Sheriff's Sale Notices for February 2, 2021

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 2, 2021, at the:

> FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EST) Rochelle Bilal, Sheriff

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when their bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of their bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any , must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff

The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on their second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.

A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.

The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.

The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale, Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in her discretion shall determine.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at her discretion, 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.

All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale

SHERIFF'S SALE

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes. (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483, and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

The "BRT #" refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descrip tive information about the property from the BRT website. Effective Date: July 7, 2006.

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in her office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on February 2, 2021.

Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following

EXPLANATION

The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

The letters C.P., Court of Common Pleas; O.C., Orphans' Court: O.S., Court of Quarter Sessions: C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by her.

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

SHERIFF'S SALE OF TUESDAY, **FEBRUARY 2, 2021**

1712-540

367 West Hortter St 19119. 22nd wd. 10343 sq. ft. BRT# 882017970 Improvements: Residential Property

RICHARD HWANG A/K/A KWANG PYO HWANG C.P. August Term 2014 No. 00988 \$356,717.30 Charles N. Shurr, Jr., Esquire

2102-301

3551 N Watts St 19140, 43rd wd. 1514 sq. ft. BRT# 432188010 Improvements: Residential

ELLA DUBROVIN C.P. July Term 2020 No. 02291 \$32,683.03 Ras Citron, LLC

2102-302

1507 E Hunting Park Ave 19124. 33rd wd. 1294 sq. ft. BRT# 332083400 Improvements: Residential Property

KELLY ANN ARMSTRONG C.P. May Term 2019 No. 01431 \$65,492.31 KML Law Group

2102-303

5544 N Lawrence St 19120. 42nd wd. 2134 sq. ft. BRT# 422492000 Improvements: Residential Property

JEFFREY ELLIOT C.P. September Term 2019 No. 03789 \$106,188.99 Ras Citron,

2102-304

5335 Darrah St 19124. 62nd wd. 819 sq. ft.

SHERIFF'S SALE

BRT# 622227800 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS AND ALL PERSONS, FIRMS OR ASSOCIATES CLAIMING RIGHT TILTLE OR INTEREST FROM OR UNDER JOHN LUTZ C.P. June Term 2019 No. 07491 \$22,142.76 Ras Citron, LLC

5801 W Thompson St 19131. 4th wd. 1266 sq. ft. BRT# 043030100 Subject to Mortgage Improvements: Residential Property TODD ARCHIE C.P. April Term 2019 No. 04579 \$78,311.78 Stern & Eisenberg, P.C.

2102-306

2110 S Lambert St 19145. 48th wd. 892 sq. ft. BRT# 481354300 Improvements: Residential Property

REMONA A. GARY C.P. January Term 2018 No. 00867 \$109,405.25 Shapiro & Denardo,

2102-307

624 McClellan St 19148. 1st wd. 686 sq. ft. BRT# 012150200 Improvements: Residential

624 MCCLELLAN ST LLC C.P. August Term 2020 No. 01773 \$184,345.38 KML Law Group, P.C.

2102-308

6430 Tulip St 19135. 41st wd. 1417 sq. ft. BRT# 411430600 Improvements: Residential Property

JANINE CANCELLIERE C.P. June Term 2019 No. 07033 \$109,122.92 Shapiro & Denardo, LLC

2102-309

2342 Fitzwater St. Unit A2 19146A2, 30th wd. 467 sq. ft. BRT# 888303064 Improvements: Residential Property

JOHN WHITE C.P. April Term 2019 No. 01480 \$208,170.16 Shapiro & Denardo, LLC

2102-310

2554 S 67Th St 19142. 40th wd. 1112 sq. ft. BRT# 406061400 Improvements: Residential

KANEESHA DANIELS C.P. March Term 2018 No. 01576 \$62,568.23 Shapiro & Denardo, LLC

2102-311

7827 Argus Rd 19150. 20th wd. 1623 sq. ft. BRT# 501245200 Improvements: Residential

DANIELLE BLACKWELL C.P. July Term 2019 No. 02548 \$222,128.75 Shapiro & Denardo, LLC

2102-312

2907 Aramingo Ave 19134. 25th wd. 1092 sq. ft. BRT# 251453900 Subject to Mortgage Improvements: Residential Property ANGEL L. DIAZ TORRES C.P. April Term

2019 No. 04576 \$51,091.72 Stern & Eisenberg, P.C.

2102-313

6437 Tulip St 19135. 41st wd. 4866 sq. ft. BRT# 411448500 Improvements: Residential

EAN J. SMITH C.P. January Term 2019 No. 00410 \$126,202.07 Shapiro & Denardo, LLC

2102-314

2806 Disston St 19149. 55th wd. 1475 sq. ft. BRT# 551285600 Improvements: Residential Property

FERNANDO D. OLIVERIA JR C.P. November Term 2017 No. 00862 \$174,614.95 KML Law Group, P.C.

2102-315

1749 N Felton St 19151. 34th wd. 1455 sq. ft. BRT# 342341700 Subject to Mortgage Improvements: Residential Property KGCC PROPERTIES, LP C.P. January Term

2019 No. 03401 \$136,797.82 Stern & Eisen-

2102-316

7731 Overbrook Ave 19151. 34th wd. 1776 sq. ft. BRT# 343262100 Subject to Mortgage

SHERIFF'S SALE

Improvements: Residential Property KGCC PROPERTIES, LP C.P. April Term 2019 No. 00760 \$132,442.80 Stern & Eisen-

2102-317

4220 Palmetto St 19124. 33rd wd. 1266 sq. ft. BRT# 332188900 Improvements: Residential Property

RUTH SUAREZ C.P. September Term 2017 No. 00063 \$66,104.08 Stern & Eisenberg,

2102-318

6107 Cobbs Creek Pkwy 19143. 3rd wd. 2970 sq. ft. BRT# 033156800 Subject to Mortgage Improvements: Residential Property JACQUELINE WHITE C.P. September Term 2015 No. 02651 \$83,557.55 Stern & Eisenberg, P.C.

2102-319

4313 Westminster Ave 19104. 6th wd. 1190 sq. ft. BRT# 062102800 Improvements: Residential Property

99 SOLUTIONS LLC C.P. September Term 2020 No. 00267 \$164,356.05 KML Law Group, P.C.

2102-320

144 N Lindenwood St 19139. 44th wd. 975 sq. ft. BRT# 441159700 Improvements: Residential Property

THE UNKNOWN HEIRS OF LILA FOX, DECEASED C.P. November Term 2017 No. 02767 \$43,072.86 KML Law Group, P.C.

2102-321

5924 N 13Th St 19141. 49th wd. 2368 sq. ft. BRT# 493217300 Subject to Mortgage Improvements: Residential Property MELVIN T. SHARPE, JR., ET. AL. C.P. August Term 2016 No. 02357 \$365,627.48 Stern & Eisenberg, P.C.

2102-322

4223 Filbert St 19104. 6th wd. 787 sq. ft. BRT# 061010400 Improvements: Residential Property

4223 FILBERT LP C.P. October Term 2019 No. 03362 \$155,275.11 Eisenberg, Gold & Agrawal

2102-323

3115 W Dakota St 19132. 28th wd. 930 sq. ft. BRT# 282307700 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA GREEN, DECEASED C.P. June Term 2019 No. 07138 \$104,661.58 Shapiro & Denardo, LLC

2102-324

1933 Spring Garden St 19130. 15th wd. 1947 sq. ft. BRT# 881582000 Improvements: Residential Property

1933 ASSOCIATES, L.P C.P. September Term 2020 No. 00813 \$1,354,637.49 Dilworth Paxson LLP

2102-325

2123 Spring Garden St 19130. 15th wd. 2398 sq. ft. BRT# 881589000 Improvements: Residential Property

2123 PARTNERS, L.P. C.P. September Term 2020 No. 00810 \$2,706,395.75 Dilworth Pax-

2102-326

1919 Spring Garden St 19130. 15th wd. 1833 sq. ft. BRT# 881581200 Improvements: Residential Property

1933 ASSOCIATES, L.P. C.P. September Term 2020 No. 00813 \$1,354,637.49 Dilworth Paxson LLP

2102-327

2984 Chatham St 19134. 25th wd. 1051 sq. ft. BRT# 251411500 Improvements: Residential Property

THE UNKNOWN HEIRS OF KRZYSZTO P. WISNIEWSKI DECEASED C.P. July Term 2019 No. 02997 \$36,718.01 KML Law Group, P.C.

SHERIFF'S SALE

597 Alcott St 19120. 35th wd. 1028 sq. ft. BRT# 352079300 Improvements: Residential

KALA ALLEN C.P. June Term 2019 No. 06302 \$74,478.95 KML Law Group, P.C.

2102-329

STAYED -- 3924 N 8Th St 19140. 43rd wd. 736 sq. ft. BRT# 433119800 Improvements: Residential Property

EVELYN MONET C.P. August Term 2020 No. 01022 \$9,985.04 KML Law Group, P.C. --- STAYED

2102-330

4626 Pilling St 19124. 23rd wd. 3750 sq. ft. BRT# 234241000 Improvements: Residential

DOCKERY N. AYANA C.P. October Term 2018 No. 22281 \$119,671.42 KML Law Group, P.C.

2102-331

2240 S 63Rd St 19142. 40th wd. 1440 sq. ft. BRT# 871601280 Subject to Mortgage Improvements: Residential Property

MEI FENG CHEN C.P. March Term 2020 No. 01653 \$97,229.62 Kang Haggerty & Fetbroyt LLC

2102-332

56 N 61St St 19139. 34th wd. 960 sq. ft. BRT# 341139300 Subject to Mortgage Improvements: Residential Property MICHAEL G. FERGUSON JR. C.P. December Term 2019 No. 04244 \$44,623.14 Kang Haggerty & Fetbroyt LLC

2102-333

4779 Manayunk Ave 19128. 21st wd. 3524 sq. ft. BRT# 212473610 Subject to Mortgage Improvements: Residential Property

GUORONG CAI C.P. January Term 2020 No. 02058 \$313,598.93 Kang Haggerty & Fetbroyt LLC

2102-334

2308 Fuller St 19152. 56th wd. 3807 sq. ft. BRT# 562018500 Improvements: Residential

KARL J LANGENBACH C.P. August Term 2019 No. 00168 \$121,854.77 Hill Wallack

2102-335

1720 Wylie St 19130. 15th wd. 1005 sq. ft. BRT# 151351610 Improvements: Residential

SR SELECTIVE REAL ESTATE ACQUIS-TIONS- PHILLY, LLC C.P. February Term 2020 No. 01939 \$581,783.05 Hourigan, Kluger & Quinn, P.C.

2102-336

4340 M St 19124. 33rd wd. 1440 sq. ft. BRT# 332466100 Subject to Mortgage Improvements: Residential Property LISSETTE E CLAUDIO C.P. October Term

2015 No. 03095 \$92,470.24 Stern & Eisen-

2102-337

berg, P.C.

2922 N 13Th St 19133. 37th wd. 1548 sq. ft. BRT# 372275700 Improvements: Residential

KENNETH J BURGESS C.P. September Term 2020 No. 00005 \$23,055.50 Shapiro & Denardo, LLC

2102-338

5723 N Beechwood St 19138. 42nd wd. 888 sq. ft. BRT# 172493900 Improvements: Residential Property

ERIC MALCOLM C.P. May Term 2019 No. 00172 \$83,577.81 Shapiro & Denardo, LLC

2102-339

1723 Fernon St 19145. 36th wd. 686 sq. ft. BRT# 365381900 Subject to Mortgage Improvements: Residential Property RESURGENCE PROPERTIES, LLC C.P. August Term 2020 No. 02084 \$130,700.00

2102-340

Fein, Such, Kahn & Shepard, P.C.

1909 Green St 19130. 15th wd. 3420 sq. ft. BRT# 881802900 Improvements: Residential Property

SHERIFF'S SALE

2123 PARTNERS, L.P. C.P. September Term 2020 No. 00810 \$2,706,395.75 Dilworth Paxson LLP

2102-342

2349 Gerritt St 19146. 36th wd. 672 sq. ft. BRT# 364010100 Subject to Mortgage Improvements: Residential Property GERRITT 3, LLC C.P. August Term 2020 No. 01714 \$78,800.00 Fein, Such, Kahn & Shepard, P.C.

2102-343

2343 Gerritt St 19146. 36th wd. 672 sq. ft. BRT# 364009800 Subject to Mortgage Improvements: Residential Property GERRITT 3, LLC C.P. August Term 2020

No. 02090 \$290,005.56 Fein, Such, Kahn &

SHERIFF'S SALE

2102-344

2340 Gerritt St 19146. 36th wd. 700 sq. ft. BRT# 364015000 Subject to Mortgage Improvements: Residential Property GERRITT 3,LLC C.P. August Term 2020 No. 01737 \$65,600.00 Fein, Such, Kahn & Shepard, P.C.

2102-345

5116 N 12Th St 19141. 49th wd. 2100 sq. ft. BRT# 493134200 Improvements: Residential

UKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS

SHERIFF'S SALE

OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER CATHE-RINE PHILLIPS C.P. August Term 2018 No. 02395 \$120,254.89 Pincus Law Group

2102-346

2125 Spring Garden St 19130. 15th wd. 2413 sq. ft. BRT# 881589200 Improvements: Residential Property

2123 PARTNERS, L.P. C.P. September Term 2020 No. 00810 \$2,706,395.75 Dilworth Paxson LLP

2102-347

1100 Vine St 19107-1209. 5th wd. 0 sq. ft. BRT# 888071958 Subject to Mortgage Improvements: Residential Property

SHERIFF'S SALE

KEVIN CAFFERKY C.P. April Term 2019 No. 03400 \$28,538.51 Glenn M. Ross, PC

2102-348

1548 N Lawrence St 19122. 18th wd. 936 sq. ft. BRT# 182256700 Improvements: Residential Property

ANA M RIVERA C.P. July Term 2016 No. 01969 \$138,898.68 Fox And Fox Attorneys At Law, P.C.

2102-349

1722 W Nedro Ave 19141. 17th wd. 1600 sq. ft. BRT# 171158500 Improvements: Residential Property

MARLENE MANCARI C.P. September

SHERIFF'S SALE

Term 2019 No. 03798 \$152,897.98 Shapiro & Denardo, LLC

2509 Federal St 19146. 36th wd. 1216 sq. ft. BRT# 361257105 Improvements: Residential

IRVIN RICHARD CARSON C.P. October Term 2017 No. 03111 \$610,000.00 Abramson And Denenberg, P.C

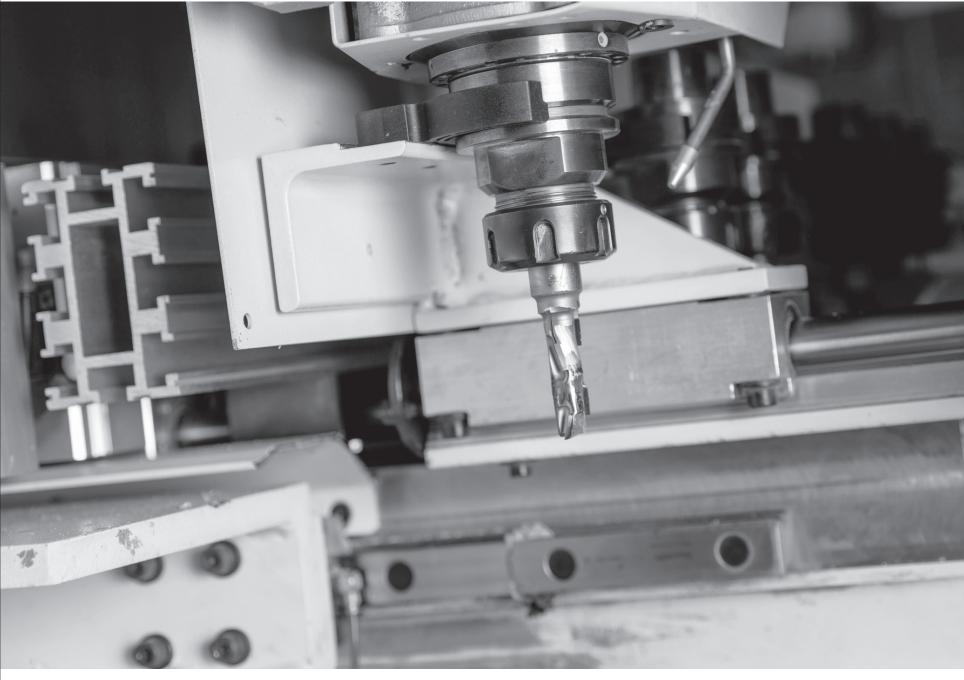
2102-350B

2513 Federal St 19146. 36th wd. 1140 sq. ft. BRT# 361257300 Improvements: Residential

IRVIN RICHARD CARSON C.P. October Term 2017 No. 03111 \$610,000.00 Abramson And Denenberg, P.C.

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