

## 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. Tuesday, April 27, 2021 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
2003	4001	512 N VOGDES ST 19131	4th wd.	945 sq. ft.	2004	4006	5109 MARIAN ST 19144	12th wd.	1,462 sq. ft.
2003	4002	2732-34 HOPE ST 19133	7th wd.	1,575 sq. ft.	2004	4007	1719 W BUTLER ST 19140	13th wd.	1,212 sq. ft.
2003	4003	234 E STELLA ST 19134	7th wd.	609 sq. ft.	2004	4008	2239 N CHADWICK ST 19132	16th wd.	742 sq. ft.
2003	4004	3126 N ROSEWOOD ST 19132	11th wd.	879 sq. ft.	2004	4009	2537 N GRATZ ST 19132	16th wd.	686 sq. ft.
2003	4005	1933 W HILTON ST 19140	11th wd.	924 sq. ft.	2004	4010	2313 N 19TH ST 19132	16th wd.	1,088 sq. ft.
2003	4006	1653 STAUB ST 19140	13th wd.	1,169 sq. ft.	2004	4011	5823 N 21ST ST 19138	17th wd.	1,120 sq. ft.
2003	4007	2412 N 16TH ST 19132	16th wd.	1,119 sq. ft.	2004	4012	2918 N ORKNEY ST 19133	19th wd.	492 sq. ft.
2003	4008	2506 N 17TH ST 19132	16th wd.	1,074 sq. ft.	2004	4013	2132 N 7TH ST 19122	20th wd.	1,022 sq. ft.
2003	4009	3503 DILLMAN ST 19140	19th wd.	520 sq. ft.	2004	4014	267 HERMITAGE ST 19127	21st wd.	2,113 sq. ft.
2003	4010	237 MONTANA ST 19119	22nd wd.	1,386 sq. ft.	2004	4015	457 PENSDALE ST 19128	21st wd.	1,674 sq. ft.
2003	4011	4341 BERMUDA ST 19124	23rd wd.	2,945 sq. ft.	2004	4016	218 E UPSAL ST 19119	22nd wd.	3,208 sq. ft.
2003	4012	1807-09 ORTHODOX ST 19124	23rd wd.	3,800 sq. ft.	2004	4017	1852 E LIPPINCOTT ST 19134	25th wd.	772 sq. ft.
2003	4013	1675 MEADOW ST 19124	23rd wd.	1,695 sq. ft.	2004	4018	1224 GREYLOCK ST 19143	27th wd.	718 sq. ft.
2003	4014	3040 COLLINS ST 19134	25th wd.	591 sq. ft.	2004	4019	2451 W CUMBERLAND ST 19132	28th wd.	1,654 sq. ft.
2003	4015	1746 N NATRONA ST 19121	32nd wd.	1,120 sq. ft.	2004	4020	2841 W ALBERT ST 19132	28th wd.	749 sq. ft.
2003	4016	525 N ROBINSON ST 19151	34th wd.	1,104 sq. ft.	2004	4021	2513 N PATTON ST 19132	28th wd.	708 sq. ft.
2003	4017	535 N ROBINSON ST 19151	34th wd.	1,291 sq. ft.	2004	4022	1863 N 24TH ST 19121	32nd wd.	947 sq. ft.
2003	4018	6329 PASCHALL AVE 19142	40th wd.	1,420 sq. ft.	2004	4023	2921 WESTMONT ST 19121	32nd wd.	714 sq. ft.
2003	4019	6616 YOCUM ST 19142	40th wd.	825 sq. ft.	2004	4024	3344 POTTER ST 19134	33rd wd.	616 sq. ft.
2003	4020	6823 REGENT ST 19142	40th wd.	4,500 sq. ft.	2004	4025	7333 MALVERN AVE 19151	34th wd.	1,517 sq. ft.
2003	4021	7337 CHELWYNDE AVE 19153	40th wd.	1,120 sq. ft.	2004	4026	1328 W SILVER ST 19132	37th wd.	918 sq. ft.
2003	4022	6603 DITMAN ST 19135	41st wd.	1,440 sq. ft.	2004	4027	2906 N TAYLOR ST 19132	38th wd.	704 sq. ft.
2003	4023	5233 D ST 19120	42nd wd.	1,511 sq. ft.	2004	4028	6115 UPLAND ST 19142	40th wd.	868 sq. ft.
2003	4024	321 W ALBANUS ST 19120	42nd wd.	1,102 sq. ft.	2004	4029	6411 UPLAND ST 19142	40th wd.	696 sq. ft.
2003	4025	1315 W WISHART ST 19132	43rd wd.	745 sq. ft.	2004	4030	6429 UPLAND ST 19142	40th wd.	700 sq. ft.
2003	4026	3550 N 6TH ST 19140	43rd wd.	1,405 sq. ft.	2004	4031	3423 N 11TH ST 19140	43rd wd.	1,500 sq. ft.
2003	4027	4151 N FAIRHILL ST 19140	43rd wd.	882 sq. ft.	2004	4032	1153 W VENANGO ST 19140	43rd wd.	1,311 sq. ft.
2003	4028	137 N LINDENWOOD ST 19139	44th wd.	937 sq. ft.	2004	4033	3643 N 11TH ST 19140	43rd wd.	1,246 sq. ft.
2003	4029	232 N PEACH ST 19139	44th wd.	765 sq. ft.	2004	4034	4044 N 6TH ST 19140	43rd wd.	1,380 sq. ft.
2003	4030	233 N RUBY ST 19139	44th wd.	765 sq. ft.	2004	4035	4028 N DARIEN ST 19140	43rd wd.	607 sq. ft.
2003	4031	4833 FAIRMOUNT AVE 19139	44th wd.	1,305 sq. ft.	2004	4036	4228 N MARSHALL ST 19140	43rd wd.	1,360 sq. ft.
2003	4032	451 FARSON ST 19139	44th wd.	864 sq. ft.	2004	4037	4357 N 7TH ST 19140	43rd wd.	1,228 sq. ft.
2003	4033	5048 HOOPES ST 19139	44th wd.	807 sq. ft.	2004	4038	4249 N 8TH ST 19140	43rd wd.	1,045 sq. ft.
2003	4034	7822 TEMPLE RD 19150	50th wd.	937 sq. ft.	2004	4039	5123 FOLSOM ST 19139	44th wd.	750 sq. ft.
2003	4035	5647 HADFIELD ST 19143	51st wd.	952 sq. ft.	2004	4040	4836 OGDEN ST 19139	44th wd.	918 sq. ft.
2003	4036	1655 S CONESTOGA ST 19143	51st wd.	900 sq. ft.	2004	4041	3452 EMERALD ST 19134	45th wd.	1,110 sq. ft.
2003	4037	2137 S 57TH ST 19143	51st wd.	1,147 sq. ft.	2004	4042	2234 MARGARET ST 19137	45th wd.	896 sq. ft.
2003	4038	1941R N 52ND ST 19131	52nd wd.	1,933 sq. ft.	2004	4043	1500 N 17TH ST 19121	47th wd.	2,500 sq. ft.
2003	4039	1753 N PEACH ST 19131	52nd wd.	1,244 sq. ft.	2004	4044	1721 MIFFLIN ST 19145	48th wd.	1,040 sq. ft.
2003	4040	5907 SHISLER ST 19149	53rd wd.	1,352 sq. ft.	2004	4045	4721 N 12TH ST 19141	49th wd.	1,398 sq. ft.
2004	4001	5631 WESTMINSTER AVE 19131	4th wd.	825 sq. ft.	2004	4046	7205 OGONTZ AVE 19138	50th wd.	1,888 sq. ft.
2004	4002	2631 W ARIZONA ST 19132	28th wd.	616 sq. ft.	2004	4047	4707 CONSHOHOCKEN AVE 19131	52nd wd.	3,640 sq. ft.
2004	4003	303 E ALLEGHENY AVE 19134	7th wd.	1,088 sq. ft.	2004	4048	3441 ST VINCENT ST 19149	55th wd.	1,600 sq. ft.
2004	4004	3040 N 16TH ST 19132	11th wd.	969 sq. ft.	2004	4049	6088 UPLAND ST 19142	40th wd.	841 sq. ft.
2004	4005	2910 N WOODSTOCK ST 19132	11th wd.	1,148 sq. ft.	2004	4050	5127 W STILES ST 19131	44th wd.	1,496 sq. ft.

## 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)