

Public Notices

Sheriff's Sale Liens

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. Wednesday, May 16, 2012 at the First District Plaza, 3801 Market Street

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
502	3001	541 Pierce St.	1st wd.	Front: 14'x49'9"	502	3024	2002 Titan St.	36th wd.	Front: 14'x50'
502	3002	514 Pierce St.	1st wd.	Front: 13'10-3/4"x50'	502	3025	2140 Sears St.	36th wd.	Front: 14'x54'3"
502	3003	412 Sigel St.	1st wd.	Front: 16'x47'6-7/8"	502	3026	1267 S. 21st St.	36th wd.	Front: 15'7"x60'
502	3004	1336 N. Alden St.	4th wd.	Front: 15'x73'	502	3027	2626 Federal St.	36th wd.	Front: 15'x64'
502	3005	3310 Rorer St.	7th wd.	Front: 14'x51'	502	3028	1542 S. Capitol St.	36th wd.	Front: 13'7-5/8"x45'6"
502	3006	318 E. Tioga St.	7th wd.	Front: 14'3"x60'	502	3029	1726 S. Ringgold St.	36th wd.	Front: 14'2"x48'
502	3007	847 Church Lane Rear	12th wd.	Front: 25'x102'2"	502	3030	1604 S. Marston St.	36th wd.	Front: 14'3"x56'6"
502	3008	851 E. Church Ln.	12th wd.	Front: 29'x150'	502	3031	2663 Roberts Ave.	38th wd.	Front: 14'x61'
502	3009	5933 N. Norwood St.	17th wd.	Front: 15'x70'	502	3032	1925 S. 6th St.	39th wd.	Front: 16'2-5/8"x61'7-1/8"
502	3010	312-320 Cecil B. Moore Ave.	18th wd.	Irregular Size Property	502	3033	2321 S. Marshall St.	39th wd.	Front: 14'x48'
502	3011	1646 N. Marshall St.	20th wd.	Front: 15'x85'	502	3034	6009 Trinity St.	40th wd.	Front: 16'x59'
502	3012	239 E. Sharpnack St.	22nd wd.	Front: 23'5"x52'7-3/8"	502	3035	6038 Trinity St.	40th wd.	Front: 16'1/2"x55'
502	3013	3424 Wallace St.	24th wd.	Front: 13'9-5/8"x104'	502	3036	538 W. Rockland St.	40th wd.	Front: 16'1/2"x55'
502	3014	3852 Fairmount Ave.	24th wd.	Front: 15'6"x90'	502	3037	3534 Joyce St.	45th wd.	Front: 14'3-1/2"x51'
502	3015	3723 Aspen St.	24th wd.	Front: 15'x42'	502	3038	5547 Pine St.	60th wd.	Front: 15'x75'
502	3016	1845 Hart Ln.	25th wd.	Irregular Size Property	502	3039	255 S. 57th St.	46th wd.	Front: 16'x81'
502	3017	4542 Linmore Ave.	27th wd.	Front: 14'x73'2-5/8"	502	3040	509 N. 2nd St.	11th wd.	Front: 12'11-1/2"x100'
502	3018	1337 S. Melville St.	27th wd.	Front: 14'4"x70'	502	3043	1016 Hazelwood Dr.	50th wd.	Irregular Size Property
502	3019	2214 Amber St.	31st wd.	Front: 12'x60'	502	3044	1022 Hazelwood Dr.	50th wd.	Irregular Size Property
502	3020	2112 Berges St.	31st wd.	Front: 16'x40'	502	3041 C	1021 Hazelwood Dr.	50th wd.	Irregular Size Property
502	3021	2047 E. Fletcher St.	31st wd.	Front: 14'x60'6-1/4"	502	3041 A	1017 Hazelwood Dr.	50th wd.	Irregular Size Property
502	3022	2115 E. Hagert St.	31st wd.	Front: 12'x51'5/8"	502	3042 A	1028 Hazelwood Dr	50th wd.	Irregular Size Property
502	3023	6054 Girard Ave. AKA 6054 W. Girard Ave.	34th wd.	Irregular Size Property					

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 cash, 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 cash, 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 cash, 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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