

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. October 22, 2024  
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2410	4001	5721 HAVERFORD AVENUE 19131	4TH WD.	1,011 SQ. FT.	2410	4038	2455 NORTH 28TH STREET 19132	28TH WD.	924 SQ. FT.
2410	4002	781 PALLAS STREET 19104	6TH WD.	1,071 SQ. FT.	2410	4039	2739 NORTH DOVER STREET 19132	28TH WD.	791 SQ. FT.
2410	4003	432 EAST AUBURN STREET 19134	7TH WD.	994 SQ. FT.	2410	4040	2419 NORTH 29TH STREET 19132	28TH WD.	1,088 SQ. FT.
2410	4004	1934 INDEPENDENCE STREET 19138	10TH WD.	1,422 SQ. FT.	2410	4041	2631 WEST HAGERT STREET 19132	28TH WD.	5,755 SQ. FT.
2410	4005	2047 WEST INDIANA AVENUE 19132	11TH WD.	841 SQ. FT.	2410	4042	2503 NORTH DOUGLAS STREET 19132	28TH WD.	700 SQ. FT.
2410	4006	2715 NORTH OPAL STREET 19132	11TH WD.	788 SQ. FT.	2410	4043	3020 WEST NEVADA STREET 19132	28TH WD.	960 SQ. FT.
2410	4007	2760 NORTH BONSALL STREET 19132	11TH WD.	653 SQ. FT.	2410	4044	2437 HARLAN STREET 19121	29TH WD.	602 SQ. FT.
2410	4008	2957 JUDSON STREET 19132	11TH WD.	736 SQ. FT.	2410	4045	1833 EAST LETTERLY STREET 19125	31ST WD.	876 SQ. FT.
2410	4009	3015 JUDSON STREET 19132	11TH WD.	641 SQ. FT.	2410	4046	1812 JUDSON STREET 19121	32ND WD.	708 SQ. FT.
2410	4010	3319 NORTH 22ND STREET 19140	11TH WD.	1,280 SQ. FT.	2410	4047	1817 NORTH 24TH STREET 19121	32ND WD.	953 SQ. FT.
2410	4011	5556 DEVON STREET 19138	12TH WD.	4,356 SQ. FT.	2410	4048	1820 NORTH TAYLOR STREET 19121	32ND WD.	742 SQ. FT.
2410	4012	3713 NORTH 15TH STREET 19140	13TH WD.	1,280 SQ. FT.	2410	4049	2547 PAGE STREET 19121	32ND WD.	1,815 SQ. FT.
2410	4013	2269 YELLAND STREET 19140	13TH WD.	589 SQ. FT.	2410	4050	2940 FRENCH STREET 19121	32ND WD.	686 SQ. FT.
2410	4014	2229 RUFFNER STREET 19140	13TH WD.	675 SQ. FT.	2410	4051	1707 NORTH DOVER STREET 19121	32ND WD.	591 SQ. FT.
2410	4015	4601 NORTH 15TH STREET 19140	13TH WD.	1,200 SQ. FT.	2410	4052	3101 REACH STREET 19134	33RD WD.	813 SQ. FT.
2410	4016	4541 NORTH BOUVIER STREET 19140	13TH WD.	726 SQ. FT.	2410	4053	6149 MASTER STREET 19151	34TH WD.	735 SQ. FT.
2410	4017	1722 WEST WINGOHOCKING STREET 19140	13TH WD.	769 SQ. FT.	2410	4054	2510 NORTH ALDER STREET 19133	37TH WD.	672 SQ. FT.
2410	4018	332 MILNE STREET 19144	13TH WD.	1,371 SQ. FT.	2410	4055	2561 NORTH SARTAIN STREET 19133	37TH WD.	644 SQ. FT.
2410	4019	2530 NORTH 16TH STREET 19132	16TH WD.	990 SQ. FT.	2410	4056	1038 WEST DAUPHIN STREET 19133	37TH WD.	1,001 SQ. FT.
2410	4020	2428 NORTH CHADWICK STREET 19132	16TH WD.	667 SQ. FT.	2410	4057	3148 NORTH SHERIDAN STREET 19133	37TH WD.	700 SQ. FT.
2410	4021	2313 NORTH 17TH STREET 19132	16TH WD.	1,517 SQ. FT.	2410	4058	2952 NORTH 7TH STREET 19133	37TH WD.	990 SQ. FT.
2410	4022	2428 NORTH 19TH STREET 19132	16TH WD.	1,053 SQ. FT.	2410	4059	2851 NORTH FRANKLIN STREET 19133	37TH WD.	930 SQ. FT.
2410	4023	2330 NORTH GARNET STREET 19132	16TH WD.	649 SQ. FT.	2410	4060	2844 NORTH 8TH STREET 19133	37TH WD.	648 SQ. FT.
2410	4024	2332 NORTH GARNET STREET 19132	16TH WD.	649 SQ. FT.	2410	4061	2720 NORTH DARIEN STREET 19133	37TH WD.	585 SQ. FT.
2410	4025	2363 NORTH BEECHWOOD STREET 19132	16TH WD.	692 SQ. FT.	2410	4062	2746 NORTH DARIEN STREET 19133	37TH WD.	585 SQ. FT.
2410	4026	2210 WEST LEHIGH AVENUE 19132	16TH WD.	1,432 SQ. FT.	2410	4063	3127 NORTH 9TH STREET 19133	37TH WD.	841 SQ. FT.
2410	4027	2243 NORTH HANCOCK STREET 19133	19TH WD.	749 SQ. FT.	2410	4064	3147 NORTH 9TH STREET 19133	37TH WD.	841 SQ. FT.
2410	4028	2231 NORTH LEITHGOW STREET 19133	19TH WD.	1,508 SQ. FT.	2410	4065	3042 NORTH 10TH STREET 19133	37TH WD.	808 SQ. FT.
2410	4029	542 EDGLEY STREET 19122	19TH WD.	600 SQ. FT.	2410	4066	2712 NORTH WARNOCK STREET 19133	37TH WD.	854 SQ. FT.
2410	4030	921 FRENCH STREET 19122	20TH WD.	595 SQ. FT.	2410	4067	2806 NORTH 11TH STREET 19133	37TH WD.	1,598 SQ. FT.
2410	4031	4335 BOONE STREET #A 19128	21ST WD.	1,050 SQ. FT.	2410	4068	3009 NORTH MARVINE STREET 19133	37TH WD.	812 SQ. FT.
2410	4032	629 WEST WALNUT LANE 19144	21ST WD.	894 SQ. FT.	2410	4069	2716 NORTH MARVINE STREET 19133	37TH WD.	980 SQ. FT.
2410	4033	222 EAST HORTTER STREET 19119	22ND WD.	1,794 SQ. FT.	2410	4070	917 WEST STERNER STREET 19133	37TH WD.	564 SQ. FT.
2410	4034	3815 FOLSOM STREET 19104	24TH WD.	1,120 SQ. FT.	2410	4071	1300 WEST CAMBRIA STREET 19132	37TH WD.	1,455 SQ. FT.
2410	4035	2103 EAST BIRCH STREET 19134	25TH WD.	765 SQ. FT.	2410	4072	2813 NORTH TAYLOR STREET 19132	38TH WD.	623 SQ. FT.
2410	4036	1304 DIVINITY STREET 19143	27TH WD.	1,216 SQ. FT.	2410	4073	2961 NORTH TAYLOR STREET 19132	38TH WD.	704 SQ. FT.
2410	4037	1363 SOUTH PAXON STREET 19143	27TH WD.	855 SQ. FT.	2410	4074	2830 NORTH 25TH STREET 19132	38TH WD.	930 SQ. FT.

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**Conditions of Sheriff Sale for JUDICIAL TAX SALES**

1. 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).
2. 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.
3. 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).
4. 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.
5. 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.
6. 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.
7. 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.
8. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.
9. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
10. The tax servicer, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
11. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Hundred Dollars (\$100.00).
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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

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Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2410	4075	2929 NORTH STILLMAN STREET 19132	38TH WD.	644 SQ. FT.	2410	4088	4118 NORTH REESE STREET 19140	43RD WD.	860 SQ. FT.
2410	4076	2822 NORTH 26TH STREET 19132	38TH WD.	896 SQ. FT.	2410	4089	30 NORTH 51ST STREET 19139	44TH WD.	1,792 SQ. FT.
2410	4077	519 CANTRELL STREET 19148	39TH WD.	630 SQ. FT.	2410	4090	5052 WESTMINSTER AVENUE 19131	44TH WD.	840 SQ. FT.
2410	4078	1925 SOUTH ALDEN STREET 19143	40TH WD.	795 SQ. FT.	2410	4091	3435 MERCER STREET 19134	45TH WD.	970 SQ. FT.
2410	4079	6922 SAYBROOK AVENUE 19142	40TH WD.	1,365 SQ. FT.	2410	4092	7340 OGONTZ AVENUE 19138	50TH WD.	7,337 SQ. FT.
2410	4080	316 EAST CLARKSON AVENUE REAR 19120	42ND WD.	220 SQ. FT.	2410	4093	5736 MALCOLM STREET 19143	51ST WD.	930 SQ. FT.
2410	4081	316-28 EAST CLARKSON AVENUE 4 19120	42ND WD.	220 SQ. FT.	2410	4094	1712 PEARSON AVENUE 19115	58TH WD.	5,765 SQ. FT.
2410	4082	125 WEST ROOSEVELT BOULEVARD 19120	42ND WD.	1,760 SQ. FT.	2410	4095	1341 EAST PRICE STREET 19138	14TH WD.	1,134 SQ. FT.
2410	4083	3517 NORTH 11TH STREET 19140	43RD WD.	1,264 SQ. FT.	2410	4096	462 EAST HAINES STREET 19144	59TH WD.	4,614 SQ. FT.
2410	4084	3535 NORTH 13TH STREET 19140	43RD WD.	912 SQ. FT.	2410	4097	5333 DELANCEY STREET 19143	60TH WD.	870 SQ. FT.
2410	4085	3850 NORTH PERCY STREET 19140	43RD WD.	720 SQ. FT.	2410	4098	13 SOUTH 54TH STREET 19139	60TH WD.	1,020 SQ. FT.
2410	4086	1322 WEST JEROME STREET 19140	43RD WD.	1,240 SQ. FT.	2410	4099	5857 ADDISON STREET 19143	60TH WD.	1,016 SQ. FT.
2410	4087	1328 WEST BRISTOL STREET 19140	43RD WD.	2,970 SQ. FT.	2410	4100	1500 WEST ALLEGHENY AVENUE 19132	11TH WD.	8,708 SQ. FT.

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