

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, August 4, 2023

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

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
2308 6001	5472 SUMMER STREET, 19139	4TH WD.	518 SQ. FT.	2308 6025	2657 ROBERTS AVENUE, 19129	38TH WD.	854 SQ. FT.
2308 6002	657 N SICKELS STREET, 19131	4TH WD.	616 SQ. FT.	2308 6026	2666 DEACON STREET, 19129	38TH WD.	700 SQ. FT.
2308 6003	5901 ARCH STREET, 19139	4TH WD.	1,065 SQ. FT.	2308 6027	2682 DEACON STREET, 19129	38TH WD.	700 SQ. FT.
2308 6004	2957 MUTTER STREET A/K/A 2957 NORTH MUTTER STREET, 19133	7TH WD.	609 SQ. FT.	2308 6028	2671 DEACON STREET, 19129	38TH WD.	700 SQ. FT.
2308 6005	2005 W MADISON STREET, 19140	11TH WD.	960 SQ. FT.	2308 6029	6142 REINHARD STREET, 19142	40TH WD.	868 SQ. FT.
2308 6006	3329 N SMEDLEY STREET A/K/A 3329 SMEDLEY STREET, 19140	11TH WD.	845 SQ. FT.	2308 6030	1928 S SALFORD STREET, 19143	40TH WD.	897 SQ. FT.
2308 6007	3326 N GRATZ STREET, 19140	11TH WD.	1,167 SQ. FT.	2308 6031	6133 GLENMORE AVENUE, 19142	40TH WD.	750 SQ. FT.
2308 6008	3337 N 20TH STREET, 19140	11TH WD.	1,604 SQ. FT.	2308 6032	318 EAST ALBANUS STREET A/K/A 318 ALBANUS STREET, 19120	42ND WD.	1,125 SQ. FT.
2308 6009	340 SHEDAKER STREET A/K/A 340 E. SHEDAKER STREET, 19144	12TH WD.	1,317 SQ. FT.	2308 6033	5538 NORTH AMERICAN STREET, 19120	42ND WD.	1,213 SQ. FT.
2308 6010	60 E WISTER STREET, 19144	12TH WD.	2,207 SQ. FT.	2308 6034	3436 NORTH 7TH STREET, 19140	43RD WD.	832 SQ. FT.
2308 6011	4619 GERMANTOWN AVENUE, 19144	12TH WD.	1,594 SQ. FT.	2308 6035	4841 NORTH 7TH STREET, 19120	49TH WD.	1,175 SQ. FT.
2308 6012	958 E LOCUST AVENUE, 19138	12TH WD.	905 SQ. FT.	2308 6036	5322 REINHARD STREET, 19143	51ST WD.	953 SQ. FT.
2308 6013	1624 W VICTORIA STREET, 19140	13TH WD.	840 SQ. FT.	2308 6037	5530 BEAUMONT STREET, 19143	51ST WD.	875 SQ. FT.
2308 6014	4445 N 19TH STREET, 19140	13TH WD.	945 SQ. FT.	2308 6038	540 HERMAN STREET, 19144	59TH WD.	670 SQ. FT.
2308 6015	6029 BEECHWOOD STREET A/K/A 6029 N BEECHWOOD STREET, 19138	17TH WD.	1,620 SQ. FT.	2308 6039	3408 NORTH 22ND STREET, 19140	11TH WD.	2,250 SQ. FT.
2308 6016	2928 N LEITHGOW STREET, 19133	19TH WD.	533 SQ. FT.	2308 6040	5530 MATTHEWS STREET, 19138	12TH WD.	800 SQ. FT.
2308 6017	2965 N ORKNEY STREET, 19133	19TH WD.	520 SQ. FT.	2308 6041	4444 N CLEVELAND STREET A/K/A N CLEVELAND AVENUE, 19140	13TH WD.	738 SQ. FT.
2308 6018	3432 DILLMAN STREET, 19140	19TH WD.	700 SQ. FT.	2308 6042	3025 N AMERICAN STREET, 19133	19TH WD.	663 SQ. FT.
2308 6019	3035 N LEITHGOW STREET, 19133	19TH WD.	540 SQ. FT.	2308 6043	260 W ELKHART STREET, 19133	19TH WD.	650 SQ. FT.
2308 6020	3358 N ORKNEY STREET, 19140	19TH WD.	475 SQ. FT.	2308 6044	3911 DEXTER STREET, 19128	21ST WD.	1,135 SQ. FT.
2308 6021	4334 BOONE STREET, 19128	21ST WD.	1,030 SQ. FT.	2308 6045	3901 WALLACE STREET, 19104	24TH WD.	1,600 SQ. FT.
2308 6022	1438 DEAL STREET F/K/A 1498 DEAL ST, 19124	23RD WD.	3,615 SQ. FT.	2308 6046	3972 PENNSGROVE STREET, 19104	24TH WD.	1,324 SQ. FT.
2308 6023	859 N SLOAN STREET A/K/A SLOAN STREET, 19104	24TH WD.	460 SQ. FT.	2308 6047	2410 N CLARION STREET, 19132	37TH WD.	511 SQ. FT.
2308 6024	313 N ROBINSON STREET, 19139	34TH WD.	998 SQ. FT.	2308 6048	6139 GLENMORE AVENUE, 19142	40TH WD.	750 SQ. FT.
				2308 6049	4913 OGDEN STREET, 19139	44TH WD.	942 SQ. FT.
				2308 6050	4835 N 8TH STREET, 19120	49TH WD.	1091 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

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