

Sheriff's Sale Notices for April 6, 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

Correction: The time and location of the April 6, 2021, Sheriff's Sale was incorrect in the March 15, 2021, edition of The Legal Intelligencer. The time and location are as follows:

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, April 6, 2021, at:

<https://www.bid4assets.com/philadelphia>
10 A.M. EDT
Rochelle Bilal, Sheriff

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF 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

SHERIFF'S SALE

unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST.

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. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff.

10. 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 appraised 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.

11. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason. 12. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason. 13. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00) 14. The winning bidder may update the vesting/ titling information for the deed at any time in the fifteen (15) calendar days after the auction's close using Bid4Assets' DeedWizard tool. If the Sheriff's grantee is to be anyone other than the purchaser, a notarized written assignment must be filed with the Sheriff's Office of Philadelphia.

15. 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.

16. 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. 17. 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.

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

SHERIFF'S SALE OF TUESDAY, APRIL 6, 2021

2005-303
7156 Gillespie St 19135. 41st wd. 1440 sq. ft. BRT# 412298100 Improvements: Residential Property

SHERIFF'S SALE

BETTY J. GILLIAM C.P. # 180105056 \$89,358.22 Manley Deas Kochalski LLC

2005-331
870 N 28Th St Unit 202 19130. 15th wd. 1072 sq. ft. BRT# 888152820 Improvements: Residential Property Subject to Mortgage ANNE MARIE O'DONNELL C.P. # 190801855 \$20,642.25 Steven L. Sugarman & Associates

2005-365
1009 Arch St, Apt 5C 19107. 5th wd. 0 sq. ft. BRT# 888037892 Improvements: Residential Property JIN SHUI WANG, LIN CHEN C.P. # 191002747 \$126,303.75 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2005-371
2404 S Millick St 19142. 40th wd. 975 sq. ft. BRT# 402046800 Improvements: Residential Property BRIAN HOLDSWORTH C.P. # 191003270 \$8,294.49 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2005-403
11614 Hendrix Ter 19116. 58th wd. 3600 sq. ft. BRT# 582374047 Improvements: Residential Property DIANE L. ROSSI C.P. # 190900731 \$120,748.00 Manley Deas Kochalski LLC

2005-430
6231 Hope St 19120. 61st wd. 1040 sq. ft. BRT# 611015800 Improvements: Residential Property JEROME ROUSE C.P. # 190701970 \$77,285.45 Hladik Onorato And Federman, LLP

2006-334
2426 S Iseminger St 19148. 39th wd. 750 sq. ft. BRT# 394411300 Improvements: Residential Property PATRICK KLEIN C.P. # 170803150 \$183,364.10 Hladik Onorato And Federman, LLP

2006-336
5105 Aspen St 19139. 44th wd. 1532 sq. ft. BRT# 441253800 Improvements: Residential Property JEFFREY HOWARD C.P. # 191003860 \$84,038.14 Manley Deas Kochalski LLC

2006-359
4628 Weymouth St 19120. 42nd wd. 1330 sq. ft. BRT# 421590300 Improvements: Residential Property JUAN ROMERO A/K/A JUAN A. ROMERO WALEX A. TELLADO C.P. # 190501358 \$69,248.82 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2104-301
5132 N 10Th St 19141. 49th wd. 1171 sq. ft. BRT# 492180500 Improvements: Residential Property MICHAEL JARMAN C.P. # 190903876 \$98,993.96 Hladik, Onorato & Federman, LLP

2104-302
2244 S 9Th St 19148. 39th wd. 965 sq. ft. BRT# 393430500 Improvements: Residential Property ALLEN E. WINDRIM, III C.P. # 130400633 \$182,429.46 Powers Kirm & Associates, LLC

2104-303
1336 Jackson St 19148. 39th wd. 1037 sq. ft. BRT# 394284600 Improvements: Residential Property JAMES DEMARCO C.P. # 180503087 \$139,148.76 Parker Mccay

2104-304
2022 68Th Ave 19138. 10th wd. 897 sq. ft.

SHERIFF'S SALE

BRT# 102438100 Improvements: Residential Property JAMES H. EDWARDS, III C.P. # 170101704 \$110,734.28 Parker Mccay

2104-305
5315 Grays Ave 19143. 51st wd. 750 sq. ft. BRT# 512107600 Improvements: Residential Property Subject to Mortgage ANOTHER INVESTMENT 1 LLC, MICHAEL PARKS, MICHELLE PARKS C.P. # 200201547 \$53,089.47 Martson Law Offices

2104-306
2300-08 N Sydenham St 19132. 16th wd. 6964 sq. ft. BRT# 884934897 Improvements: Residential Property NIX GROUP ENTERPRISE, INC, JULIAN A NIX, FRANK ADAMS, JR, MARGARITA CASTRO, WEST DAUPHIN ST LP C.P. # 200202793 \$777,568.14 Eisenberg, Gold & Agrawal, P.C.

2104-307
3143 Hartville St 19134. 7th wd. 667 sq. ft. BRT# 071552200 Improvements: Residential Property ALLIN ORTIZ, THE UNKNOWN HEIRS C.P. # 170902887 \$18,243.54 KML Law Group, P.C.

2104-308
8446 Bayard St 19150. 50th wd. 2555 sq. ft. BRT# 501206600 Improvements: Residential Property LAWRENCE JR MEREDITH, VENITA KELLER, VANESSA D MORANCY, DWIGHT MEREDITH, YVETTE MEREDITH, YOLANDA R FOSTER, MALIK MEREDITH C.P. # 160901815 \$77,454.86 Richard M. Squire & Associates, LLC

2104-309
1218 N 60Th St 19151. 34th wd. 1124 sq. ft. BRT# 342203100 Improvements: Residential Property WONDER HOMES, LLC C.P. # 200801868 \$107,053.46 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2104-310
3950 Frankford Ave 19124. 45th wd. 28684 sq. ft. BRT# 882971410 Improvements: Residential Property ANGEL ALMONTE C.P. # 201001083 \$411,202.99 Eisenberg, Gold & Agrawal, P.C.

2104-311
3900 Ford Rd, Unit 18M 19131. 52nd wd. 998 sq. ft. BRT# 888520271 Improvements: Residential Property Subject to Mortgage BEVERLY LEWIS C.P. # 200801305 \$37,719.99 Stark & Stark, P.C.

2104-312
2124 Pierce St 19145. 36th wd. 647 sq. ft. BRT# 363160200 Improvements: Residential Property H3 HOMES LLC, HERSHELL WILLIAMS C.P. # 190606708 \$174,374.73 James L. Pearl, Esquire

2104-313A
5729 Race St 19139. 4th wd. 1056 sq. ft. BRT# 042138900 Improvements: Residential Property JULIAN P NIX, FRANK D ADAMS, JR, MARGARITA CASTRO, NIX GROUP ENTERPRISE, INC, WEST DAUPHIN ST LP C.P. # 200202793 \$777,568.14 Eisenberg, Gold & Agrawal, P.C.

2104-313B
5731-33 Race St 19139. 4th wd. 2112 sq. ft. BRT# 871402025 Improvements: Residential Property JULIAN P NIX, FRANK D ADAMS, JR, MARGARITA CASTRO, NIX GROUP

SHERIFF'S SALE

ENTERPRISE, INC, WEST DAUPHIN ST LP C.P. # 200202793 \$777,568.14 Eisenberg, Gold & Agrawal, P.C.

2104-314
2655 S 18Th St 19145. 26th wd. 784 sq. ft. BRT# 871535440 Improvements: Residential Property Subject to Mortgage ANTHONY E DABBUNDO C.P. # 171201295 \$91,360.86 Klehr, Harrison, Harvey, Branzburg & Ellers LLP

2104-315
2551 N Marston St 19132. 28th wd. 1249 sq. ft. BRT# 281084600 Improvements: Residential Property MATTHEW DUPEE, TWO EASY ENTERPRISE LLC C.P. # 190400007 \$78,308.87 KML Law Group, P.C.

2104-316
627 Lawler St 19116. 58th wd. 2826 sq. ft. BRT# 582098700 Improvements: Residential Property RHODA BULKIN C.P. # 190202820 \$188,530.23 Shapiro & Denardo, LLC

2104-317
2133 Sears St 19146. 36th wd. 784 sq. ft. BRT# 361123000 Improvements: Residential Property S&P 1 LLC C.P. # 200400126 \$125,151.38 Weber Gallagher Simpson Stapleton Fires & Newby, LLLP

2104-318
1417 W Mayfield St 19132. 11th wd. 769 sq. ft. BRT# 111088100 Improvements: Residential Property RASHID KIRKLAND, DANA TOMPSON C.P. # 191201955 \$47,081.40 Emmanuel J Argentieri, Esquire

2104-319
2106 E Birch St 19134. 25th wd. 723 sq. ft. BRT# 252144800 Improvements: Residential Property ANTONIO IRVING C.P. # 060601470 \$21,185.25 Kivitz & Kivitz, P.C.

2104-320
1128 Ritner St 19148. 39th wd. 1088 sq. ft. BRT# 394107700 Improvements: Residential Property CHRISTOPHER DOUGLAS, TIZIANA DOUGLAS C.P. # 200900262 \$128,153.32 Wilson Law Firm

2104-321
6906 N 19Th St 19126. 10th wd. 1728 sq. ft. BRT# 101119700 Improvements: Residential Property BARBARA WAKINS C.P. # 190200522 \$178,873.14 McCabe, Weisberg & Conway, P.C.

2104-322
621 Mc Kean St 19148. 39th wd. 1660 sq. ft. BRT# 393023500 Improvements: Residential Property FGC DEVELOPMENT & PROPERTY MANAGER, LLC C.P. # 190605315 \$183,045.80 Hill Wallack LLP

2104-323
1933 E Huntingdon St 19125. 31st wd. 1383 sq. ft. BRT# 314149710 Improvements: Residential Property DAVID SLAUGHTER C.P. # 151000200 \$136,024.59 James Smith Dieterick & Connelly, LLP

2104-324
2355 N Cleveland St 19132. 16th wd. 1134 sq. ft. BRT# 162021500 Improvements: Residential Property RCB LLC C.P. # 200802919 \$56,153.85 Weber Gallagher Simpson Stapleton Fires & Newby, LLLP

To publish your Corporate Notices,

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