

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. February 18, 2025
at <https://www.bid4assets.com/philadelphia Rochelle Bilal, Sheriff>

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2502	2001	133 REED STREET 19147	1ST WD.	520 SQ FT	2502	2042	2306 EAST FLETCHER STREET 19125	31ST WD.	837 SQ FT
2502	2002	1228 SOUTH 3RD STREET 19147	2ND WD.	1,104 SQ FT	2502	2043	1733 EDGELEY STREET 19121	32ND WD.	1,005 SQ FT
2502	2003	6027 WASHINGTON AVENUE 19143	3RD WD.	2,428 SQ FT	2502	2044	2149 NORTH WOODSTOCK STREET 19121	32ND WD.	900 SQ FT
2502	2004	718 NORTH 43RD STREET 19104	6TH WD.	5,400 SQ FT	2502	2045	3131 MORSE STREET 19121	32ND WD.	641 SQ FT
2502	2005	4508 HOOPEES STREET 19139	6TH WD.	693 SQ FT	2502	2046	3136 WESTMONT STREET 19121	32ND WD.	840 SQ FT
2502	2006	31 EAST SOMERSET STREET 19134	7TH WD.	907 SQ FT	2502	2047	2132 NORTH NEWKIRK STREET 19121	32ND WD.	672 SQ FT
2502	2007	3424 ELLA STREET 19134	7TH WD.	1,050 SQ FT	2502	2048	3007 WEST CLIFFORD STREET 19121	32ND WD.	1,383 sq ft
2502	2008	3246 HARTVILLE STREET 19134	7TH WD.	630 SQ FT	2502	2049	834 EAST HILTON STREET 19134	33RD WD.	713 SQ. FT.
2502	2009	6561 NORTH 20TH STREET 19138	10TH WD.	1,160 SQ FT	2502	2050	3119 F STREET 19134	33RD WD.	779 SQ. FT.
2502	2010	3029 NORTH WOODSTOCK STREET 19132	11TH WD.	653 SQ FT	2502	2051	3117 WEYMOUTH STREET 19134	33RD WD.	680 SQ. FT.
2502	2011	3534 NORTH CARLISLE STREET 19140	11TH WD.	1,049 SQ FT	2502	2052	6112 VINE STREET 19139	34TH WD.	2,200 SQ. FT.
2502	2012	3446 NORTH 16TH STREET 19140	11TH WD.	1,900 SQ FT	2502	2053	239 NORTH GROSS STREET 19139	34TH WD.	854 SQ. FT.
2502	2013	3417 NORTH 21ST STREET 19140	11TH WD.	2,027 SQ FT	2502	2054	5444 BINGHAM STREET 19120	35TH WD.	2,684 SQ. FT.
2502	2014	60 EAST EARLHAM STREET 19144	12TH WD.	691 SQ FT	2502	2055	6732 OAKLEY STREET 19111	35TH WD.	2,179 SQ. FT.
2502	2015	5600 HEISKELL STREET 19144	12TH WD.	856 SQ FT	2502	2056	1248 SOUTH 35TH STREET 19146	36TH WD.	679 SQ. FT.
2502	2016	5615 HEISKELL STREET 19144	12TH WD.	707 SQ FT	2502	2057	1716 SOUTH 19TH STREET 19145	36TH WD.	1,088 SQ. FT.
2502	2017	1766 WEST JUNIATA STREET 19140	13TH WD.	1,296 SQ FT	2502	2058	1418 SOUTH 24TH STREET 19146	36TH WD.	930 SQ. FT.
2502	2018	2215 NORTH 16TH STREET 19132	16TH WD.	1,032 SQ FT	2502	2059	2517 NORTH WARNOCK STREET 19133	37TH WD.	672 SQ. FT.
2502	2019	1521 WEST OAKDALE STREET 19132	16TH WD.	644 SQ FT	2502	2060	2514 NORTH WARNOCK STREET 19133	37TH WD.	672 SQ. FT.
2502	2020	5744 NORTH 17TH STREET 19141	17TH WD.	1,600 SQ FT	2502	2061	2518 NORTH WARNOCK STREET 19133	37TH WD.	672 SQ. FT.
2502	2021	1621 NORTH PHILIP STREET 19122	18TH WD.	842 SQ FT	2502	2062	905 WEST DAUPHIN STREET 19133	37TH WD.	729 SQ. FT.
2502	2022	534 DIAMOND STREET 19122	18TH WD.	957 SQ FT	2502	2063	1004 WEST ARIZONA STREET 19133	37TH WD.	784 SQ. FT.
2502	2023	2016 NORTH BODINE STREET 19122	18TH WD.	567 SQ FT	2502	2064	1006 WEST ARIZONA STREET	37TH WD.	784 SQ. FT.
2502	2024	2022 NORTH BODINE STREET 19122	18TH WD.	567 SQ FT	2502	2065	723 WEST CUMBERLAND STREET 19133	37TH WD.	1,050 SQ. FT.
2502	2025	2423 NORTH PHILIP STREET 19133	19TH WD.	528 SQ FT	2502	2066	3030 NORTH 8TH STREET 19133	37TH WD.	796 SQ. FT.
2502	2026	2259 NORTH LAWRENCE STREET 19133	19TH WD.	630 SQ FT	2502	2067	2858 NORTH 11TH STREET 19133	37TH WD.	1504 SQ. FT.
2502	2027	2225 NORTH ORKNEY STREET 19133	19TH WD.	460 SQ FT	2502	2068	1037 WEST STELLA STREET 19133	37TH WD.	619 SQ. FT.
2502	2028	2436 NORTH ORKNEY STREET 19133	19TH WD.	501 SQ FT	2502	2069	1043 WEST STELLA STREET 19133	37TH WD.	608 SQ. FT.
2502	2029	3247 NORTH FAIRHILL STREET 19140	19TH WD.	679 SQ FT	2502	2070	1142 WEST GLENWOOD AVENUE 19133	37TH WD.	1,157 SQ. FT.
2502	2030	2110 NORTH 9TH STREET 19122	20TH WD.	784 SQ FT	2502	2071	2659 ROBERTS AVENUE 19129	38TH WD.	854 SQ. FT.
2502	2031	242 LEVERINGTON AVENUE 19127	21ST WD.	3,500 SQ FT	2502	2072	2130 SOUTH 57TH STREET 19143	40TH WD.	1,200 SQ. FT.
2502	2032	4744 SHELDON STREET 19127	21ST WD.	1,454 SQ FT	2502	2073	6012 ALLMAN STREET 19142	40TH WD.	900 SQ. FT.
2502	2033	630 SUMMIT AVENUE 19128	21ST WD.	10,934 SQ FT	2502	2074	6043 KINGSESSING AVENUE 19142	40TH WD.	1,148 SQ. FT.
2502	2034	90 EAST SPRINGER STREET 19119	22ND WD.	1,051 SQ FT	2502	2075	5528 TORRESDALE AVENUE 19124	41ST WD.	1,175 SQ. FT.
2502	2035	6738 SPRAGUE STREET R 19119	22ND WD.	405 SQ FT	2502	2076	6037 UPLAND STREET 19142	40TH WD.	930 SQ. FT.
2502	2036	3860 PENNSGROVE STREET 19104	24TH WD.	1,055 SQ FT	2502	2077	310 WEST RAYMOND STREET 19140	42ND WD.	754 SQ. FT.
2502	2037	2976 ALMOND STREET 19134	25TH WD.	963 SQ FT	2502	2078	4813 NORTH HOWARD STREET 19120	42ND WD.	548 SQ. FT.
2502	2038	1916 WOLF STREET 19145	26TH WD.	930 SQ FT	2502	2079	3901 NORTH FRANKLIN STREET 19140	43RD WD.	945 SQ. FT.
2502	2039	1306 POINT BREEZE AVENUE 19146	36TH WD.	578 SQ FT	2502	2080	606 WEST WINGOHOCKING STREET 19140	43RD WD.	1,312 SQ. FT.
2502	2040	2408 WEST FIRTH STREET 19132	28TH WD.	678 SQ FT	2502	2081	5053 OGDEN STREET 19139	44TH WD.	789 SQ. FT.
2502	2041	1631 CARPENTER STREET 19146	30TH WD.	1,280 SQ FT	2502	2082	5045 HOOPEES STREET 19139	44TH WD.	798 SQ. FT.

continued on next page

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. February 18, 2025
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

continued from previous page

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2502	2083	5114 JAMES STREET 19137	45TH WD.	1,232 SQ. FT.	2502	2092	403 NORTH 59TH STREET 19151	4TH WD.	1,045 SQ. FT.
2502	2084	1629 WEST THOMPSON STREET 19121	47TH WD.	1,045 SQ. FT.	2502	2093	5420 CHESTER AVENUE 19143	51ST WD.	2,120 SQ. FT.
2502	2085	1738 SOUTH FRAIZER STREET 19143	51ST WD.	930 SQ. FT.	2502	2094	2603 WEST FLETCHER STREET 19132	28TH WD.	2,032 SQ. FT.
2502	2086	5452 REGENT STREET	51ST WD.	900 SQ. FT.	2502	2095	4301-07 NORTH 7TH STREET 19140	43RD WD.	6,177 SQ. FT.
2502	2087	5509 YOCUM STREET 19143	51ST WD.	1,827 SQ. FT.	2502	2096	5528 YOCUM STREET 19143	51ST WD.	2,228 SQ. FT.
2502	2088	5419 WEST BERKS STREET 19131	52ND WD.	1,662 SQ. FT.	2502	2097	2848 KENSINGTON AVENUE 19134	7TH WD.	1,200 SQ. FT.
2502	2089	5427 IRVING STREET 19139	60TH WD.	1,200 SQ. FT.	2502	2098	222 WEST HUNTINGDON STREET 19133	19TH WD.	507 SQ. FT.
2502	2090	4200-02 WELSH ROAD 19136	65TH WD.	4,560 SQ. FT.	2502	2099	707 MASTER STREET 19122	20TH WD.	704 SQ. FT.
2502	2091	515 SOUTH 60TH STREET 19143	3RD WD.	2,250 SQ. FT.	2502	2100	4650 LARGE STREET 19124	23RD WD.	65,653 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 open-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 ejectment 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

For the full online version of the Legal Intelligencer