

**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, June 9, 2023  
at <https://www.bid4assets.com/philadelphia> Rochelle Bilal, Sheriff

Book Writ	Address	Ward	Dimensions	Book Writ	Address	Ward	Dimensions
2306 6001	3050 ARBOR STREET, 19134	7TH WD.	653 SQ. FT.	2306 6026	5973 N 21ST STREET, 19138	17TH WD.	1305 SQ. FT.
2306 6002	3420 ORMES STREET, 19134	7TH WD.	644 SQ. FT.	2306 6027	4428 N CLEVELAND STREET, 19140	13TH WD.	705 SQ. FT.
2306 6003	4362 N ORIANNA STREET A/K/A 4362 ORIANNA STREET, 19140	7TH WD.	744 SQ. FT.	2306 6028	4326 LEIPER STREET, 19124	23RD WD.	991 SQ. FT.
2306 6004	141 N YEWDALL STREET, 19139	4TH WD.	829 SQ. FT.	2306 6029	3402 N BODINE STREET, 19140	19TH WD.	709 SQ. FT.
2306 6005	2929 N ORKNEY STREET, 19133	19TH WD.	478 SQ. FT.	2306 6030	1920 HARRISON STREET, 19124	23RD WD.	2100 SQ. FT.
2306 6006	3344 N UBER STREET, 19140	11TH WD.	1472 SQ. FT.	2306 6031	351 N ROBINSON STREET, 19139	34TH WD.	998 SQ. FT.
2306 6007	5410 LENA STREET, 19144	12TH WD.	1662 SQ. FT.	2306 6032	1153 N 66TH STREET, 19151	34TH WD.	3524 SQ. FT.
2306 6008	3331 N 21ST STREET, 19140	11TH WD.	1380 SQ. FT.	2306 6033	2669 DEACON STREET, 19129	38TH WD.	700 SQ. FT.
2306 6009	4970 BAYNTON STREET, 19144	12TH WD.	985 SQ. FT.	2306 6034	1811 S ALDEN STREET, 19143	40TH WD.	795 SQ. FT.
2306 6010	5554 HEISKELL STREET, 19144	12TH WD.	2771 SQ. FT.	2306 6035	2131 S FRAZIER STREET, 19143	51ST WD.	1853 SQ. FT.
2306 6011	54 E EARLHAM STREET, 19144	12TH WD.	711 SQ. FT.	2306 6036	6066 REINHARD STREET, 19142	51ST WD.	930 SQ. FT.
2306 6012	5640 BLOYD STREET, 19138	12TH WD.	1487 SQ. FT.	2306 6037	6166 UPLAND STREET, 19142	40TH WD.	863 SQ. FT.
2306 6013	5610 MCMAHON STREET, 19144	12TH WD.	2000 SQ. FT.	2306 6038	741 W RUSSELL STREET, 19140	43RD WD.	715 SQ. FT.
2306 6014	5609 NELSON STREET, 19138	12TH WD.	726 SQ. FT.	2306 6039	3535 N 07TH STREET, 19140	43RD WD.	812 SQ. FT.
2306 6015	331 W WINONA STREET A/K/A 331 WINONA AVENUE, 19144	12TH WD.	2275 SQ. FT.	2306 6040	3858 N 06TH STREET, 19140	43RD WD.	1360 SQ. FT.
2306 6016	3841 ARCHER STREET, 19140	13TH WD.	591 SQ. FT.	2306 6041	3861 N FRANKLIN STREET, 19140	43RD WD.	945 SQ. FT.
2306 6017	3944 PRISCILLA STREET, 19140	13TH WD.	728 SQ. FT.	2306 6042	4004 N 06TH STREET, 19140	43RD WD.	1380 SQ. FT.
2306 6018	1912 BONITZ STREET, 19140	13TH WD.	701 SQ. FT.	2306 6043	640 W ROCKLAND STREET, 19120	49TH WD.	1392 SQ. FT.
2306 6019	2007 DENNIE STREET, 19140	13TH WD.	619 SQ. FT.	2306 6044	4618 N 11TH STREET, 19140	49TH WD.	1318 SQ. FT.
2306 6020	4515 N HICKS STREET, 19140	13TH WD.	690 SQ. FT.	2306 6045	5741 BELMAR TERRACE A/K/A 5741 BELMAR STREET, 19143	51ST WD.	838 SQ. FT.
2306 6021	4537 N HICKS STREET, 19140	13TH WD.	690 SQ. FT.	2306 6046	5519 YOCUM STREET, 19143	51ST WD.	1921 SQ. FT.
2306 6022	4309 N 16TH STREET, 19140	13TH WD.	1650 SQ. FT.	2306 6047	5627 ANGORA TERRACE A/K/A 5627 ANGORA STREET, 19143	51ST WD.	1120 SQ. FT.
2306 6023	4517 N COLORADO STREET A/K/A 4517 COLORADO STREET, 19140	13TH WD.	810 SQ. FT.	2306 6048	5631 WARRINGTON AVENUE, 19143	51ST WD.	1144 SQ. FT.
2306 6024	4420 N CLEVELAND STREET A/K/A 4420 N CLEVELAND AVENUE, 19140	13TH WD.	705 SQ. FT.	2306 6049	6127 GLENMORE AVENUE, 19142	40TH WD.	750 SQ. FT.
2306 6025	5808 N WOODSTOCK STREET, 19138	17TH WD.	938 SQ. FT.	2306 6050	6646 YOCUM STREET, 19142	40TH WD.	1075 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  
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