

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. October 9, 2024
at <https://www.bid4assets.com/philadelphia Rochelle Bilal, Sheriff>**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2410	2001	4040 PARKSIDE AVENUE PA 19104	6TH WD.	1,768 SQ. FT.	2410	2039	130 EAST WELLENS STREET PA 19120-3522	42ND WD.	2,469 SQ. FT.
2410	2002	930 NORTH 43RD STREET PA 19104	6TH WD.	1,050 SQ. FT.	2410	2040	318 EAST CLARKSON AVENUE PA 19120-3003	42ND WD.	1,500 SQ. FT.
2410	2003	320 EAST STERNER STREET PA 19134	7TH WD.	602 SQ. FT.	2410	2041	419 WEST COURTLAND STREET PA 19140-1523	42ND WD.	1,073 SQ. FT.
2410	2004	2849 KIP STREET PA 19134	7TH WD.	636 SQ. FT.	2410	2042	3428 OLD YORK ROAD PA 19140-5313	43RD WD.	1,305 SQ. FT.
2410	2005	3521 NORTH 18TH STREET PA 19140	11TH WD.	1,576 SQ. FT.	2410	2043	31 NORTH 50TH STREET PA 19139-2720	44TH WD.	2,530 SQ. FT.
2410	2006	642 LOCUST AVENUE PA 19144	12TH WD.	1,958 SQ. FT.	2410	2044	118 NORTH PAXON STREET PA 19139-2705	44TH WD.	1,616 SQ. FT.
2410	2007	5635 MCMAHON STREET PA 19144	12TH WD.	1,686 SQ. FT.	2410	2045	4858 FAIRMOUNT AVENUE PA 19139-2823	44TH WD.	1,080 SQ. FT.
2410	2008	16 WEST ROCKLAND STREET PA 19144	12TH WD.	1,342 SQ. FT.	2410	2046	5149 HARLAN STREET PA 19131-4415	44TH WD.	1,545 SQ. FT.
2410	2009	3622 NORTH BOUVIER STREET PA 19140	13TH WD.	838 SQ. FT.	2410	2047	4864 LANCASTER AVENUE PA 19131-4534	44TH WD.	1,458 SQ. FT.
2410	2010	3748 NORTH 18TH STREET PA 19140	13TH WD.	1,499 SQ. FT.	2410	2048	1827 EAST MADISON STREET PA 19134-2527	45TH WD.	1,467 SQ. FT.
2410	2011	643 NORTH 22ND STREET PA 19130	15TH WD.	1,458 SQ. FT.	2410	2049	2230 LARUE STREET PA 19137-1310	45TH WD.	1,200 SQ. FT.
2410	2012	2321 NORTH GARNET STREET PA 19132	16TH WD.	713 SQ. FT.	2410	2050	749 SOUTH CECIL STREET PA 19143-2728	46TH WD.	900 SQ. FT.
2410	2013	1813 ROSELYN STREET PA 19141	17TH WD.	1,392 SQ. FT.	2410	2051	1707 NORTH LAMBERT STREET PA 19121	47TH WD.	840 SQ. FT.
2410	2014	6053 WISTER STREET PA 19138	17TH WD.	1,890 SQ. FT.	2410	2052	2415 77TH AVENUE PA 19150	50TH WD.	2,940 SQ. FT.
2410	2015	2102 NORTH HANCOCK STREET PA 19122	19TH WD.	1,440 SQ. FT.	2410	2053	5426 FLORENCE AVENUE PA 19143	51ST WD.	1,224 SQ. FT.
2410	2016	2036 NORTH FRANKLIN STREET PA 19122	20TH WD.	949 SQ. FT.	2410	2054	5637 BEAUMONT STREET A/K/A 5637 BEAUMONT AVENUE PA 19143	51ST WD.	980 SQ. FT.
2410	2017	1540 WOMRATH STREET PA 19124	23RD WD.	1,121 SQ. FT.	2410	2055	5509 UPLAND STREET PA 19143	51ST WD.	899 SQ. FT.
2410	2018	1708 KINSEY STREET PA 19124	23RD WD.	3,703 SQ. FT.	2410	2056	9833 CLARK STREET PA 19115	58TH WD.	2,853 SQ. FT.
2410	2019	1679 MARGARET STREET PA 19124	23RD WD.	2,498 SQ. FT.	2410	2057	1205 EAST CHELTEN AVENUE PA 19138	59TH WD.	1,452 SQ. FT.
2410	2020	3034 RUTH STREET PA 19134	25TH WD.	700 SQ. FT.	2410	2058	164 EAST STAFFORD STREET PA 19144	59TH WD.	2,229 SQ. FT.
2410	2021	2719 NORTH NEWKIRK STREET PA 19132	28TH WD.	761 SQ. FT.	2410	2059	5810 WAKEFIELD STREET PA 19144	59TH WD.	570 SQ. FT.
2410	2022	2403 MASTER STREET PA 19121	29TH WD.	986 SQ. FT.	2410	2060	5313 ADDISON STREET PA 19143	60TH WD.	900 SQ. FT.
2410	2023	1905 EAST ALBERT STREET PA 19125	31ST WD.	1,015 SQ. FT.	2410	2061	2088 SCATTERGOOD STREET PA 19124	62ND WD.	865 SQ. FT.
2410	2024	1353 EAST LYCOMING STREET PA 19124	33RD WD.	1,184 SQ. FT.	2410	2062	4615 MARPLE STREET PA 19136	65TH WD.	1,177 SQ. FT.
2410	2025	57 NORTH 63RD STREET PA 19139	34TH WD.	1,272 SQ. FT.	2410	2063	4021 BENSON STREET PA 19136	65TH WD.	5,029 SQ. FT.
2410	2026	5922 WEST THOMPSON STREET PA 19151-4435	34TH WD.	2,025 SQ. FT.	2410	2064	2432 NORTH 31ST STREET PA 19132	28TH WD.	961 SQ. FT.
2410	2027	855 WYNNEWOOD ROAD PA 19151-3452	34TH WD.	3,250 SQ. FT.	2410	2065	1360 EAST LYCOMING STREET PA 19124	33RD WD.	1,689 SQ. FT.
2410	2028	1712 FEDERAL STREET PA 19146-3016	36TH WD.	1,136 SQ. FT.	2410	2066	6203 WEST GIRARD AVENUE PA 19151	34TH WD.	2,211 SQ. FT.
2410	2029	3126 NORTH 25TH STREET PA 19132-1318	38TH WD.	901 SQ. FT.	2410	2067	2600 WEST CUMBERLAND STREET PA 19132	28TH WD.	1,406 SQ. FT.
2410	2030	3002 NORTH BAILEY STREET PA 19132-1207	38TH WD.	634 SQ. FT.	2410	2068	3051 NORTH 22ND STREET PA 19132	11TH WD.	862 SQ. FT.
2410	2031	2410 SOUTH FRANKLIN STREET PA 19148-3805	39TH WD.	750 SQ. FT.	2410	2069	4939 WAYNE AVENUE PA 19144	12TH WD.	2,032 SQ. FT.
2410	2032	2050 SOUTH ALDEN STREET PA 19143-5924	40TH WD.	795 SQ. FT.	2410	2070	721 EAST ALLEGHENY AVENUE PA 19134	33RD WD.	798 SQ. FT.
2410	2033	6144 KINGSESSING AVENUE PA 19142-2426	40TH WD.	1,125 SQ. FT.	2410	2071	6144 LANSLOWNE AVENUE PA 19151	34TH WD.	1,200 SQ. FT.
2410	2034	5954 CHESTER AVENUE PA 19143-5534	40TH WD.	1,200 SQ. FT.	2410	2072	4837 LANCASTER AVENUE PA 19131	52ND WD.	2,560 SQ. FT.
2410	2035	2541 SOUTH 58TH STREET PA 19143-6115	40TH WD.	5,283 SQ. FT.	2410	2073	5023 LANCASTER AVENUE PA 19131	52ND WD.	1,600 SQ. FT.
2410	2036	7129 BUIST AVENUE PA 19142-1521	40TH WD.	1,221 SQ. FT.	2410	2074	1701-15 LOCUST STREET UNIT 1407 PA 19103	8TH WD.	531 SQ. FT.
2410	2037	6853 GUYER AVENUE PA 19142-2518	40TH WD.	1,088 SQ. FT.	2410	2075	4610R NORTH 4TH STREET PA 19140	42ND WD.	936 SQ. FT.
2410	2038	4538 VAN KIRK STREET PA 19135-4035	41ST WD.	2,500 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