

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, December 10, 2021
 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
2112 6001	5828 SPRINGFIELD AVE 19143	40th	1,911 Sq. Ft.	2112 6021	3011 N ORKNEY ST 19133	19th	520 Sq. Ft.
2112 6002	6053 UPLAND ST 19142	40th	930 Sq. Ft.	2112 6022	2735 N HICKS ST 19132	11th	672 Sq. Ft.
2112 6003	6137 REINHARD ST 19142	40th	910 Sq. Ft.	2112 6023	3438 N PHILIP ST 19140	19th	520 Sq. Ft.
2112 6004	442 N WILTON ST A/K/A 442 N WILTON AVENUE 19139	44th	944 Sq. Ft.	2112 6024	5253 BELFIELD AVE 19144	12th	2,919 Sq. Ft.
2112 6005	3411 N FAIRHILL ST 19140	19th	566 Sq. Ft.	2112 6025	6141 GLENMORE AVE 19142	40th	750 Sq. Ft.
2112 6006	93 E DUVAL ST 19144	59th	1,158 Sq. Ft.	2112 6026	220 N ALDEN ST 19139	4th	906 Sq. Ft.
2112 6007	3410 ROSEHILL ST 19134	7th	574 Sq. Ft.	2112 6027	3218 N RANDOLPH ST 19140	19th	679 Sq. Ft.
2112 6008	6120 REINHARD ST 19142	40th	868 Sq. Ft.	2112 6028	1944 W HILTON ST 19140	11th	525 Sq. Ft.
2112 6009	6792 N 20TH ST 19138	10th	2,024 Sq. Ft.	2112 6029	617 N 54TH ST 19131	44th	960 Sq. Ft.
2112 6010	6101 N NORWOOD ST A/K/A 6101 NORWOOD ST 19138	17th	1,250 Sq. Ft.	2112 6030	242 HORTON ST A/K/A 242 N HORTON STREET 19139	34th	707 Sq. Ft.
2112 6011	1826 W VENANGO ST 19140	11th	2,080 Sq. Ft.	2112 6031	5646 BOYER ST 19138	12th	1,371 Sq. Ft.
2112 6012	6136 REINHARD ST 19142	40th	868 Sq. Ft.	2112 6032	619 N 54TH ST 19131	44th	1,008 Sq. Ft.
2112 6013	2558 N 9TH ST 19133	37th	1,200 Sq. Ft.	2112 6033	2048 S 70TH ST 19142	40th	672 Sq. Ft.
2112 6014	5852 WILLOWS AVE 19143	3rd	1,657 Sq. Ft.	2112 6034	5032 SUMMER ST 19139	44th	855 Sq. Ft.
2112 6015	1312 FARSON ST A/K/A/ 1312 N FARSON STREET 19131	44th	659 Sq. Ft.	2112 6035	6051 REGENT ST 19142	40th	880 Sq. Ft.
2112 6016	7611-13 FAYETTE ST 19150	50th	2,959 Sq. Ft.	2112 6036	2931 N ORKNEY ST 19133	19th	477 Sq. Ft.
2112 6017	5612 MORTON ST 19144	12th	1,615 Sq. Ft.	2112 6037	3035 N LEITHGOW ST 19133	19th	540 Sq. Ft.
2112 6018	1811 W ROCKLAND ST A/K/A 1811 ROCKLAND STREET 19141	17th	1,067 Sq. Ft.	2112 6038	2145 S 58TH ST 19143	40th	1,216 Sq. Ft.
2112 6019	1626 S 58TH ST 19143	3rd	1,108 Sq. Ft.	2112 6039	3335 N 20TH ST 19140	11th	1,603 Sq. Ft.
2112 6020	107 N 60TH ST 19139	4th	1,360 Sq. Ft.	2112 6040	2016 E SILVER ST 19134	25th	641 Sq. Ft.
				2112 6041	5146 BROWN ST 19139	44th	992 Sq. Ft.
				2112 6042	1743 W LIPPINCOTT ST 19132	11th	700 Sq. Ft.
				2112 6043	253 W THAYER ST 19140	19th	672 Sq. Ft.

Conditions of Sheriff Sale for JUDICIAL TAX SALES

1. 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").
2. 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.
3. 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").
4. 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.
5. 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.
6. 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.
7. 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.
8. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.
9. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
10. The tax servicer, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
11. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Hundred Dollars (\$100.00)
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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,

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