

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 26, 2024 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2411	4001	705 SOUTH 59TH STREET 19143	3RD WD	1,463 SQ. FT.	2411	4039	4284 GRISCOM STREET 19124	23RD WD	1,677 SQ. FT.
2411	4002	1302 NORTH CONESTOGA STREET 19131	4TH WD	1,477 SQ. FT.	2411	4040	4732 OAKLAND STREET 19124	23RD WD	2,520 SQ. FT.
2411	4003	103 NORTH 60TH STREET 19139	4TH WD	1,360 SQ. FT.	2411	4041	2938 RUTH STREET 19134	25TH WD	724 SQ. FT.
2411	4004	5828 VINE STREET 19139	4TH WD	1,152 SQ. FT.	2411	4042	1423 SOUTH 51ST STREET 19143	27TH WD	1,495 SQ. FT.
2411	4005	1310 NORTH FRAZIER STREET 19131	4TH WD	1,666 SQ. FT.	2411	4043	2425 NORTH 28TH STREET 19132	28TH WD	924 SQ. FT.
2411	4006	4129 PENNSGROVE STREET 19104	6TH WD	1,285 SQ. FT.	2411	4044	2549 NORTH NEWKIRK STREET 19132	28TH WD	700 SQ. FT.
2411	4008	929 NORTH MARKOE STREET 19131	6TH WD	1,344 SQ. FT.	2411	4045	2631 WEST ARIZONA STREET 19132	28TH WD	616 SQ. FT.
2411	4009	7240 NORTH 21ST STREET 19138	10TH WD	1,794 SQ. FT.	2411	4046	3203 WEST ARIZONA STREET 19132	28TH WD	651 SQ. FT.
2411	4010	1904 ELSTON STREET 19138	10TH WD	1,120 SQ. FT.	2411	4047	3022 WEST LEHIGH AVENUE 19132	28TH WD	1,216 SQ. FT.
2411	4011	1626 WEST WESTMORELAND STREET 19140	11TH WD	1,543 SQ. FT.	2411	4048	6135 NASSAU ROAD 19151	34TH WD	3,108 SQ. FT.
2411	4012	2002 WEST ONTARIO STREET 19140	11TH WD	2,881 SQ. FT.	2411	4049	1012 EDMORE ROAD 19151	34TH WD	1,440 SQ. FT.
2411	4013	1809 WEST ONTARIO STREET 19140	11TH WD	2,474 SQ. FT.	2411	4050	613 ALCOTT STREET 19120	35TH WD	1,222 SQ. FT.
2411	4014	3400 NORTH SYDENHAM STREET 19140	11TH WD	1,821 SQ. FT.	2411	4051	5405R HOWLAND STREET 19124	35TH WD	1,654 SQ. FT.
2411	4015	341 EAST ARMAT STREET 19144	12TH WD	1,562 SQ. FT.	2411	4052	556 GILHAM STREET 19111	35TH WD	1,558 SQ. FT.
2411	4016	1532 WEST ERIE AVENUE 19140	13TH WD	1,552 SQ. FT.	2411	4053	930 WEST DAKOTA STREET 19133	37TH WD	755 SQ. FT.
2411	4017	3636 NORTH 17TH STREET 19140	13TH WD	1,440 SQ. FT.	2411	4054	1244 WEST HUNTINGDON STREET 19133	37TH WD	927 SQ. FT.
2411	4018	1813 WEST CAYUGA STREET 19140	13TH WD	1,116 SQ. FT.	2411	4055	3109 NORTH 9TH STREET 19133	37TH WD	869 SQ. FT.
2411	4019	829 NORTH BUCKNELL STREET 19130	15TH WD	672 SQ. FT.	2411	4056	2706 NORTH WARNOCK STREET 19133	37TH WD	854 SQ. FT.
2411	4020	2214 NORTH SYDENHAM STREET 19132	16TH WD	630 SQ. FT.	2411	4057	2722 NORTH WARNOCK STREET 19133	37TH WD	854 SQ. FT.
2411	4021	1530 WEST DAUPHIN STREET 19132	16TH WD	1,322 SQ. FT.	2411	4058	2910 NORTH 12TH STREET 19133	37TH WD	1,352 SQ. FT.
2411	4022	2424 NORTH 19TH STREET 19132	16TH WD	1,053 SQ. FT.	2411	4059	2851 NORTH WATTS STREET 19132	37TH WD	645 SQ. FT.
2411	4023	2331 NORTH OPAL STREET 19132	16TH WD	649 SQ. FT.	2411	4060	1316 WEST WILLIAM STREET 19132	37TH WD	513 SQ. FT.
2411	4024	1641 CONLYN STREET 19141	17TH WD	1,816 SQ. FT.	2411	4061	1048 WEST MONMOUTH STREET 19133	37TH WD	687 SQ. FT.
2411	4025	6557 NORTH BOUVIER STREET 19126	17TH WD	1,298 SQ. FT.	2411	4062	1045 WEST ORLEANS STREET 19133	37TH WD	610 SQ. FT.
2411	4026	6229 NORTH GRATZ STREET 19141	17TH WD	1,200 SQ. FT.	2411	4063	3016 NORTH 25TH STREET 19132	38TH WD	905 SQ. FT.
2411	4027	1945 NORTH LAWRENCE STREET 19122	18TH WD	686 SQ. FT.	2411	4064	3215 NORTH SPANGLER STREET 19129	38TH WD	1,280 SQ. FT.
2411	4028	2053 NORTH ORKNEY STREET 19122	18TH WD	648 SQ. FT.	2411	4065	411 SHUNK STREET 19148	39TH WD	1,361 SQ. FT.
2411	4029	2156 NORTH 5TH STREET 19122	19TH WD	810 SQ. FT.	2411	4066	2049 SOUTH 60TH STREET 19142	40TH WD	1,104 SQ. FT.
2411	4030	2259 NORTH FAIRHILL STREET 19133	19TH WD	921 SQ. FT.	2411	4067	7028 WOODLAND AVENUE 19142	40TH WD	1,500 SQ. FT.
2411	4031	533 WEST YORK STREET 19133	19TH WD	1,738 SQ. FT.	2411	4068	7005 WHEELER STREET 19142	40TH WD	1,090 SQ. FT.
2411	4032	2138 NORTH MARSHALL STREET 19122	20TH WD	683 SQ. FT.	2411	4069	6856 GUYER AVENUE 19142	40TH WD	1,184 SQ. FT.
2411	4033	2146 NORTH MARSHALL STREET 19122	20TH WD	660 SQ. FT.	2411	4070	4701-03 DISSTON STREET 19135	41ST WD	5,947 SQ. FT.
2411	4034	2124 NORTH 7TH STREET 19122	20TH WD	1,148 SQ. FT.	2411	4071	5250 ARBOR STREET 19120	42ND WD	1,559 SQ. FT.
2411	4035	2132 NORTH 7TH STREET 19122	20TH WD	1,023 SQ. FT.	2411	4072	5441 WESTFORD ROAD 19120	42ND WD	1,575 SQ. FT.
2411	4036	6367 CHEW AVENUE 19138	22ND WD	1,037 SQ. FT.	2411	4073	244 WEST ROOSEVELT BOULEVARD 19120	42ND WD	1,125 SQ. FT.
2411	4037	1828 KINSEY STREET 19124	23RD WD	1,006 SQ. FT.	2411	4074	111 NORTH 50TH STREET 19139	44TH	2,530 SQ. FT.
2411	4038	4828 DUFFIELD STREET 19124	23RD WD	2,000 SQ. FT.	2411	4075	129 NORTH 54TH STREET 19139	44TH WD	1,120 SQ. FT.

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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

Tax Collection Sale

City of Philadelphia

TAX COLLECTION SALE

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

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2411	4076	478 NORTH 50TH STREET 19139	44TH WD	1,221 SQ. FT.	2411	4089	938 EAST PRICE STREET 19138	59TH WD	1,203 SQ. FT.
2411	4077	2434 EAST MADISON STREET 19134	45TH WD	704 SQ. FT.	2411	4090	328 EAST RITTENHOUSE STREET 19144	59TH WD	2,338 SQ. FT.
2411	4078	2112 EAST TIOGA STREET 19134	45TH WD	986 SQ. FT.	2411	4091	5816 CHEW AVENUE 19138	59TH WD	2,269 SQ. FT.
2411	4079	1201 WEST WYOMING AVENUE 19140	49TH WD	2,000 SQ. FT.	2411	4092	6233 MORTON STREET 19144	59TH WD	1,474 SQ. FT.
2411	4080	1309 WEST ROOSEVELT BOULEVARD 19140	49TH WD	2,359 SQ. FT.	2411	4093	5748 ADDISON STREET 19143	60TH WD	1,207 SQ. FT.
2411	4081	4528 NORTH MARVINE STREET 19140	49TH WD	1,127 SQ. FT.	2411	4094	6538 NORTH 5TH STREET 19126	61ST WD	2,080 SQ. FT.
2411	4082	8218 FAYETTE STREET 19150	50TH WD	1,612 SQ. FT.	2411	4095	143 WIDENER STREET 19120	61ST WD	1,206 SQ. FT.
2411	4083	5404 FLORENCE AVENUE 19143	51ST WD	1,224 SQ. FT.	2411	4096	88 ROSELYN STREET 19120	61ST WD	1,076 SQ. FT.
2411	4084	5462 WEST BERKS STREET 19131	52ND WD	1,662 SQ. FT.	2411	4097	1506 VAN KIRK STREET 19149	62ND WD	1,311 SQ. FT.
2411	4085	5747 WOODCREST AVENUE 19131	52ND WD	1,392 SQ. FT.	2411	4098	6211 REVERE STREET 19149	62ND WD	1,364 SQ. FT.
2411	4086	7219 KINDRED STREET 19149	54TH WD	1,539 SQ. FT.	2411	4099	4003 CRESTON STREET 19135	62ND WD	1,010 SQ. FT.
2411	4087	2927 KNORR STREET 19149	55TH WD	2,008 SQ. FT.	2411	4100	2501 NORTH 19TH STREET 19132	16TH WD	1,056 SQ. FT.
2411	4088	6014 MONTAGUE STREET 19135	55TH WD	1,842 SQ. FT.					

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