

Tax Lien Sale

City of Philadelphia TAX LIEN 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. Thursday, February 19, 2015 at the First District Plaza, 3801 Market Street

| Book | Writ | Address | Ward | Dimensions | Book | Writ | Address | Ward | Dimensions |
|------|------|--|----------|---------------------|------|-------|--|----------|-----------------------|
| 1502 | 3001 | 5824 Florence Avenue | 3rd wd. | Front: 1610 Sq Ft | 1502 | 3012 | 2655 Emerald Street | 31st wd. | Front: 1,020 Sq Ft |
| 1502 | 3002 | 4020 Reno Street | 6th wd. | Front: 984 Sq Ft | 1502 | 3013 | 2542 Arcadia Street | 31st wd. | Front: 489.95 Sq Ft |
| 1502 | 3003 | 2913 Hartville Street | 7th wd. | Front: 480 Sq Ft | 1502 | 3014 | 1239 S 17th Street | 36th wd. | Front: 1,120 Sq Ft |
| 1502 | 3004 | 200 E. Ontario Street | 7th wd. | Front: 1140 Sq Ft | 1502 | 3015 | 4917 B Street | 42nd wd. | Front: 1,170.25 Sq Ft |
| 1502 | 3005 | 1708 West Tioga Street | 11th wd. | Front: 6250 Sq Ft | 1502 | 3016 | 5151 West Girard Avenue | 44th wd. | Front: 1,931.25 Sq Ft |
| 1502 | 3006 | 5528 Crowson Street | 12th wd. | Front: 1200 Sq Ft | 1502 | 3017 | 4555 N. 13th Street | 49th wd. | Front: 1,410 Sq Ft |
| 1502 | 3007 | 438 West Glenwood Avenue | 19th wd. | Front: 816 Sq Ft | 1502 | 3018 | 5336 Pentridge Street | 51st wd. | Front: 1,140 Sq ft |
| | | a/k/a 438 Glenwood Avenue | | | 1502 | 3019 | 1241 South 52nd Street | 51st wd. | Front: 1,485 Sq Ft |
| 1502 | 3008 | 102-12 Gates Street | 21st wd. | Front: 10,500 Sq ft | 1502 | 3020 | 5626 Belmar Street a/k/a 5626 Belmar Terrace | 51st wd. | Front: 1,024 Sq Ft |
| 1502 | 3009 | 4209 Adams Avenue | 23rd wd. | Front: 1,405 Sq Ft | 1502 | 3021 | 4242 Mill Street | 65th wd. | Front: 1,440 Sq Ft |
| 1502 | 3010 | 3866 W. Girard Avenue a/k/a 3866 Girard Avenue | 24th wd. | Front: 1,680 Sq Ft | 1502 | 3022A | 2065 East Ann Street | 25th wd. | Front: 784 Sq Ft |
| 1502 | 3011 | 2116 East Stella Street | 25th wd. | Front: 756 Sq Ft | 1502 | 3022B | 2063 East Ann Street | 25th wd. | Front: 784 Sq Ft |

TAX LIEN 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.