

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. August 14, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2408	2001	3234 HURLEY STREET 19134	7TH WD.	660 SQ. FT.	2408	2032	6551 WYNCOTE AVENUE 19138	10TH WD.	1,080 SQ. FT.
2408	2002	4443 MORRIS STREET 19144	13TH WD.	1,607 SQ. FT.	2408	2033	1952 BONITZ STREET 19140	13TH WD.	648 SQ. FT.
2408	2003	2018 NORTH BODINE STREET 19122	18TH WD.	566 SQ. FT.	2408	2034	1948 ROWAN STREET 19140	13TH WD.	1,276 SQ. FT.
2408	2004	2744 NORTH 2ND STREET 19133	19TH WD.	991 SQ. FT.	2408	2035	1958 ROWAN STREET 19140	13TH WD.	1,216 SQ. FT.
2408	2005	5604 HENRY AVENUE 19128	21ST WD.	6,095 SQ. FT.	2408	2036	2421 NORTH 23RD STREET 19132	16TH WD.	1,016 SQ. FT.
2408	2006	1302 FOULKROD STREET 19124	23RD WD.	2,640 SQ. FT.	2408	2037	1336 NORTH MASCHER STREET UNIT J 19122	18TH WD.	839 SQ. FT.
2408	2007	2629 WEST SILVER STREET 19132	28TH WD.	700 SQ. FT.	2408	2038	1760 WATERLOO STREET 19122	18TH WD.	548 SQ. FT.
2408	2008	2419 NORTH 30TH STREET 19132	28TH WD.	984 SQ. FT.	2408	2039	2158 NORTH 5TH STREET 19122	19TH WD.	810 SQ. FT.
2408	2009	2421 NORTH 30TH STREET 19132	28TH WD.	984 SQ. FT.	2408	2040	2857 NORTH 4TH STREET 19133	19TH WD.	798 SQ. FT.
2408	2010	2611 NORTH NAPA STREET 19132	28TH WD.	700 SQ. FT.	2408	2041	2622 WEST LEHIGH AVENUE 19132	28TH WD.	928 SQ. FT.
2408	2011	2505 WEST JEFFERSON STREET 19121	29TH WD.	1,643 SQ. FT.	2408	2042	2031 NORTH CLEVELAND STREET 19121	32ND WD.	630 SQ. FT.
2408	2012	1842 EAST ALBERT STREET 19125	31ST WD.	672 SQ. FT.	2408	2043	1838 NORTH RINGGOLD STREET 19121	32ND WD.	666 SQ. FT.
2408	2013	2040 NORTH WOODSTOCK STREET 19121	32ND WD.	870 SQ. FT.	2408	2044	1741 NORTH FELTON STREET 19151	34TH WD.	1,455 SQ. FT.
2408	2014	1834 NORTH VAN PELT STREET 19121	32ND WD.	1,238 SQ. FT.	2408	2045	6210 HASBROOK AVENUE 19111	35TH WD.	1,231 SQ. FT.
2408	2015	443 NORTH EDGEWOOD STREET 19151	34TH WD.	1,519 SQ. FT.	2408	2046	2803 NORTH BAMBREY STREET 19132	38TH WD.	630 SQ. FT.
2408	2016	115 NORTH GROSS STREET 19139	34TH WD.	1,153 SQ. FT.	2408	2047	2681 ROBERTS AVENUE 19129	38TH WD.	854 SQ. FT.
2408	2017	1012 MARLYN ROAD 19151	34TH WD.	1,785 SQ. FT.	2408	2048	7110 UPLAND STREET 19142	40TH WD.	1,440 SQ. FT.
2408	2018	1521 DORRANCE STREET 19146	36TH WD.	665 SQ. FT.	2408	2049	7125 WOODLAND AVENUE 19142	40TH WD.	1,807 SQ. FT.
2408	2019	2313 NORTH 10TH STREET 19133	37TH WD.	955 SQ. FT.	2408	2050	4658 WEYMOUTH STREET 19120	42ND WD.	1,314 SQ. FT.
2408	2020	2715 NORTH WARNOCK STREET 19133	37TH WD.	746 SQ. FT.	2408	2051	200 EAST TABOR ROAD 19120	42ND WD.	3,930 SQ. FT.
2408	2021	1016 WEST INDIANA AVENUE 19133	37TH WD.	965 SQ. FT.	2408	2052	177 WEST ANNSBURY STREET 19140	42ND WD.	798 SQ. FT.
2408	2022	919 SNYDER AVENUE 19148	39TH WD.	1,040 SQ. FT.	2408	2053	4009 NORTH 6TH STREET 19140	43RD WD.	1,050 SQ. FT.
2408	2023	1226 FITZGERALD STREET 19148-3516	39TH WD.	700 SQ. FT.	2408	2054	1321 WEST JEROME STREET 19140	43RD WD.	1,280 SQ. FT.
2408	2024	2113 SOUTH 72ND STREET 19142	40TH WD.	858 SQ. FT.	2408	2055	4931 WEST STILES STREET 19131	44TH WD.	700 SQ. FT.
2408	2025	4241 BLEIGH AVENUE 19136	41ST WD.	1,168 SQ. FT.	2408	2056	2837 EAST VENANGO STREET 19134	45TH WD.	1,069 SQ. FT.
2408	2026	1304 WEST WISHART STREET 19132	43RD WD.	575 SQ. FT.	2408	2057	6455 NORTH 12TH STREET 19126	49TH WD.	6,827 SQ. FT.
2408	2027	5334 OGDEN STREET 19139	44TH WD.	708 SQ. FT.	2408	2058	1734 SOUTH 53RD STREET 19143	51ST WD.	960 SQ. FT.
2408	2028	4991 WEST THOMPSON STREET 19131	44TH WD.	1,775 SQ. FT.	2408	2059	2421 SOUTH 54TH STREET 19143	51ST WD.	975 SQ. FT.
2408	2029	720 SOUTH CECIL STREET 19143	46TH WD.	960 SQ. FT.	2408	2060	178 EAST HERMAN STREET 19144	59TH WD.	8,000 SQ. FT.
2408	2030	1100 EAST DURHAM STREET 19150	50TH WD.	2,779 SQ. FT.					
2408	2031	2325 TASKER STREET 19145	36TH WD.	945 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 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