

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**
9:00 a.m. Thursday, August 18, 2016 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1608	3001	40 N Yewdall St	4th wd.	Front: 16'x54'	1608	3012	628 Winton St	39th wd.	Front: 14'x48'
1608	3002	2808 D St	7th wd.	Front: 16'x87'	1608	3013	2107 S 72nd St	40th wd.	Irregular Size Property
1608	3003	3538 N Smedley St	11th wd.	Front: 14'x82'2"	1608	3014	2119 S 72nd St	40th wd.	Front: 14'6-1/2"x59'
1608	3004	5028 Schuyler St	13th wd.	Front: 30'x125'	1608	3015	4513 N 3rd St	42nd wd.	Front: 15'x63'11-1/2"
1608	3005	632 Master St a/k/a 632 W Master St	14th wd.	Front: 11'6"x50'	1608	3016	42 N St Bernard St	44th wd.	Front: 16'x93'6"
1608	3006	2002 Germantown Ave	18th wd.	Irregular Size Property	1608	3017	4979 W Thompson St a/k/a 4979 Thompson St	44th wd.	Front: 11'9"x112'7-7/8"
1608	3007	3626 Brandywine St	24th wd.	Front: 13'6"x55'	1608	3018	826 S 56th St	46th wd.	Front: 15'10"x80'
1608	3008	3848 Fairmount Ave	24th wd.	Front: 15'6"x90'	1608	3019	1838 Point Breeze Ave	48th wd.	Irregular Size Property
1608	3009	2535 Annin St	36th wd.	Front: 13'x36'	1608	3020	5336 Pentridge St	51st wd.	Front: 15'x63'
1608	3010	1256 S Newkirk St	36th wd.	Front: 15'x47'6"	1608	3021	1020 S 55th St	51st wd.	Front: 16'x79'
1608	3011	538 Mercy St	39th wd.	Front: 15'x45'	1608	3022	1544 S 20th St	36th wd.	Front: 15'x66'

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.

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