



CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE
TAX | **WATER** | **LAW**

SHERIFF'S TAX SALE ESCROW PROGRAM



REQUEST THE PROPERTY

The property must have at least \$1,600 in past due Real Estate tax(es)



PAY THE DEPOSIT

A completed application and \$1,600 deposit must be submitted



ATTEND THE SALE

Attend the Sheriff's Sale and place a bid on the property

If a property has at least \$1,600 in past due Real Estate tax(es) and is subject to a municipal lien, it may be eligible for a Sheriff's Sale with the Sheriff's Tax Sale Escrow Program. Any taxpayer, that is not the property owner, can use this program to have an eligible delinquent property certified for Sheriff's Sale by the Department of Revenue.

PROGRAM RULES

- A completed application, deposit of \$1,600, and government issued ID is needed to enter this program. The deposit must be made by certified check or money order, payable to the "City of Philadelphia" and brought to the Judicial Sales Unit in the public concourse level of the Municipal Services Building (1401 John F. Kennedy Blvd., Philadelphia, PA 19102).
- The taxpayer must attend the Sheriff's Sale and place a bid on the property. The deposit is not a bid.
- If the taxpayer has the successful bid, the deposit will be applied to the final bid amount for the property.
- If the bid is not successful, the deposit will be refunded without interest.
- If the taxpayer does not attend the Sheriff's Sale or does not bid on the property, the deposit will be forfeited.



**CITY OF PHILADELPHIA
DEPARTMENT OF REVENUE**

SHERIFF'S TAX SALE ESCROW PROGRAM

DATE (MM-DD-YYYY):

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REQUESTOR INFORMATION

NAME

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ADDRESS

CITY

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STATE

ZIP

TELEPHONE

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EMAIL ADDRESS

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REQUESTED PROPERTY INFORMATION

REAL ESTATE TAX ACCOUNT NUMBER

PROPERTY ADDRESS

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PAYMENT INFORMATION

CHECK NUMBER

CHECK AMOUNT

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CERTIFICATION

The above mentioned property is delinquent in Real Estate Tax(es) and has a lien against it. If this property is brought to Sheriff's Sale, I will attend and place the minimum bid of \$1,600. I understand that the present condition of the property may change if/when it is eventually brought to Sheriff's Sale. I agree to attend the Sheriff's Sale and place the minimum bid of \$1,600 regardless of the final condition of the property at the time of the sale.

Enclosed is a certified check or money order in the amount of \$1,600 made payable to the "City of Philadelphia" to be held in escrow, guaranteeing my promise to attend the Sheriff's Sale and place the minimum bid.

SIGNATURE

DATE SIGNED

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