

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. July 12, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2407	2001	2946 NORTH 2ND STREET 19133	19TH WD.	1,230 SQ. FT.	2407	2041	2426 ARLINGTON STREET 19121	32ND WD.	1,960 SQ. FT.
2407	2002	264 KRAMS AVENUE 19128	28TH WD.	2,520 SQ. FT.	2407	2042	3033 EUCLID AVENUE 19121	32ND WD.	850 SQ. FT.
2407	2003	2163 EAST STELLA ST 19134	25TH WD.	680 SQ. FT.	2407	2043	2024 WILDER STREET 19146	32ND WD.	700 SQ. FT.
2407	2004	1230 SOUTH 49TH STREET 19143	27TH WD.	1,058 SQ. FT.	2407	2044	3030 N DARIEN STREET 19133	37TH WD.	596 SQ. FT.
2407	2005	2445 NORTH DOVER STREET 19132	28TH WD.	735 SQ. FT.	2407	2045	2817 N MARVINE STREET 19133	37TH WD.	1,125 SQ. FT.
2407	2006	2828 W HUNTINGDON STREET 19132	28TH WD.	1,080 SQ. FT.	2407	2046	412 EAST ROOSEVELT BOULEVARD 19120	42ND WD.	1,600 SQ. FT.
2407	2007	2115 NORTH 21ST STREET 19121	32ND WD.	1,260 SQ. FT.	2407	2047	1237 W BUTLER STREET 19140	43RD WD.	2,160 SQ. FT.
2407	2008	2030 NORTH STILLMAN STREET 19121	32ND WD.	792 SQ. FT.	2407	2048	4516 NORTH 11TH STREET 19140	49TH WD.	1,680 SQ. FT.
2407	2009	3113 EUCLID AVENUE 19121	32ND WD.	1,005 SQ. FT.	2407	2049	281 S ITHAN STREET 19139	60TH WD.	1,040 SQ. FT.
2407	2010	652 EAST THAYER STREET 19134	33RD WD.	637 SQ. FT.	2407	2050	1328 WEST RUSH STREET 19132	37TH WD.	960 SQ. FT.
2407	2011	2502 NORTH WARNOCK STREET 19133	37TH WD.	720 SQ. FT.	2407	2051	3515 N SYDENHAM STREET 19140	11TH WD.	874 SQ. FT.
2407	2012	2638 NORTH JESSUP STREET 19133	37TH WD.	896 SQ. FT.	2407	2052	3446 NORTH 23RD STREET 19140	11TH WD.	1,536 SQ. FT.
2407	2013	2413 NORTH CLARION STREET 19132	37TH WD.	511 SQ. FT.	2407	2053	314 SHEDAKER STREET 19144	12TH WD.	1,321 SQ. FT.
2407	2014	1049 W STELLA STREET 19133	37TH WD.	615 SQ. FT.	2407	2054	5611 HEISKELL STREET 19144	12TH WD.	721 SQ. FT.
2407	2015	3924 1/2 NETHERFIELD ROAD 19129	38TH WD.	5,148 SQ. FT.	2407	2055	2318 WEST SERGEANT STREET 19132	16TH WD.	767 SQ. FT.
2407	2016	312 PORTER STREET 19148	39TH WD.	1,024 SQ. FT.	2407	2056	6023 NORTH BEECHWOOD STREET 19138	17TH WD.	1,620 SQ. FT.
2407	2017	1807 S 58TH STREET 19143	40TH WD.	1,453 SQ. FT.	2407	2057	2413 NORTH PHILIP STREET 19133	19TH WD.	748 SQ. FT.
2407	2018	301R E CLARKSON AVENUE 19120	42ND WD.	1,976 SQ. FT.	2407	2058	2125 NORTH RANDOLPH STREET 19122	19TH WD.	602 SQ. FT.
2407	2019	3818 NORTH 9TH STREET 19140	43RD WD.	816 SQ. FT.	2407	2059	2946 NORTH 2ND STREET 19133	19TH WD.	1,230 SQ. FT.
2407	2020	5031 MARKET STREET 19139	44TH WD.	1,232 SQ. FT.	2407	2060	2742 NORTH FAIRHILL STREET 19133	19TH WD.	960 SQ. FT.
2407	2021	5118 ARCH STREET 19139	44TH WD.	1,376 SQ. FT.	2407	2061	1366 GILLINGHAM STREET 19124	23RD WD.	1,750 SQ. FT.
2407	2022	1208 NORTH ST BERNARD STREET 19131	44TH WD.	725 SQ. FT.	2407	2062	1512 HANSON STREET 19143	27TH WD.	658 SQ. FT.
2407	2023	5412R JAMES STREET 19137	45TH WD.	3,256 SQ. FT.	2407	2063	1514 HANSON STREET 19143	27TH WD.	658 SQ. FT.
2407	2024	4802 NORTH 7TH STREET 19120	49TH WD.	1,230 SQ. FT.	2407	2064	2404 N 26TH STREET 19132	28TH WD.	840 SQ. FT.
2407	6025	5238 LOCUST ST 19139	60TH WD.	1,230 SQ. FT.	2407	2065	2618 N 29TH STREET 19132	28TH WD.	1,061 SQ. FT.
2407	2026	511 TITAN STREET 19147	2ND WD.	848 SQ. FT.	2407	2066	2980 TULIP STREET 19134	25TH WD.	1,131 SQ. FT.
2407	2027	1678 NORTH 54TH STREET 19131	4TH WD.	1,564 SQ. FT.	2407	2067	613 E LIPPINCOTT STREET 19134	33RD WD.	746 SQ. FT.
2407	2028	3333 A STREET 19134	7TH WD.	1,103 SQ. FT.	2407	2068	6106 VINE STREET 19139	34TH WD.	1,085 SQ. FT.
2407	2029	5537 BAYNTON STREET 19144	12TH WD.	1,143 SQ. FT.	2407	2069	5449R HOWLAND STREET 19124	35TH WD.	1,646 SQ. FT.
2407	2030	5516 BLOYD STREET 19138	12TH WD.	1,400 SQ. FT.	2407	2070	2561 N HUTCHINSON STREET 19133	37TH WD.	696 SQ. FT.
2407	2031	437 R WEST ABBOTTSFORD AVENUE 19144	13TH WD.	2,860 SQ. FT.	2407	2071	807 W FIRTH STREET 19133	37TH WD.	560 SQ. FT.
2407	2032	2501 NORTH BOUVIER STREET 19132	16TH WD.	780 SQ. FT.	2407	2072	3045 N DARIEN STREET 19133	37TH WD.	560 SQ. FT.
2407	2033	5837 NORTH 16TH STREET 19141	17TH WD.	5,892 SQ. FT.	2407	2073	3067 N DARIEN STREET 19133	37TH WD.	629 SQ. FT.
2407	2034	5929R NORTH NORWOOD STREET 19138	17TH WD.	1,050 SQ. FT.	2407	2074	3046 N DARIEN STREET 19133	37TH WD.	658 SQ. FT.
2407	2035	2441 PALETHORP STREET 19133	19TH WD.	625 SQ. FT.	2407	2075	6095 CHESTER AVENUE 19142	40TH WD.	1,560 SQ. FT.
2407	2036	2452 NORTH ORKNEY STREET 19133	19TH WD.	479 SQ. FT.	2407	2076	6081 REGENT STREET 19142	40TH WD.	880 SQ. FT.
2407	2037	2553 NORTH LEITHGOW STREET 19133	19TH WD.	471 SQ. FT.	2407	2077	1739 N CROSKY STREET 19121	47TH WD.	774 SQ. FT.
2407	2038	4589 SILVERWOOD STREET 19127	21ST WD.	7,822 SQ. FT.	2407	2078	4606 N MARVINE STREET 19140	49TH WD.	1,156 SQ. FT.
2407	2039	1437 SOUTH 49TH STREET 19143	27TH WD.	958 SQ. FT.	2407	2079	1659R-63 BRILL STREET 19124	62ND WD.	2,040 SQ. FT.
2407	2040	1869 NORTH JUDSON STREET 19121	32ND WD.	813 SQ. FT.	2407	2080	2547 N CHADWICK STREET 19132	16TH WD.	725 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