

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. Friday, October 6, 2023

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

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
2310 6001	1453 NORTH 57TH STREET 19131	4TH	984 SQ. FT.	2310 6026	522 W GLENWOOD AVE 19140	19TH	814 SQ. FT.
2310 6002	738 WIOTA STREET AKA 738 N WIOTA STREET 19104	6TH	663 SQ. FT.	2310 6027	7029 SPRAGUE ST 19119	22ND	2,500 SQ. FT.
2310 6003	4106 WESTMINSTER AVENUE 19104	6TH	1,521 SQ. FT.	2310 6028	4220 PAUL ST 19124	23RD	2,600 SQ. FT.
2310 6004	4644 WESTMINSTER AVENUE 19131	6TH	1,358 SQ. FT.	2310 6029	1241R-49 ORTHODOX ST #2 19124	23RD	3,750 SQ. FT.
2310 6005	4126 POPLAR STREET 19104	6TH	1,408 SQ. FT.	2310 6030	835 SLOAN ST 19104	24TH	624 SQ. FT.
2310 6006	4962 WAKEFIELD STREET 19144	12TH	1,213 SQ. FT.	2310 6031	1349 S 46TH ST 19143	27TH	1,146 SQ. FT.
2310 6007	1960 RENOVO STREET 19138	10TH	1,106 SQ. FT.	2310 6032	223 HORTON ST A/K/A 223 NORTH HORTON ST 19139	34TH	708 SQ. FT.
2310 6008	6524 NORTH 21ST STREET 19138	10TH	1,296 SQ. FT.	2310 6033	1710 N FELTON ST 19151	34TH	2,239 SQ. FT.
2310 6009	6857 WOOLSTON AVENUE 19138	10TH	714 SQ. FT.	2310 6034	6132 KINGSESSING AVE 19142	40TH	1,125 SQ. FT.
2310 6010	1733 WEST LIPPINCOTT STREET 19132	11TH	700 SQ. FT.	2310 6035	6115 REINHARD ST 19142	40TH	910 SQ. FT.
2310 6011	1756 WEST ALLEGHENY AVENUE 19132	11TH	492 SQ. FT.	2310 6036	556 R LEVERINGTON AVE 19128	21ST	3,000 SQ. FT.
2310 6012	3555 NORTH 21ST STREET 19140	11TH	1,643 SQ. FT.	2310 6037	4935 FAIRMONT AVE 19139	44TH	1,320 SQ. FT.
2310 6013	3430 NORTH 21ST STREET 19140	11TH	1,536 SQ. FT.	2310 6038	453 DEARBORN ST 19139	44TH	793 SQ. FT.
2310 6014	267 EAST PENN STREET 19144	12TH	1,652 SQ. FT.	2310 6039	446 DEARBORN ST A/K/A 446 NORTH DEARBORN ST. 19139	44TH	788 SQ. FT.
2310 6015	5632 MAGNOLIA STREET 19144	12TH	1,776 SQ. FT.	2310 6040	5107 RENO ST 19139	44TH	630 SQ. FT.
2310 6016	5024 PORTICO STREET 19144	12TH	1,386 SQ. FT.	2310 6041	5616 BEAUMONT ST A/K/A 5616 BEAUMONT AVE 19143	51ST	904 SQ. FT.
2310 6017	5351 WAYNE AVENUE 19144	12TH	2,540 SQ. FT.	2310 6042	1928 S 60TH ST 19142	40TH	1,103 SQ. FT.
2310 6018A	2201 RUFFNER STREET 19140	13TH	1,016 SQ. FT.	2310 6043	8130 DORCAS ST 19152	56TH	2,463 SQ. FT.
2310 6018B	2203 RUFFNER STREET 19140	13TH	951 SQ. FT.	2310 6044	224 W RITTENHOUSE ST 19144	59TH	3,075 SQ. FT.
2310 6019	2446 KENSINGTON AVENUE 19125	31ST	1,253 SQ. FT.	2310 6045	5729 CHEW AVE A/K/A 5279 CHEW ST 19138	12TH	1,302 SQ. FT.
2310 6020	4648 N SYDENHAM ST 19140	13TH	1,334 SQ. FT.	2310 6046	8501 RISING SUN AVE #B 19111	63RD	3,875 SQ. FT.
2310 6021	2135 W LAVEER ST 19138	17TH	850 SQ. FT.	2310 6047	4613 ENFIELD AVE 19136	65TH	1,243 SQ. FT.
2310 6022	6141 N WOODSTOCK ST 19138	17TH	1,200 SQ. FT.	2310 6048	118 E CUMBERLAND ST 19125	31ST	1,077 SQ. FT.
2310 6023	2614 LATONA ST 19146	36TH	651 SQ. FT.	2310 6049	6059 UPLAND ST 19142	40TH	930 SQ. FT.
2310 6024	3038 N AMERICAN ST 19133	19TH	663 SQ. FT.	2310 6050	2876 AMBER ST 19134	25TH	644 SQ. FT.
2310 6025	3040 N AMERICAN ST 19133	19TH	663 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 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](http://www.OfficeofPhiladelphiaSheriff.com)

[www.TheLegalIntelligencer.com](http://www.TheLegalIntelligencer.com)

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