

A Tax Sale occurs when the owner of a property located in the City of Philadelphia fails to make a payment arrangement on the municipal debt levied on his/her property. That property, may be sold at the Tax Sheriff Sale to allow the City to collect on the unpaid debt. These debts can include: outstanding water and sewer bills, School District of Philadelphia taxes, and city property taxes. The sales also provides the opportunity to bid on and become the owner of tax-delinquent properties, thereby acquiring lots, houses, and/or commercial and industrial buildings.

What is a Mortgage Foreclosure Sale?

The Judicial Mortgage Foreclosure Sheriff Sale is the process by which mortgage companies and other financial institutions seek to collect debts owed to them, particularly in instances where a homeowner defaults on his/her mortgage payments. As with Tax Sales, Foreclosure Sales allow individuals the opportunity to bid on properties and become homeowners.



To Learn More: www.bid4assets.com/philadelphia

Click 'Video Tutorials' under Help (on the bottom left hand side)

Printable packets are available online at www.PhillySheriff.com or in-person at the Philadelphia Sheriff's Office.

Philadelphia Sheriff's Office

100 South Broad Street 5th Floor, Philadelphia, PA 19110 Main Phone: 215-686-3530 Real Estate Phone: 215-686-3565*

Online Customer Service Support

If you are have trouble navigating through the process, please call Bid4Assets at (301) 650-9193 (Monday - Thursday, 9:00 A.M. to 7:00 P.M. EST Friday, 9:00 A.M. to 5:00 P.M. EST) *Please leave a voicemail message outside of business hours, on holidays and during long wait times. We strive to respond to inquiries within one (1) business day.



How to participate in a Philadelphia Virtual Sheriff Sale





Step 1 <u>REGISTRATION</u>

To start the registration process, visit www.bid4assets.com and click on **Sign-Up** on the blue bar below.



Be prepared to enter a username and password, and provide your email address.

As part of the process, a verification email will be sent to your email address. You will need to click the link in the email to verify your email address was entered correctly.

Step 2 MAKE A DEPOSIT

Visit: www.bid4assets.com/philadelphia

Scroll down, Click the auction you are interested in: (Tax Foreclosure or Mortgage Foreclosure)

Click a property address.

Next, click the orange button to the right. (See below)

Sign up for	Weekly Email Alerts	HOME SELL	SIGN UP	MY ACCOUNT / LOGIN	CONTACT US
Real Estate > Other	r> AII># 1015621				
Philade	lphia County, PA S	- Sheriff Sale: 3349 E	ELLIST	ON CIR, 1911	14-1205
		Current BID: \$12,900	CLICK HERE FOR DEPOSIT INSTRUCTIONS		TRUCTIONS
		Bid Increment: \$1,000 Once your deposit has posted as	nd you are logge	d in, you will be able pland	on this auction.
	RHILADELPHI	Number of Bids:	0		
E	A COLL OF THE SECTION	Minimum Bid:	\$12,900		
		Closes In:	14 days		
REPORTED BULL		Your Bid Status:	Log in to view status Not Met In Preview 10-05-21 10:00 AM ET		
		Reserve:			
		Status:			
		Auction Starts:			
		Auction Closes:	10-05-2	1 01:00 PM ET	
		Overtime Period:	5 minut	es	
DUE DILIGENCE		Source:	Governr	nent	
Seller Name:	PhilaForeclosures	Deposit Required:	\$5.035 -	- See Instructions	
eller Name: Rating:	Not Applicable	Buyer's Premium:	1.5%		
ocation:	3349 ELLISTON CIR, Philadelphia, PA 19114	Page Views:	255		

Deposits can be made <u>only</u> by wire transfer or cashier's check.

Step 3 BID ON A PROPERTY

Visit: www.bid4assets.com

Log into your account.

Go to: www.bid4assets.com/philadelphia

Scroll down, Click the auction you are interested in: (Tax Foreclosure or Mortgage Foreclosure)

Click the address for the property you are interested in. Insert your bid amount in the Your BID box.

Click Place Bid. (orange button to the right)

Current BID: \$9,900 Bid Increment: \$100 Enter US \$9,900 or more					
This is a NO RESERVE auction	Auto update in 1 hour				
Number of Bids:	0				
Minimum Bid:	\$9,900				
Closes In:	6 days				
Your Bid Status:	Log in to view status				
Reserve:	No Reserve!				
Status:	In Progress				
Auction Started:	09-20-21 08:00 PM ET				
Auction Closes:	09-27-21 03:00 PM ET				
Overtime Period:	5 minutes				