

Public Notices

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 20, 2014 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1402	3001	1028 S Reese St	2nd wd.	IRREGULAR SIZE PROPERTY	1402	3029	2065 East Ann Street	25th wd.	IRREGULAR SIZE PROPERTY
1402	3002	1052 Cobbs Creek Pky aka 1052 S Cobbs Creek Pky	3rd wd.	IRREGULAR SIZE PROPERTY	1402	3030	1416 Grays Ferry Avenue	27th wd.	IRREGULAR SIZE PROPERTY
1402	3003	5528 Lancaster Avenue	4th wd.	IRREGULAR SIZE PROPERTY	1402	3031	2419 Coral Street	31st wd.	Front: 15'x60'
1402	3004	1402 North 54th Street	4th wd.	IRREGULAR SIZE PROPERTY	1402	3032	2133 E Norris St	31st wd.	Front: 16'x100'
1402	3005	4239 Wallace Street	6th wd.	Front: 24'3"x90'	1402	3033	2056 E Susquehanna Ave	31st wd.	Front: 17'x60'
1402	3006	702 N 43rd St	6th wd.	Front: 25'x100'	1402	3034	2021 East Susquehanna Avenue	31st wd.	Front: 19'x85'
1402	3007	24 E Seltzer Street	7th wd.	Front: 15'7"x53'4"	1402	3035	2117 East Hagert Street	31st wd.	Front: 12'x51' 5/8"
1402	3008	3020 N Lee St aka 3020 Lee St	7th wd.	Front: 14'x45'	1402	3036	2059 East Letterly Street	31st wd.	Front: 15'x66'3"
1402	3009	2911 Rosehill St aka 2911 N Rosehill St	7th wd.	Front: 14'x42'8"	1402	3037	2061 E Letterly St	31st wd.	Front: 15'x66'3"
1402	3010	2846 "D" Street	7th wd.	Front: 16'x94'6"	1402	3038	2221 E Huntingdon St	31st wd.	Front: 15'x55'6"
1402	3011	3311 B Street	7th wd.	Front: 15'x61'	1402	3039	1312 Dorrance Street	36th wd.	Front: 16'x40'
1402	3012	220 East Willard Street	7th wd.	Front: 14'x61'	1402	3040	2515 Annin Street	36th wd.	Front: 13'x36'
1402	3013	543 & 545 E Westmoreland Street	7th wd.	Front: 32'9"x51'6"	1402	3041	3644 Sears St	36th wd.	Front: 14'x46'
1402	3014	1915 West Willard Street	11th wd.	Front: 14'10"x60'	1402	3042	1552 South Lambert Street	36th wd.	Front: 13'7-5/8"x45'6"
1402	3015	227 Zeralda St	13th wd.	Front: 16'x72'	1402	3043	1403 S Chadwick St	36th wd.	Front: 14'x52'
1402	3016	1309 North Randolph Street	18th wd.	IRREGULAR SIZE PROPERTY	1402	3044	1239 South 17th Street	36th wd.	Front: 16'x70'
1402	3017	3427 North Fairhill Street	19th wd.	Front: 13'x43'6"	1402	3045	501 Mercy Street	39th wd.	Front: 15'x44'6"
1402	3018	1538 North 8th Street	20th wd.	Front: 25'x69'	1402	3046	630 Dudley Street	39th wd.	Front: 14'x48'
1402	3019	5136 Ridge Avenue	21st wd.	IRREGULAR SIZE PROPERTY	1402	3047	3933 North 8th Street	43rd wd.	Front: 15'x70'6"
1402	3020	102-12 Gates Street	21st wd.	Front: 105'x100'	1402	3048	637 S Yewdall Street	46th wd.	Front: 15'x67'
1402	3021	1836 Kinsey St	23rd wd.	IRREGULAR SIZE PROPERTY	1402	3049	2049 Sigel Street	48th wd.	Front: 14'x47'
1402	3022	4512 Tackawanna St	23rd wd.	IRREGULAR SIZE PROPERTY	1402	3050	1932 S 18th Street	48th wd.	Front: 16'3/8"x68'
1402	3023	3626 Brandywine St	24th wd.	Front: 13'6"x55'	1402	3051	1324 W Spencer Street	49th wd.	IRREGULAR SIZE PROPERTY
1402	3024	3709 Melon Street	24th wd.	Front: 13'11"x52'	1402	3052	5336 Penridge Street	51st wd.	Front: 15'x63'
1402	3025	709 North 39th Street	24th wd.	Front: 17'x82'	1402	3053	1241 South 52nd Street	51st wd.	Front: 16'6"x90'
1402	3026	717 North 39th Street	24th wd.	Front: 18'x82'	1402	3054	3049-59 Ruth Street	25th wd.	IRREGULAR SIZE PROPERTY
1402	3027	3935 Ogden Street	24th wd.	IRREGULAR SIZE PROPERTY	1402	3055	6115 Osceola Street	59th wd.	IRREGULAR SIZE PROPERTY
1402	3028	3866 W Girard Ave aka 3866 Girard Ave	24th wd.	Front: 16'x105'	1402	3056	1338 South Chadwick Street	36th wd.	Front: 15'x50'
					1402	3057	2125 Palethorp Street	19th wd.	Front: 15'x35'3"

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.

Find us on
facebook

www.facebook.com/legalintelligencer



Catch up with The Legal's reporters and editors,
learn of latest breaking news and gain access to
exclusive content!

Follow us on
Twitter

www.twitter.com/thelegalintel