

**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. August 27, 2024  
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff**

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2408	4001	171 WEST QUEEN LANE 19144	12TH WD.	2,375 SQ. FT.	2408	4036	3040 COLLINS STREET 19134	25TH WD.	591 SQ. FT.
2408	4002	5670 MORTON STREET 19144	12TH WD.	1,260 SQ. FT.	2408	4037	5109 MARION STREET 19144	12TH WD.	1,463 SQ. FT.
2408	4003	837 EAST CHELTEN AVENUE 19138	59TH WD.	3,865 SQ. FT.	2408	4038	2034 GERMANTOWN AVENUE 19122	18TH WD.	1,248 SQ. FT.
2408	4004	1921 WEST HILTON STREET 19140	11TH WD.	924 SQ. FT.	2408	4039	1216 GREYLOCK STREET 19143	27TH WD.	719 SQ. FT.
2408	4005	2102 WEST WESTMORELAND STREET 19140	11TH WD.	792 SQ. FT.	2408	4040	2529 NORTH 17TH STREET 19132	16TH WD.	1,041 SQ. FT.
2408	4006	99 COLLOM STREET 19144	12TH WD.	2,400 SQ. FT.	2408	4041	1842 NORTH BUCKNELL STREET 19121	32ND WD.	651 SQ. FT.
2408	4007	4837 NORTH 8TH STREET 19120	49TH WD.	1,091 SQ. FT.	2408	4042	2825 NORTH 9TH STREET 19133	37TH WD.	963 SQ. FT.
2408	4008	4918-24 LAURENS STREET 19144	13TH WD.	6,420 SQ. FT.	2408	4043	2913 E STREET 19134	33RD WD.	1,106 SQ. FT.
2408	4009	3634 NORTH 22ND STREET 19140	13TH WD.	2,800 SQ. FT.	2408	4044	4547 NORTH 19TH STREET 19140	13TH WD.	1,266 SQ. FT.
2408	4010	4548 WAYNE AVENUE 19144	13TH WD.	1,691 SQ. FT.	2408	4045	6429 UPLAND STREET 19142	40TH WD.	700 SQ. FT.
2408	4011	4652 STENTON AVENUE 19144	12TH WD.	854 SQ. FT.	2408	4046	3423 NORTH 11TH STREET 19140	43RD WD.	1,500 SQ. FT.
2408	4012	2830 WEST CLEMENTINE STREET 19132	38TH WD.	868 SQ. FT.	2408	4047	3643 NORTH 11TH STREET 19140	43RD WD.	1,246 SQ. FT.
2408	4013	228 SOUTH ITHAN STREET 19139	60TH WD.	900 SQ. FT.	2408	4048	5123 FOLSOM STREET 19139	44TH WD.	750 SQ. FT.
2408	4014	1916 WEST LAVEER STREET 19141	17TH WD.	1,392 SQ. FT.	2408	4049	2122 EAST STELLA STREET 19134	25TH WD.	689 SQ. FT.
2408	4015	5342 YOCUM STREET 19143	51ST WD.	767 SQ. FT.	2408	4050	2143 PALETHORP STREET 19122	19TH WD.	520 SQ. FT.
2408	4016	2220 WEST HUNTINGDON STREET 19132	16TH WD.	1,290 SQ. FT.	2408	4051	2935 NORTH REESE STREET 19133	19TH WD.	910 SQ. FT.
2408	4017	1235 WEST SERGEANT STREET 19133	37TH WD.	665 SQ. FT.	2408	4052	1227 WEST SILVER STREET 19133	37TH WD.	1,073 SQ. FT.
2408	4018	2612 WEST MONTGOMERY AVENUE 19121	32ND WD.	1,245 SQ. FT.	2408	4053	1943 NORTH MARSHALL STREET 19122	20TH WD.	884 SQ. FT.
2408	4019	1338 WEST SELTZER STREET 19132	37TH WD.	702 SQ. FT.	2408	4054	5517 HUNTER STREET 19131	4TH WD.	1,404 SQ. FT.
2408	4020	3020 ARBOR STREET 19134	7TH WD.	653 SQ. FT.	2408	4055	1829 TITAN STREET 19146	36TH WD.	825 SQ. FT.
2408	4021	1606 DOUNTON STREET 19140	13TH WD.	700 SQ. FT.	2408	4056	2331 WEST YORK STREET 19132	16TH WD.	813 SQ. FT.
2408	4022	2114 GOULD STREET 19142	40TH WD.	700 SQ. FT.	2408	4057	5427 REGENT STREET 19143	51ST WD.	900 SQ. FT.
2408	4023	2331 MCCLELLAN STREET 19145	48TH WD.	726 SQ. FT.	2408	4058	2857 NORTH MARSTON STREET 19132	38TH WD.	930 SQ. FT.
2408	4024	5925 CATHARINE STREET 19143	3RD WD.	2,338 SQ. FT.	2408	4059	876 NORTH 49TH STREET 19139	44TH WD.	1,005 SQ. FT.
2408	4025	2930 RUTLEDGE STREET 19134	7TH WD.	546 SQ. FT.	2408	4060	2428 NORTH BOUVIER STREET 19132	16TH WD.	676 SQ. FT.
2408	4026	2547 NORTH MOLE STREET 19132	16TH WD.	547 SQ. FT.	2408	4061	2228 WEST SERGEANT STREET 19132	16TH WD.	793 SQ. FT.
2408	4027	2155 NORTH FRANKLIN STREET 19122	20TH WD.	920 SQ. FT.	2408	4062	3343 NORTH 19TH STREET 19140	11TH WD.	1,566 SQ. FT.
2408	4028	123 NORTH 57TH STREET 19139	4TH WD.	827 SQ. FT.	2408	4063	4330 LORING STREET 19136	41ST WD.	1,079 SQ. FT.
2408	4029	922 WEST BOSTON STREET 19133	37TH WD.	720 SQ. FT.	2408	4064	5814 CRITTENDEN STREET 19138	59TH WD.	1,300 SQ. FT.
2408	4030	5104 BROWN STREET 19139	44TH WD.	992 SQ. FT.	2408	4065	1719 WEST BUTLER STREET 19140	13TH WD.	1,213 SQ. FT.
2408	4031	1707 NORTH 21ST STREET 19121	47TH WD.	1,293 SQ. FT.	2408	4066	548 WEST CHEW AVENUE 19120	61ST WD.	2,437 SQ. FT.
2408	4032	2112 NORTH 28TH STREET 19121	32ND WD.	1,050 SQ. FT.	2408	4067	1016 WEST COLONA STREET 19133	37TH WD.	1,140 SQ. FT.
2408	4033	2316 NORTH 22ND STREET 19132	16TH WD.	1,088 SQ. FT.	2408	4068	1044 WEST DAUPHIN STREET 19133	37TH WD.	956 SQ. FT.
2408	4034	2929 NORTH 12TH STREET 19133	37TH WD.	1,125 SQ. FT.	2408	4069	2600 SOUTH DEWEY STREET 19142	40TH WD.	1,119 SQ. FT.
2408	4035	5117 NORTH FAIRHILL STREET 19120	49TH WD.	1,526 SQ. FT.	2408	4070	1456 NORTH DOVER STREET 19121	29TH WD.	700 SQ. FT.
					2408	4071	2732 KENSINGTON AVENUE 19134	7TH WD.	1,104 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. August 27, 2024  
 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

continued from previous page

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2408	4072	5147 FOLSOM STREET 19139	44TH WD.	750 SQ. FT.	2408	4087	220 LOCUST STREET APT 26ES 19106	5TH WD.	522 SQ. FT.
2408	4073	5223 RODMAN STREET 19143	46TH WD.	840 SQ. FT.	2408	4088	2227 NORTH FRANKLIN STREET 19133	37TH WD.	996 SQ. FT.
2408	4074	453 EAST CAMBRIA STREET 19134	7TH WD.	779 SQ. FT.	2408	4089	2916 WEST ARIZONA STREET 19132	28TH WD.	616 SQ. FT.
2408	4075	2802 NORTH BAMBREY STREET 19132	38TH WD.	631 SQ. FT.	2408	4090	2710 BOUDINOT STREET 19134	7TH WD.	1,792 SQ. FT.
2408	4076	6204 CALLOWHILL STREET 19151	34TH WD.	1,127 SQ. FT.	2408	4091	1944 WEST CAREY STREET 19140	13TH WD.	837 SQ. FT.
2408	4077	2730 NORTH MARVINE STREET 19133	37TH WD.	1,125 SQ. FT.	2408	4092	110 NORTH 60TH STREET 19139	34TH WD.	1,056 SQ. FT.
2408	4078	4322 LEIPER STREET 19124	23RD WD.	2,429 SQ. FT.	2408	4093	1656 SOUTH CONESTOGA STREET 19143	51ST WD.	833 SQ. FT.
2408	4079	2409 NORTH 7TH STREET 19133	37TH WD.	2,400 SQ. FT.	2408	4094	2138 NORTH FAIRHILL STREET 19122	19TH WD.	876 SQ. FT.
2408	4080	2948 NORTH ORIANNA STREET 19133	19TH WD.	658 SQ. FT.	2408	4095	3113 WEST CUMBERLAND STREET 19132	28TH WD.	1,181 SQ. FT.
2408	4081	2809 JASPER STREET 19134	25TH WD.	1,183 SQ. FT.	2408	4096	2405 WEST LEHIGH AVENUE 19132	28TH WD.	1,159 SQ. FT.
2408	4082	6038 CHESTER AVENUE 19142	40TH WD.	1,039 SQ. FT.	2408	4097	2347 SOUTH BEULAH STREET 19148	39TH WD.	700 SQ. FT.
2408	4083	1133 WEST CUMBERLAND STREET 19133	37TH WD.	986 SQ. FT.	2408	4098	2768 NORTH RINGGOLD STREET 19132	28TH WD.	675 SQ. FT.
2408	4084	2204 NORTH 11TH STREET 19133	37TH WD.	1,085 SQ. FT.	2408	4099	537 MAYLAND STREET 19144	59TH WD.	1,376 SQ. FT.
2408	4085	2306 NORTH BOUVIER STREET 19132	16TH WD.	676 SQ. FT.	2408	4100	5206 BURTON STREET 19124	62ND WD.	840 SQ. FT.
2408	4086	2632 NORTH 9TH STREET 19133	37TH WD.	1,455 SQ. FT.					

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

For the full online version of the Legal Intelligencer