511	4093	2332 W Hagert St	16th wd.	1715 Sq Ft	1511	4189	2816 W Clementine St	38th wd.	868 Sq Ft
1511	4094	2205 W Cumberland St	16th wd.	1326 Sq Ft	1511	4190	3120 N 35th St	38th wd.	1500 Sq Ft
1511	4095	1981 W Spencer St	17th wd.	1320 Sq Ft	1511	4191	517 Snyder Ave	39th wd.	997 Sq Ft
1511	4096	4936 N 16th St	17th wd.	1305 Sq Ft	1511	4192	2432 S Franklin St	39th wd.	750 Sq Ft

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, November 17, 2015 at the First District Plaza, 3801 Market Street

Tax Sale continued from 19

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1511	4193	2503 S Alder St	39th wd.	712 Sq Ft	1511	4248	1233 N 54th St	44th wd.	1440 Sq Ft
1511	4194	2438 S Alder St	39th wd.	714 Sq Ft	1511	4249	2551 E Venango St	45th wd.	853 Sq Ft
1511	4195	300 S 52nd St	60th wd.	1906 Sq Ft	1511	4250	2806 E Victoria St	45th wd.	1253 Sq Ft
1511	4196	1945 S 65th St	40th wd.	1050 Sq Ft	1511	4251	1820 E Pacific St	45th wd.	2400 Sq Ft
1511	4197	6011 Chester Ave	40th wd.	1005 Sq Ft	1511	4252	2010 E Glenwood Ave	45th wd.	1167 Sq Ft
1511	4198	6046 Chester Ave	40th wd.	1021 Sq Ft	1511	4253	2008 Castor Ave	45th wd.	964 Sq Ft
1511	4199	6318 Regent St	40th wd.	900 Sq Ft	1511	4254	3218 Emerald St	45th wd.	1302 Sq Ft
1511	4200	6058 Allman St	40th wd.	936 Sq Ft	1511	4255	2814 E Bristol St	45th wd.	994 Sq Ft
1511	4201	6020 Upland St	40th wd.	841 Sq Ft	1511	4256	4642 Emery St	45th wd.	1296 Sq Ft
1511	4202	6110 Upland St	40th wd.	868 Sq Ft	1511	4257	719 S 58th St	46th wd.	1162 Sq Ft
1511	4203	2446 S Frazier St	40th wd.	1113 Sq Ft	1511	4258	1609 N 18th St	47th wd.	1600 Sq Ft
1511	4204	1733-39 Dickinson St	36th wd.	3621 Sq Ft	1511	4259	2055 Mc Clellan St	48th wd.	658 Sq Ft
1511	4205	5725 Reedland St	40th wd.	1080 Sq Ft	1511	4260	2819 Winton St	48th wd.	700 Sq Ft
1511	4206	5541 Spruce St	60th wd.	1195 Sq Ft	1511	4261	2841 Winton St	48th wd.	700 Sq Ft
1511	4207	1758 S 65th St	40th wd.	1379 Sq Ft	1511	4262	540 W Rockland St	49th wd.	1001 Sq Ft
1511	4208	1772 S 65th St	40th wd.	1409 Sq Ft	1511	4263	2700 Jefferson St a/k/a 2700 W Jefferson St	29th wd.	644 Sq Ft
1511	4209	2103 S Daggett St	40th wd.	700 Sq Ft	1511	4264	4801 N Warnock St	49th wd.	1360 Sq Ft
1511	4210	2115 Gould St	40th wd.	700 Sq Ft	1511	4265	4650 N Camac St	49th wd.	1215 Sq Ft
1511	4211	2101-05 S 70th St	40th wd.	4150 Sq Ft	1511	4266	6418 N 13th St	49th wd.	1245 Sq Ft
1511	4212	7035 Greenway Ave	40th wd.	2500 Sq Ft	1511	4267	5108 Baltimore Ave	51st wd.	1400 Sq Ft
1511	4213	7131 Elmwood Ave	40th wd.	1620 Sq Ft	1511	4268	5232 Litchfield St	51st wd.	912 Sq Ft
1511	4214	48 S 60th St	3rd wd.	1168 Sq Ft	1511	4269	1126 S 52nd St	51st wd.	1535 Sq Ft
1511	4215	2560 Carroll St	40th wd.	1386 Sq Ft	1511	4270	1336 S 52nd St	51st wd.	975 Sq Ft
1511	4216	6527 Grays Ave	40th wd.	1104 Sq Ft	1511	4271	1229 S Ruby St	51st wd.	750 Sq Ft
1511	4217	6412 Garman St	40th wd.	1120 Sq Ft	1511	4272	1321 S Ruby St	51st wd.	1519 Sq Ft
1511	4218	7118 Glenloch St	41st wd.	1990 Sq Ft				(f/k/a 40th wd.)	
1511	4219	517 E Luray St	42nd wd.	1127 Sq Ft	1511	4273	1363 S 54th St	51st wd.	1206 Sq Ft
1511	4220	1500-04 N Peach St	44th wd.	4856 Sq Ft	1511	4274	5239 Reinhard St	51st wd.	939 Sq Ft
1511	4221	435 E Eleanor St	42nd wd.	1656 Sq Ft	1511	4275	1622 S Wilton St	51st wd.	942 Sq Ft
1511	4222	4901 D St	42nd wd.	1484 Sq Ft	1511	4276	5530 Angora Terr	51st wd.	1120 Sq Ft
1511	4223	2348 W Montgomery Ave	47th wd.	1155 Sq Ft	1511	4277	5434 Hadfield St	51st wd.	930 Sq Ft
1511	4224	236 Sulis St	42nd wd.	910 Sq Ft	1511	4278	1732 S Frazier St	51st wd.	930 Sq Ft
1511	4225	6301 Saybrook Ave	40th wd.	1366 Sq Ft	1511	4279	5519 Regent St	51st wd.	780 Sq Ft
1511	4226	4552 Rising Sun Ave	42nd wd.	1114 Sq Ft	1511	4280	1641 S Yewdall St	51st wd.	832 Sq Ft
1511	4227	710 W Russell St	43rd wd.	3507 Sq Ft	1511	4281	1732 S 55th St	51st wd.	1072 Sq Ft
1511	4228	816 W Schiller St	43rd wd.	649 Sq Ft	1511	4282	1961 S Ithan St	51st wd.	933 Sq Ft
1511	4229	3445 N 6th St	43rd wd.	980 Sq Ft	1511	4283	5507 Greenway Ave	51st wd.	1050 Sq Ft
1511	4230	3662 N Percy St	43rd wd.	887 Sq Ft	1511	4284	5510 Linmore Ave	51st wd.	630 Sq Ft
1511	4231	3734 N Darien St	43rd wd.	720 Sq Ft	1511	4285	5544 Linmore Ave	51st wd.	780 Sq Ft
1511	4232	1754 Dorrance St a/k/a 1754 S Dorrance St	36th wd.	776 Sq Ft	1511	4286	1325 N 49th St	52nd wd.	1177 Sq Ft
1511	4233	3844 N Percy St	43rd wd.	720 Sq Ft	1511	4287	5610 W Berks St	52nd wd.	1680 Sq Ft
1511	4234	3735 N Park Ave	43rd wd.	1500 Sq Ft	1511	4288	3151 Levick St	55th wd.	2571 Sq Ft
1511	4235	3851 N Broad St	43rd wd.	1616 Sq Ft	1511	4289	4105 Stirling St	55th wd.	1245 Sq Ft
1511	4236	3927 N Marshall St	43rd wd.	1401 Sq Ft	1511	4290	6325 Walker St	55th wd.	2050 Sq Ft
1511	4237	3917 N Darien St	43rd wd.	720 Sq Ft	1511	4291	2020 Gorman St	58th wd.	3990 Sq Ft
1511	4238	4251 N Marshall St	43rd wd.	1082 Sq Ft	1511	4292	13 E Rittenhouse St	59th wd.	542 Sq Ft
1511	4239	2400 W Norris St	32nd wd.	946 Sq Ft	1511	4293	5823 Anderson St	59th wd.	1800 Sq Ft
1511	4240	4111 N Darien St	43rd wd.	606 Sq Ft	1511	4294	5801 Stockton Rd	59th wd.	1600 Sq Ft
1511	4241	4203 N 9th St	43rd wd.	806 Sq Ft	1511	4295	372 Mechanic St	59th wd.	1168 Sq Ft
1511	4242	4219 N 9th St	43rd wd.	806 Sq Ft	1511	4296	446 Mechanic St a/k/a 446 E Mechanic St	59th wd.	2050 Sq Ft
1511	4243	1866 N Taylor	32nd wd.	848 Sq Ft	1511	4297	6245 Clearview St	59th wd.	900 Sq Ft
1511	4244	5161 Funston St	44th wd.	1020 Sq Ft	1511	4298	5406 Delancey St	60th wd.	975 Sq Ft
1511	4245	5025 Reno St	44th wd.	704 Sq Ft	1511	4299	226 S 53rd St	60th wd.	1632 Sq Ft
1511	4246	324 N 52nd St	44th wd.	1829 Sq Ft	1511	4300	5509 Irving St	60th wd.	1125 Sq Ft
1511	4247	5012 Ogden St	44th wd.	770 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.

To publish your Corporate Notices, call Stephanie Murray at 215-557-2332