

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. November 13, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2411	2001	5921 OSAGE AVENUE 19143	3RD WD.	884 SQ. FT.	2411	2039	1618 CADWALLADER STREET 19122	18TH WD.	501 SQ. FT.
2411	2002	4202 WALLACE STREET 19104	6TH WD.	810 SQ. FT.	2411	2040	512 WEST WESTMORELAND STREET 19140	19TH WD.	1,479 SQ. FT.
2411	2003	4027 FAIRMOUNT AVENUE 19104	6TH WD.	1,125 SQ. FT.	2411	2041	2546 NORTH HOLLYWOOD STREET 19132	28TH WD.	744 SQ. FT.
2411	2004	1537 NORTH 60TH STREET 19151	34TH WD.	1,008 SQ. FT.	2411	2042	324 NORTH FELTON STREET 19139	34TH WD.	1,487 SQ. FT.
2411	2005	257 EAST INDIANA AVENUE 19134	7TH WD.	833 SQ. FT.	2411	2043	1735 SOUTH CLEVELAND STREET 19145	36TH WD.	672 SQ. FT.
2411	2006	2108 WEST WESTMORLAND STREET 19140	11TH WD.	792 SQ. FT.	2411	2044	3123 NORTH STILLMAN STREET 19132	38TH WD.	641 SQ. FT.
2411	2007	3442 NORTH SYDENHAM STREET 19140	11TH WD.	889 SQ. FT.	2411	2045	6712 DOREL STREET 19142	40TH WD.	1,138 SQ. FT.
2411	2008	62 EAST WISTER STREET 19144	12TH WD.	2,207 SQ. FT.	2411	2046	2536 BONNAFFON STREET 19142	40TH WD.	1,104 SQ. FT.
2411	2009	4361 WAYNE AVENUE 19140	13TH WD.	930 SQ. FT.	2411	2047	5216 WEST COLUMBIA AVENUE 19131	52ND WD.	1,552 SQ. FT.
2411	2010	2344 NORTH BOUVIER STREET 19132	16TH WD.	676 SQ. FT.	2411	2048	1432 LEVICK STREET 19149	54TH WD.	1,722 SQ. FT.
2411	2011	2312 NORTH 18TH STREET 19132	16TH WD.	1,054 SQ. FT.	2411	2049	2001 FOSTER STREET 19116	58TH WD.	4,237 SQ. FT.
2411	2012	2125 WEST DAUPHIN STREET 19132	16TH WD.	955 SQ. FT.	2411	2050	935 EAST PRICE STREET 19138	59TH WD.	1,656 SQ. FT.
2411	2013	2002 NORTH ORIANNA STREET 19122	18TH WD.	553 SQ. FT.	2411	2051	5824 BRUSH ROAD 19138	59TH WD.	1,293 SQ. FT.
2411	2014	1618 NORTH WILLINGTON STREET 19121	47TH WD.	1,384 SQ. FT.	2411	2052	471 EAST COSGROVE STREET 19144	59TH WD.	1,042 SQ. FT.
2411	2015	2811-19 NORTH ORKNEY STREET 19133	19TH WD.	2,016 SQ. FT.	2411	2053	5631 SANSOM STREET 19139	60TH WD.	1,137 SQ. FT.
2411	2016	3211 NORTH FAIRHILL STREET 19140	19TH WD.	679 SQ. FT.	2411	2054	5756 NORTH 7TH STREET 19120	61ST WD.	1,440 SQ. FT.
2411	2017	1421 SOUTH 50TH STREET 19143	27TH WD.	1,295 SQ. FT.	2411	2055	5107 FOLSOM STREET 19139	44TH WD.	750 SQ. FT.
2411	2018	2643 WEST OAKDALE STREET 19132	28TH WD.	588 SQ. FT.	2411	2056	9972 CRESTMONT AVENUE 19114	66TH WD.	2,322 SQ. FT.
2411	2019	2540 NORTH CORLIES STREET 19132	28TH WD.	705 SQ. FT.	2411	2057	3142 BIRCH ROAD 19154	66TH WD.	1,890 SQ. FT.
2411	2020	2614 NORTH STANLEY STREET 19132	28TH WD.	700 SQ. FT.	2411	2058	1915 WEST WILLARD STREET 19140	11TH WD.	890 SQ. FT.
2411	2021	3115 WEST MONTGOMERY AVENUE 19121	32ND WD.	1,616 SQ. FT.	2411	2059	2031 ROWAN STREET 19140	13TH WD.	1,305 SQ. FT.
2411	2022	2950 WESTMONT STREET 19121	32ND WD.	674 SQ. FT.	2411	2060	6105-07 EAST WISTER STREET 19138	17TH WD.	3,780 SQ. FT.
2411	2023	2435 SOUTH 4TH STREET 19148	39TH WD.	750 SQ. FT.	2411	2061	882 NORTH 46TH STREET 19139	6TH WD.	941 SQ. FT.
2411	2024	2620 SOUTH 68TH STREET 19142	40TH WD.	1,264 SQ. FT.	2411	2062	2536 NORTH COLORADO STREET 19132	16TH WD.	688 SQ. FT.
2411	2025	3542 NORTH WARNOCK STREET 19140	43RD WD.	784 SQ. FT.	2411	2063	2438 NORTH CLEVELAND STREET 19132	16TH WD.	696 SQ. FT.
2411	2026	3916 NORTH 7TH STREET 19140	43RD WD.	1,050 SQ. FT.	2411	2064	2355 NORTH 19TH STREET 19132	16TH WD.	1,037 SQ. FT.
2411	2027	4975 WEST GIRARD AVENUE 19131	44TH WD.	1,792 SQ. FT.	2411	2065	1941 WATERLOO STREET 19122	18TH WD.	514 SQ. FT.
2411	2028	3424 JASPER STREET 19134	45TH WD.	1,049 SQ. FT.	2411	2066	2952 NORTH ORIANNA STREET 19133	19TH WD.	658 SQ. FT.
2411	2029	1828 WEST SEYBERT STREET 19121	47TH WD.	636 SQ. FT.	2411	2067	1530 NORTH 13TH STREET 19122	20TH WD.	1,420 SQ. FT.
2411	2030	5525 FLORENCE AVENUE 19143	51ST WD.	1,288 SQ. FT.	2411	2068	4038R PECHIN STREET 19128	21ST WD.	815 SQ. FT.
2411	2031	5630 DIAMOND STREET 19131	52ND WD.	1,833 SQ. FT.	2411	2069	229 EAST UPSAL STREET 19119	22ND WD.	1,666 SQ. FT.
2411	2032	2532 NORTH CHADWICK STREET 19132	16TH WD.	698 SQ. FT.	2411	2070	3952 WYALUSING AVENUE 19104	24TH WD.	693 SQ. FT.
2411	2033	3036 MASCHER STREET 19133	7TH WD.	1,253 SQ. FT.	2411	2071	2563 EAST ELKHART STREET 19134	25TH WD.	567 SQ. FT.
2411	2034	6961 LIMEKILN PIKE 19138	10TH WD.	1,410 SQ. FT.	2411	2072	2736 NORTH 24TH STREET 19132	28TH WD.	882 SQ. FT.
2411	2035	3619 NORTH 18TH STREET 19140	13TH WD.	1,501 SQ. FT.	2411	2073	1828 SOUTH 60TH STREET 19142	40TH WD.	935 SQ. FT.
2411	2036	4418 NORTH 18TH STREET 19140	13TH WD.	945 SQ. FT.	2411	2074	3929 NORTH 10TH STREET 19140	43RD WD.	816 SQ. FT.
2411	2037	2111 CHELTEN AVENUE 19138	17TH WD.	2,138 SQ. FT.	2411	2075	73 EAST HIGH STREET 19144	59TH WD.	5,653 SQ. FT.
2411	2038	149 WEST GIRARD AVENUE 19123	18TH WD.	1,370 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