

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. January 21, 2025
at <https://www.bid4assets.com/philadelphia Rochelle Bilal, Sheriff>

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2501	2001	5825 HOFFMAN AVENUE 19143	3RD WD.	1,636 SQ. FT.	2501	2042	5320 REINHARD STREET 19143	51ST WD.	953 SQ. FT.
2501	2002	4937 WAKEFIELD STREET 19144	12TH WD.	4,000 SQ. FT.	2501	2043	3104 STIRLING STREET 19149	55TH WD.	1,013 SQ. FT.
2501	2003	2436 NORTH 15TH STREET 19132	16TH WD.	2,139 SQ. FT.	2501	2044	202 WEST GODFREY AVENUE 19120	61ST WD.	1,050 SQ. FT.
2501	2004	2618 NORTH BANKCROFT STREET 19132	16TH WD.	672 SQ. FT.	2501	2045	7719 FAIRFIELD STREET 19152	64TH WD.	7,485 SQ. FT.
2501	2005	1923 WEST SUSQUEHANNA AVENUE 19121	16TH WD.	1,296 SQ. FT.	2501	2046	4005 CHESTNUT STREET 19104	27TH WD.	2,863 SQ. FT.
2501	2006	2425 NORTH PHILIP STREET 19133	19TH WD.	528 SQ. FT.	2501	2047	1317 NORTH 54TH STREET 19131	44TH WD.	1,142 SQ. FT.
2501	2007	2425 NORTH LAWRENCE STREET 19133	19TH WD.	665 SQ. FT.	2501	2048	2317 NORTH BODINE STREET 19133	19TH WD.	488 SQ. FT.
2501	2008	2319 NORTH REESE STREET 19133	19TH WD.	708 SQ. FT.	2501	2049	2319 NORTH BODINE STREET 19133	19TH WD.	488 SQ. FT.
2501	2009	2841 NORTH ORIANNA STREET 19133	19TH WD.	688 SQ. FT.	2501	2050	2847 GERMANTOWN AVENUE 19133	37TH WD.	2,288 SQ. FT.
2501	2010	2718 NORTH LAWRENCE STREET 19133	19TH WD.	675 SQ. FT.	2501	2051	105 COBBS CREEK PKWY 19139	3RD WD.	1,579 SQ. FT.
2501	2011	233 WEST THAYER STREET 19140	19TH WD.	672 SQ. FT.	2501	2052	5814 VINE STREET 19139	4TH WD.	1,080 SQ. FT.
2501	2012	2050 NORTH DARIEN STREET 19122	20TH WD.	588 SQ. FT.	2501	2053	1342 NORTH ALDEN STREET 19131	4TH WD.	1,095 SQ. FT.
2501	2013	522 PARKER AVENUE 19128	21ST WD.	1,009 SQ. FT.	2501	2054	2712 A STREET 19134	7TH WD.	1,110 SQ. FT.
2501	2014	4548 HEDGE STREET 19124	23RD WD.	1,880 SQ. FT.	2501	2055	2931 KIP STREET 19134	7TH WD.	980 SQ. FT.
2501	2015	4517 DITMAN STREET 19124	23RD WD.	1,241 SQ. FT.	2501	2056	195 WEST TIOGA STREET 19140	7TH WD.	700 SQ. FT.
2501	2016	636 EAST CLEMENTINE STREET 19134	33RD WD.	713 SQ. FT.	2501	2057	6715 NORTH SYDENHAM STREET 19126	10TH WD.	1,490 SQ. FT.
2501	2017	757 EAST MADISON STREET 19134	33RD WD.	750 SQ. FT.	2501	2058	2912 NORTH BONSALL STREET 19132	11TH WD.	630 SQ. FT.
2501	2018	4135 HOWLAND STREET 19124	33RD WD.	1,103 SQ. FT.	2501	2059	217 SHEDAKER STREET 19144	12TH WD.	1,430 SQ. FT.
2501	2019	3153 NORTH WENDLE STREET 19133	37TH WD.	700 SQ. FT.	2501	2060	2210 NORTH 21ST STREET 19132	16TH WD.	1,600 SQ. FT.
2501	2020	2109 SOUTH DAGGETT STREET 19142	40TH WD.	700 SQ. FT.	2501	2061	5801 EAST WISTER STREET 19138	17TH WD.	1,500 SQ. FT.
2501	2021	1923R NORTH 52ND STREET 19131	52ND WD.	1,053 SQ. FT.	2501	2062	2043 NORTH ORIANNA STREET 19122	18TH WD.	559 SQ. FT.
2501	2022	5829 AKRON STREET # A 19149	62ND WD.	286 SQ. FT.	2501	2063	2055 NORTH REESE STREET 19122	18TH WD.	532 SQ. FT.
2501	2023	3024-26 GERMANTOWN AVENUE 19133	37TH WD.	2,327 SQ. FT.	2501	2064	1726 ORTHODOX STREET 19124	23RD WD.	1,785 SQ. FT.
2501	2024	1358 WEST SILVER STREET 19132	37TH WD.	714 SQ. FT.	2501	2065	4109 ORCHARD STREET 19124	23RD WD.	635 SQ. FT.
2501	2025	901 NORTH PENN STREET #P403 19123	5TH WD.	N/A	2501	2066	4820 NORTH PENN STREET 19124	23RD WD.	12,088 SQ. FT.
2501	2026	4213 HAVERFORD AVENUE 19104	6TH WD.	2,047 SQ. FT.	2501	2067	2406 WEST FIRTH STREET 19132	28TH WD.	678 SQ. FT.
2501	2027	1423-27 WEST BRISTOL STREET 19140	13TH WD.	5,940 SQ. FT.	2501	2068	3223 WEST SUSQUEHANNA AVENUE 19121	28TH WD.	1,361 SQ. FT.
2501	2028	2243 NORTH 19TH STREET 19132	16TH WD.	1,116 SQ. FT.	2501	2069	2525 CORAL STREET 19125	31ST WD.	735 SQ. FT.
2501	2029	2419 NORTH PHILIP STREET 19133	19TH WD.	528 SQ. FT.	2501	2070	1615 EDGLEY STREET 19121	32ND WD.	900 SQ. FT.
2501	2030	2867 NORTH LEITHGOW STREET 19133	19TH WD.	539 SQ. FT.	2501	2071	3042 FONTAIN STREET 19121	32ND WD.	927 SQ. FT.
2501	2031	1956 NORTH DARIEN STREET 19122	20TH WD.	528 SQ. FT.	2501	2072	226 NORTH 62ND STREET 19139	34TH WD.	2,100 SQ. FT.
2501	2032	3602 MELON STREET 19104	24TH WD.	1,414 SQ. FT.	2501	2073	1308 SOUTH RINGGOLD STREET 19146	36TH WD.	721 SQ. FT.
2501	2033	3328 WEST FIRTH STREET 19132	28TH WD.	740 SQ. FT.	2501	2074	1524 SOUTH COLORADO STREET 19146	36TH WD.	728 SQ. FT.
2501	2034	2632 JASPER STREET 19125	31ST WD.	576 SQ. FT.	2501	2075	1214 WEST OAKDALE STREET 19133	37TH WD.	598 SQ. FT.
2501	2035	2516 DIAMOND STREET 19121	32ND WD.	1,360 SQ. FT.	2501	2076	2608 NORTH DARIEN STREET 19133	37TH WD.	469 SQ. FT.
2501	2036	2352 NORTH WOODSTOCK STREET 19132	16TH WD.	875 SQ. FT.	2501	2077	1117 WEST OAKDALE STREET 19133	37TH WD.	609 SQ. FT.
2501	2037	6044 CHESTER AVENUE 19142	40TH WD.	1,055 SQ. FT.	2501	2078	922 WEST SELTZER STREET 19133	37TH WD.	566 SQ. FT.
2501	2038	2620 SOUTH 67TH STREET 19142	40TH WD.	1,112 SQ. FT.	2501	2079	1910 SOUTH REDFIELD STREET 19143	40TH WD.	889 SQ. FT.
2501	2039	1220 WEST LUZERNE STREET 19140	43RD WD.	2,400 SQ. FT.	2501	2080	406 WEST WELLENS STREET 19120	42ND WD.	903 SQ. FT.
2501	2040	1716 JUDSON STREET 19121	47TH WD.	1,020 SQ. FT.	2501	2081	3542 NORTH 11TH STREET 19140	43RD WD.	1,388 SQ. FT.
2501	2041	619 WEST COURTLAND STREET 19140	49TH WD.	1,170 SQ. FT.	2501	2082	4811 WALLACE STREET 19139	44TH WD.	1,170 SQ. FT.

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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

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. January 21, 2025
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2501	2083	4840 PARRISH STREET 19139	44TH WD.	1,200 SQ. FT.	2501	2092	1811 SOUTH RINGGOLD STREET 19145	48TH WD.	708 SQ. FT.
2501	2084	4931 WEST THOMPSON STREET 19131	44TH WD.	1,494 SQ. FT.	2501	2093	7857 PROVIDENT STREET 19150	50TH WD.	1,333 SQ. FT.
2501	2085	3614 RICHMOND STREET 19134	45TH WD.	1,455 SQ. FT.	2501	2094	7537 MAYLAND STREET 19138	50TH WD.	1,503 SQ. FT.
2501	2086	3547 SEPVIVA STREET 19134	45TH WD.	947 SQ. FT.	2501	2095	1609 MCPHERSON STREET 19150	50TH WD.	2,560 SQ. FT.
2501	2087	4711 TACONY STREET 19137	45TH WD.	1,408 SQ. FT.	2501	2096	5325 ARLINGTON STREET 19131	52ND WD.	2,310 SQ. FT.
2501	2088	5731 CEDAR AVENUE 19143	46TH WD.	1,280 SQ. FT.	2501	2097	309 EAST HAINES STREET 19144	59TH WD.	1,747 SQ. FT.
2501	2089	5759 CEDAR AVENUE 19143	46TH WD.	1,280 SQ. FT.	2501	2098	308 EAST CLAREMONT ROAD 19120	61ST WD.	1,536 SQ. FT.
2501	2090	733 SOUTH CECIL STREET 19143	46TH WD.	900 SQ. FT.	2501	2099	5204 HAWTHORNE STREET 19124	62ND WD.	1,492 SQ. FT.
2501	2091	3120 TASKER STREET 19145	48TH WD.	960 SQ. FT.	2501	2100	2734 WEST GIRARD AVENUE 19130	29TH WD.	1,040 SQ. FT.

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