

**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. January 24, 2025  
at <https://www.bid4assets.com/philadelphia Rochelle Bilal, Sheriff>

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2501	4001	639 FEDERAL STREET 19147	2ND WD.	1,092 SQ. FT.	2501	4038	5337 THOMAS AVENUE 19143	51ST WD.	2,488 SQ. FT.
2501	4002	34 SOUTH SALFORD STREET 19139	3RD WD.	944 SQ. FT.	2501	4039	2019 SOUTH 57TH STREET 19143	51ST WD.	1,200 SQ. FT.
2501	4003	5862 LARCHWOOD AVENUE 19143	3RD WD.	1,324 SQ. FT.	2501	4040	3042 RUTH STREET 19134	25TH WD.	700 SQ. FT.
2501	4004	5413 SPRING STREET 19139	4TH WD.	675 SQ. FT.	2501	4041	1635 PORTER STREET 19145	26TH WD.	962 SQ. FT.
2501	4005	1926 PRATT STREET 19124	62ND WD.	1,366 SQ. FT.	2501	4042	2419 NORTH 28TH STREET 19132	28TH WD.	924 SQ. FT.
2501	4006	5550 WEST OXFORD STREET 19131	4TH WD.	1,476 SQ. FT.	2501	4043	2445 NORTH 28TH STREET 19132	28TH WD.	924 SQ. FT.
2501	4007	135 NORTH HOBART STREET 19139	4TH WD.	1,037 SQ. FT.	2501	4044	2548 NORTH STANLEY STREET 19132	28TH WD.	709 SQ. FT.
2501	4008	1526 NORTH 56TH STREET 19131	4TH WD.	1,550 SQ. FT.	2501	4045	2906 WEST NEVADA STREET 19132	28TH WD.	540 SQ. FT.
2501	4009	2833 BOUDINOT STREET 19134	7TH WD.	725 SQ. FT.	2501	4046	1627 SEYBERT STREET 19121	47TH WD.	924 SQ. FT.
2501	4010	157 WEST THAYER STREET 19140	7TH WD.	798 SQ. FT.	2501	4047	2608 TULIP STREET 19125	31ST WD.	665 SQ. FT.
2501	4011	1610 WEST TORONTO STREET 19132	11TH WD.	798 SQ. FT.	2501	4048	2715 EAST THOMPSON STREET 19134	31ST WD.	650 SQ. FT.
2501	4012	3323 NORTH GRATZ STREET 19140	11TH WD.	1,165 SQ. FT.	2501	4049	2631 EAST DAUPHIN STREET 19125	31ST WD.	826 SQ. FT.
2501	4013	5033 KEYSER STREET 19144	12TH WD.	2,000 SQ. FT.	2501	4050	1849 NORTH BUCKNELL STREET 19121	32ND WD.	658 SQ. FT.
2501	4014	1940 ROWAN STREET 19140	13TH WD.	1,323 SQ. FT.	2501	4051	1930 NORTH NEWKIRK STREET 19121	32ND WD.	769 SQ. FT.
2501	4015	1610 WEST WINGOHOCKING STREET 19140	13TH WD.	941 SQ. FT.	2501	4052	2140 NORTH NEWKIRK STREET 19121	32ND WD.	672 SQ. FT.
2501	4016	1517 WEST TUCKER STREET 19132	16TH WD.	644 SQ. FT.	2501	4053	1911 NORTH NAPA STREET 19121	32ND WD.	720 SQ. FT.
2501	4017	2313 NORTH 19TH STREET 19132	16TH WD.	1,088 SQ. FT.	2501	4054	1760 NORTH TANEY STREET 19121	32ND WD.	776 SQ. FT.
2501	4018	2107 CHURCH LANE 19138	17TH WD.	1,572 SQ. FT.	2501	4055	618 EAST LIPPINCOTT STREET 19134	33RD WD.	713 SQ. FT.
2501	4019	4861 NORTH BOUVIER STREET 19141	17TH WD.	851 SQ. FT.	2501	4056	613 EAST ALLEGHENY AVENUE 19134	33RD WD.	1,964 SQ. FT.
2501	4020	5910 NORTH 19TH STREET 19141	17TH WD.	1,360 SQ. FT.	2501	4057	1651 WORRELL STREET 19124	33RD WD.	1,245 SQ. FT.
2501	4021	6225 NORTH LAMBERT STREET 19138	17TH WD.	1,200 SQ. FT.	2501	4058	328 NORTH ROBINSON STREET 19139	34TH WD.	1,028 SQ. FT.
2501	4022	1740 NORTH BODINE STREET 19122	18TH WD.	576 SQ. FT.	2501	4059	347 NORTH FELTON STREET 19139	34TH WD.	1,455 SQ. FT.
2501	4023	1748 NORTH BODINE STREET 19122	18TH WD.	552 SQ. FT.	2501	4060	1230 NORTH 60TH STREET 19151	34TH WD.	1,658 SQ. FT.
2501	4024	1750 NORTH BODINE STREET 19122	18TH WD.	840 SQ. FT.	2501	4061	1464 NORTH 60TH STREET 19151	34TH WD.	1,322 SQ. FT.
2501	4025	2023 NORTH 4TH STREET 19122	18TH WD.	840 SQ. FT.	2501	4062	1423 NORTH EDGEWOOD STREET 19151	34TH WD.	1,050 SQ. FT.
2501	4026	2309 NORTH 6TH STREET 19133	19TH WD.	720 SQ. FT.	2501	4063	1013 NORTH 66TH STREET 19151	34TH WD.	1,005 SQ. FT.
2501	4027	3220 NORTH 5TH STREET 19140	19TH WD.	936 SQ. FT.	2501	4064	2617 ANNIN STREET 19146	36TH WD.	518 SQ. FT.
2501	4028	3236 NORTH 5TH STREET 19140	19TH WD.	936 SQ. FT.	2501	4065	2045 MOORE STREET 19145	36TH WD.	910 SQ. FT.
2501	4029	2162 NORTH 7TH STREET 19122	20TH WD.	952 SQ. FT.	2501	4066	2639 NORTH JESSUP STREET 19133	37TH WD.	896 SQ. FT.
2501	4030	4138 ORCHARD STREET 19124	23RD WD.	1,651 SQ. FT.	2501	4067	2248 NORTH 12TH STREET 19133	37TH WD.	1,202 SQ. FT.
2501	4031	3718 ASPEN STREET 19104	24TH WD.	994 SQ. FT.	2501	4068	2342 NORTH FAWN STREET 19133	37TH WD.	658 SQ. FT.
2501	4032	3909 FOLSOM STREET 19104	24TH WD.	1,022 SQ. FT.	2501	4069	926 WEST YORK STREET 19133	37TH WD.	1,332 SQ. FT.
2501	4033	737 NORTH 38TH STREET 19104	24TH WD.	1,165 SQ. FT.	2501	4070	3018 NORTH MARSHALL STREET 19133	37TH WD.	1,338 SQ. FT.
2501	4034	2513 EAST AUBURN STREET 19134	25TH WD.	504 SQ. FT.	2501	4071	3161 NORTH DARIEN STREET 19133	37TH WD.	560 SQ. FT.
2501	4035	2008 MERCY STREET 19145	48TH WD.	658 SQ. FT.	2501	4072	3010 NORTH WARNOCK STREET 19133	37TH WD.	700 SQ. FT.
2501	4036	2110 EAST WILLIAM STREET 19134	25TH WD.	861 SQ. FT.	2501	4073	2820 NORTH 11TH STREET 19133	37TH WD.	1,504 SQ. FT.
2501	4037	2060 EAST ELKHART STREET 19134	25TH WD.	952 SQ. FT.	2501	4074	2848 NORTH 11TH STREET 19133	37TH WD.	1,504 SQ. FT.

continued on next page

**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)

**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. January 24, 2025  
 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2501	4075	2850 NORTH 11TH STREET 19133	37TH WD.	1,504 SQ. FT.	2501	4088	6716 GUYER AVENUE 19142	40TH WD.	1,105 SQ. FT.
2501	4076	2712 NORTH MARVINE STREET 19133	37TH WD.	1,050 SQ. FT.	2501	4089	3541 NORTH 13TH STREET 19140	43RD WD.	919 SQ. FT.
2501	4077	2858 NORTH PARK AVENUE 19132	37TH WD.	893 SQ. FT.	2501	4090	5127 CHANCELLOR STREET 19139	60TH WD.	1,235 SQ. FT.
2501	4078	1346 WEST SELTZER STREET 19132	37TH WD.	704 SQ. FT.	2501	4091	3918 NORTH PERCY STREET 19140	43RD WD.	720 SQ. FT.
2501	4079	915 WEST SELTZER STREET 19133	37TH WD.	546 SQ. FT.	2501	4092	165 NORTH 51ST STREET 19139	44TH WD.	825 SQ. FT.
2501	4080	1234 WEST SOMERSET STREET 19133	37TH WD.	1,120 SQ. FT.	2501	4093	228 NORTH PEACH STREET 19139	44TH WD.	765 SQ. FT.
2501	4081	3010 NORTH 26TH STREET 19132	38TH WD.	800 SQ. FT.	2501	4094	5063 BROWN STREET 19131	44TH WD.	1,120 SQ. FT.
2501	4082	3126 PENNOCK STREET 19132	38TH WD.	609 SQ. FT.	2501	4095	446 FARSON STREET 19139	44TH WD.	802 SQ. FT.
2501	4083	731 RITNER STREET 19148	39TH WD.	960 SQ. FT.	2501	4096	5036 WESTMINSTER AVENUE 19131	44TH WD.	879 SQ. FT.
2501	4084	6076 KINGSESSING AVENUE 19142	40TH WD.	1,200 SQ. FT.	2501	4097	5009 WESTMINSTER AVENUE 19131	44TH WD.	1,055 SQ. FT.
2501	4085	6542 ALLMAN STREET 19142	40TH WD.	828 SQ. FT.	2501	4098	710 SOUTH 56TH STREET 19143	46TH WD.	1,167 SQ. FT.
2501	4086	2119 COBBS CREEK PARKWAY 19142	40TH WD.	1,878 SQ. FT.	2501	4099	2708 BOUDINOT STREET 19134	7TH WD.	1,792 SQ. FT.
2501	4087	2552 SOUTH 72ND STREET 19142	40TH WD.	1,248 SQ. FT.	2501	4100	2710 BOUDINOT STREET 19134	7TH WD.	1,792 SQ. FT.

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

For the full online version of the Legal Intelligencer