

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. Tuesday, April 11, 2023
at <https://www.bid4assets.com/philadelphia Rochelle Bilal, Sheriff>**

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
2303	6001	111 W CLARKSON AVE 19120	45TH WD. 2,250 SQ. FT.	2303	6037	2864 STOUTON STREET 19134	25TH WD. 480 SQ. FT.
2303	6002	874 N 50TH ST 19139	44TH WD. 1,681 SQ. FT.	2303	6038	417 HORTON ST 19151	34TH WD. 1,028 SQ. FT.
2303	6003	6724 BASS ST 19119	22ND WD. 770 SQ. FT.	2303	6039	2731 BOUDINOT ST 19134	7TH WD. 576 SQ. FT.
2303	6004	5365 PRISCILLA ST 19144	12TH WD. 863 SQ. FT.	2303	6040	1911 W HILTON ST 19140	11TH WD. 924 SQ. FT.
2303	6005	4918 GERMANTOWN AVE 19144	12TH WD. 2,760 SQ. FT.	2303	6041	357 PALETHORP ST A/K/A 3357 N. PALETHORP STREET 19140	7TH WD. 725 SQ. FT.
2303	6006	5625 NELSON ST 19138	12TH WD. 772 SQ. FT.	2303	6042	2737 N SYDENHAM ST 19132	11TH WD. 1,115 SQ. FT.
2303	6007	6043 TRINITY ST 19142	40TH WD. 879 SQ. FT.	2303	6043	360 LEVERINGTON AVE 19128	21ST WD. 1,000 SQ. FT.
2303	6008	2049 S SALFORD ST 19143	40TH WD. 1,230 SQ. FT.	2303	6044	4811 KNOX ST A/K/A 128 W. LOGAN ST REAR	12TH WD. 22,867 SQ. FT.
2303	6009	1005 N 45TH ST 19104	6TH WD. 1,365 SQ. FT.	2303	6045	5606 HEISKELL ST 19144	12TH WD. 757 SQ. FT.
2303	6010	2119 W WESTMORELAND ST 19140	11TH WD. 1,070 SQ. FT.	2303	6046	4333 WALN ST 19124	23RD WD. 883 SQ. FT.
2303	6011	549 S REDFIELD ST 19143	3RD WD. 930 SQ. FT.	2303	6047	3974 PENNSGROVE ST 19104	24TH WD. 1,324 SQ. FT.
2303	6012	3020 N WOODSTOCK ST 19132	11TH WD. 700 SQ. FT.	2303	6048	4183 SALEM ST 19124	23RD WD. 1,480 SQ. FT.
2303	6013	123 W LOGAN ST 19144	12TH WD. 1,895 SQ. FT.	2303	6049	357R E UPSAL ST 19119	22ND WD. 1,594 SQ. FT.
2303	6014	1008 N 43RD ST 19104	6TH WD. 1,150 SQ. FT.	2303	6050	5976 N OPAL ST 19141	17TH WD. 2,760 SQ. FT.
2303	6015	518 W CORNWALL ST 19140	19TH WD. 672 SQ. FT.	2303	6051	452 W GLENWOOD AVE 19140	19TH WD. 720 SQ. FT.
2303	6016	2094 BRIDGE ST 19124	62ND WD. 662 SQ. FT.	2303	6052	251 HORTON ST 19139	34TH WD. 712 SQ. FT.
2303	6017	6137 GLENMORE AVE 19142	40TH WD. 750 SQ. FT.	2303	6053	4044 N FAIRHILL ST 19140	43RD WD. 824 SQ. FT.
2303	6018	4827 PASCHALL AVE 19143	27TH WD. 1,264 SQ. FT.	2304	6001	6123 HAZEL AVE 19143	3RD WD. 2,250 SQ. FT.
2303	6019	3422 N REESE ST 19140	19TH WD. 520 SQ. FT.	2304	6002	4267 MANTUA AVE 19104	6TH WD. 1,552 SQ. FT.
2303	6020	2723 WATERLOO ST 19133	7TH WD. 504 SQ. FT.	2304	6003	3430 DILLMAN ST 19140	19TH WD. 700 SQ. FT.
2303	6021	2055 CHELTEN AVE 19138	17TH WD. 1,941 SQ. FT.	2304	6004	1741 W LIPPINCOTT ST 19132	11TH WD. 700 SQ. FT.
2303	6022	5201-05 RACE ST 19139	44TH WD. 620 SQ. FT.	2304	6005	4921 COTTAGE ST 19124	23RD WD. 1,480 SQ. FT.
2303	6023	1427 S PAXON ST 19143	27TH WD. 788 SQ. FT.	2304	6006	2905 S 67TH ST 19142	40TH WD. 4,500 SQ. FT.
2303	6024	431 W ONTARIO ST 19140	19TH WD. 720 SQ. FT.	2304	6007	1010 WINDRIM AVE 19141	49TH WD. 1,472 SQ. FT.
2303	6025	5824 WARRINGTON AVE 19143	3RD WD. 1,272 SQ. FT.	2304	6008	615 MECHANIC ST 19144	59TH WD. 910 SQ. FT.
2303	6026	6553 N WOODSTOCK ST 19138	10TH WD. 1,184 SQ. FT.	2304	6009	3962 PARRISH ST 19104	24TH WD. 1,659 SQ. FT.
2303	6027	5613 LITCHFIELD ST 19143	51ST WD. 904 SQ. FT.	2304	6010	824 W TIOGA ST 19140	43RD WD. 874 SQ. FT.
2303	6028	5423 W THOMPSON ST 19131	4TH WD. 1,127 SQ. FT.	2304	6011	1420 N VOGDES ST 19131	4TH WD. 757 SQ. FT.
2303	6029	608 S 56TH ST 19143	46TH WD. 1,184 SQ. FT.	2304	6012	1525 W SELTZER ST 19132	11TH WD. 672 SQ. FT.
2303	6030	3213 HOPE ST 19140	7TH WD. 616 SQ. FT.	2304	6013	3329 N BOUVIER ST 19140	11TH WD. 1,032 SQ. FT.
2303	6031	2024 W ESTAUGH ST 19140	11TH WD. 1,500 SQ. FT.	2304	6014	2835 N ORKNEY ST 19133	19TH WD. 497 SQ. FT.
2303	6032	3432 N PHILIP ST 19140	19TH WD. 520 SQ. FT.	2304	6015	3015 N ORKNEY ST 19133	19TH WD. 520 SQ. FT.
2303	6033	3029 N LEITHGOW ST 19133	19TH WD. 540 SQ. FT.	2304	6016	4953 KERSHAW ST 19131	44TH WD. 1,290 SQ. FT.
2303	6034	3325 N ORKNEY ST 19140	19TH WD. 475 SQ. FT.	2304	6017	4440 N GRATZ ST 19140	13TH WD. 700 SQ. FT.
2303	6035	279 W CORNWALL ST 19140	19TH WD. 630 SQ. FT.	2304	6018	259 W THAYER ST 19140	19TH WD. 672 SQ. FT.
2303	6036	4305-09 WALN ST A/K/A 4305-07-07 WALN STREET 19124	23RD WD. 3,253 SQ. FT.				

Tax Sale continues on 16

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 ejection 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 Sale continued from 15

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. Tuesday, April 11, 2023
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2304	6019	2961 N ORIANNA ST 19133	19TH WD.	609 SQ. FT.	2304	6035	258 W ELKHART ST 19133	19TH WD.	650 SQ. FT.
2304	6020	1810 W STILES ST 19121	47TH WD.	1,110 SQ. FT.	2304	6036	3430 N REESE ST 19140	19TH WD.	520 SQ. FT.
2304	6021	2859 N WATER ST 19134	7TH WD.	644 SQ. FT.	2304	6037	1436 S FALLON ST,19143	27TH WD.	686 SQ. FT.
2304	6022	2332 S 72ND ST 19142	40TH WD.	1,400 SQ. FT.	2304	6038	7215R-21 THEODORE ST 19142	40TH WD.	3000 SQ. FT.
2304	6023	3428 N FAIRHILL ST 19140	19TH WD.	546 SQ. FT.	2304	6039	2026 W CLEARFIELD ST 19132	11TH WD.	338 SQ. FT.
2304	6024	423 W CHEW AVE 19120	61ST WD.	399 SQ. FT.	2304	6040	3345 N ORKNEY ST 19140	19TH WD.	474 SQ. FT.
2304	6025	6709 N 15TH ST 19126	10TH WD.	1,385 SQ. FT.	2304	6041	246 W ATLANTIC ST 19140	19TH WD.	560 SQ. FT.
2304	6026	6113 DELANCEY ST 19143	3RD WD.	930 SQ. FT.	2304	6042	261 W ELKHART ST 19133	19TH WD.	650 SQ. FT.
2304	6027	209 E LIPPINCOTT ST 19134	7TH WD.	711 SQ. FT.	2304	6043	1952 CHURCH ST 19124	23RD WD.	539 SQ. FT.
2304	6028	4419 N 4TH ST 19140	7TH WD.	716 SQ. FT.	2304	6044	5148 FUNSTON ST 19139	44TH WD.	919 SQ. FT.
2304	6029	2019 W SPENCER ST 19138	17TH WD.	1,100 SQ. FT.	2304	6045	247 W THAYER ST 19140	19TH WD.	672 SQ. FT.
2304	6030	6040 N NORWOOD ST 19138	17TH WD.	1,890 SQ. FT.	2304	6046	5550 HARMER ST 19131	4TH WD.	803 SQ. FT.
2304	6031	3327 N ORKNEY ST 19140	19TH WD.	475 SQ. FT.	2304	6047	3333 N ORKNEY ST 19140	19TH WD.	475 SQ. FT.
2304	6032	1337 SELLERS ST 19124	23RD WD.	1,390 SQ. FT.	2304	6048	1544 N DARIEN ST 19122	20TH WD.	500 SQ. FT.
2304	6033	6078 REGENT ST 19142	40TH WD.	936 SQ. FT.	2304	6049	3831 FAIRMOUNT AVE 19104	24TH WD.	1,440 SQ. FT.
2304	6034	3015 N ORIANNA ST 19133	19TH WD.	578 SQ. FT.	2304	6050	3618 N 17TH ST 19140	13TH WD.	1,050 SQ. FT.

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 ejection 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

To publish your Corporate Notices,
Call: Jennifer McCullough at 215-557-2321
Email : jmccullough@alm.com