

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. Thursday, June 2, 2022
at <https://www.bid4assets.com/philadelphia Rochelle Bilal, Sheriff>

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
2206 6001	3241 N FAIRHILL ST, 19140-5615	19TH WD.	679 SQ. FT.	2206 6026	6021 REINHARD ST, 19142-2413	40TH WD.	930 SQ. FT.
2206 6002	650 N YEWALL ST, 19131-4221	4TH WD.	616 SQ. FT.	2206 6027	1331 N WANAMAKER ST, 19131-4120	4TH WD.	825 SQ. FT.
2206 6003	3325 N ORKNEY ST, 19140-5625	19TH WD.	475 SQ. FT.	2206 6028	3341 N 20TH ST, 19140-4805	11TH WD.	1,944 SQ. FT.
2206 6004	4514 N BOUVIER ST, 19140-1137	13TH WD.	768 SQ. FT.	2206 6029	5027 TACOMA ST, 19144-4115	13TH WD.	706 SQ. FT.
2206 6005	80 E SEYMOUR ST, 19144-5902	12TH WD.	797 SQ. FT.	2206 6030	230 N 62ND ST, 19139-1144	34TH WD.	1,012 SQ. FT.
2206 6006	331 E THAYER ST, 19134-1623	7TH WD.	656 SQ. FT.	2206 6031	3109 N 7TH ST, 19133-2417	37TH WD.	1,050 SQ. FT.
2206 6007	1823 SULIS ST A/K/A 1823 W SULIS ST, 19141-1020	17TH WD.	1,067 SQ. FT.	2206 6032	3029 N LEITHGOW ST, 19133-3224	19TH WD.	540 SQ. FT.
2206 6008	4019 NICE ST, 19140-3025	13TH WD.	1,857 SQ. FT.	2206 6033	643 W TIOGA ST, 19140-4437	43RD WD.	885 SQ. FT.
2206 6009	1452 N FRAZIER ST, 19131-3830	4TH WD.	700 SQ. FT.	2206 6034	5005 WAKEFIELD ST, 19144-1824	12TH WD.	3,000 SQ. FT.
2206 6010	84 E WISTER ST, 19144-5907	12TH WD.	1,211 SQ. FT.	2206 6035	3705 OLD YORK RD, 19140-3714	43RD WD.	1463 SQ. FT.
2206 6011	1859 HARRISON ST, 19124-2852	23RD WD.	2,145 SQ. FT.	2206 6036	327 N SALFORD ST A/K/A 327 SALFORD STREET, 19139-1229	4TH WD.	855 SQ. FT.
2206 6012	5121 PARRISH ST, 19139-1535	44TH WD.	1,050 SQ. FT.	2206 6037	242 COLLOM ST, 19144-1724	12TH WD.	1,493 SQ. FT.
2206 6013	4305-09 WALN ST A/K/A 4305-07-09 WALN STREET, 19124-4010	23RD WD.	3,253 SQ. FT.	2206 6038	2864 STOUTON ST, 19134-3516	25TH WD.	480 SQ. FT.
2206 6014	4924 RENO ST, 19139-1722	44TH WD.	1,012 SQ. FT.	2206 6039	117 E CUMBERLAND ST, 19125-1004	31ST WD.	1,044 SQ. FT.
2206 6015	2960 MUTTER ST A/K/A 2960 N MUTTER STREET, 19133-3910	7TH WD.	609 SQ. FT.	2206 6040	3213 HOPE ST A/K/A 3213 N HOPE ST, 19140-5811	7TH WD.	616 SQ. FT.
2206 6016	746 E WOODLAWN ST A/K/A 746 E WOODLAWN AVE, 19144-1320	12TH WD.	655 SQ. FT.	2206 6041	608 S 56TH ST, 19143-2524	46TH WD.	1,184 SQ. FT.
2206 6017	137 N YEWALL ST, 19139-2542	4TH WD.	829 SQ. FT.	2206 6042	5852 VINE ST, 19139-1238	4TH WD.	1,152 SQ. FT.
2206 6018	3935 DELL ST, 19140-2002	43RD WD.	839 SQ. FT.	2206 6043	3525 N 21ST ST, 19140-3907	11TH WD.	1,656 SQ. FT.
2206 6019	4501 N REESE ST, 19140-2312	49TH WD.	978 SQ. FT.	2206 6044	3661 N 21ST ST, 19140-3926	13TH WD.	1,813 SQ. FT.
2206 6020	5612 HEISKELL ST, 19144-1339	12TH WD.	1,052 SQ. FT.	2206 6045	2956 N LEITHGOW ST, 19133-3211	19TH WD.	533 SQ. FT.
2206 6021	4807 N 11TH ST, 19141-3403	49TH WD.	1,035 SQ. FT.	2206 6046	4533 N HOWARD ST A/K/A 4533 HOWARD STREET, 19140-1610	42ND WD.	1,418 SQ. FT.
2206 6022	3300 GERMANTOWN AVE, 19140-5322	43RD WD.	859 SQ. FT.	2206 6047	3314 N 20TH ST, 19140-4806	11TH WD.	1,098 SQ. FT.
2206 6023	3326 N UBER ST, 19140-4810	11TH WD.	1,448 SQ. FT.	2206 6048	73 E SEYMOUR ST, 19144-5901	12TH WD.	910 SQ. FT.
2206 6024	6306 KINGSESSING AVE, 19142-2020	40TH WD.	1,200 SQ. FT.	2206 6049	5517 SAYBROOK AVE, 19143-5710	51ST WD.	1,072 SQ. FT.
2206 6025	2911 MUTTER ST A/K/A 2911 MUTTER STREET, 19133-3911	7TH WD.	609 SQ. FT.	2206 6050	5513 SPRUCE ST, 19139-3932	60TH WD.	1,840 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