

SHERIFF'S SALE9 A.M.
January 20, 2016**The City of Philadelphia**
FIRST DISTRICT PLAZA
3801 MARKET STREET**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 followed:****THE FOLLOWING WAS POSTPONED FROM JANUARY 21, 2015**

WRIT NO:	PREMISES:	FRONT:
60	1801 W. Courtland St.	Lot Irregular

THE FOLLOWING WAS POSTPONED FROM APRIL 15, 2015

WRIT NO:	PREMISES:	FRONT:
23	1333 S. 31st St.	14' X 51'
180	3000 N. Stillman St.	16' X 45' 9"

THE FOLLOWING WAS POSTPONED FROM MAY 13, 2015

WRIT NO:	PREMISES:	FRONT:
89	5715 Christian St.	16' X 73' 6"
220	3009 N. Sydenham St.	15' X 78' 2"
244	315 Zeralda St.	38' 1-3/8" X Irregular

THE FOLLOWING WAS POSTPONED FROM JUNE 17, 2015

WRIT NO:	PREMISES:	FRONT:
93	1708 W. Bristol St.	15' X 65'
111	6146 Catharine St.	16' X 110'
290	2112 W. Westmoreland St.	16' X 49' 6"

THE FOLLOWING WAS POSTPONED FROM JULY 15, 2015

WRIT NO:	PREMISES:	FRONT:
28	1259 N. 30th St.	14' X 57' 3"
42	1227 W. 65th Ave.	42' 1-1/4" X 90'
55	6131 Belfield Ave.	Lot Irregular
130	1821 W. Grange St.	21' 2" X Irregular
165	1151 Layton Rd.	Lot Irregular
175	6129 Locust St.	15' 6" X 84'
271	6657 Vandike St.	16' X 82.50'
282	6984 Weatham St.	16.88' X Irregular

THE FOLLOWING WAS POSTPONED FROM AUGUST 19, 2015

WRIT NO:	PREMISES:	FRONT:
25	5717 N. 20th St.	17' 11 X 110'
57	1605 68th Ave.	20' X 97' 7-1/8"
120	3027 Fountain St.	14' 6" x 60'
151	1213 E. Johnson St.	32' 9" X 99' 6"
186	5212 Morris St.	24' X 120'
238	3001R Stokley St.	Lot Irregular

THE FOLLOWING WAS POSTPONED FROM SEPTEMBER 16, 2015

WRIT NO:	PREMISES:	FRONT:
4	6814 N. 7th St.	15' 6" X 92' 6-7/8"
16	1407 S. 18th St.	16' X 68'
40	820 N. 65th St.	19' 11" X 102' 6"
96	1318-20 Cumberland St.	Prem A & Prem B
163	1347 W. Jerome St.	15' 11" X 80'
190	3652 Morrell Ave.	17' 11-3/4" X 102'
217	5164 Ridge Ave.	Lot Irregular
269	4631 Wayne Ave.	Lot Irregular
276	1016 Wharton St.	25' 5" X 23' 8"

THE FOLLOWING WAS POSTPONED FROM OCTOBER 21, 2015

WRIT NO:	PREMISES:	FRONT:
53	2538 S. 66th St.	16' X 107'
63	19 S. Ashmead Place	Lot Irregular
112	1935 W. Erie Ave.	16' X 120'
121	3137 N. Franklin St.	14' 8" X 60'
142	1433 N. Hirst St.	15' X 54'
143	2338 W. Hunting Park Ave.	Lot Irregular
204	3331 Palethorp St.	14' 6" X 50'
219	6517 Race St.	47' 3" X 74' 10"
225	2805 N. Ringgold St.	14' 4" X 46' 6"
226	2807 N. Ringgold St.	14' 4" X 46' 6"

WRIT NO:	PREMISES:	FRONT:
230	5832 Rodman St.	15' X 65'
246	2808 N. Taylor St.	14' 4" X 45' 4-3/4"
250	4519 N. Uber St.	16' 1/8" X 84' 5"
261	5901 Warrington Ave.	Lot Irregular
265	510 E. Westmoreland St.	16' X 55'

THE FOLLOWING WAS POSTPONED FROM NOVEMBER 18, 2015

WRIT NO:	PREMISES:	FRONT:
1	1835 N. 2nd St.	17' X 80'
13	2733 N. 13th St.	16' X 84'
14	3820 N. 13th St.	Lot Irregular
21	4917 N. 17th St.	15' X 87' 4"
25	3418 N. 19th St.	37' X 110'
30	6058 N. 21st St.	16' X 86'
34	2432-34 N. 27th St.	
38	1237 N. 30th St.	14' X 57' 3"
40	2128 N. 30th St.	15' X 65' 6"
50	904 S. 51st St.	15' 9" X 77'
51	1103 S. 53rd St.	15' 2" X 78'
53	132 N. 54th St.	15' 1" X 57'
56	1220 N. 60th St.	14' X 50'
58	346 N. 61st St.	15' X 70' 6"
61	2036 S. 68th St.	19' X 45'
69	1926 E. Arizona St.	14' 7" X 66' 6"
85	742 Brighton St.	28' 4-1/2" X 110'
102	209 W. Chestnut Hill Ave.	Lot Irregular
103	5618-22 Chew Ave.	Premises A, B, & C
116	1011 W. Dakota St.	15' 5" X 60'
123	6341 Dicks Ave.	16' 6" X 85'
134	3924 Fairmount Ave.	14' 4" X 77' 6"
136	2649 S. Felton St.	16' 1/4" X 73'
139	2810 Frankford Ave.	Lot Irregular
141	3014 Frankford Ave.	Lot Irregular
151	4601 Germantown Ave.	Lot Irregular
170	2500 N. Hollywood St.	16' 3" X 57' 6"
175	119 Jamestown Ave.	26' X 65'
200	1005 W. Medary Ave.	Lot Irregular
202	510 Midvale Ave.	Lot Irregular
203	2012 E. Monmouth St.	Lot Irregular
211	1516 W. Ontario St.	Lot Irregular
217	1539 E. Pastorius St.	17' 10" X 88'
241	4552 Stiles St.	20' X 100'
247	5051 Tacoma St.	22' X 25' 6"
250	5418-22 W. Thompson St.	60' X 117' 3"
260	5125 Wakefield St.	Lot Irregular
263	5440 Walnut St.	17' 9" X 90'
266	3154 N. Wendle St.	14' X 49' 10-1/2"
271	1616 W. Wingohocking St.	15' X 58' 10"
274	2836 W. Wishart St.	14' X 38'

THE FOLLOWING WAS POSTPONED FROM DECEMBER 16, 2015

WRIT NO:	PREMISES:	FRONT:
2	5944 N. 5th St.	15' 5" X 90'
3	4822 N. 7th St.	15' 6-1/2" X 70' 4-1/2"
5	3300-30 9th St.	Premises A & B
11	4452 N. 19th St.	14' 10-1/2" X 96'
18	1107 N. 40th St.	15' 8" X 70'
19	705 N. 43rd St.	16' 1/4" X 93'
21	1647 S. 55th St.	15' X 65'
33	1210 W. Atlantic St.	16' X 70'
43	6135 Callowhill St.	16' X 75'
47	6009 Cedarhurst St.	16' X 75'
54	2204 E. Clearfield St.	13' X 49'
59	534 W. Cornwall St.	14' X 48'

WRIT NO:	PREMISES:	FRONT:
63	3230 N. Dover St.	Lot Irregular
70	914 W. Fisher Ave.	Lot Irregular
71	3832 Folsom St.	14' X 80'
74	4800 N. Franklin St.	15' X 61'
76	2205 Fuller St.	24' 10" X 104'
78	2813 Germantown Ave.	18' X 105'
80	6107 Glenmore Ave.	15' X 50'
85	4427 Greene St.	15' 5/8" X 55' 6"
89	1209 W. Hilton St.	15' X 104' 3-1/8"
90	836 E. Hilton St.	14' 3" X 50"
96	1920 W. Indiana Ave.	Lot Irregular
104	3516 Kip St.	16' 2" X 68' 6"
108	3310 W. Lehigh Ave.	Lot Irregular
110	6721 Limekiln Pike	16' 3" X 67' 6"
112	1315 S. Lindenwood	16' X 62' 6"
113	1400 Lindley Ave.	30' 4" X Irregular
122	2518 N. Marston St.	15' X 70'
124	3317 Mascher St.	14' X 50'
127	513 Mc Kean St.	16' X 66'
134	4840 Mulberry St.	22' 1-3/4" X 80'
139	2422 W. Oakdale St.	14' 2" X 55'
146	1921 W. Pacific St.	15' X Irregular
147	1937 Page St.	15' X 60'
156	4606 Penhurst St.	18' X 75'
158	5813 Pine St.	16' X 77'
159	6026-28 Pine St.	Lot Irregular
161	1822R-34 Point Breeze Ave.	82' 6-3/8" X Irregular
163	3839 Poplar St.	15' X 100'
165	3224 Powelton Ave.	17' 6" X 100'
168	1319 E. Price St.	15' 4" X 74'
172	6038 Reinhard St.	15' 6" X 60'
174	2860 N. Ringgold St.	14' 4" X 46' 6"
184	7262 Saybrook Ave.	16' 2-5/8" X 101' 6"
187	168 E. Sharpnack St.	19' 1" X Lot Irregular
191	3334 Smedley St.	15' X 57' 4"
194	2057 E. Somerset	16' X 80'
197	1968 W. Spencer St.	15' X 88'
201	4017 Spring Garden St.	18' X Lot Irregular
202	928 N St Bernard St.	15' X 55' 11-5/8"
203	222 E. Stella St.	14' X 43' 6"
206	5738 Stewart St.	16' X 81' 6"
207	4554 Stiles St.	20' X 100'
208	6202 W. Stiles St.	18' X 87'
209	2931 N. Stillman St.	14' 1" X 45' 9"
215	4301-37 Torresdale Ave.	Lot Irregular
222	2825 E. Venango St.	14' 6" X 73' 8-3/8"
223	1224 Wagner Ave.	20' X 100'
224	6220 Walker St.	16' X 90'
226	5936 Walnut St.	20' X 127'
227	82 E. Walnut Lane	Lot Irregular
229	6020 Walton Ave.	15' 3" X 108' 6"
230	1310 N. Wanamaker St.	15' X 57'
232	5211 Wayne Ave.	Lot Irregular
242	1219 Windrim Ave.	31' 3" X 100'
246	7105-13 Woodland Ave.	Lot Irregular
247	3018 N. Woodstock St.	14' X 50'
249	6113 Yocum St.	Lot Irregular

JANUARY 20, 2016
SHERIFF'S SALE

WRIT NO:	PREMISES:	FRONT:
1	1952 N. 04th St.	16' X Irreg

Tax Sale continues on 16

e CITY WILL BID ON THESE PROPERTIES FOR ACQUISITION. FOR FURTHER INFORMATION CALL 686-6552

TAX SALE
CONDITIONS OF SHERIFF SALE

Ten percent of the highest sum 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 his bid is registered, provided that in no case shall less than Five Hundred dollars (\$500.00) be deposit otherwise, upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid had been registered, then, the second bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by case, certified check, attorney's check or money order with the Sheriff.

The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed Poll for execution by the highest Bidder to the Sheriff at his office within thirty (30) days from the time of the sale. An extension of time of an additional thirty (30) days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except where a second bid has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) days time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) days time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court

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 bidder is registered on a property at the sale.

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 cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time of settlement and further reserves the right to refuse bids from bidders who have failed 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 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 poll to any individual or entity using an unregistered fictitious name and any, 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 resell any property at any time before the end of the sale upon the successful bidder's failure to tender the required deposit.

REQUIREMENTS: All bidding starts at \$800. Bidding is open and competitive. Each bidder must be prepared to deposit 10 percent of successful bid in cash or certified check. However, \$500 is the minimum deposit which will be accepted. Shelley R. Smith, City Solicitor

EFFECTIVE DATE: July 1, 1989

Tax Sale continued from 15

SHERIFF'S SALE

9 A.M.
January 20, 2016

The City of Philadelphia
FIRST DISTRICT PLAZA
3801 MARKET STREET

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 followed:

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
2	959 N. 05th St.	30' X LOT IRR	60	6211 Carpenter St.	Lot Irregular	118	5751 N. Lawrence St.	14' 5" X 97'
3	4013 N. 06th St.	15' X 70'	61	314-20 Catharine St, 304B	Unit #304	119	5245 Lebanon Ave.	18-25/100" X 120'
4	1929 N. 07th St.	16' 8" X 99' 1/8"	62	219 N. Cecil St.	14' 6" X 62' 6"	120	6021 Lindbergh Boulevard	16' X Irreg
5	3837 N. 07th St.	15' X 90' 3/8"	63	912 S. Cecil St.	15' X 58' 6"	121	1600 Lindley Ave.	22' 8" X 100'
6	4034 N. 08th St.	17' 6" x 51'	64	2431 N. Chadwick St.	14' 3/4" X 49'	122	227 E. Lippincott St.	14' x 49'
7	516 N. 10th St.	LOT IRREGULAR	65	5513 Chester Ave.	15' 4" X 60' 2"	123	210 Locust St.	Condo Unit 29D-W
8	228 N. 12th St.	Lot Irregular	66	1912 E. Clearfield St.	13' 10" X 65'	124	1415 W. Loudon St.	16' X 74'
9	244-48 N. 12th St.	Lot Irregular	67	1828 E. Clementine St.	15' X 57'	125	4353 Main St.	Lot Irregular
10	3017-53 N. 12th St.	LOT IRREGULAR	68	238 E. Collon St.	20 X 79' 7"	126	1822 Manton St.	15' X 54'
11	4004 N. 13th St.	Lot Irregular	69	50 N. Conestoga St.	16' X 60'	127	6729 Marsden St.	14' 8-1/2" X 65' 6"
12	4246 N. 15th St.	15' 10" X 54' 6"	70	1517 Conlyn St.	16' X Irregular	128	1852 N. Marston St.	14' X 41' 6"
13	3933 N. 17th St.	15' X 88' 11"	71	3343 Coral St.	14' X 32' 8"	129	5520 Master St.	15' 6" X 81'
14	1743 N. 18th St.	Lot Irreg	72	113 E. Coulter St.	LOT IRREG	130	120 Meehan Ave.	14' 4-1/2" X 82' 2"
15	2331 N. 18th St.	15' 6" X 67' 10"	73	3257 Cresson St.	LOT IRREGULAR	131	4756 Melrose St.	18' 5-1/2" X 87'
16	3756 N. 18th St.	16' X 93' 8"	74	2719 N. Croskey St.	14' 6" X 45'	132	514 Mercy St.	14' X 44' 6"
17	2906-18 N. 21st St.	188.33' X 125'	75	720 N. De Kalb St.	LOT IRREGULAR	133	2707 E. Monmouth St.	20' X 105'
18	3101-19 N. 21st St.	160' X 225'	76	5429 Delancey St.	15' X 62'	134	2318 Morris St.	15' 6" X 62'
19	1038 N. 46th St.	15' 3" X 78'	77	2986 Edgemont St.	14' X 57'	135	1314 S. Myrtlewood St.	15' X 50'
20	908 N. 48th St.	20' X 73' 11-1/3"	78	132 N. Edgewood St.	15' 1" X 62' 6"	136	6324 Newtown Ave.	Lot Irregular
21	2614 S. 52nd St.	16' X 102'	79	1541 N. Edgewood St.	14' 2" X 70'	137	2011 Nicholas St.	16' 6" X 52'
22	1210 N. 53rd St.	15' X 85'	80	7113 Edmund St.	13' x 88'	138	7609 Ogontz Ave.	20' X 90'
23	24 N. 53rd St.	LOT IRREGULAR	81	434 E. Elkhart St.	13' 1" X 48'	139	2022 N. Orianna St.	14' X 42' 6"
24	919 S. 53rd St.	LOT IRREGULAR	82	4230 Elsinore St.	19' 6-3/4" X 61' 3"	140	1662 Orthodox St.	LOT IRREGULAR
25	1416 N. 54th St.	16' X 66' 11-1/4"	83	3657 Emerald St.	24' 10-1/4" X 145' 9-1/2"	141	5322 W. Oxford St.	Lot Irregular
26	311 N. 54th St.	Lot Irregular	84	1313 W. Erie Ave.	15' 6" X 120'	142	105 E. Pastorius St.	21' 5" X 50'
27	1538 S. 55th St.	16' X 93'	85	2113 W. Erie Ave.	15' 6" X IRREG	143	143 N. Peach St.	14' 10" X 59' 6"
28	419 S. 55th St.	15' 6" X 87'	86	2410 S. Fairhill St.	14' X 48'	144	13348 Philmont Ave.	Lot Irreg
29	612 S. 55th St.	15' 8" X 80' 6"	87	3920 Fairmount Ave.	16' 6" X 91'	145	6115 Pine St.	15' X 73'
30	1401 S. 58th St.	20' X IRREG	88	4247 Fairmount Ave.	15' 2" X 80' 4"	146	1102 E. Price St.	18' 2" X 70'
31	565 N. 58th St.	15' X 80'	89	816 W. Fisher Ave.	15' X 90'	147	2027 N. Randolph St.	16' X 60'
32	1932 S. 60th St.	15' X 73' 6"	90	2821 Fox St.	Lot Irregular	148	7010 Reedland St.	16' 5" X 68'
33	619 S. 60th St.	15' 8" X 85'	91	3045 Frankford Ave.	21' X 100'	149	1334 S. Ringgold St.	15' X 51' 6"
34	161 N. 61st St.	15' X 90'	92	7358 Frankford Ave.	16' 6-7/8" X Irreg	150	434 E. Rittenhouse St.	LOT IRREGULAR
35	2613 S. 61st St.	16' X 68' 6"	93	1008 S. Frazier St.	16' X 57'	151	2960 Rorer St.	17' X Irreg
36	431 N. 61st St.	15' 4" X 109' 6"	94	2140 N. Front St.	18' X 67' 10-3/8"	152	5403 Rutland St.	15' 4-1/2" X 95'
37	58 S. 61st St.	16' 3" X 80'	95	440 N. Front St.	Lot Irregular	153	7035 Saybrook Ave.	15' X 81'
38	3020 S. 68th St.	Lot Irregular	96	900 N. Front St.	Lot Irregular	154	3449 Scotts Landing	Lot Irregular
39	3101 70th St.	Lot Irregular	97	902 N. Front St.	Lot Irregular	155	2608 W. Seltzer St.	14' 3" X 46'
40	853 Adams Avenue	Lot Irregular	98	2458 Germantown Ave.	LOT IRREGULAR	156	2647 W. Seltzer St.	14' 3" X 46'
41	2048 Aikens St.	14' X 67'	99	1502 W. Grange Ave.	16' X 92' 6"	157	2230 W. Sergeant St.	14' 10" X 53' 6"
42	555 Alcott St.	15' 2" X 68'	100	2204 N. Gratz St.	14' 6" X 45' 6"	158	2432 Sharswood St.	16' 8" X 45' 6"
43	1601 W. Allegheny Ave.	65' X 100'	101	4244 Griscom St.	19' 5" X 80' 1/4"	159	1025 Shelmire Ave.	50' X 100'
44	2946 W. Allegheny Ave.	15' X 84'	102	230 E. Haines St.	LOT IRREGULAR	160	4764 Shelmire Ave.	15' X 64' 10-3/8"
45	3217 W. Allegheny Ave.	16' X 70'	103	711-15 N. Hancock St.	38' 3" X IRREG	161	3644 N. Smedley St.	15' 5" X 76'
46	6079 Allman St.	16' X 59' 6"	104	432 Hartel Ave.	LOT IRREGULAR	162	2645 E. Somerset St.	18' X 106'
47	5819 Angora Terrace	15' 6" X 67'	105	3102 Hartville St.	15' X 44' 6"	163	5419 Spring St.	15' X 45'
48	2845 Angus Road	18' 1-7/8" X IRREG	106	5415 Haverford Ave.	23' 5" X IRREG	164	6122 Spruce St.	16' X 75'
49	4010-12 Ashburner St.	Prem A & Prem B	107	5837 Haverford Ave.	LOT IRREGULAR	165	1752 N. Stillman St.	14' 8" X 50'
50	2961-69 B St.	Lot Irreg	108	6125-35 Hazel Ave.	120' X 112' 6"	166	2209 Tasker St.	16' X 64'
51	2834 N. Bambrey St.	14' X 48' 1-3/4"	109	2229 S. Hemberger St.	14' 2" X 48' 6"	167	7022 Torresdale Ave.	25' X 100"
52	5378 Belfield Ave.	Lot Irreg	110	2534 S. Holbrook St.	14' 1" X 60'	168	35 W. Upsal St.	LOT IRREGULAR
53	9228-38 Blue Grass Road	Condo Unit 19	111	2309 W. Huntingdon St.	15' X 80'	169	542 N. Vodges St.	15' X 63'
54	2700-2 Boudinot St.	Lot Irregular	112	9003 Jennifer Terrace	LOT IRREGULAR	170	710 Watkins St.	14' X 44'
55	2700-34 N. Broad St.	Lot Irregular	113	2909 Judson St.	16' x 46'	171	2672 Welsh Road	LOT IRREGULAR
56	554 Burgess St.	lot irregular	114	6345 Kingsessing Ave.	18' 3" X 73'	172	4211 Westminster Ave.	16' X 80'
57	100 Byberry Road	Lot Irregular	115	737-39 Kingston St.	31' X 68' 4"	173	6332 E. Wister St.	15' X IRREG
58	3250 N. Carlisle St.	15' 3" X 80'	116	2840 Kip St.	16' X 60'	174	317 Wolf St.	14' X 64'
59	800-32 N. Carlisle St.	Lot Irregular	117	6044 Latona St.	15' 9" X 102'	175	5142 Wyalusing Ave.	18' X 74'

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TAX SALE CONDITIONS OF SHERIFF SALE

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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 bidder is registered on a property at the sale.

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 cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time of settlement and further reserves the right to refuse bids from bidders who have failed 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 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 poll to any individual or entity using an unregistered fictitious name and any, 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 resell any property at any time before the end of the sale upon the successful bidder's failure to tender the required deposit.

REQUIREMENTS: All bidding starts at \$800. Bidding is open and competitive. Each bidder must be prepared to deposit 10 percent of successful bid in cash or certified check. However, \$500 is the minimum deposit which will be accepted. Shelley R. Smith, City Solicitor

EFFECTIVE DATE: July 1, 1989