

**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 13, 2024  
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2409	2001	661 NORTH SICKELS STREET 19131	4TH WD.	616 SQ. FT.	2409	2036	2608 NORTH JESSUP STREET 19133-1406	37TH WD.	896 SQ. FT.
2409	2002	215 NORTH 60TH STREET 19139	4TH WD.	1,061 SQ. FT.	2409	2037	1230 WEST TUCKER STREET 19133-1118	37TH WD.	812 SQ. FT.
2409	2003	5615 HUNTER STREET 19131	4TH WD.	1,200 SQ. FT.	2409	2038	1314 WEST SELTZER STREET 19132-2714	37TH WD.	721 SQ. FT.
2409	2004	1519 NORTH 58TH STREET 19131	4TH WD.	1,155 SQ. FT.	2409	2039	1039 WEST MONMOUTH STREET 19133-1839	37TH WD.	630 SQ. FT.
2409	2005	2730 NORTH 23RD STREET 19132-3218	11TH WD.	879 SQ. FT.	2409	2040	3133 PENNOCK STREET 19132	38TH WD.	609 SQ. FT.
2409	2006	3031 RORER STREET 19134	7TH WD.	728 SQ. FT.	2409	2041	2645 DEACON STREET 19129	38TH WD.	700 SQ. FT.
2409	2007	3429 NORTH PALETHORP STREET 19140	7TH WD.	861 SQ. FT.	2409	2042	2625 SOUTH 62ND STREET 19142	40TH WD.	1,096 SQ. FT.
2409	2008	3302 NORTH PALETHROP STREET 19140	7TH WD.	725 SQ. FT.	2409	2043	6117 WHEELER STREET 19142	40TH WD.	1,072 SQ. FT.
2409	2009	3342 NORTH 18TH STREET 19140	11TH WD.	1,486 SQ. FT.	2409	2044	2239 BONAFFON STREET 19142	40TH WD.	931 SQ. FT.
2409	2010	5518 MORTON STREET 19144	12TH WD.	1,641 SQ. FT.	2409	2045	6706 MARSDEN STREET 19135	41ST WD.	1,193 SQ. FT.
2409	2011	33 MANHEIM STREET 19144	12TH WD.	2,824 SQ. FT.	2409	2046	3760 NORTH 9TH STREET 19140	43RD WD.	816 SQ. FT.
2409	2012	1427 WEST VENANGO STREET 19140	13TH WD.	1,552 SQ. FT.	2409	2047	3814 NORTH PERCY STREET 19140	43RD WD.	720 SQ. FT.
2409	2013	2134 WEST ERIE AVENUE 19140	13TH WD.	1,850 SQ. FT.	2409	2048	1813 EAST MADISON STREET 19134	45TH WD.	1,360 SQ. FT.
2409	2014	1911 WEST HUNTING PARK AVENUE 19140	13TH WD.	1,065 SQ. FT.	2409	2049	3439 ALMOND STREET 19134	45TH WD.	954 SQ. FT.
2409	2015	3863 NORTH 19TH STREET 19140	13TH WD.	1,411 SQ. FT.	2409	2050	2039 SIGEL STREET 19145	48TH WD.	658 SQ. FT.
2409	2016	2016 NORTH HANCOCK STREET 19122	18TH WD.	854 SQ. FT.	2409	2051	1928 SOUTH BONSALL STREET 19145	48TH WD.	700 SQ. FT.
2409	2017	2263 NORTH 18TH STREET 19132	16TH WD.	987 SQ. FT.	2409	2052	2358 77TH AVENUE 19150	50TH WD.	1,909 SQ. FT.
2409	2018	2058 WEST GLENWOOD AVENUE 19132	16TH WD.	979 SQ. FT.	2409	2053	2373 77TH AVENUE 19150	50TH WD.	1,908 SQ. FT.
2409	2019	6051 EAST WISTER STREET 19138	17TH WD.	1,890 SQ. FT.	2409	2054	8101 GILBERT STREET 19150	50TH WD.	9,969 SQ. FT.
2409	2020	2117 NORTH PHILIP STREET 19122	19TH WD.	612 SQ. FT.	2409	2055	8427 THOURON AVENUE 19150	50TH WD.	2,160 SQ. FT.
2409	2021	3238 NORTH 5TH STREET 19140	19TH WD.	936 SQ. FT.	2409	2056	1248 SOUTH PEACH STREET 19143	51ST WD.	750 SQ. FT.
2409	2022	1410 KINGS PLACE 19122	20TH WD.	1,800 SQ. FT.	2409	2057	1625 SOUTH 53RD STREET 19143	51ST WD.	1,120 SQ. FT.
2409	2023	3174 SOUTH 18TH STREET 19145	26TH WD.	1,424 SQ. FT.	2409	2058	5441 FLORENCE AVENUE 19143	51ST WD.	1,024 SQ. FT.
2409	2024	6734 BASS STREET 19119	22ND WD.	770 SQ. FT.	2409	2059	1651 SOUTH YEWALL STREET 19143	51ST WD.	833 SQ. FT.
2409	2025	434 WEST MOUNT PLEASANT AVENUE 19119	22ND WD.	9,386 SQ. FT.	2409	2060	1663 SOUTH 55TH STREET 19143	51ST WD.	975 SQ. FT.
2409	2026	4355 PEARCE STREET 19124	23RD WD.	1,950 SQ. FT.	2409	2061	3137 FRIENDSHIP STREET 19149-1521	55TH WD.	1,885 SQ. FT.
2409	2027	1663 FILLMORE STREET 19124	23RD WD.	578 SQ. FT.	2409	2062	5837 CRITTENDEN STREET 19138-1932	59TH WD.	1,401 SQ. FT.
2409	2028	765 NORTH 39TH STREET 19104	24TH WD.	1,200 SQ. FT.	2409	2063	158 SPARKS STREET 19120-1945	61ST WD.	900 SQ. FT.
2409	2029	2645 EAST SOMERSET STREET 19134	25TH WD.	1,908 SQ. FT.	2409	2064	182 EAST FARISTON DRIVE 19120-1006	61ST WD.	1,600 SQ. FT.
2409	2030	2862 EMERALD STREET 19134	25TH WD.	2,654 SQ. FT.	2409	2065	527 STRAHLE STREET 19111-1317	63RD WD.	2,773 SQ. FT.
2409	2031	2212 CORAL STREET 19125-1512	31ST WD.	862 SQ. FT.	2409	2066	3532 BLEIGH AVENUE 19136-3808	64TH WD.	1,616 SQ. FT.
2409	2032	2023 NORTH STILLMAN STREET 19121-5208	32ND WD.	832 SQ. FT.	2409	2067	3528 CHIPPENDALE AVENUE 19136-3506	64TH WD.	1,616 SQ. FT.
2409	2033	6553 HAVERFORD AVENUE 19151-3740	34TH WD.	3,337 SQ. FT.	2409	2068	10216 ALBEMARLE LANE 19114-1202	66TH WD.	2,299 SQ. FT.
2409	2034	50 NORTH MILLICK STREET 19139-2324	34TH WD.	1,005 SQ. FT.	2409	2069	249-51 NORTH 2ND STREET UNIT P3 19106-1243	5TH WD.	225 SQ. FT.
2409	2035	2626 LATONA STREET 19146-3810	36TH WD.	651 SQ. FT.	2409	2070	1920 CHESTNUT STREET #22 19103-4634	8TH WD.	913 SQ. FT.

**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](http://www.OfficeofPhiladelphiaSheriff.com)