

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. December 11, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2412	2001	741 EAST ATLANTIC STREET 19134	7TH WD.	1,024 SQ. FT.	2412	2039	1761 NORTH 27TH STREET 19121	32ND WD.	938 SQ. FT.
2412	2002	2217 WEST TIOGA STREET 19140	11TH WD.	6,419 SQ. FT.	2412	2040	2431 NORTH 10TH STREET 19133	37TH WD.	992 SQ. FT.
2412	2003	3441 NORTH 16TH STREET 19140	11TH WD.	2,000 SQ. FT.	2412	2041	2547 NORTH WARNOCK STREET 19133	37TH WD.	672 SQ. FT.
2412	2004	631 TREE STREET 19148	39TH WD.	672 SQ. FT.	2412	2042	1120 WEST GLENWOOD AVENUE 19133	37TH WD.	1,230 SQ. FT.
2412	2005	2446 NORTH 17TH STREET 19132	16TH WD.	1,058 SQ. FT.	2412	2043	6346 KINGSESSING AVENUE 19142	40TH WD.	1,200 SQ. FT.
2412	2006	2242 NORTH 21ST STREET 19132	16TH WD.	1,600 SQ. FT.	2412	2044	6015 UPLAND STREET 19142	40TH WD.	930 SQ. FT.
2412	2007	820 WEST ALLEGHENY AVENUE 19133	37TH WD.	840 SQ. FT.	2412	2045	1321 WEST LIPPINCOTT STREET 19132	43RD WD.	572 SQ. FT.
2412	2008	2229 NORTH ORKNEY STREET 19133	19TH WD.	460 SQ. FT.	2412	2046	4151 NORTH REESE STREET 19140	43RD WD.	845 SQ. FT.
2412	2009	2514 MUTTER STREET 19133	19TH WD.	581 SQ. FT.	2412	2047	1303 NORTH 51ST STREET 19131	44TH WD.	942 SQ. FT.
2412	2010	2516 MUTTER STREET 19133	19TH WD.	581 SQ. FT.	2412	2048	5300 CEDAR AVENUE 19143	46TH WD.	1,680 SQ. FT.
2412	2011	609 WEST WILT STREET 19122	20TH WD.	815 SQ. FT.	2412	2049	1429 SOUTH ALLISON STREET 19143	51ST WD.	924 SQ. FT.
2412	2012	5224 NORTH AMERICAN STREET 19120	42ND WD.	1,400 SQ. FT.	2412	2050	5417 MORSE STREET 19131	52ND WD.	1,224 SQ. FT.
2412	2013	2627 WEST FLETCHER STREET 19132	28TH WD.	986 SQ. FT.	2412	2051	1520 WEST GLENWOOD AVENUE 19132	11TH WD.	1,007 SQ. FT.
2412	2014	1212 WEST ALLEGHENY AVENUE 19133	43RD WD.	1,175 SQ. FT.	2412	2052	3411 NORTH 19TH STREET 19140	11TH WD.	1,957 SQ. FT.
2412	2015	1631 NORTH 17TH STREET 19121	47TH WD.	2,100 SQ. FT.	2412	2053	825 EAST WOODLAWN AVENUE 19138	12TH WD.	1,222 SQ. FT.
2412	2016	4905 NORTH 13TH STREET 19141	49TH WD.	2,155 SQ. FT.	2412	2054	354 WEST PENN STREET 19144	12TH WD.	802 SQ. FT.
2412	2017	5427 CHANCELLOR STREET 19139	60TH WD.	1,535 SQ. FT.	2412	2055	1410 WEST LENOX AVENUE 19140	13TH WD.	938 SQ. FT.
2412	2018	5509 SPRUCE STREET 19139	60TH WD.	1,840 SQ. FT.	2412	2056	4251 NORTH HICKS STREET 19140	13TH WD.	673 SQ. FT.
2412	2019	6618 CHEW AVENUE 19119	22ND WD.	1,079 SQ. FT.	2412	2057	2641 NORTH CHADWICK STREET 19132	16TH WD.	672 SQ. FT.
2412	2020	800 WEST VENANGO STREET 19140	43RD WD.	2,050 SQ. FT.	2412	2058	2259 NORTH ORKNEY STREET 19133	19TH WD.	558 SQ. FT.
2412	2021	3659 NORTH 11TH STREET 19140	43RD WD.	1,225 SQ. FT.	2412	2059	2518 MUTTER STREET 19133	19TH WD.	581 SQ. FT.
2412	2022	932-34 NORTH 42ND STREET 19104	6TH WD.	3,840 SQ. FT.	2412	2060	2530 MUTTER STREET 19133	19TH WD.	581 SQ. FT.
2412	2023	4921 MARKET STREET 19139	44TH WD.	1,440 SQ. FT.	2412	2061	2514 NORTH DOVER STREET 19132	28TH WD.	700 SQ. FT.
2412	2024	917 EAST CAYUGA STREET 19124	33RD WD.	2,906 SQ. FT.	2412	2062	2621 WEST GORDON STREET 19132	28TH WD.	700 SQ. FT.
2412	2025	1210 WEST LUZERNE STREET 19140	43RD WD.	819 SQ. FT.	2412	2063	2566 EDMONTON STREET 19125	31ST WD.	1,364 SQ. FT.
2412	2026	2930 WATERLOO STREET 19133	7TH WD.	623 SQ. FT.	2412	2064	2136 NORTH LAMBERT STREET 19121	32ND WD.	900 SQ. FT.
2412	2027	2807 B STREET 19134	7TH WD.	1,102 SQ. FT.	2412	2065	3029 EUCLID AVENUE 19121	32ND WD.	850 SQ. FT.
2412	2028	2356 NORTH BEECHWOOD STREET 19132	16TH WD.	1,001 SQ. FT.	2412	2066	6119 CALLOWHILL STREET 19151	34TH WD.	1,152 SQ. FT.
2412	2029	1923 MUTTER STREET 19122	18TH WD.	550 SQ. FT.	2412	2067	3346 HOPE STREET 19140	7TH WD.	621 SQ. FT.
2412	2030	2445 PALETHORP STREET 19133	19TH WD.	575 SQ. FT.	2412	2068	3054 NORTH 9TH STREET 19133	37TH WD.	1,001 SQ. FT.
2412	2031	2255 NORTH ORKNEY STREET 19133	19TH WD.	558 SQ. FT.	2412	2069	1931 SOUTH REDFIELD STREET 19143	40TH WD.	868 SQ. FT.
2412	2032	2510 MUTTER STREET 19133	19TH WD.	581 SQ. FT.	2412	2070	5921 TRINITY STREET AKA 5921 NORTH TRINITY PLACE 19143	40TH WD.	1,373 SQ. FT.
2412	2033	1936 NORTH DARIEN STREET 19122	20TH WD.	547 SQ. FT.	2412	2071	6324 GREENWAY AVENUE 19142	40TH WD.	1,080 SQ. FT.
2412	2034	4461 PAUL STREET 19124	23RD WD.	1,434 SQ. FT.	2412	2072	124 WEST OLNEY AVENUE 19120	42ND WD.	4,200 SQ. FT.
2412	2035	4538 TACKAWANNA STREET 19124	23RD WD.	1,462 SQ. FT.	2412	2073	5312 WEST GIRARD AVENUE 19131	44TH WD.	1,008 SQ. FT.
2412	2036	1500 HANSON STREET 19143	27TH WD.	700 SQ. FT.	2412	2074	3101 GERMANTOWN AVENUE 19133	37TH WD.	817 SQ. FT.
2412	2037	2304 NORTH 30TH STREET 19132	28TH WD.	1,173 SQ. FT.	2412	2075	233 EAST TABOR ROAD 19120	42ND WD.	978 SQ. FT.
2412	2038	1831 NORTH BUCKNELL STREET 19121	32ND WD.	659 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