

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, April 9, 2021 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2004	6001	2960 Mutter St 19133	7th wd.	609 sq. ft.	2004	6044	326 W Indiana Ave 19133	19th wd	974 sq. ft.
2004	6002	1914 W Willard St 19140	11th wd.	1052 sq. ft.	2004	6045	328 W Indiana Ave 19133	19th wd	974 sq. ft.
2004	6003	3347 N Uber St 19140	11th wd.	960 sq. ft.	2004	6046	6045 Chester Ave 19142	40th wd	1560 sq. ft.
2004	6004	3433 N 21St St 19140	11th wd.	1913 sq. ft.	2004	6047	3322 N 20Th St 19140	11th wd	1098 sq. ft.
2004	6005	3309 N American St 19140	19th wd.	846 sq. ft.	2004	6048	1943 Rowan St 19140	13th wd	1395 sq. ft.
2004	6006	4617 Cloud St 19124	23rd wd	790 sq. ft.	2004	6049	3040 N Leithgow St 19133	19th wd	533 sq. ft.
2004	6007	1216 N 60Th St 19151	34th wd	700 sq. ft.	2004	6050	4845 Merion Ave 19131	52nd wd	980 sq. ft.
2004	6008	1924 Fernon St 19145	36th wd	658 sq. ft.	2005	6001	2019 W Spencer St 19138	17th wd	1100 sq. ft.
2004	6009	2024 S 61St St 19142	40th wd	1056 sq. ft.	2005	6002	411 W Hewson St 19122	18th wd	1260 sq. ft.
2004	6010	6017 Regent St 19142	40th wd	880 sq. ft.	2005	6003	2227 Waterloo St 19133	19th wd	560 sq. ft.
2004	6011	6083 Reinhard St 19142	40th wd	930 sq. ft.	2005	6004	2417 N Hancock St 19133	19th wd	675 sq. ft.
2004	6012	6175 Upland St 19142	40th wd	992 sq. ft.	2005	6005	2325 Palethorp St 19133	19th wd	503 sq. ft.
2004	6013	4924 Reno St 19139	44th wd	1012 sq. ft.	2005	6006	2331 Palethorp St 19133	19th wd	691 sq. ft.
2004	6014	4846 Ogden St 19139	44th wd	870 sq. ft.	2005	6007	62 Good St 19119	22nd wd	1114 sq. ft.
2004	6015	1212 N 50Th St 19131	44th wd	1022 sq. ft.	2005	6008	4473 E Wingohocking St 19124	23rd wd	1526 sq. ft.
2004	6016	4832 N 7Th St 19120	49th wd	1093 sq. ft.	2005	6009	2063 E Auburn St 19134	25th wd	879 sq. ft.
2004	6017	5742 Florence Ave 19143	51st wd	1552 sq. ft.	2005	6010	6911 Saybrook Ave 19142	40th wd	1187 sq. ft.
2004	6018	4879 Merion Ave 19131	52nd wd	980 sq. ft.	2005	6011	608 S 56Th St 19143	46th wd	1184 sq. ft.
2004	6019	6231 Larchwood Ave 19143	3rd wd	1195 sq. ft.	2005	6012	4814 N 12Th St 19141	49th wd	1680 sq. ft.
2004	6020	5924 Latona St 19143	3rd wd	1624 sq. ft.	2005	6013	1146 S 54Th St 19143	51st wd	1313 sq. ft.
2004	6021	5126 Wakefield St 19144	12th wd	6046 sq. ft.	2005	6014	5474 Summer St 19139	4th wd	517 sq. ft.
2004	6022	840 E Chelton Ave 19138	12th wd	1778 sq. ft.	2005	6015	1331 N Wanamaker St 19131	4th wd	825 sq. ft.
2004	6023	5840 N 15Th St 19141	17th wd	1848 sq. ft.	2005	6016	3317 N 21St St 19140	11th wd	1155 sq. ft.
2004	6024	2621 Waterloo St 19133	19th wd	567 sq. ft.	2005	6017	4420 N Cleveland St 19140	13th wd	704 sq. ft.
2004	6025	4305-09 Waln St 19124	23rd wd	3253 sq. ft.	2005	6018	6311 E Wister St 19138	17th wd	1085 sq. ft.
2004	6026	2929 W Clementine St 19132	38th wd	490 sq. ft.	2005	6019	5858 Willows Ave 19143	3rd wd	1657 sq. ft.
2004	6027	1324 N 50Th St 19131	44th wd	1404 sq. ft.	2005	6020	5144 Ogden St 19139	44th wd	825 sq. ft.
2004	6028	5631 Beaumont St 19143	51st wd	980 sq. ft.	2005	6021	4714 N Marvine St 19141	49th wd	1125 sq. ft.
2004	6029	1720 W Courtland St 19140	13th wd	885 sq. ft.	2005	6022	1807 S Allison St 19143	51St wd	587 sq. ft.
2004	6030	6028 Upland St 19142	40th wd	841 sq. ft.	2005	6023	177 E Stafford St 19144	59th wd	632 sq. ft.
2004	6031	5238 Harlan St 19131	44th wd	994 sq. ft.	2005	6024	2911 Mutter St 19133	7th wd	609 sq. ft.
2004	6032	1712 N Allison St 19131	4th wd	1500 sq. ft.	2005	6025	6032 Irving St 19139	3rd wd	1232 sq. ft.
2004	6033	1459 N Frazier St 19131	4th wd	700 sq. ft.	2005	6026	656 N Yewdall St 19131	4th wd	616 sq. ft.
2004	6034	2110 W Westmoreland St 19140	11th wd	792 sq. ft.	2005	6027	905 N May St 19131	6th wd	480 sq. ft.
2004	6035	4457 N Gratz St 19140	13th wd	704 sq. ft.	2005	6028	907 N May St 19131	6th wd	634 sq. ft.
2004	6036	6005 Upland St 19142	40th wd	960 sq. ft.	2005	6029	2965 Rutledge St 19134	7th wd	588 sq. ft.
2004	6037	6105 Glenmore Ave 19142	40th wd	750 sq. ft.	2005	6030	1523 W Seltzer St 19132	11th wd	672 sq. ft.
2004	6038	3252 N Lee St 19134	7th wd	917 sq. ft.	2005	6031	2941 N Van Pelt St 19132	11th wd	760 sq. ft.
2004	6039	3661 N 21St St 19140	13th wd	1813 sq. ft.	2005	6032	1937 W Hilton St 19140	11th wd	924 sq. ft.
2004	6040	2956 N Leithgow St 19133	19th wd	533 sq. ft.	2005	6033	2115 W Westmoreland St 19140	11th wd	1173 sq. ft.
2004	6041	2972 N Leithgow St 19133	19th wd	533 sq. ft.	2005	6034	841 E Woodlawn St 19138	12th wd	1706 sq. ft.
2004	6042	2978 N Leithgow St 19133	19th wd	533 sq. ft.					
2004	6043	2814 N Orkney St 19133	19th wd	494 sq. ft.					

Tax Sale continues on 16

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 ejectment 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