

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, September 7, 2023
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
2309 6001	6036 ANGORA TERRACE A/K/A 6036 ANGORA STREET, 19143	3RD	1,032 SQ. FT.	2309 6025	4623 HAWTHORNE STREET, 19124	23RD	1,190 SQ. FT.
2309 6002	5529 SPRING STREET, 19139	4TH	736 SQ. FT.	2309 6026	3311 PEARL STREET, 19104	24TH	709 SQ. FT.
2309 6003	1336 NORTH ALDEN STREET, 19131	4TH	1,095 SQ. FT.	2309 6027	3867 POPLAR STREET, 19104	24TH	1,500 SQ. FT.
2309 6004	4153 MANTUA AVENUE, 19104	6TH	1,500 SQ. FT.	2309 6028	1935 EAST MONMOUTH STREET 19134	25TH	914 SQ. FT.
2309 6005	4278 VIOLA STREET, 19104	6TH	1,170 SQ. FT.	2309 6029	2053 EAST ORLEANS STREET, 19134	25TH	750 SQ. FT.
2309 6006	2806 NORTH LEE STREET, 19134	7TH	631 SQ. FT.	2309 6030	2644 DEACON STREET, 19129	38TH	700 SQ. FT.
2309 6007	2817 NORTH LEE STREET, 19134	7TH	631 SQ. FT.	2309 6031	2111 SOUTH EDEWOOD STREET, 19142	40TH	888 SQ. FT.
2309 6008	6858 WOOLSTON AVENUE, 19138	10TH	951 SQ. FT.	2309 6032	6072 SOUTH REGENT STREET, 19142	40TH	936 SQ. FT.
2309 6009	2027 WEST WESTMORELAND STREET, 19140	11TH	1,044 SQ. FT.	2309 6033	6130 REINHARD STREET, 19142	40TH	868 SQ. FT.
2309 6010	253-267 REAR EAST PENN STREET A/K/A 253 REAR-67 EAST PENN STREET, 19144	12TH	2,600 SQ. FT.	2309 6034A	6644 GLENLOCH STREET, 19135	41ST	4,500 SQ. FT.
2309 6011	840 E LOCUST AVENUE A/K/A 840 LOCUST AVENUE, 19138	12TH	1,187 SQ. FT.	2309 6034B	6648 GLENLOCH STREET, 19135	41ST	1,800 SQ. FT.
2309 6012	5301 - 23R BELFIELD AVENUE, 19144	12TH	28,070 SQ. FT.	2309 6035	5336 NEWHALL STREET, 19144	12TH	600 SQ. FT.
2309 6013	5026 PORTICO STREET, 19144	12TH	1,386 SQ. FT.	2309 6036	239 EAST SHARPBACK STREET, 19119	22ND	1,232 SQ. FT.
2309 6014	4307 NORTH 16TH STREET, 19140	13TH	1,650 SQ. FT.	2309 6037	253 WEST LOUDON STREET, 19120	42ND	910 SQ. FT.
2309 6015	4021 NICE STREET A/K/A 4021 N NICE ST, 19140	13TH	1,662 SQ. FT.	2309 6038	3932 DELL STREET, 19140	43RD	2,008 SQ. FT.
2309 6016	5831 NORTH 16TH STREET, 19141	17TH	1,666 SQ. FT.	2309 6039	706 WEST SCHILLER STREET, 19140	43RD	630 SQ. FT.
2309 6017	1415 R EAST HEWSON STREET #B A/K/A 1415 EAST HEWSON ST (REAR), 19125	18TH	774 SQ. FT.	2309 6040	561 NORTH PAXON STREET, 19131	44TH	729 SQ. FT.
2309 6018	1109 EAST SUSQUEHANNA AVE, 19125	18TH	540 SQ. FT.	2309 6041	2245 EAST VENANGO STREET, 19134	45TH	1,600 SQ. FT.
2309 6019	214 WEST CUMBERLAND STREET, 19133	19TH	770 SQ. FT.	2309 6042	6114 EAST WISTER STREET, 19138	12TH	2,000 SQ. FT.
2309 6020	2610 WATERLOO STREET, 19133	19TH	689 SQ. FT.	2309 6043	4835-37 NORTH 11TH STREET, 19141	49TH	2,594 SQ. FT.
2309 6021	3031 NORTH AMERICAN STREET, 19133	19TH	663 SQ. FT.	2309 6044	4626 NORTH 11TH STREET, 19140	49TH	1,318 SQ. FT.
2309 6022	510 WEST CLEARFIELD STREET, 19133	19TH	630 SQ. FT.	2309 6045	4555 NORTH 13TH STREET, 19140	49TH	1,260 SQ. FT.
2309 6023	229 WEST ATLANTIC STREET, 19140	19TH	560 SQ. FT.	2309 6046	9520 DUNGAN ROAD, 19115	58TH	1,050 SQ. FT.
2309 6024	3933 DEXTER STREET, 19128	21ST	1,747 SQ. FT.	2309 6047	1692 NORTH 54TH STREET, 19131	4TH	1,746 SQ. FT.
				2309 6048	5430 WINDSOR STREET, 19143	51ST	948 SQ. FT.
				2309 6049	1356 KENNEDY STREET, 19124	62ND	975 SQ. FT.
				2309 6050	7400 EDMUND STREET, 19136	65TH	112 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

www.TheLegalIntelligencer.com
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