

Tax Collection Sale

City of Philadelphia

TAX COLLECTION 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 Office of the Sheriff, City and County of Philadelphia
 10:00 a.m. Friday, February 4, 2022
 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
2202 6001	249 W THAYER ST 19140	19th Wd.	672 Sq. Ft.	2202 6026	4440 N GRATZ ST 19140	13th Wd.	700 Sq. Ft.
2202 6002	5521 BEAUMONT ST 19143	51st Wd.	974 Sq. Ft.	2202 6027	3321 N 21ST ST 19140	11th Wd.	1,232 Sq. Ft.
2202 6003	6111 YOCUM ST 19142	40th Wd.	1,106 Sq. Ft.	2202 6028	7032 SAYBROOK AVE 19142	40th Wd.	1,253 Sq. Ft.
2202 6004	4953 KERSHAW ST 19131	44th Wd.	1,290 Sq. Ft.	2202 6029	4806 N 7TH ST 19120	49th Wd.	1,093 Sq. Ft.
2202 6005	6078 REGENT ST 19142	40th Wd.	936 Sq. Ft.	2202 6030	3621 N RANDOLPH ST 19140	43rd Wd.	933 Sq. Ft.
2202 6006	3319 N ORKNEY ST 19140	19th Wd.	475 Sq. Ft.	2202 6031	3317 N ORKNEY ST 19140	19th Wd.	471 Sq. Ft.
2202 6007	1417 S 56TH ST 19143	51st Wd.	1,361 Sq. Ft.	2202 6032	259 W THAYER ST 19140	19th Wd.	672 Sq. Ft.
2202 6008	3360 E ST 19134	7th Wd.	856 Sq. Ft.	2202 6033	6001 REINHARD ST 19142	40th Wd.	960 Sq. Ft.
2202 6009	109 N 60TH ST 19139	4th Wd.	1,360 Sq. Ft.	2202 6034	6108 UPLAND ST 19142	40th Wd.	868 Sq. Ft.
2202 6010	224 W RITTENHOUSE ST 19144	59th Wd.	3,075 Sq. Ft.	2202 6035	2961 N ORIANNA ST 19133	19th Wd.	609 Sq. Ft.
2202 6011	1915 S REDFIELD ST 19143	40th Wd.	868 Sq. Ft.	2202 6036	1813 S ALLISON ST 19143	51st Wd.	563 Sq. Ft.
2202 6012	4615 N MARVINE ST 19140	49th Wd.	1,200 Sq. Ft.	2202 6037	4871 MERION AVE 19131	52nd Wd.	980 Sq. Ft.
2202 6013	1340 UNITY ST 19124	23rd Wd.	1,054 Sq. Ft.	2202 6038	2929 W CLEMENTINE ST 19132	38th Wd.	490 Sq. Ft.
2202 6014	5122 RENO ST 19139	44th Wd.	653 Sq. Ft.	2202 6039	6045 CHESTER AVE 19142	40th Wd.	1,560 Sq. Ft.
2202 6015	4814 N 12TH ST 19141	49th Wd.	1,680 Sq. Ft.	2202 6040	5840 N 15TH ST 19141	17th Wd.	1,848 Sq. Ft.
2202 6016	125 E PASTORIUS ST A/K/A 125 PASTORIUS ST 19144	59th Wd.	1,070 Sq. Ft.	2202 6041	2332 S 72ND ST 19142	40th Wd.	1,400 Sq. Ft.
2202 6017	6911 SAYBROOK AVE 19142	40th Wd.	1,187 Sq. Ft.	2202 6042	5147 RENO ST 19139	44th Wd.	630 Sq. Ft.
2202 6018	901 N MAY ST 19131	6th Wd.	540 Sq. Ft.	2202 6043	1726 S 58TH ST 19143	3rd Wd.	1,208 Sq. Ft.
2202 6019	2137 W ONTARIO ST 19140	11th Wd.	2,300 Sq. Ft.	2202 6044	5614 MORTON ST 19144	12th Wd.	1,470 Sq. Ft.
2202 6020	840 E CHELTEN AVE 19138	12th Wd.	1,778 Sq. Ft.	2202 6045	957 N FALLON ST 19131	44th Wd.	840 Sq. Ft.
2202 6021	6033 REGENT ST 19142	40th Wd.	880 Sq. Ft.	2202 6046	351 N 62ND ST 19139	34th Wd.	1,096 Sq. Ft.
2202 6022	5518 BEAUMONT ST A/K/A 5518 BEAUMONT AVE 19143	51st Wd.	875 Sq. Ft.	2202 6047	2029 S 70TH ST 19142	40th Wd.	1,184 Sq. Ft.
2202 6023	6303 E WISTER ST 19138	17th Wd.	1,085 Sq. Ft.	2202 6048	118 N SALFORD ST 19139	4th Wd.	897 Sq. Ft.
2202 6024	4340 WAYNE AVE 19140	13th Wd.	1,065 Sq. Ft.	2202 6049	412 W HEWSON ST A/K/A 412 HEWSON STREET 19122	18th Wd.	388 Sq. Ft.
2202 6025	3817 ARCHER ST 19140	13th Wd.	564 Sq. Ft.	2202 6050	3252 N LEE ST 19134	7th Wd.	917 Sq. Ft.

Conditions of Sheriff Sale for JUDICIAL TAX SALES

- Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").
- All bidders must complete the Bid4Assets on-line registration process to participate in the auction ("Auction"). All bidders must submit a One Thousand Five Hundred Dollars (\$1,500.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date.
- All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").
- The opening bid for all tax delinquent properties will be One Thousand Six Hundred Dollars (\$1,600.00). The opening bid for tax lien auctions will vary (see auctions for details). By close of business the day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased or \$600 whichever is greater. Plus a buyer's premium of 10% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST.
- Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.
- The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that Realty Transfer Taxes have been calculated and included in the bid amount.
- On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.
- The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.
- The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
- The tax servicer, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
- All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Hundred Dollars (\$100.00)
- The winning bidder must file a certificate of compliance with the Philadelphia Sheriff's Office. If the Sheriff's grantee is to be anyone other than the winning bidder registered with Bid4Assets, a notarized written assignment must be filed with the Sheriff's Office of Philadelphia. Both the bidder and the assignee must file a certificate of compliance with the Philadelphia Sheriff's Office. Failure of either the bidder or the assignee to obtain a certificate of compliance will be treated as a failure to meet the conditions of sale and result in the forfeiture of the 10% deposit.
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, 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.
- The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.
- The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.
- The properties at today's sale may be subject to a right of redemption, meaning the property owner or other parties of legal interest in the property may file a petition to get the property back after the sale. Generally there are 9 months to redeem the property from the date the Sheriff's office acknowledges the deed for non-vacant properties. We cannot provide any advice as to whether a right to redeem exists on a specific property. If you have questions regarding redemption and protecting your rights we advise that you speak to an attorney.
- The Philadelphia Land Bank will be bidding on certain properties that have been identified on the Sheriff Sale list. The Land Bank's bids are known as "priority bids," which are authorized by the Commonwealth's Land Bank Act. The properties the Land Bank will be bidding on are being offered for sale at the City's opening bid. However, because the Land Bank has the exclusive right to acquire these properties, no bids other than the Land Bank bids will be accepted.
- When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejection to have the occupant removed.
- All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

Very truly yours,
ROCHELLE BILAL, Sheriff
 City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

To publish your Corporate Notices,
 Call: Jennifer McCullough at 215-557-2321 | Email : jmccullough@alm.com