

Sheriff’s Sale Notices for April 2, 2024

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>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.</p> <p>FIRST PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, April 2, 2024 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EDT Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>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”).</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>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 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.</p> <p>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”).</p> <p>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.</p> <p>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.</p> <p>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 EDT 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.</p> <p>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.</p> <p>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.</p>	<p>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.</p> <p>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 EDT 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 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.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>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.</p> <p>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.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>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)</p> <p>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.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using anunregistered fictitious name and may, at the discretion of the Sheriff, require proof of identityof 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.</p> <p>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 bythe Sheriff.</p> <p>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.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, e/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>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.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>2404-301 7328 Claridge St 19111 56th Wd. 3,164.5 Sq. Ft. BRT #561043100 Improvements: Residential Property MARGARET GRABER C.P. Sept 2018 No. 00629 \$129,515.84 KML Law Group, P.C.</p> <p>2404-302 2175 Haworth St 19121 62nd Wd. 4,403 Sq. Ft. BRT #622035710 Improvements: Residential Property SOUKCHAY BOUAPASEUT AKA SOUK-CHAY LEBRON C.P. Oct 2022 No. 02615 \$123,224.56 KML Law Group, P.C.</p> <p>2404-303 3418 N 20th St 19140 11th Wd. 1,349 Sq. Ft. BRT #112287700 Improvements: Residential Property ANDREA TAYLOR SOLELY IN HER CAPACITY AS HEIR OF DORIS J. TAYLOR, DECEASED THE UNKNOWN HEIRS OF DORIS J. TAYLOR DECEASED C.P. Mar 2022 No. 00823 \$39,095.45 KML Law Group, P.C.</p> <p>2404-304 8804 Cottage St 19136 65th Wd. 2,221 Sq. Ft. BRT #652232003 Improvements: Residential Property ROSA MAIA C.P. May 2023 No. 02596 \$37,272.12 KML Law Group, P.C.</p> <p>2404-305 2954 Secane Drive 19154 66th Wd. 2,107 Sq. Ft. BRT #663066100 Improvements: Residential Property THERESA MASI C.P. July 2022 No. 02565 \$151,759.98 KML Law Group, P.C.</p> <p>2404-306 314-22 N 12th St Unit 606 19107 6th Wd. 730 Sq. Ft. BRT #888057566 Improvements: Residential Property THE UNKNOWN HEIRS OF DALE CHARLES PERKINS, DECEASED C.P. Aug 2022 No. 02356 \$178,262.50 KML Law Group, P.C.</p> <p>2404-308 6816 Finch Pl 19142 40th Wd. 1624 Sq. Ft. BRT #406577500 Improvements: Residential Property ELSIE NICHOLS; BOBBIE GIVENS C.P. Feb 2017 No. 04211 \$87,133.46 Manley Deas Kochalski LLC</p> <p>2404-309 8242 Williams Ave 19150 50th Wd. 1,993 Sq. Ft. BRT #502246700 Improvements: Residential Property OCTAVIA ROSSER C.P. Jun 2023 No. 00793 \$171,073.99 Manley Deas Kochalski LLC</p> <p>2404-310 915 Wadsworth Ave 19150 50th Wd. 1,738 Sq. Ft. BRT #502499800 Improvements: Residential Property ROBERT SMITH, KNOWN SURVIVING HEIR OF SATOKO SMITH AND UNKOWN SURVIVING HEIRS OF SATOKO SMITH C.P. May 2023 No. 01301 \$125,805.86 McCabe, Weisberg & Conway, LLC</p> <p>2404-311 8242 Frankford Ave 19136 64th Wd. 1,200 Sq. Ft. BRT #642085000 Improvements: Residential Property MICHELLE NICOLE HITE, EXECUTRIX OF THE ESTATE OF ALEXANDER MACK-EY C.P. July 2022 No. 00965 \$125,123.88 McCabe, Weisberg & Conway, LLC</p> <p>2404-312 3236 F St 19134 33rd Wd. 960 Sq. Ft. BRT #331284700 Improvements: Residential Property MATTHEW LEWIS JOHNSON III C.P. Dec 2022 No. 02610 \$109,958.19 McCabe, Weisberg & Conway, LLC</p> <p>2404-313 1951 West Spencer Street Aka 1951 W. Spencer Street 19141 17th Wd. 1,320 Sq. Ft. BRT #171261600 Improvements: Residential Property THE UNKNOWN HEIRS OF NICHOL D. TUNNELL, DECEASED C.P. Jan 2001 No.</p>	<p>01873 \$108,265.32 KML Law Group, P.C.</p> <p>2404-314 1532 Beverly Rd 19138 10th Wd. 1,166 Sq. Ft. BRT #102162300 Improvements: Residential Property SUSAN L. ESTES, KNOWN SURVIVING HEIR OF JAMES L. SMITH AND UNKOWN SURVIVING HEIRS OF JAMES L. SMITH C.P. May 2023 No. 01637 \$225,626.80 McCabe, Weisberg & Conway, LLC</p> <p>2404-315 1537 Mohican St 19138 10th Wd. 1,250 Sq. Ft. BRT #102244200 Improvements: Residential Property MICHAEL MURPHY, ADMINISTRATOR OF THE ESTATE OF OMAR T. MURPHY III A/K/A OMAR TYREECE MURPHY III C.P. Jan 2023 No. 00724 \$171,792.13 McCabe, Weisberg & Conway, LLC</p> <p>2404-316 713 Tree St 19148 39th Wd. 840 Sq. Ft. BRT #393091800 Improvements: Residential Property VANRY YOEOUN C.P. Apr 2017 No. 02545 \$118,252.08 McCabe, Weisberg & Conway, LLC</p> <p>2404-317 1725 Dallas St 19126 10th Wd. 1,356 Sq. Ft. BRT #101289800 Improvements: Residential Property MARCUS E. HARMON C.P. Sept 2023 No. 01078 \$90,226.45 McCabe, Weisberg & Conway, LLC</p> <p>2404-318 2210 Memphis St 19125 31st Wd. 1,230 Sq. Ft. BRT #312003800 Improvements: Residential Property DONIELLE DAVALOS A/K/A DONIELLE DAVALOS OBERHOLTZER, ADMINISTRA-TRIX OF THE ESTATE OF KEITH OBERHOLTZER AND REAL OWNER C.P. July 2023 No. 00499 \$122,827.93 McCabe, Weisberg & Conway, LLC</p> <p>2404-319 5408 Diamond St 19131 52nd Wd. 1,600 Sq. Ft. BRT #522085700 Improvements: Residential Property DAVE BROOKS SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF BEVERLY ATKINSON GREGORY, DECEASED C.P. Mar 2022 No. 00166 \$91,352.50 KML Law Group, P.C.</p> <p>2404-320 8011 Temple Rd 19150 50th Wd. 1,511 Sq. Ft. BRT #501096500 Improvements: Residential Property CLAUDETTE GROSS SOLELY IN HER CAPACITY AS HEIR OF HOBSON HUESTON GROSS, DECEASED DARIUS GROSS SOLELY IN HIS CAPACITY AS HEIR OF HOBSON HUESTON GROSS, DECEASED AND THE UNKNOWN HEIRS OF HOBSON HUESTON GROSS DECEASED C.P. Feb 2022 No. 00826 \$136,350.96 KML Law Group, P.C.</p> <p>2404-321 1502 Mount Vernon St Unit 3 19130 8th Wd. 836 Sq. Ft. BRT #888049796 Improvements: Residential Property CHRISTOPHER J. DONNELLY C.P. Dec 2022 No. 02668 \$303,253.78 KML Law Group, P.C.</p> <p>2404-322 67 High St 19144 59th Wd. 10,356 Sq. Ft. BRT #592039300 Improvements: Residential Property Y AND S REALESTATE GROUP LLC NICKI G. SCOTT A/K/A NICK SCOTT, GUARANTOR C.P. Oct 2021 No. 00592 \$278,241.49 KML Law Group, P.C.</p> <p>2404-323 6724 Woolston Ave 19138 10th Wd. 1,120 Sq. Ft. BRT #102405200 Improvements: Residential Property GARFIELD EDWARDS C.P. Jul 2023 No. 00088 \$122,857.76 KML Law Group, P.C.</p> <p>2404-324 740 South 59th St 19143 3rd Wd. 1170 Sq. Ft.</p>	<p>BRT #033195400 Improvements: Residential Property PAUL ROBERT NICKLIN AND USHA ELIZABETH PITTS C.P. Oct 2022 No. 01898 \$142,204.23 KML Law Group, P.C.</p> <p>2404-325 314 Roseberry St 19148 39th Wd. 731 Sq. Ft. BRT #392209200 Improvements: Residential Property KURT HORSTMAN AND ANNA MARIE HORSTMAN A/K/A ANNA HORSTMAN C.P. Apr 2017 No. 00156 \$131,453.35 KML Law Group, P.C.</p> <p>2404-326 137 W Gale St 19120 42nd Wd. 1783 Sq. Ft. BRT #422300700 Improvements: Residential Property GEORGE GARCIA AND JACQUELINE GARCIA C.P. Jun 2022 No. 00792 \$30,989.71 KML Law Group, P.C.</p> <p>2404-327 2521 N 12th St 19133 37th Wd. 1,018 Sq. Ft. BRT #371223300 Improvements: Residential Property LEVEL 4 HOLDINGS LLC AND DEVIN PRIEST, GUARANTOR C.P. Sept 2023 No. 00180 \$309,438.73 KML Law Group, P.C.</p> <p>2404-328 6607 Claridge St 19111 35th Wd. 1,736 Sq. Ft. BRT #353291457 Improvements: Residential Property QUIANA BULLOCK AKA QUIANA POLLARD SOLELY IN HER CAPACITY AS HEIR OF DEBRA P. PHELPS, DECEASED THE UNKNOWN HEIRS OF DEBRA P. PHELPS DECEASED C.P. Mar 2022 No. 02995 \$120,172.74 KML Law Group, P.C.</p> <p>2404-329 2130 E Sanger St 19124 41st Wd. 1,003 Sq. Ft. BRT #411035000 Improvements: Residential Property JOSEPH LAMMONS SOLELY IN HIS CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, KELLY WILSON SOLELY IN HER CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, KIRK WILSON SOLELY IN HIS CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, RAHEEM WILSON SOLELY IN HIS CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED, TONY WILSON SOLELY IN HIS CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED AND EBONI T. WILSON SOLELY IN HER CAPACITY AS HEIR OF THERESA WILSON LAMMONS, DECEASED C.P. Dec 2018 No. 02907 \$36,406.86 KML Law Group, P.C.</p> <p>2404-330 130 Jamestown Street Aka 130 Jamestown Ave 19127 21st Wd. 907.35 Sq. Ft. BRT #211069800 Improvements: Residential Property FRANCIS PILLER C.P. May 2023 No. 02869 \$381,768.46 KML Law Group, P.C.</p> <p>2404-331 1330 East Steinber Street Aka 1330 Steinber Street 19124 33rd Wd. 878 Sq. Ft. BRT #331243500 Improvements: Residential Property JOSHUA VALLE C.P. Jan 2022 No. 02345 \$79,700.31 KML Law Group, P.C.</p> <p>2404-332 4472 East Thompson Street 19137 45th Wd. 2465 Sq. Ft. BRT #453222700 Improvements: Residential Property RICHARD KRYSZTOFORSKI C.P. Aug 2022 No. 00925 \$133,799.49 KML Law Group, P.C.</p> <p>2404-333 1612 French Street Aka 1612 West French St 19121 32nd Wd. 870 Sq. Ft. BRT #321054800 Improvements: Residential Property MICHAEL JACKSON SOLELY IN HIS CAPACITY AS HEIR OF RUTH JACKSON,DECEASED AND THE UNKNOWN HEIRS OF RUTH JACKSON DE-</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>CEASED C.P. Jan 2022 No. 01764 \$211,322.79 KML Law Group, P.C.</p>				
<p>2404-334 5621 McMahon Ave 19144 12th Wd. 1686 Sq. Ft. BRT #122207100 Improvements: Residential Property ANGELINA HOPE GREEN-LEWIS AND EUGENE LEWIS JR. C.P. Mar 2019 No. 03125 \$152,488.03 KML Law Group, P.C.</p>	<p>SURVIVING HEIR OF MONIQUE T. HURTT, ALBERTA R HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, DESTINY KAMILLIA HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, MONIQUE T HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, TRAMIECE MISTY HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, JAMAL HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, AND UNKNOWN SURVIVING HEIR OF MONIQUE T. HURTT C.P. Aug 2022 No. 00487 \$117,148.90 McCabe, Weisberg & Conway, LLC</p>	<p>2404-357 1970 73rd Ave 19138 10th Wd. 1,050 Sq. Ft. BRT #101347200 Improvements: Residential Property GERALD D. BAILEY A/K/A GERALD BAILEY C.P. Oct 2022 No. 01619 \$104,460.86 Stern & Eisenberg PC</p>	<p>2404-358 5700 N Marvine St 19141 49th Wd. 1,275 Sq. Ft. BRT #493105200 Improvements: Residential Property SHANITA OUTING C.P. Sep 2018 No. 02973 \$92,948.53 Stern & Eisenberg PC</p>	<p>2404-372 2716 North Hollywood St 19132 28th Wd. 756 Sq. Ft. BRT #282037200 Improvements: Residential Property Subject To Mortgage PENN PROPERTIES INVESTMENT GROUP, LLC AND SHAHEED COLEN C.P. Aug 2023 No. 00387 \$704,657.68 Eisenberg, Gold & Agrawal, PC</p>
<p>2404-335 2653 North Douglas Street A/k/a 2653 North Douglass Street 19132 28th Wd. 570 Sq. Ft. BRT #282224300 Improvements: Residential Property THE UNKNOWN HEIRS OF MAUREEN DAWKINS, DECEASED AND QUENTIN DAWKINS SOLELY IN HIS CAPACITY AS HEIR OF MAUREEN DAWKINS, DECEASED C.P. May 2021 No. 00956 \$22,130.71 KML Law Group, P.C.</p>	<p>2404-345 446 East Girard Avenue 19125 18th Wd. 1,866 Sq. Ft. BRT #871096050 Improvements: Residential Property BENJAMIN BARON C.P. Jan 2023 No. 02219 \$80,316.51 Manley Deas Kochalski LLC</p>	<p>2404-359 2512 W Gordon St 19132 28th Wd. 1,110 Sq. Ft. BRT #281211500 Improvements: Residential Property KEITH COLEMAN, SOLELY IN HIS CAPACITY AS HEIR OF GLORIA COLEMAN, DECEASED, AND STACEY A COLEMAN SOLELY IN HER CAPACITY AS HEIR OF GLORIA COLEMAN, DECEASED. AND THE UNKOWN HEIRS OF GLORIA COLEMAN DECEASED. C.P. Jun 2022 No. 01717 \$93,791.39 Stern & Eisenberg PC</p>	<p>2404-373 1682 North 56th St 19131 4th Wd. 1,089 Sq. Ft. BRT #043271400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIE D. SMAW, DECEASED DAQUAN DAVIS, EXECUTOR OF THE ESTATE OF WILLIE D. SMAW, DECEASED C.P. Aug 2018 No. 02456 \$49,645.05 LOGS Legal Group LLP</p>	<p>2404-383 41 N Felton St 19139 34th Wd. 1,048 Sq. Ft. BRT #341240700 Improvements: Residential Property SHAWN Q. DRUMMOND C.P. Jun 2023 No. 02966 \$37,115.13 Hladik, Onorato & Federman, LLP</p>
<p>2404-336 929 Brill St 19124 35th Wd. 1057 Sq. Ft. BRT #351186800 Improvements: Residential Property DARRYL MCDUFFIE C.P. Feb 2002 No. 00204 \$131,086.13 KML Law Group, P.C.</p>	<p>2404-346 5208 Hawthorne St 19124 23rd Wd. 1,494 Sq. Ft. BRT #622251700 Improvements: Residential Property Subject To Mortgage ANNA BUKRITSKY C.P. Oct 2022 No. 02655 \$78,384.28 Manley Deas Kochalski LLC</p>	<p>2404-360 3010 Weikel St 19134 25th Wd. 553 Sq. Ft. BRT #252394500 Improvements: Residential Property Subject To Mortgage FAMILY HOUSING LLC C.P. Aug 2023 No. 02794 \$149,702.99 Friedman Vartolo LLP</p>	<p>2404-374 6445 Dicks Ave 19142 40th Wd. 992 Sq. Ft. BRT #406280100 Improvements: Residential Property THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CATHERINE T. MITCHELL, DECEASED C.P. Apr 2023 No. 00716 \$110,483.21 Hill Wallack LLP</p>	<p>2404-384 1837 East Pastorius Street 19138 10th Wd. 1,490 Sq. Ft. BRT #102183300 Improvements: Residential Property BRUCE M. MINES, AS OWNER AND AS ADMINISTRATOR OF ARNOLD D. MINES A/K/A ARNOLD DANIEL MINES A/K/A ARNOLD D. MINES, SR., DECEASED. C.P. Jan 2019 No. 01372 \$76,748.41 Hladik, Onorato & Federman, LLP</p>
<p>2404-337 1643 N 55th 19131 4th Wd. 2065 Sq. Ft. BRT #041308900 Improvements: Residential Property DEMARCUS WAITES C.P. Jan 2023 No. 02932 \$90,432.15 McCabe, Weisberg & Conway, LLC</p>	<p>2404-347 4218 Shelmire Ave 19136 41st Wd. 1,327 Sq. Ft. BRT #412217800 Improvements: Residential Property BRETT NICK C.P. Jun 2023 No. 00104 \$125,147.47 Manley Deas Kochalski LLC</p>	<p>2404-361 6208 W Stiles St 19151 34th Wd. 1,566 Sq. Ft. BRT #341066100 Improvements: Residential Property Subject To Mortgage TRACEY R. REED A/K/A TRACEY R. STEVENSON C.P. Jul 2021 No. 00286 \$78,961.51 Friedman Vartolo LLP</p>	<p>2404-375 7254 Leonard St 19149 54th Wd. 1,452 Sq. Ft. BRT #542482600 Improvements: Residential Property Subject To Mortgage JOSEPH A. BRAUER C.P. Feb 2022 No. 02809 \$53,057.99 Friedman Vartolo LLP</p>	<p>2404-385 1629 Pennington Rd 19151 34th Wd. 1,468 Sq. Ft. BRT #343321000 Improvements: Residential Property DERRICK L. SMITH C.P. Dec 2022 No. 01851 \$163,221.78 Brock & Scott, PLLC</p>
<p>2404-338 1500 Champlost Ave 19141 17th Wd. 1,414 Sq. Ft. BRT #171198200 Improvements: Residential Property LINCOLN R. KERR C.P. Aug 2022 No. 01370 \$92,445.64 McCabe, Weisberg & Conway, LLC</p>	<p>2404-348 1418 N 56th St 19131 4th Wd. 900 Sq. Ft. BRT #043053900 Improvements: Residential Property MICHELLE CUFF, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF EULA M. SCOTT; UNKNOWN HEIRS AND/OR ADMINISTRATOR OF THE ESTATE OF EULA M. SCOTT (IF ANY), C.P. Oct 2022 No. 02196 \$16,279.70 Manley Deas Kochalski LLC</p>	<p>2404-362 1246 S 21st St 19146 36th Wd. 1,110 Sq. Ft. BRT #361215005 Improvements: Residential Property Subject To Mortgage RA-TAH K. JOHNSON C.P. Jun 2022 No. 01183 \$317,882.28 Friedman Vartolo LLP</p>	<p>2404-376 3629 N 19th St 19140 13th Wd. 1,440 Sq. Ft. BRT #131270600 Improvements: Residential Property M&BBB INVESTING LLC, ET AL. MICHAEL HICKS AND JEROME BUTLER C.P. Dec 2022 No. 01234 \$224,393.75 Mester & Schwartz, P.C.</p>	<p>2404-386 9200 Outlook Ave 19114 57th Wd. 4,368 Sq. Ft. BRT #572289850 Improvements: Residential Property TIMOTHY SEAN KELLY C.P. Apr 2023 No. 02307 \$129,885.03 Brock & Scott, PLLC</p>
<p>2404-339 6126 Gardenia St 19144 59th Wd. 1,280 Sq. Ft. BRT #592215300 Improvements: Residential Property WAYNE GM HAYNES C.P. Dec 2022 No. 01403 \$48,757.81 McCabe, Weisberg & Conway, LLC</p>	<p>2404-349 319 W Duncannon Ave 19120 42nd Wd. 2,090 Sq. Ft. BRT #422224400 Improvements: Residential Property SOCHEADE TIANG C.P. Jun 2023 No. 01494 \$38,223.66 KML Law Group, P.C.</p>	<p>2404-363 13045 Townsend Rd H1 19154 66th Wd. 1,500 Sq. Ft. BRT #888660126 Improvements: Residential Property Subject To Mortgage CHARLOTTE GENTER C.P. Aug 2022 No. 03395 \$122,710.27 Friedman Vartolo LLP</p>	<p>2404-377 1401 N. 29th Street 19132 29th Wd. 1,165 Sq. Ft. BRT #871133900 Improvements: Residential Property KASH PROPERTIES UNLIMITED LLC, GREGORY PARKER AND DANIELLE MORRIS C.P. Nov 2022 No. 01779 \$461,124.94 Mester & Schwartz, P.C.</p>	<p>2404-388 9038 Lykens Ln 19128 21st Wd. 2,692 Sq. Ft. BRT #214261465 Improvements: Residential Property Subject To Mortgage ERIC REPICE, ADMINISTRATOR OF THE ESTATE OF JAMES P. REPICE, DECEASED C.P. May 2023 No. 01496 \$277,058.80 Brock & Scott, PLLC</p>
<p>2404-340 1147 Brill St 19124 62nd Wd. 1,208 Sq. Ft. BRT #621039600 Improvements: Residential Property DAVID HARRISON C.P. July 2022 No. 01916 \$8,975.18 McCabe, Weisberg & Conway, LLC</p>	<p>2404-350 3611 N 11th St 19140 43rd Wd. 1,200 Sq. Ft. BRT #432135800 Improvements: Residential Property CHERYL L. ROBINSON C.P. Jun 2023 No. 01727 \$24,775.78 KML Law Group, P.C.</p>	<p>2404-364 1712 N 25th St 19121 32nd Wd. 1,128 Sq. Ft. BRT #324086700 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. Jun 2023 No. 01287 \$165,360.14 Friedman Vartolo LLP</p>	<p>2404-378 2736 W. Sterner Street 19132 28th Wd. 630 Sq. Ft. BRT #281389100 Improvements: Residential Property TESSI REALTY LLC AND TOBOULAYEFA A. HOUESSOU ADIN C.P. Mar 2023 No. 03345 \$134,093.75 Mester & Schwartz, P.C.</p>	<p>2404-389 2557 Massey St 19142 40th Wd. 1,018 Sq. Ft. BRT #406115400 Improvements: Residential Property FOFIE KAMARA C.P. Feb 2022 No. 01401 \$86,119.29 Hill Wallack LLP</p>
<p>2404-341 432 Woodhaven Rd 19116 58th Wd. 2,365 Sq. Ft. BRT #582339800 Improvements: Residential Property CAROL JONES, EXECUTRIX AND KNOWN SURVIVING HEIR OF THE ESTATE OF PHYLLIS CAREY AND UNKOWN SURVIVING HEIRS OF PHYLLIS CAREY C.P. Dec 2021 No. 01170 \$240,743.24 McCabe, Weisberg & Conway, LLC</p>	<p>2404-351 1727 Dallas St 19126 10th Wd. 1,478 Sq. Ft. BRT #101289900 Improvements: Residential Property AKIN LACKEY AKA AKIN O. LACKEY C.P. Feb 2002 No. 01280 \$152,286.74 KML Law Group, P.C.</p>	<p>2404-365 1725 N Taney St 19121 32nd Wd. 750 Sq. Ft. BRT #324121600 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. July 2023 No. 00536 \$191,724.04 Friedman Vartolo LLP</p>	<p>2404-379 5125 Newhall St 19144 12th Wd. 3,414 Sq. Ft. BRT #123219400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RICHARD BALDWIN; ASHLEY REAVIS, IN HER CAPACITY AS HEIR OF RICHARD BALDWIN C.P. Oct 2021 No. 01727 \$143,824.29 Robertson, Anschtz, Schneid, Crane & Partners, PLLC</p>	<p>2404-390 405 W Stafford St 19144 59th Wd. 2,717.72 Sq. Ft. BRT #593007400 Improvements: Residential Property PHILLIP DAVIDSON GABRIELLE E. DAVIDSON C.P. Mar 2017 No. 00384 \$254,169.96 LOGS Legal Group LLP</p>
<p>2404-342 817 E Rittenhouse St 19138 59th Wd. 1,614 Sq. Ft. BRT #591130900 Improvements: Residential Property ELAINE GARCIA, KNOWN SURVIVING HEIR OF DANINE SPRY, WALTER SPRY, KNOWN SURVIVING HEIR OF DANINE SPRY, TROY SPRY, KNOWN SURVIVING HEIR OF DANINE SPRY, PATRICIA SPRY, KNOWN SURVIVING HEIR OF DANINE SPRY, UNKOWN SURVIVING HEIRS OF PATRICIA SCRUGGS, AND UNKOWN SURVIVNG HEIRS OF DANINE SPRY C.P. Mar 2023 No. 03179 \$113,394.67 McCabe, Weisberg & Conway, LLC</p>	<p>2404-352 6545 Culter St 19126 17th Wd. 1440 Sq. Ft. BRT #172075100 Improvements: Residential Property THE UNKNOWN HEIRS OF ELLIS WHITE-HURST DECEASED C.P. Sept 2021 No. 02203 \$161,518.57 KML Law Group, P.C.</p>	<p>2404-366 1723 N Taney St 19121 32nd Wd. 750 Sq. Ft. BRT #324121500 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. Jun 2023 No. 02224 \$184,451.62 Friedman Vartolo LLP</p>	<p>2404-380 5711 Ashland Ave 19143 51st Wd. 1,900 Sq. Ft. BRT #513079400 Improvements: Residential Property JOHN BLACKWELL, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF REMONIA M. BLACKWELL A/K/A REMONIA BLACKWELL A/K/A REMONIA BALCKWELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS , FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER REMONIA M. BLACKWELL A/K/A REMONIA BLACKWELL A/K/A REMONIA BALCKWELL C.P. Oct 2020 No. 02353 \$62,393.54 Robertson, Anschtz, Schneid, Crane & Partners, PLLC</p>	<p>2404-391 722 E Upsal St 19119 22nd Wd. 3070 Sq. Ft. BRT #221087200 Improvements: Residential Property GLADYS RODGERS C.P. Oct 2021 No. 00682 \$252,501.64 LOGS Legal Group LLP</p>
<p>2404-343 2112 Scattergood St 19124 62nd Wd. 992 Sq. Ft. BRT #622131000 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF ADOLF J. SCHMIEDER C.P. July 2021 No. 00866 \$64,364.02 McCabe, Weisberg & Conway, LLC</p>	<p>2404-353 1406 S 23rd St 19146 36th Wd. 960 Sq. Ft. BRT #364129700 Improvements: Residential Property RAHUL GOGINENI. C.P. May 2023 No. 00136 \$247,806.69 Law Office Of Gregory Javardian, LLC</p>	<p>2404-367 1336 Jackson St 19148 39th Wd. 1,037 Sq. Ft. BRT #394284600 Improvements: Residential Property Subject To Mortgage JAMES DEMARCO C.P. Nov 2021 No. 00975 \$186,939.54 Friedman Vartolo LLP</p>	<p>2404-381 2329 N 20th St 19132 16th Wd. 1,030 Sq. Ft. BRT #141141800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DONEL BLACKS A/K/A DARNELL BLACKS; DONEL ADAMS, IN HIS CAPACITY AS HEIR OF DONEL BLACKS A/K/A DARNELL BLACKS C.P. Apr 2018 No. 01583</p>	<p>2404-392 8131 Buist Ave 19153 40th Wd. 1,975 Sq. Ft. BRT #405795967 Improvements: Residential Property RHONDA GAY BURROW C.P. Jun 2023 No. 00716 \$149,736.28 Robertson, Anschtz, Schneid, Crane & Partners, PLLC</p>
<p>2404-344 7254 Cornelius St 19138 10th Wd. 1,166 Sq. Ft. BRT #102378100 Improvements: Residential Property TAMELA M HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, TANG M HURRT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, GERALD L HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, TAMQUIANA L HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, JARMEL K HURTT, KNOWN SURVIVING HEIR OF MONIQUE T. HURTT, DAVDRIAN WYNDELLA HURTT, KNOWN</p>	<p>2404-354 1035 E Gorgas Ln 19150 50th Wd. 2,830 Sq. Ft. BRT #502420800 Improvements: Residential Property Subject To Mortgage WANDA MIAL C.P. Sept 2018 No. 03603 \$27,868.39 Law Office Of Gregory Javardian, LLC</p>	<p>2404-369 150 North 61st St 19139 34th Wd. 1,093 Sq. Ft. BRT #341142400 Improvements: Residential Property Subject To Mortgage PENN PROPERTIES INVESTMENT GROUP, LLC AND SHAHEED COLEN C.P. Aug 2023 No. 00387 \$704,657.68 Eisenberg, Gold & Agrawal, PC</p>	<p>2404-382 417 West Penn Street 19144 12th Wd. 2,104 Sq. Ft. BRT #124028300 Improvements: Residential Property Subject To Mortgage PENN PROPERTIES INVESTMENT GROUP, LLC AND SHAHEED COLEN C.P. Aug 2023 No. 00387 \$704,657.68 Eisenberg, Gold & Agrawal, PC</p>	<p>2404-393 4631 Tampa St 19120 42nd Wd. 1,453 Sq. Ft. BRT #421581600 Improvements: Residential Property</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>LYDIA RODRIGUEZ-TORRES C.P. Oct 2022 No. 00225 \$99,580.06 Robertson, Anschtz, Schneid, Crane & Partners, PLLC</p> <p>2404-396 7236 Elmwood Ave 19142 40th Wd. 1,312 Sq. Ft. BRT #404234100 Improvements: Residential Property ADEMOLU SHODIYA C.P. Feb 2023 No. 02439 \$56,266.90 Brock & Scott PLLC</p> <p>2404-397 1703 Wagner Ave 19141 17th Wd. 1,050 Sq. Ft. BRT #171029900 Improvements: Residential Property Subject To Mortgage SHELTON MATTHEWS, AS HEIR IN HIS CAPACITY TO THE ESTATE OF GALE P. MATTHEWS, DECEASED; PAMELA MATTHEWS, AS HEIR IN HER CAPACITY TO THE ESTATE OF GALE P. MATTHEWS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GALE P. MATTHEWS, DECEASED; LISA MATTHEWS, AS HEIR IN HER CAPACITY TO THE ESTATE OF GAYLE P. MATTHEWS, DECEASED C.P. July 2022 No. 02575 \$33,582.87 Brock & Scott PLLC</p> <p>2404-398 5305 Chestnut Street 19141 46th Wd. 990 Sq. Ft. BRT #603008500 Improvements: Residential Property Subject To Mortgage ISIAH HEYWARD C.P. Dec 2022 No. 01359 \$27,032.44 Brock & Scott PLLC</p> <p>2404-399 1706 Waterloo St 19122 18th Wd. 735 Sq. Ft. BRT #183078130 Improvements: Residential Property Subject To Mortgage AIDA L. CABRERA, A/K/A AIDA LUZ CABRERA C.P. Apr 2023 No. 01185 \$81,806.20 Brock & Scott PLLC</p> <p>2404-400 4629 Ella St 19120 42nd Wd. 1,810.55 Sq. Ft. BRT #421310700 Improvements: Residential Property Subject To Mortgage CRISTINO SANTIAGO PEGUERO; TEANNY A PENA-MENDEZ C.P. Jul 2022 No. 01951 \$100,035.02 Brock & Scott PLLC</p> <p>2404-401-A 3058 N 5th St 19140 19th Wd. 1,224 Sq. Ft. BRT #193132800 Improvements: Residential Property HWAL CHUN CHO AND HAW SUCK CHO C.P. Aug 2019 No. 04493 \$84,579.34 Law Office Of Gregory Javardian, LLC</p>	<p>2404-401-B 3060 N 5th St 19133 19th Wd. 1,296 Sq. Ft. BRT #885849080 Improvements: Residential Property HWAL CHUN CHO AND HAW SUCK CHO C.P. Aug 2019 No. 04493 \$84,579.34 Law Office Of Gregory Javardian, LLC</p> <p>2404-402 109 S 21st St, Unit #5 19103 8th Wd. 532 Sq. Ft. BRT #888088820 Improvements: Residential Property Subject To Mortgage Subject To Rent NEW YORK PREMIER, INC C.P. Oct 2023 No. 00508 \$266,835.08 Hourigan, Kluger & Quinn, PC</p> <p>2404-403 2737 Plum St 19137 45th Wd. 945 Sq. Ft. BRT #453081100 Improvements: Residential Property Subject To Mortgage BRIAN IRWIN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SAMUEL IRWIN JR, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MATTHEW W. IRWIN, DECEASED, IN THEIR CAPACITY AS HEIR OF THE ESTATE OF SAMUEL IRWIN JR, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SAMUEL IRWIN JR, DECEASED. C.P. Jun 2023 No. 01248 \$137,801.35 Barley Snyder LLP</p> <p>2404-404 4940 Rubicam St 19144 12th Wd. 2,518 Sq. Ft. BRT #121189600 Improvements: Residential Property LORD & COMPANY, LLC C.P. May 2023 No. 03097 \$64,014.35 Webber Gallagher Simpson Stapleton Fires & Newby, LLP</p> <p>2404-405 6420 Chelwynde Ave 19142 40th Wd. 1,222 Sq. Ft. BRT #406274300 Improvements: Residential Property SABALI LLC C.P. Sept 2023 No. 01668 \$152,678.32 Webber Gallagher Simpson Stapleton Fires & Newby, LLP</p> <p>2404-406 2312 N 21st 19132 16th Wd. 1,104 Sq. Ft. BRT #162185000 Improvements: Residential Property FLAWLESS INVESTMENTS LLC C.P. Jan 2023 No. 01822 \$231,767.90 Webber Gallagher Simpson Stapleton Fires & Newby, LLP</p>	<p>2404-407 1150 N 65th St 19151 34th Wd. 1,614 Sq. Ft. BRT #344315000 Improvements: Residential Property LORETTA A. KILBY C.P. Mar 2023 No. 00317 \$131,139.22 Powers Kim, LLC</p> <p>2404-408 5336 Yocum St 19143 51st Wd. 767 Sq. Ft. BRT #512094800 Improvements: Residential Property WILLIE A. LUKE, SR. A/K/A WILLIE LUKE AND MINNIE LUKE A/K/A MINNIE LEE LUKE C.P. Mar 2023 No. 00846 \$74,415.01 Hladik, Onorato & Federman, LLP</p> <p>2404-409 1252 N 56th St 19131 4th Wd. 1,328 Sq. Ft. BRT #043050900 Improvements: Residential Property TOWANDA D. MOON A/K/A TAWANDA MOON C.P. Jul 2022 No. 01328 \$72,908.47 Hladik, Onorato & Federman, LLP</p> <p>2404-410 327 East Haines Street, #a, 19144 59th Wd. 1,750.1 Sq. Ft. BRT #592005110 Improvements: Residential Property ANERA HILTON A/K/A ANERA HILTON-BOONE, KNOWN HEIR OF CUTORA HILTON, DECEASED ZHIVAGO HILTON, KNOWN HEIR OF CUTORA HILTON, DECEASED BERNARD HILTON, KNOWN HEIR OF CUTORA HILTON, DECEASED ANTWAN HILTON, KNOWN HEIR OF CUTORA HILTON, DECEASED UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER CUTO-RA HILTON, DECEASED C.P. Oct 2021 No. 01734 \$99,308.89 Pincus Law Group, PLLC</p> <p>2404-411 7514 Thouron Ave 19150 10th Wd. 1,606.4 Sq. Ft. BRT #102494500 Improvements: Residential Property LORRANINE POOLE-NARANJO A/K/A DR. LORRANINE POOLE-NARANJO, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE L.V. LEWIS A/K/A L. VINMAR LEWIS A/K/A LARNIE VINMAR LEWIS VALERIE RANSOM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF L.V. LEWIS A/K/A L. VINMAR LEWIS A.K.A LARINE VINMAR LEWIS C.P. Dec 2018 No. 02026 \$103,285.17 Pincus Law Group, PLLC</p> <p>2404-413 2446 N Gratz St 19132 32nd Wd. 900 Sq. Ft. BRT #321164300 Improvements: Residential Property</p>	<p>PAGE ST LLC; CHARLES HARRIS C.P. Mar 2022 No. 02162 \$185,670.39 Mattioni, Ltd.</p> <p>2404-414 4616 Vista St 19136 41st Wd. 900 Sq. Ft. BRT #412201400 Improvements: Residential Property Subject To Mortgage DARNELL RUSSELL INVESTMENTS, LLC, C.P. Apr 2023 No. 01636 \$173,394.16 Padgett Law Group</p> <p>2404-415 1007 N North 6th St 19123 5th Wd. 2,214 Sq. Ft. BRT #057159900 Improvements: Residential Property Subject To Mortgage KEITH M. SCRIVEN C.P. Feb 2020 No. 01031 \$654,930.79 Padgett Law Group</p> <p>2404-416 1251 S 50th St 19143 27th Wd. 1,104 Sq. Ft. BRT #273078100 Improvements: Residential Property Subject To Mortgage DURTY DEVILZ PROPERTY INVESTMENTS LLC C.P. Apr 2023 No. 02472 \$208,587.26 Padgett Law Group</p> <p>2404-417 1462 N Dover St 19121 29th Wd. 1,496 Sq. Ft. BRT #871539330 Improvements: Residential Property Subject To Mortgage HONOR AND INTEGRITY LLC C.P. Aug 2023 No. 01462 \$329,075.33 Leopold & Associates, PLLC</p> <p>2404-418 2716 W Montgomery Ave 19121 32nd Wd. 1,300 Sq. Ft. BRT #324079100 Improvements: Residential Property Subject To Mortgage DENA'S HAPPY HOMES LLC C.P. Jun 2023 No. 00949 \$201,789.65 Leopold & Associates, PLLC</p> <p>2404-419 8643 Augusta St 19152 56th Wd. 3,619 Sq. Ft. BRT #562358700 Improvements: Residential Property MOHAMED A. MOHAMED C.P. July 2022 No. 00580 \$185,256.32 LOGS Legal Group LLP</p> <p>2404-420 2538 S Percy St 19148 39th Wd. 1,069 Sq. Ft. BRT #393458500 Improvements: Residential Property Subject To Mortgage EDWARD G. PATRONE C.P. Mar 2023 No. 01219 \$107,953.76 Weltman, Weinberg & Reis, Co. LPA</p> <p>2404-421 1001 S 60th St 19143 3rd Wd. 1,800 Sq. Ft. BRT #033201600 Improvements: Residential Property</p>	<p>KINSDALE INVESTMENTS LIMITED LIABILITY COMPANY AND MARLO EVANS C.P. Aug 2023 No. 01323 \$288,988.63 Larocca Hornik Rosen & Greenberg, LLP</p> <p>2404-422 2412 Memphis St 19125 31st Wd. 1,145 Sq. Ft. BRT #312006500 Improvements: Residential Property RYAN PATRICK MCGUIRE AND JENNIFER L NEWTON C.P. May 2022 No. 01580 \$193,802.58 Albertelli Law</p> <p>2404-423 1125 S 20th St 19146 36th Wd. 1,184 Sq. Ft. BRT #871547880 Improvements: Residential Property Subject To Mortgage R.E.P. PROPERTY GROUP LLC C.P. May 2021 No. 00285 \$581,400.52 Klehr Harrison Harvey Branzburg LLP</p> <p>2404-424 4801 Mulberry St 19124 23rd Wd. 849 Sq. Ft. BRT #871529170 Improvements: Residential Property Subject To Mortgage SIMONA ALVAREZ BOBADILA D/B/A ESPEJO FOOD MARKET AND OSIRA B. ROSARIO C.P. July 2020 No. 00076 \$33,770.20 Kivitz & Kivitz, P.C.</p> <p>2404-425 18 E Hortter St 19119 22nd Wd. 1,297 Sq. Ft. BRT #221159600 Improvements: Residential Property Subject To Mortgage HARRY MAPP C.P. Sep 2023 No. 02866 \$83,361.04 Kaplin Stewart Meloff Reiter & Stein, P.C.</p> <p>2404-426 1907 S 30th St 19145 48th Wd. 1,434 Sq. Ft. BRT #482395400 Improvements: Residential Property DAVID J. DONAHUE C.P. May 2023 No. 01216 \$37,762.31 Duane Morris LLP</p> <p>2404-427 3939 Conshohocken Ave 19131 52nd Wd. 141,746 Sq. Ft. BRT #881161010 Improvements: Residential Property Subject To Rent BRITH SHOLOM WINIT, LP C.P. Nov 2020 No. 00908 \$28,364,977.99 Starfield & Smith, P.C.</p> <p>2404-428 1129 N 65th St 19151 34th Wd. 1,360 Sq. Ft. BRT #344301000 Improvements: Residential Property WOOD HOME IMPROVEMENT, LLC & TAYLOR RENEE THOMAS C.P. Sep 2023 No. 02180 \$167,982.90 The Law Offices Of Michael Kuldiner, PC</p>



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