

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, November 19, 2015 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions
Book	Writ	Address	Ward	Dimensions
1511	3001	634 Sigel St	1st wd.	700 Sq Ft
1511	3002	6043 Osage Ave	3rd wd.	2250 Sq Ft
1511	3003	4020 Reno St	6th wd.	746 Sq Ft
1511	3004	4217 Mantua Ave	6th wd.	1535.51 Sq Ft
1511	3005	40 E Silver St	7th wd.	910 Sq Ft
1511	3006	3523 N 5th St	7th wd.	646 Sq Ft
1511	3007	3525 N 5th St	7th wd.	1150 Sq Ft
1511	3008	3527 N 5th St	7th wd.	1191 Sq Ft
1511	3009	1710 W Tioga St	11th wd.	6250 Sq Ft
1511	3010	3542 N Smedley St	11th wd.	1150 Sq Ft
1511	3011	3336 N 21st St	11th wd.	1002 Sq Ft
1511	3012	1766 N Hope St a/k/a 1766 Hope St	18th wd.	552 Sq Ft
1511	3013	1768 Hope St	18th wd.	552 Sq Ft
1511	3014	2969 N Lawrence St	19th wd.	714 Sq Ft
1511	3015	148 Hermitage St	21st wd.	712 Sq Ft
1511	3016	1834 Kinsey St	23rd wd.	1345 Sq Ft

Book	Writ	Address	Ward	Dimensions
1511	3017	1836 Kinsey St	23rd wd.	1364 Sq Ft
1511	3018	715 N 35th St	24th wd.	1622 Sq Ft
1511	3019	3015 Kensington Ave	25th wd.	1056 Sq Ft
1511	3020	2637 Jasper St	31st wd.	862 Sq Ft
1511	3021	1847 E Letterly St a/k/a 1847 Letterly St	31st wd.	876 Sq Ft
1511	3022	1529 S Taylor St	36th wd.	726 Sq Ft
1511	3023	2739 Earp St	36th wd.	700 Sq Ft
1511	3024	2722 Earp St	36th wd.	700 Sq Ft
1511	3025	1600 Point Breeze Ave	36th wd.	1906 Sq Ft
1511	3026	2601 W Willard St	38th wd.	14437.50 Sq Ft
1511	3027	2354 S Lee St	39th wd.	751 Sq Ft
1511	3028	4715-65 Rear Bingham St	42nd wd.	45382 Sq Ft
1511	3029	1942 E Willard St	45th wd.	1017 Sq Ft
1511	3030	5525 Chester Ave	51st wd.	992 Sq Ft
1511	3031	5716 Crittenden St	59th wd.	1187 Sq Ft
1511	3032	2741-47 Coral St	25th wd.	16320 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.

When your firm has news that is important enough to announce, consider placing an announcement in The Legal Intelligencer!

To place a Professional Announcement, contact **Lana Ehrlich** at **215-557-2392** or **lehrlich@alm.com**

