

# Sheriff's Sale Notices for May 4, 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.

## SECOND PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, May 4, 2021, at:

<https://www.bid4assets.com/philadelphia>  
10 A.M. EDT  
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 on-line 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 holds 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

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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 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 (1<sup>st</sup>) 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 5<sup>th</sup> 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](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, MAY 4, 2021

### 2105-301

**6053 Greenway Ave 19142.** 40th wd. 2360 sq. ft. BRT# 401308700 Improvements: Residential Property  
GREGORY M. DOWNING JR, JEREA LYNNE SHAW C.P. # May 2015 No. 00062 \$152,745.57 KML Law Group, P.C.

### 2105-302

**1712 W 65Th Ave 19126.** 17th wd. 1440 sq. ft. BRT# 171351000 Improvements: Residential Property  
99 SOLUTIONS LLC, ANTHONY REDLEY C.P. # November 2020 No. 00589 \$187,223.96 KML Law Group, P.C.

### 2105-303

**11742 Brandon Pl 19154.** 66th wd. 2002 sq. ft. BRT# 662024500 Improvements: Residential Property  
ELIZABETH SLATER, GEORGE S. SLATER C.P. # April 2019 No. 02078 \$265,452.48 KML Law Group, P.C.

### 2105-304A

**5932 Agusta St 19149.** 53rd wd. 1124 sq. ft. BRT# 531249700 Improvements: Residential Property  
MARCIA RUBIN C.P. # March 2020 No. 01401 \$476,000.00 Banks & Banks

### 2105-304B

**4013 Bleigh Ave 19136.** 41st wd. 1332 sq. ft. Improvements: Residential Property  
MARCIA RUBIN BRT# 412150800 C.P. # March 2020 No. 01401 \$2,500.00 Banks & Banks

### 2105-305

**479 E Penn St 19144.** 12th wd. 1080 sq. ft

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BRT# 122005800 Improvements: Residential Property  
MARCIA RUBIN C.P. # March 2020 No. 01401 \$476,000.00 Banks & Banks

### 2105-306

**6515 N 18Th St 19126.** 17th wd. 1424 sq. ft. BRT# 172272900 Improvements: Residential Property  
99 SOLUTIONS, LLC, ANTHONY REDLEY GUARANTOR C.P. # November 2020 No. 01178 \$179,192.30 KML Law Group, P.C.

### 2105-307

**4502 Magee Ave 19135.** 55th wd. 2272 sq. ft. BRT# 552143200 Improvements: Residential Property  
CONNIE BROWN C.P. # August 2020 No. 01188 \$118,921.49 KML Law Group, P.C.

### 2105-308

**3939 Conshohocken Ave 19131.** 52nd wd. 141746 sq. ft. BRT# 881161010 Improvements: Residential Property Subject to Ground Rent  
BRITH SHOLOM WINIT, LP C.P. # November 2020 No. 00908 \$28,364,977.99 Starfield & Smith, P.C.

### 2105-309

**7153N19ThSt 19126.** 10th wd. 1409sq.ft. BRT# 101115000 Improvements: Residential Property  
CALVIN FIELDING C.P. # April 2017 No. 02857 \$214,624.46 Hladik, Onorato & Federman, LLP

### 2105-310

**126 W Queen Ln 19144.** 12th wd. 1540 sq. ft. BRT# 123116500 Improvements: Residential Property  
UNKNOWN SURVIVING HEIRS OF CYNTHIA L. SHIRLEY DECEASED C.P. # September 2020 No. 00016 \$82,771.79 Hladik, Onorato & Federman, LLP

### 2105-311

**5021 Germantown Ave 19144.** 12th wd. 1717 sq. ft. BRT# 121152100 Improvements: Residential Property  
ANTONIO ZACHARY, JOANN ZACHARY C.P. # February 2020 No. 01145 \$318,483.87 Eisenberg, Gold & Agrawal, P.C.

### 2105-312

**1128-32 N 63Rd St 19151.** 34th wd. 9750 sq. ft. BRT# 344201501 Improvements: Residential Property Subject to Mortgage  
JONESMAN COMEDY LLC C.P. # January 2020 No. 03725 \$147,036.50 Leopold & Associates, LLLC

### 2105-313

**2108 S Norwood St 19145.** 48th wd. 1230 sq. ft. BRT# 482156900 Improvements: Residential Property  
ROBERT D. WILSON C.P. # January 2020 No. 02966 \$58,590.20 Logs Legal Group LLP

### 2105-314

**7913 Lister St 19152.** 64th wd. 2951 sq. ft. BRT# 641091500 Improvements: Residential Property  
STEPHANIE R SPARKS C.P. # August 2019 No. 02553 \$188,817.72 Pincus Law Group, PLLC

### 2105-315

**1743 S 55Th St 19143.** 51st wd. 975 sq. ft. BRT# 514198400 Improvements: Residential Property  
ERNEST MOSS C.P. # August 2020 No. 00531 \$104,065.99 Richard M. Squire & Associates, LLC

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### 2105-316A

**38 Dearborn St 19139.** 44th wd. 668 sq. ft. BRT# 441086800 Improvements: Residential Property  
IPERRY PROPERTY MANAGEMENT, LLC C.P. # September 2019 No. 04227 \$67,102.66 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

### 2105-316B

**53 Dearborn St 19139.** 44th wd. 668 sq. ft. BRT# 441081700 Improvements: Residential Property  
IPERRY PROPERTY MANAGEMENT, LLC C.P. # September 2019 No. 04227 \$67,102.66 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

### 2105-317

**1459 Mc Kinley St 19149.** 54th wd. 2336 sq. ft. BRT# 541079000 Improvements: Residential Property  
JOANNE FELDER C.P. # December 2010 No. 00557 \$170,845.42 Manley Deas Kochalski LLC

### 2105-318

**6820 Marsden St 19135.** 41st wd. 1267 sq. ft. BRT# 412373500 Improvements: Residential Property Subject to Mortgage  
MARLON JOHNSON, DONNA M STITH-JOHNSON C.P. # July 2019 No. 02312 \$133,386.30 Weltman, Weinberg, & Reis Co., LPA

### 2105-319A

**264 Sparks St 19120.** 61st wd. 1050 sq. ft. BRT# 611250400 Improvements: Residential Property  
SOURCE ONE PROPERTIES, INC C.P. # February 2020 No. 02071 \$794,000.00 David Banks, Esquire

### 2105-319B

**530 N 35Th St 19104.** 24th wd. 668 sq. ft. BRT# 242164700 Improvements: Residential Property  
SOURCE ONE PROPERTIES, INC C.P. # February 2020 No. 02071 \$794,000.00 David Banks, Esquire

### 2105-320A

**1616 68Th Ave 19126.** 10th wd. 1480 sq. ft. BRT# 101249900 Improvements: Residential Property  
SOURCE ONE PROPERTIES, INC C.P. # February 2020 No. 02071 \$794,000.00 David Banks, Esquire

### 2105-320B

**6772 Germantown Ave 19119.** 22nd wd. 2104 sq. ft. BRT# 223194900 Improvements: Residential Property  
SOURCE ONE PROPERTIES, INC. C.P. # February 2020 No. 02071 \$794,000.00 David Banks, Esquire

### 2105-321

**590 Livezey St 19128.** 21st wd. 2650 sq. ft. BRT# 213345816 Improvements: Residential Property  
SANDRA JOYCE MAY C.P. # July 2019 No. 02296 \$100,837.70 Jscd Law Offices

### 2105-322

**4862 N Broad St 19141.** 13th wd. 3397 sq. ft. BRT# 881071385 Improvements: Residential Property Subject to Mortgage  
ZHI DA DONG, JIAN CHAI ZHOU C.P. # February 2020 No. 01376 \$175,109.29 Weir & Partners LLP

To publish your Corporate Notices,

Call: Jennifer McCullough at 215-557-2321 | Email : [jmccullough@alm.com](mailto:jmccullough@alm.com)