

**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, May 6, 2022  
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

| Book Writ | Address   | Ward     | Dimensions    | Book Writ | Address   | Ward     | Dimensions    |
|-----------|---|----------|---------------|-----------|---|----------|---------------|
| 2205 6001 | 5505 W OXFORD ST 19131                            | 4th Wd.  | 990 Sq. Ft.   | 2205 6026 | 320 W MILNE ST 19144                                    | 13th Wd. | 1,237 Sq. Ft. |
| 2205 6002 | 1752 BELFIELD AVE 19141                           | 17th Wd. | 1,021 Sq. Ft. | 2205 6027 | 1850 S ALLISON ST 19143                                 | 51st Wd. | 678 Sq. Ft.   |
| 2205 6003 | 5601 MC MAHON AVE A/K/A 5601 MCMAHON ST 19144     | 12th Wd. | 1,695 Sq. Ft. | 2205 6028 | 6923 SAYBROOK AVE 19142                                 | 40th Wd. | 1,187 Sq. Ft. |
| 2205 6004 | 3354 N 22ND ST 19140                              | 11th Wd. | 1,680 Sq. Ft. | 2205 6029 | 5323 W GIRARD AVE 19131                                 | 44th Wd. | 2,288 Sq. Ft. |
| 2205 6005 | 3557 N 21ST ST 19140                              | 11th Wd. | 1,696 Sq. Ft. | 2205 6030 | 6078 REINHARD ST 19142                                  | 40th Wd. | 960 Sq. Ft.   |
| 2205 6006 | 3429 N 21ST ST 19140                              | 11th Wd. | 1,943 Sq. Ft. | 2205 6031 | 1836 W ALBANUS ST 19141                                 | 17th Wd. | 1,067 Sq. Ft. |
| 2205 6007 | 2038 W ONTARIO ST 19140                           | 11th Wd. | 1,374 Sq. Ft. | 2205 6032 | 2646 DEACON ST 19129                                    | 38th Wd. | 700 Sq. Ft.   |
| 2205 6008 | 2125-27 W WESTMORELAND ST 19140                   | 11th Wd. | 4,500 Sq. Ft. | 2205 6033 | 4015 N FAIRHILL ST 19140                                | 43rd Wd. | 878 Sq. Ft.   |
| 2205 6009 | 2132 W CLEARFIELD ST 19132                        | 11th Wd. | 856 Sq. Ft.   | 2205 6034 | 1910 S SALFORD ST 19143                                 | 40th Wd. | 897 Sq. Ft.   |
| 2205 6010 | 6709 N 15TH ST 19126                              | 10th Wd. | 1,385 Sq. Ft. | 2205 6035 | 1714 N ALLISON ST 19131                                 | 4th Wd.  | 1,500 Sq. Ft. |
| 2205 6011 | 6153 DELANCEY ST 19143                            | 3rd Wd.  | 930 Sq. Ft.   | 2205 6036 | 2957 MUTTER ST A/K/A 2957 NORTH MUTTER STREET 19133     | 7th Wd.  | 609 Sq. Ft.   |
| 2205 6012 | 2025 W MADISON ST A/K/A 2025 MADISON STREET 19140 | 11th Wd. | 882 Sq. Ft.   | 2205 6037 | 1930 S 60TH ST 19142                                    | 40th Wd. | 1,107 Sq. Ft. |
| 2205 6013 | 5150 HARLAN ST 19131                              | 44th Wd. | 928 Sq. Ft.   | 2205 6038 | 2669 DEACON ST 19129                                    | 38th Wd. | 700 Sq. Ft.   |
| 2205 6014 | 5148 HARLAN ST 19131                              | 44th Wd. | 928 Sq. Ft.   | 2205 6039 | 7012 UPLAND ST 19142                                    | 40th Wd. | 1,260 Sq. Ft. |
| 2205 6015 | 5123 HARLAN ST 19131                              | 44th Wd. | 1,345 Sq. Ft. | 2205 6040 | 2909 N. MUTTER STREET A/K/A 2909 N. MUTTER STREET 19133 | 7th Wd.  | 609 Sq. Ft.   |
| 2205 6016 | 3347 N UBER ST 19140                              | 11th Wd. | 960 Sq. Ft.   | 2205 6041 | 4436 GRISCOM ST 19124                                   | 23rd Wd. | 1,409 Sq. Ft. |
| 2205 6017 | 1919 BERKSHIRE ST 19124                           | 23rd Wd. | 1,001 Sq. Ft. | 2205 6042 | 5510 BEAUMONT ST 19143                                  | 51st Wd. | 875 Sq. Ft.   |
| 2205 6018 | 1949 ROWAN ST 19140                               | 13th Wd. | 1,395 Sq. Ft. | 2205 6043 | 3616 N BOUVIER ST 19140                                 | 13th Wd. | 837 Sq. Ft.   |
| 2205 6019 | 3835 ARCHER ST 19140                              | 13th Wd. | 567 Sq. Ft.   | 2205 6044 | 6748 WOOLSTON AVE 19138                                 | 10th Wd. | 1,190 Sq. Ft. |
| 2205 6020 | 2914 N TAYLOR ST 19132                            | 38th Wd. | 704 Sq. Ft.   | 2205 6045 | 3524 N 21ST ST 19140                                    | 11th Wd. | 1,696 Sq. Ft. |
| 2205 6021 | 2050 W STELLA ST 19132                            | 11th Wd. | 700 Sq. Ft.   | 2205 6046 | 48 W REGER ST A/K/A 48 REGER STREET 19144               | 12th Wd. | 1,007 Sq. Ft. |
| 2205 6022 | 647 W TIOGA ST 19140                              | 43rd Wd. | 926 Sq. Ft.   | 2205 6047 | 2061 W STELLA ST 19132                                  | 11th Wd. | 725 Sq. Ft.   |
| 2205 6023 | 1509 W SELTZER ST 19132                           | 11th Wd. | 672 Sq. Ft.   | 2205 6048 | 3859 N FRANKLIN ST 19140                                | 43rd Wd. | 945 Sq. Ft.   |
| 2205 6024 | 1513 W WINGOHOCKING ST 19140                      | 13th Wd. | 866 Sq. Ft.   | 2205 6049 | 6154 UPLAND ST 19142                                    | 40th Wd. | 868 Sq. Ft.   |
| 2205 6025 | 3026 N LAMBERT ST 19132                           | 11th Wd. | 630 Sq. Ft.   | 2205 6050 | 2334 S 72ND ST 19142                                    | 40th Wd. | 1,400 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)