

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, March 4, 2022
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
2203 6001	1933 S REDFIELD ST 19143	40th	868 Sq. Ft.	2203 6026	2941 N VAN PELT ST A/K/A 2941 VAN PELT STREET 19132	11th	760 Sq. Ft.
2203 6002	1840 S CECIL ST 19143	40th	795 Sq. Ft.	2203 6027	1686 MARGARET ST 19124	23rd	1,823 Sq. Ft.
2203 6003	1918 W 65TH AVE A/K/A 1918 65TH AVE 19138	10th	1,551 Sq. Ft.	2203 6028	4408 N CLEVELAND ST 19140	13th	704 Sq. Ft.
2203 6004	2107 S DAGGETT ST 19142	40th	700 Sq. Ft.	2203 6029	3815 ARCHER ST 19140	13th	567 Sq. Ft.
2203 6005	4435 N BANCROFT ST A/K/A 4435 BANCROFT STREET 19140	13th	773 Sq. Ft.	2203 6030	2628 DEACON ST 19129	38th	700 Sq. Ft.
2203 6006	5915 SUMMER ST 19139	4th	975 Sq. Ft.	2203 6031	267 W WESTMORELAND ST 19140	19th	825 Sq. Ft.
2203 6007	243 E HAINES ST 19144	59th	2,433 Sq. Ft.	2203 6032	2805 N LAWRENCE ST 19133	19th	735 Sq. Ft.
2203 6008	237 HORTON ST A/K/A 237 N HORTON ST 19139	34th	707 Sq. Ft.	2203 6033	1908 BONITZ ST 19140	13th	701 Sq. Ft.
2203 6009	308 E HAINES ST 19144	59th	931 Sq. Ft.	2203 6034	1606 W LOUDON ST 19141	13th	1,120 Sq. Ft.
2203 6010	2237 W ONTARIO ST 19140	11th	1,690 Sq. Ft.	2203 6035	5100 WARREN ST 19131	44th	1,060 Sq. Ft.
2203 6011	5320 WAKEFIELD ST 19144	12th	1,925 Sq. Ft.	2203 6036	6162 REINHARD ST 19142	40th	868 Sq. Ft.
2203 6012	5513 SAYBROOK AVE 19143	51st	1,072 Sq. Ft.	2203 6037	3028 N WOODSTOCK ST 19132	11th	700 Sq. Ft.
2203 6013	3948 ALFRED ST 19140	13th	784 Sq. Ft.	2203 6038	1809 GILLINGHAM ST 19124	23rd	1,325 Sq. Ft.
2203 6014	1423 IMOGENE ST 19124	23rd	751 Sq. Ft.	2203 6039	2128 S DAGGETT ST 19142	40th	700 Sq. Ft.
2203 6015	6053 REINHARD ST 19142	40th	930 Sq. Ft.	2203 6040	3419 N BOUVIER ST 19140	11th	844 Sq. Ft.
2203 6016	2320 S 66TH ST 19142	40th	855 Sq. Ft.	2203 6041	2105 S 72ND ST 19142	40th	1,908 Sq. Ft.
2203 6017	213 N ALDEN ST 19139	4th	913 Sq. Ft.	2203 6042	6553 N WOODSTOCK ST 19138	10th	1,184 Sq. Ft.
2203 6018	5507 W OXFORD ST 19131	4th	1,003 Sq. Ft.	2203 6043	2903 MUTTER ST A/K/A 2903 N MUTTER ST 19133	7th	609 Sq. Ft.
2203 6019	6020 ALLMAN ST 19142	40th	900 Sq. Ft.	2203 6044	5956 N 19TH ST 19141	17th	1,360 Sq. Ft.
2203 6020	5067 OGDEN ST 19139	44th	789 Sq. Ft.	2203 6045	4513 N 3RD ST 19140	42nd	943 Sq. Ft.
2203 6021	3946 ALFRED ST 19140	13th	728 Sq. Ft.	2203 6046	4822 N FRANKLIN ST 19120	49th	915 Sq. Ft.
2203 6022	4428 N CLEVELAND ST 19140	13th	704 Sq. Ft.	2203 6047	5152 OGDEN ST 19139	44th	825 Sq. Ft.
2203 6023	3241 N RANDOLPH ST 19140	19th	691 Sq. Ft.	2203 6048	1052 COBBS CREEK PKWY A/K/A 1052 S COBBS CREEK PKWY 19143	3rd	1,518 Sq. Ft.
2203 6024	3458 ROSEHILL ST 19134	7th	574 Sq. Ft.	2203 6049	2022 WILMOT ST 19124	23rd	915 Sq. Ft.
2203 6025	2859 N WATER ST 19134	7th	644 Sq. Ft.	2203 6050	6070 REGENT ST 19142	40th	936 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