

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, December 15, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1512	4001	1312 S 4th St	1st wd.	Irregular Lot	1512	4097	3020 Agate St	25th wd.	Front: 644 Sq Ft
1512	4002	524 Watkins St	1st wd.	Front: 14'x46'3"	1512	4098	3143-57 Janney St	25th wd.	Front: 7432 Sq Ft
1512	4003	1517 S 10th St	1st wd.	Front: 16'x68'	1512	4099	3068 Amber St	25th wd.	Front: 900 Sq Ft
1512	4004	1519 S 10th St	1st wd.	Front: 16'x68'	1512	4100	3108 Emerald St	25th wd.	Front: 18'x60'
1512	4005	5928 Irving St	3rd wd.	Front: 16'x63'	1512	4101	4424 Chestnut St	27th wd.	Front: 20'x110'8"
1512	4006	18 S Salford St	3rd wd.	Front: 16'x59'	1512	4102	2529 N 26th St	28th wd.	Front: 13.80'x80'
1512	4007	6130-38 Rear Osage Ave	3rd wd.	Front: 21.5'x162.27'	1512	4103	2619-2621 W York St	28th wd.	Front: 40'x139'
1512	4008	5949 Catharine St	3rd wd.	Front: 15'x122'	1512	4104	2643 W York St	28th wd.	Front: 12.91'x53'
1512	4009	412 S 60th St	3rd wd.	Front: N/A	1512	4105	2613 W Hagert St	28th wd.	Front: 14'x64'6"
1512	4010	928 S 58th St	3rd wd.	Front: 16'x82'	1512	4106	2447 W Cumberland St	28th wd.	Front: 15'5" x 103'5-1/4"
1512	4011	5441 Race St	4th wd.	Front: 15'4" x 55'6"	1512	4107	2400 W Oakdale St	28th wd.	Front: 16'4-1/2" x 55'
1512	4012	140 N 57th St	4th wd.	Front: 15'x80'	1512	4108	2834 W Lehigh Ave	28th wd.	Front: 16'x67'
1512	4013	125 N 60th St	4th wd.	Front: 16'x85'	1512	4109	2519 W Seltzer St	28th wd.	Front: 14'x42'
1512	4014	5724 W Girard Ave	4th wd.	Front: 15'x80'	1512	4110	2600 N Hollywood St	28th wd.	Front: 14'2" x 48'6"
1512	4015	1337 N Frazier St	4th wd.	Front: 20'6" x 80'	1512	4111	2652 N 30th St	28th wd.	Front: 15'x43'
1512	4016	1512 W Girard Ave	47th wd.	Irregular Lot	1512	4112	915 Spruce St Unit A	5th wd.	Irregular
1512	4017	870 N 4th St	5th wd.	Irregular	1512	4113	3117 W Arizona St	28th wd.	Front: 14'x42'
1512	4018	4306 Aspen St	6th wd.	Front: 18'2" x 75'	1512	4114	2436 Ingersoll St	29th wd.	Front: 13'10" x 43'2-7/8"
1512	4019	434 Wiota St	6th wd.	Front: 14'4" x 78'	1512	4115	2507 Master St a/k/a 2507 W Master St	29th wd.	Irregular
1512	4020	4036 Cambridge St	6th wd.	Front: 14'2" x 93'	1512	4116	2517 Masters St	29th wd.	Front: 16'4" x 52'2-1/2"
1512	4021	815-37 Arch St Unit 600	5th wd.	Irregular	1512	4117	1220 N Taney St	29th wd.	Front: 13.41'x77'
1512	4022	944 N 42nd St	6th wd.	Front: 16'2" x 90'	1512	4118	1211 N 27th St	29th wd.	Front: 14'x100'
1512	4023	38 E Silver St	7th wd.	Irregular	1512	4119	1215 N 27th St	29th wd.	Front: 14'x100'
1512	4024	25 E Seltzer St	7th wd.	Front: 15'9" x 49'	1512	4120	1219 N 27th St	29th wd.	Front: 14'x100'
1512	4025	241 E Mayfield St	7th wd.	Front: 14'x42'6"	1512	4121	2838 W Stiles St	29th wd.	Front: 14'x96'
1512	4026	3045 Boudinot St	7th wd.	Irregular	1512	4122	2727 W Stiles St	29th wd.	Front: 13.34'x50'
1512	4027	3038 Gransback St	7th wd.	Front: 14'x45.50'	1512	4123	1431 N 28th St	29th wd.	Front: 14'1" x 71'
1512	4028	3301 Waterloo St	7th wd.	Front: 15'x40'	1512	4124	1449 N 28th St	29th wd.	Front: 14.08'x71'
1512	4029	3533 N 5th St	7th wd.	Front: 15'x107'1/2"	1512	4125	2912 Master St	29th wd.	Front: 18'x64'
1512	4030	3535 N 5th St	7th wd.	Front: 20'x104.62'	1512	4126	3048 W Oxford St	29th wd.	Front: 15'4" x 81'6"
1512	4031	3330 A St	7th wd.	Front: 15'8" x 80'	1512	4127	1256 N Myrtlewood St	29th wd.	Front: 14'x56'9"
1512	4032	3425 Arbor St	7th wd.	Front: 14'4'x66'	1512	4128	1510 N Myrtlewood St	29th wd.	Front: 15.25'x51'
1512	4033	3252 Rorer St	7th wd.	Front: 15'x51'6"	1512	4129	1409 N 30th St	29th wd.	Front: 14'x60'
1512	4034	110 E Ontario St	7th wd.	Front: 16'6" x 70'	1512	4130	1411 N Corlies St	29th wd.	Front: 14.16'x47'
1512	4035	1519 Kinsdale St	10th wd.	Irregular	1512	4131	2513 N Water St	31st wd.	Front: 14'x62'
1512	4036	6614 N Opal St	10th wd.	Front: 18'2" x 67'6"	1512	4132	2518 Collins St	31st wd.	Front: 13'5" x 40'
1512	4037	2901 N Bonsall St	11th wd.	Front: 16'x45'	1512	4133	2604 Collins St	31st wd.	Front: 14'x50'
1512	4038	2860 N Bonsall St	11th wd.	Front: 15'x46.75'	1512	4134	2451 Memphis St	31st wd.	Front: 14'x51'
1512	4039	2932 Judson St	11th wd.	Front: 16'x46'	1512	4135	2656 Livingston St	31st wd.	Front: 18'x49'11"
1512	4040	1917 W Hilton St	11th wd.	Front: 14'x66'	1512	4136	807 S Darien St Unit D	2nd wd.	Irregular
1512	4041	3332 N 18th St	11th wd.	Front: 15.16'x98.00'	1512	4137	1845 E Letterly St	31st wd.	Front: 12'x73'
1512	4042	233 Shedaker St	12th wd.	Front: 13'7" x 40'	1512	4138	1911 E Letterly St	31st wd.	Front: 14'x71.75'
1512	4043	5688-90 Magnolia St	12th wd.	Front: 41.86'x79.39'	1512	4139	2318 E Harold St	31st wd.	Front: 14.08'x40'
1512	4044	238 W Penn St	12th wd.	Front: 18'11-1/2" x 94'	1512	4140	1921 E Harold St	31st wd.	Front: 12'x50'
1512	4045	2125 W Erie Ave	13th wd.	Front: 15'6" x 85'	1512	4141	2205 E Albert St	31st wd.	Front: 12'6" x 59'5-3/8"
1512	4046	1525 W Pike St	13th wd.	Front: N/A	1512	4142	1859 N 21st St	32nd wd.	Front: 17'x62'
1512	4047	3900 Germantown Ave	13th wd.	Irregular	1512	4143	1811 N Ringgold St	32nd wd.	Front: 14'x48'6"
1512	4048	4506 N Gratz St	13th wd.	Front: 15.08'x84.40'	1512	4144	2004 N 25th St	32nd wd.	Front: 16'x70'
1512	4049	1607 Rowan St	13th wd.	Front: 24'x37'2-3/8"	1512	4145	2006 N 25th St	32nd wd.	Front: 16'x75'
1512	4050	1601 W Loudon St	13th wd.	Irregular	1512	4146	3214 W Norris St	32nd wd.	Front: 16'x70'
1512	4051	612-614 N 10th St	14th wd.	Front: 3690 Sq Ft	1512	4147	3215 W Norris St	32nd wd.	Front: 14'11-1/2" x 77'
1512	4052	839 N 15th St	15th wd.	Front: 684 Sq Ft	1512	4148	3006 W Susquehanna Ave	32nd wd.	Front: 14.75'x57'
1512	4053	841 N 15th St	15th wd.	Front: 730 Sq Ft	1512	4149	1948 N Newkirk St	32nd wd.	Front: 14.03'x47.75'
1512	4054	2423 N 15th St	16th wd.	Front: 1533 Sq Ft	1512	4150	1952 N Patton St	32nd wd.	Front: 14'2" x 48'
1512	4055	2234 N Colorado St	16th wd.	Front: 679 Sq Ft	1512	4151	1937 N 32nd St	32nd wd.	Front: 19'5" x 65'
1512	4056	2525 N Bouvier St	16th wd.	Front: 686 Sq Ft	1512	4152	1939 N 32nd St	32nd wd.	Front: 19.41'x65'
1512	4057	1512 W Boston St	16th wd.	Front: 702 Sq Ft	1512	4153	2522 Nicholas St	32nd wd.	Front: 14'x60'
1512	4058	2334 N Cleveland St	16th wd.	Front: 665 Sq Ft	1512	4154	650 E Wensley St	33rd wd.	Front: 14'x45'6"
1512	4059	2547 N Gratz St	16th wd.	Front: 686 Sq Ft	1512	4155	621 E Wensley St	33rd wd.	Front: 14'x65'6"
1512	4060	2217 N Uber St	16th wd.	Front: 1440 Sq Ft	1512	4156	3446 Crystal St	33rd wd.	Front: 601 Sq Ft
1512	4061	5032 Ogontz Ave	17th wd.	Front: 1105 Sq Ft	1512	4157	3147 Reach St	33rd wd.	Front: 708 Sq Ft
1512	4062	5823 N Woodstock St	17th wd.	Front: 1050 Sq Ft	1512	4158	3062 Potter St	33rd wd.	Front: 756 Sq Ft
1512	4063	1810 Tulip St	18th wd.	Front: 350 Sq Ft	1512	4159	1458 E Luzerne St	33rd wd.	Front: 1222 Sq Ft
1512	4064	1772 Waterloo St	18th wd.	Front: 548 Sq Ft	1512	4160	3921 Claridge St	33rd wd.	Front: 953 Sq Ft
1512	4065	1601-03 Germantown Ave	18th wd.	Front: 729 Sq Ft	1512	4161	128 N Felton St	34th wd.	Front: 2000 Sq Ft
1512	4066	2034 N 3rd St	18th wd.	Front: 900 Sq Ft	1512	4162	6223-33 Haverford Ave	34th wd.	Front: 14468 Sq Ft
1512	4067	1904 N Leithgow St	18th wd.	Front: 480 Sq Ft	1512	4163	6039 Nassau Rd	34th wd.	Front: 1388 Sq Ft
1512	4068	2237 N Howard St	19th wd.	Front: 1032 Sq Ft	1512	4164	6122 W Columbia Ave a/k/a 6122 Columbia Ave	34th wd.	Front: 3300 Sq Ft
1512	4069	2138 N Randolph St	19th wd.	Front: 665 Sq Ft	1512	4165	1415 N 62nd St	34th wd.	Front: 1541 Sq Ft
1512	4070	529 W Dauphin St	19th wd.	Front: 900 Sq Ft	1512	4166	5952 Bingham St	35th wd.	Front: 1819 Sq Ft
1512	4071	2637 Palethorp St	19th wd.	Front: 576 Sq Ft	1512	4167	6202 Tabor Ave	35th wd.	Front: 1295 Sq Ft
1512	4072	2512 N Leithgow St	19th wd.	Front: 494 Sq Ft	1512	4168	1267 S Bonsall St	36th wd.	Front: 840 Sq Ft
1512	4073	2511 N Lawrence St	19th wd.	Front: 749 Sq Ft	1512	4169	2306 Greenwich St	36th wd.	Front: 686 Sq Ft
1512	4074	2524 N Lawrence St	19th wd.	Front: 812 Sq Ft	1512	4170	1535 S 32nd St	36th wd.	Front: 767 Sq Ft
1512	4075	2852 N Lawrence St	19th wd.	Front: 644 Sq Ft	1512	4171	1321 S Hicks St	36th wd.	Front: 854 Sq Ft
1512	4076	2919 N 6th St	19th wd.	Front: 1128 Sq Ft	1512	4172	2331 Germantown Ave	37th wd.	Front: 1597 Sq Ft
1512	4077	519 W Cambria St	19th wd.	Front: 986 Sq Ft	1512	4173	2526 N Franklin St	37th wd.	Front: 889 Sq Ft
1512	4078	3427 N Philip St	19th wd.	Front: 658 Sq Ft	1512	4174	2335 N 9th St	37th wd.	Front: 1920 Sq Ft
1512	4079	2601 Pennsylvania Ave CU4	15th wd.	Front: 0 Sq Ft	1512	4175	2348 N Camac St	37th wd.	Front: 672 Sq Ft
1512	4080	3413 N Reese St	19th wd.	Front: 520 Sq Ft	1512	4176	927 W Arizona St	37th wd.	Front: 774 Sq Ft
1512	4081	3236 N Randolph St	19th wd.	Front: 679 Sq Ft	1512	4177	1300 W Cumberland St	37th wd.	Front: 1126 Sq Ft
1512	4082	3412 N Randolph St	19th wd.	Front: 572 Sq Ft	1512	4178	1237 W Sergeant St	37th wd.	Front: 665 Sq Ft
1512	4083	427 W Clearfield St a/k/a 427-1/2 W Clearfield St	19th wd.	Front: 581 Sq Ft	1512	4179	3157 N Sheridan St	37th wd.	Front: 698 Sq Ft
1512	4084	506 W Glenwood Ave	19th wd.	Front: 1232 Sq Ft	1512	4180	3145 N 7th St	37th wd.	Front: 14.66'x70'
1512	4085	4818 Smick St	21st wd.	Front: 1151 Sq Ft	1512	4181	3008 N 7th St	37th wd.	Front: 15'x66'
1512	4086	434 E Sharpnack St	22nd wd.	Front: 6948 Sq Ft	1512	4182	3014 N Franklin St	37th wd.	Front: 15.5'x66'
1512	4087	39 W Upsal St	22nd wd.	Front: 5799 Sq Ft	1512	4183	2760 N Darien St	37th wd.	Front: 13'x45'
1512	4088	4562 Tackawanna St	23rd wd.	Front: 1176 Sq Ft	1512	4184	3025 N 11th St	37th wd.	Front: 16'x57'
1512	4089	4321 Tackawanna St	23rd wd.	Front: 1502 Sq Ft	1512	4185	1301 W Silver St	37th wd.	Front: 16'x50.50'
1512	4090	4278 Torresdale Ave	23rd wd.	Front: 3686 Sq Ft	1512	4186	1305 W Silver St	37th wd.	Front: 14'18" x 50.50'
1512	4091	629 N 32nd St	24th wd.	Front: 1683 Sq Ft	1512	4187	1210 W Somerset St	37th wd.	Front: 16'6" x 74'
1512	4092	3910 Aspen St	24th wd.	Front: 1440 Sq Ft	1512	4188	816 W Indiana Ave	37th wd.	Front: 14'10" x 63'
1512	4093	2035 E Rush St	25th wd.	Front: 673 Sq Ft	1512	4189	701 W Indiana Ave	37th wd.	Front: 15'x54.50'
1512	4094	2058 E Orleans St	25th wd.	Front: 782 Sq Ft	1512	4190	626 W Allegheny Ave	37th wd.	Front: 16'x63'
1512	4095	2063 E Orleans St	25th wd.	Front: 750 Sq Ft	1512	4191	2929 N Ringgold St	38th wd.	Front: 14.08'x40.79'
1512	4096	2102 Bellmore St	25th wd.	Front: 754 Sq Ft	1512	4192	2828 N 25th St	38th wd.	Front: 15'6" x 60'

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, December 15, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1512	4193	2440 W Hilton St	38th wd.	Front: 15'x60'	1512	4248	4934 N 12th St	49th wd.	Front: 22'4"x86'
1512	4194	2613 Roberts Ave	38th wd.	Front: 14'x61'	1512	4249	5111-13 N Warnock St	49th wd.	Front: 50.00'x84.00'
1512	4195	2650 Deacon St	38th wd.	Front: 14'x50'	1512	4250	5416 N 11th St	49th wd.	Front: 15'4"x82'
1512	4196	2541 S Reese St	39th wd.	Front: 14'x48'	1512	4251	6036 N 11th St	49th wd.	Front: 16'x84.04'
1512	4197	625 Porter St	39th wd.	Front: 14'x57'	1512	4252	5120 Whitby Ave	51st wd.	Front: 16'x61'
1512	4198	1933 S 65th St	40th wd.	Front: 16'x70'	1512	4253	5330 Malcom St	51st wd.	Front: 16'x65'
1512	4199	6029 Regent St	40th wd.	Front: 16'x55'	1512	4254	1127 S Wilton St	51st wd.	Front: 19.41'x97.50'
1512	4200	6130 Upland St	40th wd.	Front: 14'x62'	1512	4255	1339 S Wilton St	51st wd.	Front: 15'x56'
1512	4201	6104 Yocum St	40th wd.	Front: 20'x42'	1512	4256	1223 S Ruby St	51st wd.	Front: 15'x50'
1512	4202	2442 W Harold St	28th wd.	Front: 20'9-1/2"x60'	1512	4257	1204 S Ruby St	51st wd.	Front: 15'x50'
1512	4203	2500 S Dewey St	40th wd.	Front: 16'4"x70'	1512	4258	1401 S Patton St	36th wd.	Front: 16'x52'8"
1512	4204	2646 S Felton St	40th wd.	Front: 16'x62'6"	1512	4259	5334 Kingsessing Ave	51st wd.	Front: 16'x80'
1512	4205	6314 Glenmore Ave	40th wd.	Front: 18.75'x85'	1512	4260	1640 S Lindenwood St	51st wd.	Front: 15'6"x60'10"
1512	4206	6133 Reedland St	40th wd.	Front: 16'x58'6"	1512	4261	5221 Woodland Ave	51st wd.	Front: 20'x82'
1512	4207	7019 Saybrook Ave	40th wd.	Front: 14'x82'	1512	4262	5223 Woodland Ave	51st wd.	Front: 20'x82'
1512	4208	2610 Lloyd St	40th wd.	Front: 16'x71'6"	1512	4263	5500-02 Baltimore Ave	51st wd.	Front: 48'x81.46'
1512	4209	2603 Bonaffon St	40th wd.	Front: 15'11'x71'	1512	4264	5731 Beaumont St	51st wd.	Front: 15'4"x108'
1512	4210	2438-40 W Harold St	28th wd.	Front: 36'x60'	1512	4265	5503 Litchfield St	51st wd.	Front: 18'x56'6"
1512	4211	5114 R Bingham St	42nd wd.	Front: N/A	1512	4266	1324 S 54th St	51st wd.	Front: 16'x77'
1512	4212	160 W Wyoming Ave	42nd wd.	Front: 15'4"x70'	1512	4267	5538 Belmar Ter	51st wd.	Front: 16.33'x70'
1512	4213	441 W Ashdale St	42nd wd.	Front: 20'x100'	1512	4268	1822 S Conestoga St	51st wd.	Front: 15'x67'
1512	4214	742 W Russell St	43rd wd.	Front: 14'6-3/8"x50'	1512	4269	2013 S 56th St	51st wd.	Front: 15'x50'
1512	4215	3549 N Marvine St	43rd wd.	Front: 16'5/8"x84'	1512	4270	2054 S Frazier St	51st wd.	Front: 15'x62'
1512	4216	1314 W Butler St	43rd wd.	Front: 22'x97'	1512	4271	5210 Heston St	52nd wd.	Front: 15'8"x48'
1512	4217	5241 Chestnut St	60th wd.	Front: 15'9"x110'6"	1512	4272	5234 Heston St	52nd wd.	Front: 14.66'x77'
1512	4218	44 N Lindenwood St	44th wd.	Front: 15'x57'	1512	4273	5165 W Columbia Ave	52nd wd.	Front: 14'6"x80'
1512	4219	43 N 53rd St	44th wd.	Front: 15'x74'	1512	4274	1319 N 49th St	52nd wd.	Irregular
1512	4220	206 N 53rd St	44th wd.	Front: 20'x90'	1512	4275	5631 Lebanon Ave	52nd wd.	Front: 16'x100'
1512	4221	5052 Hoopes St	44th wd.	Front: 14'x57.65'	1512	4276	7244 Tabor Ave	53rd wd.	Front: 15'x126.80'
1512	4222	5230 W Girard Ave	44th wd.	Irregular	1512	4277	6333 Large St	54th wd.	Front: 18.28'x107.50'
1512	4223	5322 W Stiles St	44th wd.	Front: 15'x90'	1512	4278	3116 Levick St	55th wd.	Front: 18.07'x67.50'
1512	4224	4992 W Thompson St	44th wd.	Front: 14'8"x70'	1512	4279	3123 Knorr St	55th wd.	Front: 15'11"x110'
1512	4225	5150 W Thompson St	44th wd.	Front: 15'11-1/4"xIrregular	1512	4280	2837 Angus Rd	57th wd.	Irregular
1512	4226	5215 W Thompson St	44th wd.	Front: 16'x100'	1512	4281	12075 Worthington Rd a/k/a 1200R Byberry Rd	58th wd.	Irregular Lot
1512	4227	1847 E Cornwall St	45th wd.	Front: 14'x69'11-1/2"	1512	4282	1027 E Rittenhouse St	59th wd.	Front: 25'10"x100'
1512	4228	1818 E Airdrie St	45th wd.	Irregular	1512	4283	5826 Crittenden St	59th wd.	Front: 16.25'x80'
1512	4229	1910 Buckius St	45th wd.	Front: 15'x136.90'	1512	4284	57 E Walnut Ln	59th wd.	Irregular
1512	4230	2211-2213 Orthodox St	45th wd.	Front: 44.15'x100'	1512	4285	178 E Herman St	59th wd.	Front: 80'x100'
1512	4231	5029 Cedar Ave	46th wd.	Front: 25'x110'	1512	4286	6334 Ambrose St	59th wd.	Front: 16'x62'2"
1512	4232	4927 Catharine St	46th wd.	Front: 16'x110'	1512	4287	5802 Knox St	59th wd.	Front: 14'x67'
1512	4233	5413 Catharine St	46th wd.	Front: 19'4"x90'	1512	4288	4546 Sansom St	60th wd.	Front: 16.66'x75.15'
1512	4234	5739 Catharine St	46th wd.	Front: 15'x70'	1512	4289	138 S 48th St	60th wd.	Front: 19'6"x96'
1512	4235	5614 Catharine St	46th wd.	Front: 15'5-1/2"x80'	1512	4290	40 S 51st St	60th wd.	Front: 16'x87'
1512	4236	1217 N 15th St	47th wd.	Front: 15'x75'	1512	4291	5559 Ludlow St	60th wd.	Front: 14'x80'
1512	4237	1500 N 17th St	47th wd.	Front: 25'x100'	1512	4292	2613 Cecil B. Moore Ave	32nd wd.	Front: 16.32'x74'
1512	4238	2031 Sigel St	48th wd.	Front: 14'x47'	1512	4293	117 W Walnut Park Dr	61st wd.	Irregular
1512	4239	2809 Jackson St	48th wd.	Front: 12'x50'	1512	4294	5714 N 2nd St	61st wd.	Front: 25'x134'
1512	4240	1921 S Norwood St	48th wd.	Front: 14'2"x51'	1512	4295	4076 Higbee St	62nd wd.	Irregular
1512	4241	1812 S 22nd St	48th wd.	Front: 18'x62'	1512	4296	5114 Hawthorne St	62nd wd.	Front: 14'x67'
1512	4242	1325 W Eleanor St	49th wd.	Front: 18.50'x109.50'	1512	4297	5107 Worth St	62nd wd.	Irregular
1512	4243	4801 N Marshall St	49th wd.	Irregular	1512	4298	8040 Craig St	64th wd.	Front: 15.75'x107.57'
1512	4244	5001 N 8th St	49th wd.	Front: 15'x63'4-1/2"	1512	4299	4725 Vista St	65th wd.	Front: 15.66'x63'
1512	4245	4835 N 9th St	49th wd.	Front: 16'x93'6"	1512	4300	4424 Oakmont St	65th wd.	Front: 16'2"x78'2"
1512	4246	4531 N Marvine St	49th wd.	Front: 15.66'x81.09'					
1512	4247	4541 N 12th St	49th wd.	Front: 14.83'x90'					

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.

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