

**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. Friday, April 8, 2022  
 at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

| Book Writ | Address  | Ward     | Dimensions    | Book Writ | Address  | Ward     | Dimensions    |
|-----------|--|----------|---------------|-----------|--|----------|---------------|
| 2204      | 6001 6028 UPLAND ST 19142                                    | 40th Wd. | 841 Sq. Ft.   | 2204      | 6027 1921 DENNIE ST A/K/A 1921 W DENNIE ST 19140     | 13th Wd. | 1,561 Sq. Ft. |
| 2204      | 6002 1459 N FRAZIER ST 19131                                 | 4th Wd.  | 700 Sq. Ft.   | 2204      | 6028 5073 OGDEN ST 19139                             | 44th Wd. | 789 Sq. Ft.   |
| 2204      | 6003 2110 W WESTMORELAND ST A/K/A 2110 WESTMORELAND ST 19140 | 11th Wd. | 792 Sq. Ft.   | 2204      | 6029 4800 N MARSHALL ST 19120                        | 49th Wd. | 935 Sq. Ft.   |
| 2204      | 6004 6005 UPLAND ST 19142                                    | 40th Wd. | 960 Sq. Ft.   | 2204      | 6030 5554 HEISKELL ST 19144                          | 12th Wd. | 2,771 Sq. Ft. |
| 2204      | 6005 6105 GLENMORE AVE 19142                                 | 40th Wd. | 750 Sq. Ft.   | 2204      | 6031 2938 RUTLEDGE ST 19134                          | 7th Wd.  | 546 Sq. Ft.   |
| 2204      | 6006 4714 N MARVINE ST 19141                                 | 49th Wd. | 1,125 Sq. Ft. | 2204      | 6032 5342 WINGOHOCKING TER 19144                     | 12th Wd. | 2,245 Sq. Ft. |
| 2204      | 6007 1807 S ALLISON ST 19143                                 | 51th Wd. | 587 Sq. Ft.   | 2204      | 6033 2049 S 56TH ST 19143                            | 51st Wd. | 800 Sq. Ft.   |
| 2204      | 6008 656 N YEWELL ST 19131                                   | 4th Wd.  | 616 Sq. Ft.   | 2204      | 6034 1947 ROWAN ST 19140                             | 13th Wd. | 1,395 Sq. Ft. |
| 2204      | 6009 1937 W HILTON ST 19140                                  | 11th Wd. | 924 Sq. Ft.   | 2204      | 6035 1529 W CAYUGA ST 19140                          | 13th Wd. | 1,801 Sq. Ft. |
| 2204      | 6010 5129 HARLAN ST 19131                                    | 44th Wd. | 1,353 Sq. Ft. | 2204      | 6036 6305 WISTER ST A/K/A 6305 E WISTER STREET 19138 | 17th Wd. | 1,085 Sq. Ft. |
| 2204      | 6011 1827 S ALLISON ST 19143                                 | 51st Wd. | 700 Sq. Ft.   | 2204      | 6037 328 HORTON ST A/K/A 328 N HORTON STREET 19139   | 34th Wd. | 1,005 Sq. Ft. |
| 2204      | 6012 6145 E WISTER ST A/K/A 6145 E WISTER STREET 19138       | 17th Wd. | 1,800 Sq. Ft. | 2204      | 6038 5739 CHRISTIAN ST 19143                         | 46th Wd. | 1,080 Sq. Ft. |
| 2204      | 6013 256 W CORNWALL ST 19140                                 | 19th Wd. | 651 Sq. Ft.   | 2204      | 6039 4517 N COLORADO ST A/K/A 4517 COLORADO ST 19140 | 13th Wd. | 810 Sq. Ft.   |
| 2204      | 6014 1920 HARRISON ST 19124                                  | 23rd Wd. | 2,100 Sq. Ft. | 2204      | 6040 3432 DILLMAN ST 19140                           | 19th Wd. | 700 Sq. Ft.   |
| 2204      | 6015 6050 CHESTER AVE 19142                                  | 40th Wd. | 1,021 Sq. Ft. | 2204      | 6041 6709 N WOODSTOCK ST 19138                       | 10th Wd. | 2,985 Sq. Ft. |
| 2204      | 6016 6638 YOCUM ST 19142                                     | 40th Wd. | 1,120 Sq. Ft. | 2204      | 6042 4648 HEDGE ST 19124                             | 23rd Wd. | 516 Sq. Ft.   |
| 2204      | 6017 1268 E STAFFORD ST 19138                                | 59th Wd. | 1,129 Sq. Ft. | 2204      | 6043 4917 CHARLES ST 19124                           | 23rd Wd. | 1,963 Sq. Ft. |
| 2204      | 6018 2015 GRANITE ST 19124                                   | 62nd Wd. | 906 Sq. Ft.   | 2204      | 6044 1811 S CECIL ST 19143                           | 40th Wd. | 795 Sq. Ft.   |
| 2204      | 6019 2070 CHURCH LN 19138                                    | 17th Wd. | 1,851 Sq. Ft. | 2204      | 6045 1911 S REDFIELD ST 19143                        | 40th Wd. | 899 Sq. Ft.   |
| 2204      | 6020 6127 REINHARD ST 19142                                  | 40th Wd. | 910 Sq. Ft.   | 2204      | 6046 6089 REINHARD ST 19142                          | 40th Wd. | 1,543 Sq. Ft. |
| 2204      | 6021 3810 OLD YORK RD 19140                                  | 43rd Wd. | 1,626 Sq. Ft. | 2204      | 6047 3757 N 7TH ST 19140                             | 43rd Wd. | 1,550 Sq. Ft. |
| 2204      | 6022 1406 S 55TH ST 19143                                    | 51st Wd. | 981 Sq. Ft.   | 2204      | 6048 6429 N 20TH ST 19138                            | 10th Wd. | 1,739 Sq. Ft. |
| 2204      | 6023 3428 N FAIRHILL ST 19140                                | 19th Wd. | 546 Sq. Ft.   | 2204      | 6049 6309 WHEELER ST 19142                           | 40th Wd. | 733 Sq. Ft.   |
| 2204      | 6024 4362 N ORIANNA ST A/K/A 4362 ORIANNA ST 19140           | 7th Wd.  | 744 Sq. Ft.   | 2204      | 6050 5144 OGDEN ST 19139                             | 44th Wd. | 825 Sq. Ft.   |
| 2204      | 6025 234 E CLAPIER ST 19144                                  | 12th Wd. | 1,057 Sq. Ft. |           |  |          |               |
| 2204      | 6026 1937 W AIRDRIE ST 19140                                 | 13th Wd. | 837 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)

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