

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. September 24, 2024 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2409	4001	5911 CATHARINE STREET PHILADELPHIA PA 19143	3RD	1,911 sq ft	2409	4038	3234 WEST MONTGOMERY AVENUE PHILADELPHIA PA 19121	32ND	1,264 sq ft
2409	4002	118 NORTH CONESTOGA STREET PHILADELPHIA PA 19139	4TH	848 sq ft	2409	4039	1618 NORTH 25TH STREET PHILADELPHIA PA 19121	32ND	1,088 sq ft
2409	4003	1430 NORTH 56TH STREET PHILADELPHIA PA 19131	4TH	900 sq ft	2409	4040	1622 NORTH 25TH STREET PHILADELPHIA PA 19121	32ND	1,088 sq ft
2409	4004	1418 NORTH ITHAN STREET PHILADELPHIA PA 19131	4TH	720 sq ft	2409	4041	1746 NORTH NATRONA STREET PHILADELPHIA PA 19121	32ND	1,120 sq ft
2409	4005	161-63 WEST INDIANA AVENUE PHILADELPHIA PA 19133	7TH	1,408 sq ft	2409	4042	6241 MARKET STREET PHILADELPHIA PA 19131	34TH	1,472 sq ft
2409	4006	218 EAST CLEARFIELD STREET PHILADELPHIA PA 19134	7TH	833 sq ft	2409	4043	2436 NORTH MARSHALL STREET PHILADELPHIA PA 19133	37TH	1,190 sq ft
2409	4007	3435 ARBOR STREET PHILADELPHIA PA 19134	7TH	924 sq ft	2409	4044	2308 NORTH 12TH STREET PHILADELPHIA PA 19133	37TH	915 sq ft
2409	4008	1410 WEST CLEARFIELD STREET PHILADELPHIA PA 19132	11TH	990 sq ft	2409	4045	2332 NORTH FAWN STREET PHILADELPHIA PA 19133	37TH	658 sq ft
2409	4009	1829 WEST ONTARIO STREET PHILADELPHIA PA 19140	11TH	2,474 sq ft	2409	4046	1029 WEST ARIZONA STREET PHILADELPHIA PA 19133	37TH	720 sq ft
2409	4010	2215 WEST TIOGA STREET PHILADELPHIA PA 19140	11TH	6,189 sq ft	2409	4047	1210 WEST FIRTH STREET PHILADELPHIA PA 19133	37TH	758 sq ft
2409	4011	5600 DEVON STREET PHILADELPHIA PA 19138	12TH	1,412 sq ft	2409	4048	3151 NORTH DARIEN STREET PHILADELPHIA PA 19133	37TH	560 sq ft
2409	4012	41 REGER STREET PHILADELPHIA PA 19144	12TH	689 sq ft	2409	4049	2744 NORTH DARIEN STREET PHILADELPHIA PA 19133	37TH	589 sq ft
2409	4013	1543 BELFIELD AVENUE PHILADELPHIA PA 19141	13TH	1,320 sq ft	2409	4050	3109 NORTH PERCY STREET PHILADELPHIA PA 19133	37TH	688 sq ft
2409	4014	1601 WEST LOUDON STREET PHILADELPHIA PA 19140	13TH	1,297 sq ft	2409	4051	3038 NORTH WARNOCK STREET PHILADELPHIA PA 19133	37TH	700 sq ft
2409	4015	2316 WEST HAROLD STREET PHILADELPHIA PA 19132	16TH	1,005 sq ft	2409	4052	911 WEST STERNER STREET PHILADELPHIA PA 19133	37TH	589 sq ft
2409	4016	1828 WEST GLENWOOD AVENUE PHILADELPHIA PA 19132	16TH	1,226 sq ft	2409	4053	2867 NORTH STILLMAN STREET PHILADELPHIA PA 19132	38TH	720 sq ft
2409	4017	2107 CHELTEN AVENUE PHILADELPHIA PA 19138	17TH	2,138 sq ft	2409	4054	6360 KINGSESSING AVENUE PHILADELPHIA PA 19142	40TH	1,200 sq ft
2409	4018	6188 NORTH 21ST STREET PHILADELPHIA PA 19138	17TH	990 sq ft	2409	4055	6518 SAYBROOK AVENUE PHILADELPHIA PA 19142	40TH	945 sq ft
2409	4019	5917 NORTH BEECHWOOD STREET PHILADELPHIA PA 19138	17TH	1,260 sq ft	2409	4056	6736 LINMORE AVENUE PHILADELPHIA PA 19142	40TH	848 sq ft
2409	4020	2734 NORTH NEWKIRK STREET PHILADELPHIA PA 19132	28TH	791 sq ft	2409	4057	4956 BINGHAM STREET PHILADELPHIA PA 19120	42ND	1,913 sq ft
2409	4021	2302 NORTH ORKNEY STREET PHILADELPHIA PA 19133	19TH	520 sq ft	2409	4058	4650 G STREET PHILADELPHIA PA 19120	42ND	1,315 sq ft
2409	4022	2134 NORTH REESE STREET PHILADELPHIA PA 19122	19TH	602 sq ft	2409	4059	1017 WEST SEDGLEY AVENUE PHILADELPHIA PA 19140	43RD	1,259 sq ft
2409	4023	3316 NORTH ORKNEY STREET PHILADELPHIA PA 19140	19TH	475 sq ft	2409	4060	1321 WEST CLEMENTINE STREET PHILADELPHIA PA 19132	43RD	560 sq ft
2409	4024	2126 NORTH MARSHALL STREET PHILADELPHIA PA 19122	20TH	650 sq ft	2409	4061	1002 WEST ONTARIO STREET PHILADELPHIA PA 19140	43RD	1,025 sq ft
2409	4025	3822 MELON STREET PHILADELPHIA PA 19104	24TH	900 sq ft	2409	4062	3652 NORTH PERCY STREET PHILADELPHIA PA 19140	43RD	875 sq ft
2409	4026	2874 CEDAR STREET PHILADELPHIA PA 19134	25TH	965 sq ft	2409	4063	3543 NORTH 13TH STREET PHILADELPHIA PA 19140	43RD	921 sq ft
2409	4027	2061 EAST WILLIAM STREET PHILADELPHIA PA 19134	25TH	1,101 sq ft	2409	4064	4215 NORTH 6TH STREET PHILADELPHIA PA 19140	43RD	1,035 sq ft
2409	4028	2010 EAST ORLEANS STREET PHILADELPHIA PA 19134	25TH	802 sq ft	2409	4065	4304 NORTH 7TH STREET PHILADELPHIA PA 19140	43RD	1,190 sq ft
2409	4029	2720 NORTH RINGGOLD STREET PHILADELPHIA PA 19132	28TH	653 sq ft	2409	4066	4158 NORTH DARIEN STREET PHILADELPHIA PA 19140	43RD	625 sq ft
2409	4030	2343 NORTH 26TH STREET PHILADELPHIA PA 19132	28TH	840 sq ft	2409	4067	5325 RACE STREET PHILADELPHIA PA 19139	44TH	1,410 sq ft
2409	4031	2509 WEST FIRTH STREET PHILADELPHIA PA 19132	28TH	812 sq ft	2409	4068	5125 BROWN STREET PHILADELPHIA PA 19139	44TH	1,350 sq ft
2409	4032	2526 NORTH PATTON STREET PHILADELPHIA PA 19132	28TH	709 sq ft	2409	4069	4929 OGDEN STREET PHILADELPHIA PA 19139	44TH	938 sq ft
2409	4033	3316 WEST HUNTINGDON STREET PHILADELPHIA PA 19132	28TH	1,099 sq ft	2409	4070	1633 SEYBERT STREET PHILADELPHIA PA 19121	47TH	924 sq ft
2409	4034	2942 WESTMONT STREET PHILADELPHIA PA 19121	32ND	674 sq ft	2409	4071	4835 NORTH MARSHALL STREET PHILADELPHIA PA 19120	49TH	1,112 sq ft
2409	4035	2154 NORTH NEWKIRK STREET PHILADELPHIA PA 19121	32ND	672 sq ft	2409	4072	4847 NORTH 7TH STREET PHILADELPHIA PA 19120	49TH	1,175 sq ft
2409	4036	3230 WEST MONTGOMERY AVENUE PHILADELPHIA PA 19121	32ND	1,264 sq ft	2409	4073	4716 NORTH 11TH STREET PHILADELPHIA PA 19141	49TH	1,440 sq ft
2409	4037	3232 WEST MONTGOMERY AVENUE PHILADELPHIA PA 19121	32ND	1,264 sq ft	2409	4074	4545 OLD YORK ROAD PHILADELPHIA PA 19140	49TH	2,226 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 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

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. September 24, 2024
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2409	4075	5227 NORTH WARNOCK STREET PHILADELPHIA PA 19141	49TH	1,215 sq ft	2409	4088	2614 WEST LEHIGH AVENUE PHILADELPHIA PA 19132	28TH	930 sq ft
2409	4076	5218 LITCHFIELD STREET PHILADELPHIA PA 19143	51ST	912 sq ft	2409	4089	2849 RIDGE AVENUE PHILADELPHIA PA 19121	32ND	1,062 sq ft
2409	4077	1841 SOUTH 57TH STREET PHILADELPHIA PA 19143	51ST	1,256 sq ft	2409	4090	5900 NORTH PARK AVENUE PHILADELPHIA PA 19141-3218	49TH	1,707 sq ft
2409	4078	5501 GREENWAY AVENUE PHILADELPHIA PA 19143	51ST	1,050 sq ft	2409	4091	2242 NORTH 3RD STREET PHILADELPHIA PA 19133-2903	19TH	1,098 sq ft
2409	4079	4722 MERION AVENUE PHILADELPHIA PA 19131	52ND	721 sq ft	2409	4092	2708 BOUDINOT STREET PHILADELPHIA PA 19134-3404	7TH	1,792 sq ft
2409	4080	5210 HESTON STREET PHILADELPHIA PA 19131	52ND	752 sq ft	2409	4093	4755 NORTH 18TH STREET PHILADELPHIA PA 19141	17TH	1,584 sq ft
2409	4081	402 SOUTH 57TH STREET PHILADELPHIA PA 19143	60TH	1,232 sq ft	2409	4094	1306 WEST CAMBRIA STREET PHILADELPHIA PA 19132-2730	37TH	1,552 sq ft
2409	4082	5614 NORTH 7TH STREET PHILADELPHIA PA 19120	61ST	1,984 sq ft	2409	4095	629-35 WEST INDIANA AVENUE PHILADELPHIA PA 19133	37TH	3,568 sq ft
2409	4083	600 STANWOOD STREET PHILADELPHIA PA 19111	63RD	6,080 sq ft	2409	4096	5111-13 WEST STILES STREET PHILADELPHIA PA 19131	44TH	1,980 sq ft
2409	4084	953 BRIDGE STREET PHILADELPHIA PA 19124	35TH	1,243 sq ft	2409	4097	3033 NORTH WARNOCK STREET PHILADELPHIA PA 19133	37TH	421 sq ft
2409	4085	310 SOUTH 60TH STREET PHILADELPHIA PA 19143	3RD	1,225 sq ft	2409	4098	216 EAST JOHNSON STREET PHILADELPHIA PA 19144-1605	59TH	2,200 sq ft
2409	4086	2945 NORTH 22ND STREET PHILADELPHIA PA 19132-1505	11TH	1,503 sq ft	2409	4099	4029 NORTH 13TH STREET PHILADELPHIA PA 19140-2009	43RD	639 sq ft
2409	4087	3949 CAMBRIDGE STREET PHILADELPHIA PA 19104	24TH	1,120 sq ft	2409	4100	5530 HARMER STREET PHILADELPHIA PA 19131-4835	4TH	803 sq ft

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