

Sheriff's Sale Notices for February 1, 2022

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 1, 2022 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM EST
Rochelle Bilal, Sheriff

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. 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").

2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.

3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable 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. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

4. 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").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

6. The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% 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. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. 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.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.

10. 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

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that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. 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.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.

14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. 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.

19. 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.

20. 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.

21. 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.

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

WARNING: All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, FEBRUARY 1, 2022

2202-301
625 S Yewdall St 19143-2521 46th Wd. 1,005 Sq. Ft. BRT# 463168600 Improvements: Residential Property Subject to Mortgage
BRIAN KEITH BULLARD SR. AND JANET

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L. BULLARD C.P. November 2017 No. 02178 \$23,747.33 Klehr Harrison Harvey Branzburg LLP

2202-303
505 Mercy St 19148-2532 39th Wd. 623 Sq. Ft. BRT# 392054100
VJ ASSETS, LLC C.P. November 2020 No. 01563 \$85,000.00 Joseph P. Kerrigan, Esq.

2202-305
7039 Cottage St 19135-1801 55th Wd. 2,246 Sq. Ft. BRT# 552422200 Improvements: Residential Property
LENETTE M. DEGALE C.P. October 2019 No. 01147 \$164,139.02 Powers Kirn, LLC

2202-306
252 E Albanus St 19120-3504 42nd Wd. 1,125 Sq. Ft. BRT# 421146500
TYRONE DUREN AND GLOBAL TRANSITIONAL HOUSING INC. C.P. May 2019 No. 09158 \$47,723.04 Pincus Law Group, PLLC

2202-307
4433 N 19th St 19140-1001 13th Wd. 1,190 Sq. Ft. BRT# 132204000 Subject to Mortgage
JEANNINE VERONICA GIBBS C.P. November 2018 No. 01440 \$26,379.65 Gross Mcginley, LLP

2202-308
319 Meehan Ave 19119 22nd Wd. 1,520 Sq. Ft. BRT# 222098000 Improvements: Residential Property
WALTER SCOTT AND MERTINA V SCOTT C.P. September 2019 No. 00215 \$137,595.74 LOGS Legal Group LLP

2202-309
488 W Clapier St 19144-4706 13th Wd. 1,416 Sq. Ft. BRT# 133058800 Improvements: Residential Property
DALLAS BYUS, KNOWN HEIR OF SHERMAN BYUS, DECEASED AND UNKNOWN HEIRS AND SUCCESSORS AND ASSIGNS, AND ALL PERSONS AND FIRMS, OR ASSOCIATIONS CLAIMING RIGHT AND TITLE OR INTEREST FROM OR UNDER SHERMAN BYUS, DECEASED C.P. May 2019 No. 01189 \$140,224.14 LOGS Legal Group LLP

2202-310
5463 Lebanon Ave 19131-3124 52nd Wd. 3,027 Sq. Ft. BRT# 522081000 Improvements: Residential Property Subject to Mortgage
WALTER DOBBINS, III C.P. November 2016 No. 00934 \$235,766.09 Stern & Eisenberg, P.C.

2202-311
4363 Potter St 19124-4427 33rd Wd. 1,581 Sq. Ft. BRT# 332565800
JOHN MICHAEL DROBECK, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF ARLENE M. BENNY A/K/A ARELNE BENNY DECEASED AND UNKNOWN HEIR(S) OF THE ESTATE OF ARLENE M. BENNY A/K/A ARELNE BENNY, DECEASED C.P. March 2019 No. 00168 \$120,958.91 Pincus Law Group, PLLC

2202-312
3 N Chris Columbus Blvd TD429 19106 5th Wd. 0 Sq. Ft. BRT# 888061612 Improvements: Residential Property
SWAMINATHAN RATHNAKUMAR C.P. February 2018 No. 01833 \$331,271.97 Pincus Law Group, PLLC

2202-313
1535 S 10th St 19147-6328 1st Wd. 1,728 Sq. Ft. BRT# 871501810 Improvements: Residential Property Subject to Mortgage
JOSEPH FORESTA C.P. March 2021 No. 01538 \$358,554.79 Stern & Eisenberg PC

2202-314
6415 N Fairhill St 19126-3848 61st Wd. 3,300 Sq. Ft. BRT# 611112800 Improvements: Residential Property
DEBRA YOUNG C.P. July 2017 No. 01888 \$238,523.81 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2202-315
1933 Rowan St 19140-1732 13th Wd. 1,395 Sq. Ft. BRT# 131360900 Improvements: Residential Property Subject to Mortgage
RONALD SINGLETARY C.P. July 2021 No. 00964 \$99,505.86 Stern & Eisenberg PC

2202-316
1759 N 61st St 19151-3924 34th Wd. 1,230 Sq. Ft. BRT# 342250000 Improvements: Residential

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Property Subject to Mortgage
PERCY R. BANKS C.P. May 2019 No. 00780 \$154,918.71 Stern & Eisenberg PC

2202-317
8013 Mansfield Ave 19150-3512 50th Wd. 3,052 Sq. Ft. BRT# 502019600 Improvements: Residential Property
KELVIN HEALEY A/K/A KELVIN YERNARD HEALEY, IN HIS CAPACITY AS HEIR OF CONNIE HOFFMAN A/K/A CONNIE HOFFMAN-HEALEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CONNIE HOFFMAN A/K/A CONNIE HOFFMAN-HEALEY, DECEASED C.P. October 2019 No. 02659 \$45,559.04 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2202-318
3373 Coral St 19134-3212 45th Wd. 470 Sq. Ft. BRT# 452248500
JACOB TSIRKIN AND JANET PIVOVAROVA C.P. November 2020 No. 00902 \$52,369.79 Parker McCay

2202-319
2015 Welsh Rd Apt B27 19115-4725 56th Wd. 1,250 Sq. Ft. BRT# 888561352 Improvements: Residential Property
CARL G. SEIDEL, SOLELY IN CAPACITY AS EXECUTOR OF THE ESTATE OF ARLENE M. SEIDEL C.P. May 2019 No. 01453 \$202,270.54 Powers Kim, LLC

2202-320
2057 E Orleans St 19134-3628 25th Wd. 1,050 Sq. Ft. BRT# 252173600 Improvements: Residential Property
MORGAN S. BAKER JR AND MARY D. SAMUELS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF BENJAMIN SAMUELS, DECEASED AND BENJAMIN SAMUELS, JR, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BENJAMIN SAMUELS, DECEASED, AND UNKNOWN HEIRS AND SUCCESSORS AND ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BENJAMIN SAMUELS, DECEASED C.P. September 2018 No. 02033 \$8,753.85 Brock & Scott PLLC

2202-321
2751 Pratt St 19137-2103 45th Wd. 1,539 Sq. Ft. BRT# 453147100 Improvements: Residential Property Subject to Mortgage Subject to Rent
JOHN D. SCHWEIBINZ C.P. December 2019 No. 00825 \$132,489.71 Stern & Eisenberg, P.C.

2202-322
3323 N 22nd St 19140-4703 11th Wd. 1,600 Sq. Ft. BRT# 112305200 Improvements: Residential Property
CARMEN JONES C.P. September 2019 No. 03594 \$106,063.88 Brock & Scott PLLC

2202-323
9315 Spice Bush Ln 19115 63rd Wd. 1,871 Sq. Ft. BRT# 632216400 Improvements: Residential Property
BASEM HAMAD C.P. December 2014 No. 00605 \$394,364.28 Powers Kim, LLC

2202-324
2857 N Opal St 19132-2622 11th Wd. 675 Sq. Ft. BRT# 111244900 Improvements: Residential Property
TERRENCE JONES, ADMINISTRATOR OF THE ESTATE OF FEDORA BAKER FKA AVERETT JONES, DECEASED C.P. February 2018 No. 00889 \$69,441.27 LOGS Legal Group, LLP formerly Shapiro DeNardo, LLC

2202-325
2349 E Clearfield St 19134-4442 25th Wd. 1,090 Sq. Ft. BRT# 251118800 Improvements: Residential Property Subject to Mortgage
ALEX MOCK C.P. February 2021 No. 00078 \$46,349.61 Michael E Eisenberg, Esq

2202-326
2529 S Camac St 19148-4311 39th Wd. 780 Sq. Ft. BRT# 394338500 Improvements: Residential Property
DANA A BERGAMESCO C.P. May 2016 No. 03864 \$161,596.98 Powers Kim, LLC

2202-327
4915 Hoopes St 19139-1717 44th Wd. 988 Sq. Ft. BRT# 442039900
AJ REAL INVESTMENT GROUP, LLC C.P. May 2021 No. 00217 \$129,731.58 Stern & Eisenberg, P.C.

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2202-328
5910 Trinity St 19143-5528 40th Wd. 1,373 Sq. Ft. BRT# 401108300 Subject to Mortgage
HUSSAIN KIADEE C.P. September 2020 No. 00011 \$88,164.43 Astor Weiss Kaplan & Mandel LLP

2202-329A
1811 E Somerset St 19134-3413 25th Wd. 714 Sq. Ft. BRT# 871532110
MARTA PENA D/B/A MARIELA'S UNISEX SALON C.P. June 2021 No. 01135 \$40,974.06 Berger Law Group, P.C.

2202-329B
1813 E Somerset St 19134-3413 25th Wd. 700 Sq. Ft. BRT# 871532120
MARTA PENA D/B/A MARIELA'S UNISEX SALON C.P. June 2021 No. 01135 \$40,974.06 Berger Law Group, P.C.

2202-330
3445 Amber St 19134-2601 45th Wd. 952 Sq. Ft. BRT# 452232000 Subject to Mortgage
KHRISTINA POLLAS C.P. September 2019 No. 02090 \$98,986.12 Astor Weiss Kaplan & Mandel LLP

2202-331
1246 S 53rd St 19143-4816 51st Wd. 1,572 Sq. Ft. BRT# 511231600
ANNIE WRIGHT, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARY E. WILLIAMS, DECEASED AND CARLTON WILLIAMS, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARY E. WILLIAMS, DECEASED AND RUTH CUTI, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARY E. WILLIAMS, DECEASED AND UNKNOWN HEIR(S) OF THE ESTATE OF MARY E. WILLIAMS, DECEASED C.P. October 2019 No. 01615 \$248,436.48 Pincus Law Group, PLLC

2202-332
2200 Christian St 19146-2520 30th Wd. 2,223 Sq. Ft. BRT# 302183300 Improvements: Residential Property
SUNG SUK KIM A/K/A SUNG SOOK KIM C.P. April 2013 No. 02945 \$621,869.65 Brock & Scott PLLC

2202-333
4353 N Franklin St 19140-2224 43rd Wd. 1,128 Sq. Ft. BRT# 433331300 Improvements: Residential Property
ERNESTINE TUCKER C.P. May 2013 No. 01559 \$48,339.55 Robertson, Anachutz, Schneid, Crane & Partners, PLLC

2202-334
1722 W Nedro Ave 19141 17th Wd. 1,600 Sq. Ft. BRT# 171158500 Improvements: Residential Property
MARLENE MANCARI, KNOWN HEIR OF TINA MANCARI A/K/A TINA M. MANCARI, DECEASED AND TRACY VAZQUEZ, KNOWN HEIR OF TINA MANCARI A/K/A TINA M. MANCARI, DECEASED AND CINDY HENAO, KNOWN HEIR OF TINA MANCARI A/K/A TINA M. MANCARI, DECEASED AND LUIS VAQUEZ, KNOWN HEIR OF TINA MANCARI A/K/A TINA M. MANCARI, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TINA MANCARI A/K/A TINA M. MANCARI, DECEASED C.P. September 2019 No. 03798 \$152,897.98 LOGS Legal Group LLP

2202-335A
3208 W York St 19132-3339 28th Wd. 740.95 Sq. Ft. BRT# 871538320 Subject to Mortgage
CHECKBALL INVESTMENTS LLC C.P. December 2020 No. 00851 \$955,517.13 Chartwell Law

2202-335B
3210 W York St 19132-3339 28th Wd. 740.95 Sq. Ft. BRT# 871538330 Subject to Mortgage
CHECKBALL INVESTMENTS LLC C.P. December 2020 No. 00851 \$955,517.13 Chartwell Law

2202-335C
3212 W York St 19132-3339 28th Wd. 740.95 Sq. Ft. BRT# 871538330 Subject to Mortgage
CHECKBALL INVESTMENTS LLC C.P. December 2020 No. 00851 \$955,517.13 Chartwell Law