

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 23, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2407	4001	542 HIGH STREET 19144	59TH WD.	2,149 SQ. FT.	2407	4038	2652 N. 16TH STREET 19132	16TH WD.	889 SQ. FT.
2407	4002	1600 S 53RD STREET 19143	51ST WD.	1,133 SQ. FT.	2407	4039	2309 N. CLEVELAND STREET 19132	16TH WD.	666 SQ. FT.
2407	4003	5738 DELANCEY STREET 19143	60TH WD.	923 SQ. FT.	2407	4040	2615 SOUTH STREET 19146	30TH WD.	1,520 SQ. FT.
2407	4004	2531 W HAGERT STREET 19132	28TH WD.	1,680 SQ. FT.	2407	4041	502 NORTH PLEASANT PLACE 19119	22ND WD.	1,423 SQ. FT.
2407	4005	2845 N FRANKLIN STREET 19133	37TH WD.	868 SQ. FT.	2407	4042	6826 HEGERMAN STREET 19135	41ST WD.	4,354 SQ. FT.
2407	4006	2601 W SERGEANT STREET 19132	28TH WD.	1,800 SQ. FT.	2407	4043	5229 MARKET STREET 19139	44TH WD.	9,327 SQ. FT.
2407	4007	3241 N STILLMAN STREET 19129	38TH WD.	1,078 SQ. FT.	2407	4044	1701-15 LOCUST STREET 19103	8TH WD.	1,296 SQ. FT.
2407	4008	5610 RIDGEWOOD STREET 19143	51ST WD.	1,032 SQ. FT.	2407	4045	156 WEST SHARPNACK STREET 19119	22ND WD.	1,995 SQ. FT.
2407	4009	4701 N 15TH STREET 19141	13TH WD.	1,323 SQ. FT.	2407	4046	748 NORTH 63RD STREET 19151	34TH WD.	3,600 SQ. FT.
2407	4010	1235 W AIRDRIE STREET 19140	43RD WD.	1,575 SQ. FT.	2407	4047	2831 BOUDINOT STREET 19134	7TH WD.	725 SQ. FT.
2407	4011	933-35 S BONSALL STREET 19146	30TH WD.	832 SQ. FT.	2407	4048	2022 BRIDGE STREET 19124	62ND WD.	1,800 SQ. FT.
2407	4012	273 S 60TH STREET 19139	3RD WD.	1,280 SQ. FT.	2407	4049	1627 SOUTH 16TH STREET 19145	36TH WD.	896 SQ. FT.
2407	4013	6421 RACE STREET 19139	34TH WD.	848 SQ. FT.	2407	4050	1946 EAST FIRTH STREET 19125	31ST WD.	786 SQ. FT.
2407	4014	1316 W VICTORIA STREET 19140	43RD WD.	714 SQ. FT.	2407	4051	643 SOUTH 60TH STREET 19143	3RD WD.	1,562 SQ. FT.
2407	4015	2213 SEYBERT STREET 19121	29TH WD.	533 SQ. FT.	2407	4052	3159 LONGSHORE AVENUE 19149	55TH WD.	2,528 SQ. FT.
2407	4016	1828 S ALLISON STREET 19143	51ST WD.	700 SQ. FT.	2407	4053	2418 EAST CLEARFIELD STREET 19134	25TH WD.	994 SQ. FT.
2407	4017	3101 N BANCROFT STREET 19132	11TH WD.	810 SQ. FT.	2407	4056	2142 WEST CLEARFIELD STREET 19132	11TH WD.	7,326 SQ. FT.
2407	4018	2712 BOUDINOT STREET 19134	7TH WD.	1,792 SQ. FT.	2407	4057	823 TASKER STREET 19148	1ST WD.	1,065 SQ. FT.
2407	4019	1415 N FRONT STREET 19122	18TH WD.	1,458 SQ. FT.	2407	4058	3224 POWELTON AVENUE 19104	24TH WD.	1,750 SQ. FT.
2407	4020	1934 S 60TH STREET 19142	40TH WD.	1,103 SQ. FT.	2407	4059	8951 ASHTON ROAD 19136	57TH WD.	2,807 SQ. FT.
2407	4021	124 N. PEACH STREET 19139	44TH WD.	821 SQ. FT.	2407	4060	2526 WEBSTER STREET 19146	30TH WD.	623 SQ. FT.
2407	4022	1741 N. 59TH STREET 19151	4TH WD.	1,478 SQ. FT.	2407	4061	1612 S 56TH STREET 19143	51ST WD.	1,223 SQ. FT.
2407	4023	800 W. TIOGA STREET 19140	43RD WD.	1,600 SQ. FT.	2407	4062	7703 EAST ROOSEVELT BOULEVARD 19152	64TH WD.	3,675 SQ. FT.
2407	4024	3020 N. 26TH STREET 19132	38TH WD.	800 SQ. FT.	2407	4063	524 WHARTON STREET 19147	1ST WD.	1,487 SQ. FT.
2407	4025	3441 SAINT VINCENT STREET 19149	55TH WD.	1,600 SQ. FT.	2407	4064	1145 SOUTH 23RD STREET 19146	36TH WD.	1,020 SQ. FT.
2407	4026	330 LINDLEY STREET 19120	42ND WD.	1,080 SQ. FT.	2407	4065	1127 WEST ROCKLAND STREET 19141	49TH WD.	1,684 SQ. FT.
2407	4027	5823 N. 21ST STREET 19138	17TH WD.	1,120 SQ. FT.	2407	4066	4001 J STREET 19124	33RD WD.	1,855 SQ. FT.
2407	4028	406 E. WALNUT LANE 19144	59TH WD.	2,445 SQ. FT.	2407	4068	1906 FONTAIN STREET 19121	32ND WD.	900 SQ. FT.
2407	4029	15128 MILFORD STREET 19116	58TH WD.	3,432 SQ. FT.	2407	4069	2847 NORTH 22ND STREET 19132	11TH WD.	1,432 SQ. FT.
2407	4030	4707 CONSHOHOCKEN AVENUE 19131	52ND WD.	3,640 SQ. FT.	2407	4070	802 SOUTH LAWRENCE STREET 19147	2ND WD.	840 SQ. FT.
2407	4031	3463 DILLMAN STREET 19140	19TH WD.	520 SQ. FT.	2407	4071	6118 BAYNTON STREET 19144	59TH WD.	2,000 SQ. FT.
2407	4032	1729 TITAN STREET 19146	36TH WD.	848 SQ. FT.	2407	4072	7915 LISTER STREET 19152	64TH WD.	2,943 SQ. FT.
2407	4033	3538 N. 9TH STREET 19140	43RD WD.	784 SQ. FT.	2407	4073	868 PENNOCK STREET 19130	15TH WD.	1,235 SQ. FT.
2407	4034	1532 S. 52ND STREET 19143	51ST WD.	1,289 SQ. FT.	2407	4074	163 KALOS STREET 19128	21ST WD.	2,112 SQ. FT.
2407	4035	3002 N. RINGGOLD STREET 19132	38TH WD.	750 SQ. FT.	2407	4075	2214 N 17TH STREET 19132	16TH WD.	1,020 SQ. FT.
2407	4036	917 N. 47TH STREET 19131	6TH WD.	1,600 SQ. FT.	2407	4076	221 APSLEY STREET 19144	13TH WD.	3,633 SQ. FT.
2407	4037	2311 N. GARNET STREET 19132	16TH WD.	713 SQ. FT.	2407	4077	5039 SCHUYLER STREET 19144	13TH WD.	4,125 SQ. FT.

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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 ejectment 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

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City of Philadelphia
TAX COLLECTION SALE

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

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2407	4078	1800 WEST GLENWOOD AVENUE 19132	16TH WD.	1,260 SQ. FT.	2407	4090	2011 N. 4TH STREET 19122	18TH WD.	960 SQ. FT.
2407	4079	2146 E LETTERLY STREET 19125	31ST WD.	845 SQ. FT.	2407	4091	604 ORIOLE STREET 19128	21ST WD.	8,700 SQ. FT.
2407	4080	125 SEVILLE STREET 19127	21ST WD.	1,791 SQ. FT.	2407	4092	5639 CHESTER AVENUE 19143	51ST WD.	1,360 SQ. FT.
2407	4081	524 RIGHTER STREET 19128	21ST WD.	1,959 SQ. FT.	2407	4093	1318 REED STREET 19147	1ST WD.	915 SQ. FT.
2407	4082	1517 MIFFLIN STREET 19145	48TH WD.	1,028 SQ. FT.	2407	4094	2219 W. VENANGO STREET 19140	13TH WD.	5,625 SQ. FT.
2407	4083	318 RIPKA STREET 19128	21ST WD.	1,923 SQ. FT.	2407	4095	901 GREENWICH STREET 19147	1ST WD.	647 SQ. FT.
2407	4084	4220 OGDEN STREET 19104	6TH WD.	1,666 SQ. FT.	2407	4096	1336 WESTBURY DRIVE 19151	34TH WD.	1,591 SQ. FT.
2407	4085	2630 HAWORTH STREET 19137	45TH WD.	2,482 SQ. FT.	2407	4097	431-33 SANGER STREET 19120	35TH WD.	6,250 SQ. FT.
2407	4086	234 TOMLINSON ROAD 19116	58TH WD.	4,298 SQ. FT.	2407	4098	1024 HARTEL AVENUE 19111	63RD WD.	3,189 SQ. FT.
2407	4087	5811 N. BROAD STREET 19141	49TH WD.	1,728 SQ. FT.	2407	4099	1634 WHARTON STREET 19146	36TH WD.	1,168 SQ. FT.
2407	4088	1835 E. PASSYUNK AVENUE 19148	39TH WD.	1,700 SQ. FT.	2407	4100	1822 W WILT STREET 19121	32ND WD.	581 SQ. FT.
2407	4089	117 N. 52ND STREET 19139	44TH WD.	2,184 SQ. FT.					

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