

**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. February 21, 2025  
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
Book	Writ	Address2	Ward	Dimensions	2502	4037	2049 WEST YORK STREET 19132	16TH WD.	855 SQ. FT.
2502	4001	131 REED STREET 19147	1ST WD.	531 SQ. FT.	2502	4038	2019 WEST BOSTON STREET 19132	16TH WD.	816 SQ. FT.
2502	4002	46 SOUTH 61ST STREET 19139	3RD WD.	1,213 SQ. FT.	2502	4039	2060 WEST GLENWOOD AVENUE 19132	16TH WD.	775 SQ. FT.
2502	4003	5824 WASHINGTON AVENUE 19143	3RD WD.	1,280 SQ. FT.	2502	4040	1613 NORTH LAWRENCE STREET 19122	18TH WD.	612 SQ. FT.
2502	4004	6030 COBBS CREEK PARKWAY 19143	3RD WD.	2,215 SQ. FT.	2502	4041	2144 NORTH 5TH STREET 19122	19TH WD.	810 SQ. FT.
2502	4005	721 SOUTH 60TH STREET 19143	3RD WD.	1,566 SQ. FT.	2502	4042	56 EAST HORTTTER STREET 19119	22ND WD.	1,136 SQ. FT.
2502	4006	1213 SOUTH EDGEWOOD STREET 19143	3RD WD.	960 SQ. FT.	2502	4043	1902 KINSEY STREET 19124	23RD WD.	1,561 SQ. FT.
2502	4007	5451 SPRING STREET 19139	4TH WD.	675 SQ. FT.	2502	4044	1672 MEADOW STREET 19124	23RD WD.	789 SQ. FT.
2502	4008	119 NORTH YEW DALL STREET 19139	4TH WD.	834 SQ. FT.	2502	4045	1509 ARROTT STREET 19124	23RD WD.	1,891 SQ. FT.
2502	4009	56 NORTH CONESTOGA STREET 19139	4TH WD.	960 SQ. FT.	2502	4046	4734 DARRAH STREET 19124	23RD WD.	1,258 SQ. FT.
2502	4010	161 NORTH VODGES STREET 19139	4TH WD.	866 SQ. FT.	2502	4047	5114 WHITAKER AVENUE 19124	23RD WD.	1,568 SQ. FT.
2502	4011	1330 NORTH 54TH STREET 19131	4TH WD.	1,516 SQ. FT.	2502	4048	2944 RICHMOND STREET 19134	25TH WD.	1,610 SQ. FT.
2502	4012	1435 NORTH 55TH STREET 19131	4TH WD.	1,558 SQ. FT.	2502	4049	2106 EAST CLEMENTINE STREET 19134	25TH WD.	750 SQ. FT.
2502	4013	1330 NORTH 55TH STREET 19131	4TH WD.	1,575 SQ. FT.	2502	4050	2068 EAST ALLEGHENY AVENUE 19134	25TH WD.	1,258 SQ. FT.
2502	4014	5918 CALLOWHILL STREET 19151	4TH WD.	729 SQ. FT.	2502	4051	3037 CORAL STREET 19134	25TH WD.	770 SQ. FT.
2502	4015	720 NORTH 43RD STREET 19104	6TH WD.	5,400 SQ. FT.	2502	4052	2943 WEST GORDON STREET 19132	28TH WD.	756 SQ. FT.
2502	4016	835 HUTTON STREET 19104	6TH WD.	765 SQ. FT.	2502	4053	2931 WEST FLORA STREET 19121	29TH WD.	700 SQ. FT.
2502	4017	2938 NORTH MASCHER STREET 19133	7TH WD.	679 SQ. FT.	2502	4054	1830 NORTH CROSKY STREET 19121	32ND WD.	1,095 SQ. FT.
2502	4018	3062 ROSEHILL STREET 19134	7TH WD.	1,057 SQ. FT.	2502	4055	2832 WEST GLENWOOD AVENUE 19121	32ND WD.	1,010 SQ. FT.
2502	4019	4350 NORTH ORIANNA STREET 19140	7TH WD.	690 SQ. FT.	2502	4056	1721 NORTH HOLLYWOOD STREET 19121	32ND WD.	750 SQ. FT.
2502	4020	315 EAST WESTMORELAND STREET 19134	7TH WD.	1,050 SQ. FT.	2502	4057	621 EAST HILTON STREET 19134	33RD WD.	932 SQ. FT.
2502	4021	6629 LIMEKILN PIKE 19138	10TH WD.	1,227 SQ. FT.	2502	4058	951 EAST ONTARIO STREET 19134	33RD WD.	1,158 SQ. FT.
2502	4022	1704 WYNSAM STREET 19138	10TH WD.	2,000 SQ. FT.	2502	4059	6135 ARCH STREET 19139	34TH WD.	939 SQ. FT.
2502	4023	2742 NORTH 22ND STREET 19132	11TH WD.	914 SQ. FT.	2502	4060	304 NORTH EDGEWOOD STREET 19139	34TH WD.	1,995 SQ. FT.
2502	4024	3348 NORTH 15TH STREET 19140	11TH WD.	2,125 SQ. FT.	2502	4061	410-12 NORTH EDGEWOOD STREET 19151	34TH WD.	3,375 SQ. FT.
2502	4025	5111 LENA STREET 19144	12TH WD.	834 SQ. FT.	2502	4062	7309 WOODCREST AVENUE 19151	34TH WD.	1,499 SQ. FT.
2502	4026	5034 WAKEFIELD STREET 19144	12TH WD.	946 SQ. FT.	2502	4063	555 ALLENGROVE STREET 19120	35TH WD.	1,533 SQ. FT.
2502	4027	343 WEST PENN STREET 19144	12TH WD.	954 SQ. FT.	2502	4064	215 HIGBEE STREET 19111	35TH WD.	1,212 SQ. FT.
2502	4028	440 WINONA STREET 19144	12TH WD.	2,575 SQ. FT.	2502	4065	1444 SOUTH ETTING STREET 19146	36TH WD.	708 SQ. FT.
2502	4029	1423 LENOX AVENUE 19140	13TH WD.	1,008 SQ. FT.	2502	4066	2608 NORTH SARTAIN STREET 19133	37TH WD.	560 SQ. FT.
2502	4030	1922 WEST AIRDRIE STREET 19140	13TH WD.	818 SQ. FT.	2502	4067	1220 WEST HAZZARD STREET 19133	37TH WD.	665 SQ. FT.
2502	4031	3724 NORTH BOUVIER STREET 19140	13TH WD.	1,182 SQ. FT.	2502	4068	1227 WEST HAZZARD STREET 19133	37TH WD.	593 SQ. FT.
2502	4032	1930 DALKEITH STREET 19140	13TH WD.	364 SQ. FT.	2502	4069	909 WEST HUNTINGDON STREET 19133	37TH WD.	1,008 SQ. FT.
2502	4033	1605 ROWAN STREET 19140	13TH WD.	893 SQ. FT.	2502	4070	3135 NORTH SHERIDAN STREET 19133	37TH WD.	698 SQ. FT.
2502	4034	2415 NORTH 15TH STREET 19132	16TH WD.	1,741 SQ. FT.	2502	4071	3139 NORTH PERCY STREET 19133	37TH WD.	680 SQ. FT.
2502	4035	2205 NORTH CHADWICK STREET 19132	16TH WD.	755 SQ. FT.	2502	4072	3111 NORTH 10TH STREET 19133	37TH WD.	946 SQ. FT.
2502	4036	2524 NORTH COLORADO STREET 19132	16TH WD.	686 SQ. FT.	2502	4073	2708 NORTH WARNOCK STREET 19133	37TH WD.	854 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:

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

continued from previous page

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2502	4074	2714 NORTH WARNOCK STREET 19133	37TH WD.	854 SQ. FT.	2502	4088	4547 NORTH 5TH STREET 19140	42ND WD.	1,170 SQ. FT.
2502	4075	3017 NORTH MARVINE STREET 19133	37TH WD.	812 SQ. FT.	2502	4089	1315 WEST VICTORIA STREET 19140	43RD WD.	704 SQ. FT.
2502	4076	1329 WEST SELTZER STREET 19132	37TH WD.	900 SQ. FT.	2502	4090	3523 NORTH 13TH STREET 19140	43RD WD.	1,030 SQ. FT.
2502	4077	1322 WEST AUBURN STREET 19132	37TH WD.	543 SQ. FT.	2502	4091	3927 NORTH 7TH STREET 19140	43RD WD.	1,110 SQ. FT.
2502	4078	1324 WEST AUBURN STREET 19132	37TH WD.	560 SQ. FT.	2502	4092	4447 NORTH MARSHALL STREET 19140	43RD WD.	720 SQ. FT.
2502	4079	1303 WEST AUBURN STREET 19132	37TH WD.	543 SQ. FT.	2502	4093	4249 NORTH 8TH STREET 19140	43RD WD.	1,046 SQ. FT.
2502	4080	1214 WEST CAMBRIA STREET 19133	37TH WD.	1,200 SQ. FT.	2502	4094	4265 NORTH DARIEN STREET 19140	43RD WD.	593 SQ. FT.
2502	4081	2813 NORTH RINGGOLD STREET 19132	38TH WD.	664 SQ. FT.	2502	4095	48 NORTH LINDENWOOD STREET 19139	44TH WD.	855 SQ. FT.
2502	4082	2850 WINTON STREET 19145	48TH WD.	756 SQ. FT.	2502	4096	4841 OGDEN STREET 19139	44TH WD.	942 SQ. FT.
2502	4083	6082 UPLAND STREET 19142	40TH WD.	841 SQ. FT.	2502	4097	5127 WEST STILES STREET 19131	44TH WD.	1,497 SQ. FT.
2502	4084	2534 SOUTH 61ST STREET 19142	40TH WD.	1,119 SQ. FT.	2502	4098	3436 BELGRADE STREET 19134	45TH WD.	1,170 SQ. FT.
2502	4085	2519 SOUTH GROSS STREET 19142	40TH WD.	700 SQ. FT.	2502	4099	3471 HELEN STREET 19134	45TH WD.	1,118 SQ. FT.
2502	4086	6360 THEODORE STREET 19142	40TH WD.	840 SQ. FT.	2502	4100	1635 SYBERT STREET 19121	47TH WD.	924 SQ. FT.
2502	4087	319 WEST RAYMOND STREET 19140	42ND WD.	724 SQ. FT.					

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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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