

SHERIFF'S SALE10 A.M.
April 21, 2021**The City of Philadelphia**<https://www.bid4assets.com/philadelphia>

**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 followed.**

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
APRIL 21, 2021 SHERIFF'S SALE			91	1919 West Hunting Park Avenue	15' X 75' +/-	80	5226 West Girard Avenue	15' X IRREG
			125	5237 Race Street	20' x 90'	97	5232 Knox Street	LOT IRREGULAR
			133	8211 Rugby Street	24' 11-1/2" X 98' 4"	99	5112 Lancaster Avenue	19' 11-1/4" X IRREG
POSTPONED FROM AUGUST 16, 2017						119	4758 Melrose Street	20' x 90'
55	3050 Clifford Street	15' x 72' 7-1/2"	POSTPONED FROM FEBRUARY 20, 2019					
POSTPONED FROM NOVEMBER 15, 2017			5	4908-10 North 04th Street	LOT IRREGULAR	POSTPONED FROM JULY 187, 2019		
150	5007 Stenton Avenue	78' X IRREG	13	2651 South 12th Street	14' 2" x 58'	12	1245 South 27th Street	14' x 57'
POSTPONED FROM FEBRUARY 21, 2018			25	1322 North 51st Street	LOT IRREGULAR	14	1217 North 52nd Street	16' x LOT IRREGULAR
134	6038 Reinhard Street	15' 6" X 60'	115	4996 Miriam Road	LOT IRREGULAR	38	1012-16 Belmont Avenue	50' X 75'
POSTPONED FROM APRIL 18, 2018			155	1020-24 West Thayer Street	LOT IRREGULAR	42	6252 North Bouvier Street	LOT IRREGULAR
121	1301 West Moyamensing Avenue	75' 1-3/4" X 44' 8-5/8" X 60'4-3/4"	POSTPONED FROM MARCH 20, 2019			53	5212 Cedar Avenue	16' X 106'
POSTPONED FROM MAY 16, 2018			15	1858 North 27th Street	15' 6" x 65'	95	430 Horton Street	14' 6" X 68'
30	2021 South 57th Street	15' x 80'	25	1415 South 58th Street	17' x 82'	96	4135R I Street	IRREG
POSTPONED FROM JULY 18, 2018			55	2368 North Colorado Street	17' 3" x 50'	109	4801 Merion Avenue	LOT IRREGULAR
120	504 North Pleasant Place	27' 9" X 75' 3"	65	2649 North Douglas Street	14' 3" X 40'	111	2109-11 West Nedro Avenue	30' X Irreg
POSTPONED FROM AUGUST 15, 2018			84	5244 Hazel Avenue	14' x 64'	126	5318 Race Street	15' x 70'
80	4520 Frankford Avenue	LOT IRREGULAR	104	7202 Leonard Street	16' 1" X 90'	146	1934 North Stanley Street	14' X 48'
POSTPONED FROM SEPTEMBER 19, 2018			131	4305 Potter Street	15' 9-3/4" x 100'	153	1851 North Taylor Street	14' x 46' 9-1/2"
76	3215 North Front Street	15' x 70'	POSTPONED FROM APRIL 17, 2019			POSTPONED FROM AUGUST 21, 2019		
112	1806 Master Street	15' 10" x 100'	17	2915 South 19th Street	16' X IRREG	12	2833 North 28th Street	15' x 94'
POSTPONED FROM OCTOBER 17, 2018			29	1651 South 54th Street	17' 4" X 78'	21	2118 North 59th Street	16' X IRREG
8	5617 North 15th Street	16' 1/2" X IRREG	33	262 South 60th Street 1	LOT IRREGULAR	26	5200-06 Baltimore Avenue	74' 1" X IRREG
38	1529 North 60th Street	15' 2-1/4" X 67'	40	3242 West Allegheny Avenue	LOT IRREGULAR	51	3877 Frankford Avenue	87.588' X 88.099'
59	2918 Cecil B Moore Avenue	15' X 70'	62	5607 Chew Avenue	16' 8" X 100'	53	59 West Garfield Street	LOT IRREGULAR
61	6203 South Cobbs Creek PKWY	22' 5/8" X IRREG	82	1336 South Fairhill Street	16' x 40'	60	3616 Haverford Avenue	16' 8" X 100'
POSTPONED FROM NOVEMBER 14, 2018			104	1711 Harrison Street	25' x 120'	62	121 North Hobart Street	15' x 71' 6"
78	1684 Harrison Street	25' X 106'	110	3216 Kensington Avenue	16' X 65'	85	4531 Springfield Avenue	28' 1" X IRREG
POSTPONED FROM DECEMBER 19, 2018			114	3801-05 Lancaster Avenue	LOT IRREGULAR	POSTPONED FROM SEPTEMBER 18, 2019		
99	2538-42 West Huntingdon Street	LOT IRREGULAR	POSTPONED FROM MAY 15, 2019			19	631 North 54th Street	15' x 67'
POSTPONED FROM JANUARY 16, 2019			24	2924 North 24th Street	15' 5" X 60'	48	1016-18 South Front Street	26' X IRREG
31	2315 79th Avenue	50' 10-7/8" X IRREG	26	2428-30 North 27th Street	LOT IRREGULAR	59	2015 Kinsey Street	LOT IRREGULAR
42	2727 North Bonsall Street	14' 6" X 45'	36	1254 North 56th Street	16' X 83'	POSTPONED FROM JANUARY 15, 2020		
			41	3246-66 South 61st Street	200' X 300'	69	154 Melvale Street	17' 2" X 35' 1-5/8" +/-
			130	2653 North Napa Street	14' 4-1/2" X 50'	97	5024-26 Wayne Avenue	LOT IRREGULAR
			139	3630 Olive Street	LOT IRREGULAR	POSTPONED FROM FEBRUARY 19, 2020		
			146	4235 Pennsgrove Street	14' x 68'	3	1313 North 17th Street	14' X 40' 6"
			166	1312 South Street	21' 3" X 120'	15	3901 Arcadia Street	LOT IRREGULAR
			POSTPONED FROM JUNE 19, 2019			18	4239 Bleigh Avenue	16' x 72' 10-3/8"
			3	1617 North 06th Street	14' X LOT IRREGULAR			
			11	3219 North 15th Street	LOT IRREGULAR			

Tax Sale continues on 16**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.
- Some of the properties that are for sale have been demolished or deemed unsafe by the Philadelphia Department of Licenses and Inspections. There may be other properties in the same condition of which the Sheriff and the City are not aware. All properties are sold "AS-IS" and there are no warranties or guarantees regarding the condition of any property. It is the responsibility of the bidder to make themselves aware of any outstanding L&I violations or condemnations related to a property.
- While properties at this sale are usually sold free and clear of liens and encumbrances, some may be subject to Commonwealth of Pennsylvania tax liens. The winning bidder on a property with a Commonwealth lien will take subject to that lien. Any amount of the lien that is not covered by the bid will be the responsibility of the purchaser.
- 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

SHERIFF'S SALE

10 A.M.
April 21, 2021

The City of Philadelphia

<https://www.bid4assets.com/philadelphia>

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 followed.

WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:	WRIT NO:	PREMISES:	FRONT:
36	3955 Fairmount Avenue	16' X 77'	49	6538 North Gratz Street	Lot Irregular	POSTPONED FROM MAY 13, 2020		
37	924 Farson Street	14' 2" x 70'	50	1239 Greylock Street	14' 2" X 50' 9"	1	4344 North 03rd Street	14' 4" X 52' 3"
95	6108 Webster Street	15' 6" X 107'	52	2413 West Harold Street	14' 3-1/2" X 55'	3	7175 North 18th Street	15' 11" X IRREG
POSTPONED FROM APRIL 15, 2020			53	2430-32 West Harold Street	36' X 60'	5	1613 North 27th Street	15' X 100'
1	2912 North 12th Street	15' 10" X 84' 6"	54	3234 Hartville Street	14' x 45' 6"	6	1138 South 56th Street	15' 1" x 78' 6"
2	1701 South 13th Street	18' X 80'	56	538 Hoffman Street	14' X 48' 2-1/2"	9	607 West Annsbury Street	17' 6" X 54'
3	7163 North 18th Street	LOT IRREGULAR	57	3437 Hope Street	12' 9-1/2" x 50'	12	5643 Chew Avenue	14' 4-3/8" X 97'
5	1626 North 26th Street	16' 2-1/2" X 84' 6"	58	1006 West Huntingdon Street	18' X 64'	13	5624 Christian Street	15' 2" X 85'
6	609-11 North 43rd Street	100' X 157' 2"	59	2550 North Hutchinson Street	13' X 52'	14	6324 City Avenue	28' 1-1/8" X IRREG
7	401 North 53rd Street	18' x 80'	60	5408-10 Jefferson Street	42' X 90'	15	5835 Cobbs Creek Parkway	16' X 81' 6"
8	110 South 54th Street	20' X 99'	61	2905 Judson Street	16' X 46'	16	1618 West Cumberland Street	14' 2" x 60'
9	1714 North 55th Street	28' 6" x 105'	62	3615 K Street	13' 4" X 80'	17	3932 North Delhi Street	16' 1/2" x 45'
11	433 North 62nd Street	LOT IRREGULAR	63	3250 Keim Street	15' x 47' 6"	18	1651 Downton Street	14' 2" x 51' 5-1/2"
12	3018 North 9th Street	15' 1" X 69'	64	5716 Kemble Avenue	16' 2" x 76'	21	4126 North Franklin Street	15' x 62'
13	3620 North 9th Street	15' X 65'	65	2160 North Lambert Street	15' X 60'	22	431 West Girard Avenue	18' X 99' 3-1/2" +/-
14	3133 Arbor Street	13' 11" x 42' 10"	66	3053 North Lawrence Street	14' 5" x 49'	23	3619 North Gratz Street	16' X 80'
15	3139 Arbor Street	13' 10" X 42' 10"	67	1914 East Madison Street	LOT IRREGULAR	24	5114 Greene Street	19' X 100'
16	3453 Arbor Street	14' 4" x 66'	68	5617 Master Street	16' x 57' 6"	25	1752 North Hancock Street	LOT IRREGULAR
18	2532 West Arizona Street	14' X 43' 6"	69	529 West Nedro Avenue	15' X 88' 6"	26	1207 Harrison Street	28' X 134'
19	1211-13 Arrott Street	45' X 240'	70	1928 North Newkirk Street	15' 10-1/2" X 48' +/-	27	2650 Holbrook Street	16' 1/2" X 73' 10"
21	2824 North Bambrey Street	14' X 48' 1-3/4"	71	2860 North Opal Street	Lot Irregular	28	6310 Homer Street	18' X 90'
22	3149 North Bambrey Street	14' X 45' 9"	72	2102 North Orianna Street	LOT IRREGULAR	29	3346 Jasper Street	14' 6" x 66' 1"
23	2124-26 Bellevue Street	40' x 112' 6"	76	2954 Passmore Street	16' 2-1/2" x 60'	30	5020 Keyser Street	20' X 92' 3-1/4" +/-
24	2615 East Birch Street	14' X 60'	77	237 West Queen Lane	31' x 105'	31	2061 Kingston Street	15' X 71' 5-3/8"
25	2313 North Bodine Street	13' 8" X 35' 8"	78	3031 Redner Street	15' 4" x 56' 9"	32	3903-05 Lancaster Avenue	30' X 76'.50"
26	2321 North Bodine Street	13' 8" X 35' 8"	79	3215 North Reese Street	14' 1/2" X 49'	33	2075 East Lippincott Street	15' x 58' 6"
28	904 West Boston Street	14' 2" X 60'	82	5513 Ridgewood Street	18' 1" x 65'	34	1626 West Loudon Street	16' X 70'
29	906 West Boston Street	13' 11" X 60'	85	2603 North Sartain	14' X 40'	35	740 Morris Street	15' 6" X 64'
30	6229 Callowhill Street	15' X 47'	87	1109 Shackamaxon Street	15' x 91' 3"	36	2954 Mutter Street	13' 10" x 43' 6"
34	5236 Cedar Avenue	16' x 106'	88	2615 West Silver Street	14' X 50'	37	1547 North Newkirk Street	15' 3-1/2" X 50' 3"
36	869 Church Lane	15' 6-1/2" X 100' 2"	89	5038 North Smedley Street	16' x 83' 6"	38	439 West Norris Street	14' 7-1/2" X 63' 5-3/4"
37	2251 North Cleveland Street	14' x 45' 6"	90	1727-31 Snyder Avenue	50' X 122.6' +/-	40	1224 Oregon Avenue	15' 11-5/8" X 66'
38	1019 West Cumberland Street	16' X 66'	91	1510 South Stanley Street	16' 6" x 52'	42	8613 Rugby Street	16' 2" X 89' 11-3/4"
39	3156 Custer Street	14' 2" X 50'	92	2962 North Taney Street	15' X 48'	43	7219 Saul Street	LOT IRREGULAR
40	1038 Daly Street	14' X 50'	93	6525 Theodore Street	16' X 65'	45	724 East Thayer Street	14' 4" X 60'
41	7011 Edmund Street	25' X 60'	94	2328 Turner Street	14' X 57'	46	1400-04 Unity Street	57.937' X 49.895' +/-
43	1141 West Erie Avenue	15' X IRREG	95	1319 Unity Street	LOT IRREGULAR	47	5942 Vine Street	15' x 70'
44	1825 North Etting Street	14' 1" x 42'	96	5616 Utah Street	14' 1-1/2" X 51' 3"	48	2908 Walnut Hill Street	36' 7-3/4" X IRREG
47	313 Fitzgerald Street	14' X 52'	97	1849 North Van Pelt Street	16' 6" X 85'	49	4959 North Warnock Street	16' X 70' 3/8"
48	3812 Folsom Street	14' X 80'	98	5116-18 Wakefield Street	50' x 105'	50	5603 Wyndale Avenue	19' 8" X 125'
			99	5903 Windsor Street	17'.66" X 64'			
			100	7931 Woolston Avenue	16' 1" X 103'			

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- 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.
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Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com