

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

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1411	3001	675 North 41st Street	6th wd.	Irregular Size Property	1411	3012	4645 Mulberry Street	23rd wd.	Front: 18'6"x100'
1411	3002	830 Brooklyn St	6th wd.	Front: 15'x51'	1411	3013	1507 South Stillman Street	36th wd.	Front: 14'1/8"x44'
1411	3003	307 East Ontario Street	7th wd.	Front: 16'x56'	1411	3014	2412 Germantown Ave	37th wd.	Irregular Size Property
1411	3004	414 Manheim St	13th wd.	Front: 150'x325'	1411	3015	2450 N Clarion St	37th wd.	Front: 14'1-1/8"x36'6"
1411	3005	5025 Tacoma Street	13th wd.	Front: 14'1-3/8"x50'	1411	3016	2657 Roberts Avenue	38th wd.	Front: 14'x61'
1411	3006	4632 Fernhill Road	13th wd.	Irregular Size Property	1411	3017	1803 South 58th Street	40th wd.	Front: 16'x77'9"
1411	3007	712 Master Street	14th wd.	Front: 13'x45'	1411	3018	5717 Chester Avenue	40th wd.	Front: 19'1-1/2"x90'
1411	3008	1823 Sulis St	17th wd.	Front: 15'3"x70'	1411	3019	2051 Sigel St	48th wd.	Front: 14'x47'
		a/k/a 1823 West Sulis St			1411	3020	2901 North 3rd Street	19th wd.	Front: 15'x60'
1411	3009	1836 West Albanus St	17th wd.	Front: 15'3"x70'	1411	3021	53 West Sharpnack Street	22nd wd.	Irregular Size Property
1411	3010	1702 West Ruscomb Street	17th wd.	Front: 16'1-1/2"x83'3"	1411	3022	725 West Wingohocking Street	49th wd.	Front: 20'x80'6"
1411	3011	4115 Orchard Street	23rd wd.	Front: 15'x70'					

### 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.