

## 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. Wednesday, April 14, 2021 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2003	2001	4551 N 16TH ST 19140	13th wd.	888 sq. ft.	2004	2009	5800 ERDRICK ST 19135	62nd wd.	2,109 sq. ft.
2003	2002	1677 MARGARET ST 19124	23rd wd.	2,504 sq. ft.	2004	2010	1547 S 19TH ST 19146	36th wd.	1,040 sq. ft.
2003	2003	1812 HART LN 19134	25th wd.	750 sq. ft.	2004	2011	1314 N WANAMAKER ST 19131	4th wd.	855 sq. ft.
2003	2004	857 E WESTMORELAND ST 19134	53rd wd.	922 sq. ft.	2004	2012	1733 W WINGOHOCKING ST 19140	13th wd.	826 sq. ft.
2003	2005	3022 N 11TH ST 19133	37th wd.	900 sq. ft.	2004	2013	2068 W GLENWOOD AVE 19132	16th wd.	761 sq. ft.
2003	2006	2421 S 61ST ST 19142	40th wd.	1,125 sq. ft.	2004	2014	2741 HELEN ST 19134	25th wd.	1,167 sq. ft.
2003	2007	6111 WHEELER ST 19142	40th wd.	1,072 sq. ft.	2004	2015	1421 S 50TH ST 19143	27th wd.	1,295 sq. ft.
2003	2008	6535 REEDLAND ST 19142	40th wd.	1,042 sq. ft.	2004	2016	2546 N MYRTLEWOOD ST 19132	28th wd.	729 sq. ft.
2003	2009	5102 FOLSOM ST 19139	44th wd.	1,027 sq. ft.	2004	2017	6509 LINMORE AVE 19142	40th wd.	900 sq. ft.
2003	2010	3328 JASPER ST 19134	45th wd.	942 sq. ft.	2004	2018	820 W SCHILLER ST 19140	43rd wd.	562 sq. ft.
2003	2011	2250 LARUE ST 19137	45th wd.	1,053 sq. ft.	2004	2019	4446 N MARSHALL ST 19140	43rd wd.	720 sq. ft.
2003	2012	1729 GEORGES LN 19131	52nd wd.	1,190 sq. ft.	2004	2020	6441 DICKENS AVE 19142	40th wd.	5,100 sq. ft.
2003	2013	421 S 56TH ST 19143	60th wd.	1,292 sq. ft.	2004	2021	2904 KENSINGTON AVE 19134	33rd wd.	1,411 sq. ft.
2003	2014	3446 N 16TH ST 19140	11th wd.	1,900 sq. ft.	2004	2022	2239 W LEHIGH AVE 19132	11th wd.	1,368 sq. ft.
2003	2015	1813 MARGARET ST 19124	23rd wd.	1,239 sq. ft.	2004	2023	2843 KIP ST 19134	7th wd.	630 sq. ft.
2003	2016	1131 W SOMERSET ST 19133	37th wd.	1,033 sq. ft.	2004	2024	2835 N OPAL ST 19132	11th wd.	675 sq. ft.
2003	2017	2042 MOORE ST 19145	48th wd.	910 sq. ft.	2004	2025	6142 N NORWOOD ST 19138	17th wd.	1,260 sq. ft.
2003	2018	4813 N 7TH ST 19120	49th wd.	1,175 sq. ft.	2004	2026	1620 N 6TH ST 19122	20th wd.	1,246 sq. ft.
2003	2019	4931 N HUTCHINSON ST 19141	49th wd.	1,350 sq. ft.	2004	2027	1826 PEAR ST 19124	23rd wd.	1,168 sq. ft.
2003	2020	10828 HARROW RD 19154	66th wd.	1,759 sq. ft.	2004	2028	1828 PEAR ST 19124	23rd wd.	1,172 sq. ft.
2003	2021	5611 ARCH ST 19139	4th wd.	758 sq. ft.	2004	2029	1900 HART LN 19134	25th wd.	815 sq. ft.
2003	2022	5618 APPLTREE ST 19139	4th wd.	665 sq. ft.	2004	2030	2732 FRANKFORD AVE 19134	25th wd.	871 sq. ft.
2003	2023	4922 KEYSER ST 19144	12th wd.	1,050 sq. ft.	2004	2031	2521 N 29TH ST 19132	28th wd.	1,015 sq. ft.
2003	2024	359 EMILY ST 19148	39th wd.	644 sq. ft.	2004	2032	2732 N WARNOCK ST 19133	37th wd.	854 sq. ft.
2003	2025	4241 BLEIGH AVE A/K/A 4241 BLEIGH ST 19136	41st wd.	1,165 sq. ft.	2004	2033	1100 W TIOGA ST 19140	43rd wd.	1,252 sq. ft.
2003	2026	436 LINDLEY AVE 19120	42nd wd.	2,500 sq. ft.	2004	2034	2845 MUTTER ST 19133	7th wd.	480 sq. ft.
2003	2027	607 W COURTLAND ST 19140	49th wd.	1,265 sq. ft.	2004	2035	3828 ARCHER ST 19140	13th wd.	567 sq. ft.
2003	2028	1633 DYRE ST 19124	62nd wd.	1,642 sq. ft.	2004	2036	2433 N 6TH ST 19133	19th wd.	1,381 sq. ft.
2003	2029	5147 CHARLES ST 19124	62nd wd.	1,212 sq. ft.	2004	2037	2736 N 28TH ST 19132	28th wd.	930 sq. ft.
2003	2030	943 S 58TH ST 19143	46th wd.	564 sq. ft.	2004	2038	3315 RIDGE AVE 19132	28th wd.	1,116 sq. ft.
2003	2031	2713 N OPAL ST 19132	11th wd.	787 sq. ft.	2004	2039	3123 EUCLID AVE 19121	32nd wd.	1,005 sq. ft.
2003	2032	4428 N CHADWICK ST 19140	13th wd.	773 sq. ft.	2004	2040	2938 W NORRIS ST 19121	32nd wd.	912 sq. ft.
2003	2033	4527 FERNHILL RD 19144	13th wd.	1,171 sq. ft.	2004	2041	3111 N DARIEN ST 19133	37th wd.	580 sq. ft.
2003	2034	2248 N SYDENHAM ST 19132	16th wd.	630 sq. ft.	2004	2042	5125 FUNSTON ST 19139	44th wd.	866 sq. ft.
2003	2035	2145 E LETTERLY ST 19125	31st wd.	1,014 sq. ft.	2004	2043	826 S ALLISON ST 19143	46th wd.	1,027 sq. ft.
2003	2036	1320 S 17TH ST 19146	36th wd.	1,024 sq. ft.	2004	2044	5412 TRINITY ST 19143	51st wd.	1,362 sq. ft.
2003	2037	908 W SELTZER ST 19133	37th wd.	561 sq. ft.	2004	2045	1423 W PACIFIC ST 19140	13th wd.	800 sq. ft.
2003	2038	4715 N 12TH ST 19141	49th wd.	1,397 sq. ft.	2004	2046	1448 N EDGEWOOD ST 19151	34th wd.	1,047 sq. ft.
2003	2039	5900 ADDISON ST 19143	3rd wd.	845 sq. ft.	2004	2047	3848 N FRANKLIN ST 19140	43rd wd.	945 sq. ft.
2003	2040	1450 N HOBART ST 19131	4th wd.	780 sq. ft.	2004	2048	3807 N DARIEN ST 19140	43rd wd.	720 sq. ft.
2003	2041	3072 ROSEHILL ST 19134	7th wd.	1,390 sq. ft.	2004	2049	3760 N 10TH ST 19140	43rd wd.	1,350 sq. ft.
2003	2042	2939 HARTVILLE ST 19134	7th wd.	600 sq. ft.	2004	2050	1333 W GRANGE AVE 19141	49th wd.	1,971 sq. ft.
2003	2043	1624 W CLEARFIELD ST 19132	11th wd.	960 sq. ft.	2005	2001	4603 PARRISH ST 19139	6th wd.	541 sq. ft.
2003	2044	452 E COLLOM ST 19144	12th wd.	1,575 sq. ft.	2005	2002	812 N 42ND ST 19104	6th wd.	812 sq. ft.
2003	2045	1823 W PACIFIC ST 19140	13th wd.	1,200 sq. ft.	2005	2003	151 W SYLVANIA ST 19144	12th wd.	1,903 sq. ft.
2003	2046	1637 W BRISTOL ST 19140	13th wd.	876 sq. ft.	2005	2004	1615 W ERIE AVE 19140	13th wd.	1,600 sq. ft.
2003	2047	2626 N 17TH ST 19132	16th wd.	1,005 sq. ft.	2005	2005	1825 W HUNTINGDON ST 19132	16th wd.	948 sq. ft.
2003	2048	2416 N ORKNEY ST 19133	19th wd.	566 sq. ft.	2005	2006	1825 SULIS ST 19141	17th wd.	1,067 sq. ft.
2003	2049	219 E SHARPBACK ST 19119	22nd wd.	1,969 sq. ft.	2005	2007	2317 N REESE ST 19133	19th wd.	708 sq. ft.
2003	2050	4340 JOSEPHINE ST 19124	23rd wd.	1,082 sq. ft.	2005	2008	3327 N AMERICAN ST 19140	19th wd.	846 sq. ft.
2003	2051	2148 N DOVER ST 19121	32nd wd.	672 sq. ft.	2005	2009	2344 N 26TH ST 19132	28th wd.	912 sq. ft.
2003	2052	3621 SEARS ST 19146	36th wd.	658 sq. ft.	2005	2010	2621 N NAPA ST 19132	28th wd.	703 sq. ft.
2003	2053	2445 N 10TH ST 19133	37th wd.	992 sq. ft.	2005	2011	2518 W YORK ST 19132	28th wd.	799 sq. ft.
2003	2054	937 W HUNTINGDON ST 19133	37th wd.	1,025 sq. ft.	2005	2012	2150 E ALBERT ST 19125	31st wd.	540 sq. ft.
2003	2055	2821 N 26TH ST 19132	38th wd.	1,230 sq. ft.	2005	2013	1850 N 24TH ST 19121	32nd wd.	1,116 sq. ft.
2003	2056	187 W RUSCOMB ST 19120	42nd wd.	1,530 sq. ft.	2005	2014	1834 N BUCKNELL ST 19121	32nd wd.	658 sq. ft.
2003	2057	5140 IRVING ST 19139	60th wd.	2,259 sq. ft.	2005	2015	1950 N TAYLOR ST 19121	32nd wd.	700 sq. ft.
2003	2058	6038 CEDAR AVE 19143	3rd wd.	1,863 sq. ft.	2005	2016	205 N FELTON ST 19139	34th wd.	2,100 sq. ft.
2003	2059	4022 OLD YORK RD 19140	43rd wd.	986 sq. ft.	2005	2017	426 N DAGGETT ST 19151	34th wd.	1,500 sq. ft.
2003	2060	1953 GRANITE ST 19124	62nd wd.	909 sq. ft.	2005	2018	2428 N 13TH ST 19133	37th wd.	696 sq. ft.
2003	2061	2823 ROSEHILL ST 19134	7th wd.	1,064 sq. ft.	2005	2019	3616 RICHMOND ST 19134	45th wd.	1,455 sq. ft.
2003	2062	5616 SPRAGUE ST 19138	12th wd.	2,058 sq. ft.	2005	2020	352 E CHELTEN AVE 19144	12th wd.	274 sq. ft.
2003	2063	5942 N NORWOOD ST A/K/A 5942 NORWOOD ST 19138	17th wd.	1,190 sq. ft.	2005	2021	6124 WEBSTER ST 19143	3rd wd.	1,658 sq. ft.
2003	2064	165 W PALMER ST 19122	18th wd.	487 sq. ft.	2005	2022	1020 BELMONT AVE 19104	6th wd.	1,400 sq. ft.
2003	2065	2538 W OAKDALE ST 19132	28th wd.	686 sq. ft.	2005	2023	5667 HEISKELL ST 19144	12th wd.	781 sq. ft.
2003	2066	2424 SEYBERT ST 19121	29th wd.	822 sq. ft.	2005	2024	5617 NELSON ST 19138	12th wd.	725 sq. ft.
2003	2067	1810 N VAN PELT ST 19121	32nd wd.	1,237 sq. ft.	2005	2025	1731 W BRISTOL ST 19140	13th wd.	1,249 sq. ft.
2003	2068	1334 S MYRTLEWOOD ST 19146	36th wd.	750 sq. ft.	2005	2026	2221 N COLORADO ST 19132	16th wd.	679 sq. ft.
2003	2069	2512 N 11TH ST 19133	37th wd.	1,101 sq. ft.	2005	2027	2341 N GRATZ ST 19132	16th wd.	665 sq. ft.
2003	2070	2925 N 13TH ST 19133	37th wd.	1,352 sq. ft.	2005	2028	3420 N ORIANNA ST 19140	19th wd.	798 sq. ft.
2003	2071	2541 SEYBERT ST A/K/A 2541 W SEYBERT ST 19121	29th wd.	765 sq. ft.	2005	2029	3212 N FAIRHILL ST 19140	19th wd.	679 sq. ft.
2003	2072	2030 N LAMBERT ST 19121	32nd wd.	858 sq. ft.	2005	2030	1927 BERKSHIRE ST 19124	23rd wd.	998 sq. ft.
2003	2073	2148 GOULD ST 19142	40th wd.	750 sq. ft.	2005	2031	3922 FOLSOM ST 19104	24th wd.	910 sq. ft.
2003	2075	5511 WILLOWS AVE 19143	51st wd.	1,222 sq. ft.	2005	2032	2101 E CLEMENTINE ST 19134	25th wd.	840 sq. ft.
2004	2001	2726 N BONSALL ST 19132	11th wd.	652 sq. ft.	2005	2033	1900 N 22ND ST 19121	32nd wd.	1,440 sq. ft.
2004	2002	2335 N ORKNEY ST 19133	19th wd.	608 sq. ft.	2005	2034	21 N EDGEWOOD ST 19139	34th wd.	937 sq. ft.
2004	2003	435 W SOMERSET ST 19133	19th wd.	770 sq. ft.	2005	2035	2110 S EDGEWOOD ST 19142	40th wd.	1,155 sq. ft.
2004	2004	2415 NICHOLAS ST 19121	29th wd.	783 sq. ft.	2005	2036	6139 WHEELER ST 19142	40th wd.	1,072 sq. ft.
2004	2005	856 E RUSSELL ST 19134	33rd wd.	1,185 sq. ft.	2005	2037	2620 S 68TH ST 19142	40th wd.	1,264 sq. ft.
2004	2006	4104 L ST 19124	33rd wd.	1,102 sq. ft.	2005	2038	1137 ROY ST 19140	43rd wd.	1,272 sq. ft.
2004	2007	4136 CASTOR AVE 19124	33rd wd.	1,110 sq. ft.	2005	2039	5217 KERSHAW ST 19131	44th wd.	1,185 sq. ft.
2004	2008	4112 N REESE ST 19140	43rd wd.	859 sq. ft.	2005	2040	2404 MIFFLIN ST 19145	48th wd.	700 sq. ft.

Tax Sale continues on 18

Tax Sale continued from 17

## 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. Wednesday, April 14, 2021 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2005	2041	64-68 E WISTER ST 19144	12th wd.	6,527 sq. ft.	2005	2071	1127 S 54TH ST 19143	51st wd.	1,280 sq. ft.
2005	2042	1426 W LETTERLY ST 19132	16th wd.	651 sq. ft.	2005	2072	1004 N 43RD ST 19104	6th wd.	1,149 sq. ft.
2005	2043	2112 E SOMERSET ST 19134	25th wd.	1,364 sq. ft.	2005	2073	5463 VICARIS ST 19128	21st wd.	1,600 sq. ft.
2005	2044	3133 MORSE ST 19121	32nd wd.	641 sq. ft.	2005	2074	2213 S 68TH ST 19142	40th wd.	1,162 sq. ft.
2005	2045	2439 N MARSHALL ST 19133	37th wd.	1,114 sq. ft.	2005	2075	4140 PENNSGROVE ST 19104	6th wd.	1,535 sq. ft.
2005	2046	2530 N 11TH ST 19133	37th wd.	1,027 sq. ft.	2005	2076	2224 RUFFNER ST 19140	13th wd.	588 sq. ft.
2005	2047	2944 N 12TH ST 19133	37th wd.	1,352 sq. ft.	2005	2077	2135 FERNON ST 19145	36th wd.	658 sq. ft.
2005	2048	4917 RENO ST 19139	44th wd.	971 sq. ft.	2005	2078	4711 N LAWRENCE ST 19120	42nd wd.	1,068 sq. ft.
2005	2049	710 W COURTLAND ST 19140	49th wd.	1,207 sq. ft.	2005	2079	3925R N PARK AVE 19140	43rd wd.	1,289 sq. ft.
2005	2050	6012 MONTAGUE ST 19135	55th wd.	835 sq. ft.	2005	2080	3921R N PARK AVE 19140	43rd wd.	1,250 sq. ft.
2005	2051	1815-17 ORTHODOX ST 19124	23rd wd.	6,325 sq. ft.	2005	2081	850 LOCUST AVE 19138	12th wd.	1,577 sq. ft.
2005	2052	736 S 51ST ST 19143	51st wd.	1,008 sq. ft.	2005	2082	5611 NELSON ST 19138	12th wd.	772 sq. ft.
2005	2053	5318 VINE ST 19139	44th wd.	1,620 sq. ft.	2005	2083	4230 N HICKS ST 19140	13th wd.	674 sq. ft.
2005	2054	3149 N 13TH ST 19133	43rd wd.	1,190 sq. ft.	2005	2084	2641 N REESE ST 19133	19th wd.	854 sq. ft.
2005	2055	1545 N 60TH ST 19151	34th wd.	1,676 sq. ft.	2005	2085	1819 HARRISON ST 19124	23rd wd.	1,342 sq. ft.
2005	2056	4300 N DARIEN ST 19140	43rd wd.	571 sq. ft.	2005	2086	2740 N 28TH ST 19132	28th wd.	930 sq. ft.
2005	2057	4646 N MARVINE ST 19140	49th wd.	1,155 sq. ft.	2005	2087	2614 N STANLEY ST 19132	28th wd.	700 sq. ft.
2005	2058	3931 DONATH ST 19140	13th wd.	1,005 sq. ft.	2005	2088	2746 W SELTZER ST 19132	28th wd.	644 sq. ft.
2005	2059	3827 OLIVE ST 19104	24th wd.	980 sq. ft.	2005	2089	2627 N DOUGLAS ST 19132	28th wd.	580 sq. ft.
2005	2060	729 W RUSSELL ST 19140	43rd wd.	693 sq. ft.	2005	2090	2631 N DARIEN ST 19133	37th wd.	556 sq. ft.
2005	2061	3242 N LEE ST 19134	7th wd.	700 sq. ft.	2005	2091	6065 UPLAND ST 19142	40th wd.	930 sq. ft.
2005	2062	2016 N BODINE ST 19122	18th wd.	567 sq. ft.	2005	2092	6628 ELMWOOD AVE 19142	40th wd.	1,136 sq. ft.
2005	2063	2022 N BODINE ST 19122	18th wd.	567 sq. ft.	2005	2093	3943 DELL ST 19140	43rd wd.	850 sq. ft.
2005	2064	2259 N LAWRENCE ST 19133	19th wd.	630 sq. ft.	2005	2094	1542 N PEACH ST 19131	44th wd.	2,400 sq. ft.
2005	2065	2617 W GORDON ST 19132	28th wd.	700 sq. ft.	2005	2095	8056 ERDRICK ST 19136	65th wd.	2,304 sq. ft.
2005	2066	2517 N WARNOCK ST 19133	37th wd.	672 sq. ft.	2005	2096	939 W RUSSELL ST 19140	43rd wd.	1,425 sq. ft.
2005	2067	2514 N WARNOCK ST 19133	37th wd.	672 sq. ft.	2005	2097	1926 W BUTLER ST 19140	13th wd.	672 sq. ft.
2005	2068	2518 N WARNOCK ST 19133	37th wd.	672 sq. ft.	2005	2098	340 MERCY ST 19148	39th wd.	626 sq. ft.
2005	2069	1004 W ARIZONA ST 19133	37th wd.	784 sq. ft.	2005	2099	2076 S 71ST ST 19142	40th wd.	600 sq. ft.
2005	2070	1006 W ARIZONA ST 19133	37th wd.	784 sq. ft.	2005	2100	5452 REGENT ST 19143	51st wd.	900 sq. ft.

## 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)

To publish your Corporate Notices,  
 Call: Jennifer McCullough at 215-557-2321 | Email : [jmccullough@alm.com](mailto:jmccullough@alm.com)