

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, November 17, 2016 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1611	3001	155 N Yewdall St	4th wd.	Front: 15'1"x55'	1611	3019	1838 E Oakdale St	31st wd.	Front: 13'x57'6"
1611	3002	4152 Leidy Ave	6th wd.	Irregular Size Property	1611	3020	1809 E Oakdale St	31st wd.	Irregular Size Property
1611	3003	2812 N Swanson St	7th wd.	Front: 13'x48'6"	1611	3021	2524 Manton St	36th wd.	Front: 14'x58'
1611	3004	3304 Ella St a/k/a 3304 N Ella St	7th wd.	Front: 15'x68'6"	1611	3022	2530 Manton St	36th wd.	Front: 14'x58'
1611	3005	234 E Clapier St	12th wd.	Front: 14'x75'6-1/2"	1611	3023	2525 Oakford St	36th wd.	Front: 14'x60'9"
1611	3006	435 W Somerset St	19th wd.	Front: 14'x58'	1611	3024	2645 Earp St	36th wd.	Front: 14'x50'6"
1611	3007	4334 Boone St	21st wd.	Irregular Size Property	1611	3025	2416 N Clarion St	37th wd.	Front: 14'1"x36'6"
1611	3008	53 W Sharpnack St	22nd wd.	Irregular Size Property	1611	3026	7022 Upland St	40th wd.	Front: 25'x100'
1611	3009	91 W Sharpnack St	22nd wd.	Front: 26'x121'1-1/2"	1611	3027	1216 W Atlantic St	43rd wd.	Irregular Size Property
1611	3010	3831 Fairmount Ave	24th wd.	Front: 16'x90'	1611	3028	825 N 50th St	44th wd.	Front: 15'x63'2-1/2"
1611	3011	3618 Olive St	24th wd.	Front: 15'5"x70'	1611	3029	3620 E Allen St	45th wd.	Front: 16'x74'
1611	3012	3832 Poplar St	24th wd.	Front: 15'x80'	1611	3030	5640 N 11th St	49th wd.	Front: 16'4"x90'
1611	3013	2141 E Cambria St	25th wd.	Front: 14'x48'	1611	3031	5832 Brush Rd a/k/a 5832 Brush St	59th wd.	Front: 16'2"x80'
1611	3014	2655 Emerald St	31st wd.	Front: 14'6"x63'6"	1611	3032	4918 Pearson Ave	65th wd.	Front: 30'x100'
1611	3015	1806 E Letterly St	31st wd.	Front: 14'x71'4"	1611	3033	4301-07 N 7th St	43rd wd.	Irregular Size Property
1611	3016	1833 E Sergeant St	31st wd.	Front: 13'2-3/4"x91'6"	1611	3034	3432 N 21st St	11th wd.	Front: 16'x96'
1611	3017	2015 E Hazzard St	31st wd.	Front: 12'x66'	1611	3035	3434 N 21st St	11th wd.	Front: 16'x96'
1611	3018	2017 E Hazzard St	31st wd.	Front: 12'x66'	1611	3036	3436 N 21st St	11th wd.	Front: 16'x96'

Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

- 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 his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.
- Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.
- 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 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of 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 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 bid is registered on a property at the sale.
- The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.
- The deposit 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's 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 to settle 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 will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. 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 after 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 writ has not appeared and is not present at the sale.
- Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.
- Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) brtweb.phila.gov for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website philadox.phila.gov and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE. The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

NOTICE OF SCHEDULE OF DISTRIBUTION

- The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND BANK SALE

- Notwithstanding the foregoing, if the Philadelphia Land Bank ("Land Bank") exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa. C.S.A. § 2117 (d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency.
- Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq.
- N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

- The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.
- The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.
- Attention is called to the provisions of Act No. 104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com

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