

# Sheriff's Sale Notices for January 7, 2025

## 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.

## THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, January 7, 2025 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

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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 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 JANUARY 7, 2025

## SHERIFF'S SALE

### 2501-301

**460 Mechanic Street 19144** 59th Wd. 1,408 Sq. Ft. BRT #592023300 Improvements: Residential Dwelling  
CHRIS ADEROGBA; UXSCOPE, LLC  
CP Mar 2024 No. 01182 \$140,791.75 Hladik Onorato & Federman LLP

### 2501-302

**337 Gladstone Street 19148** 39th Wd. 672 Sq. Ft. BRT #392201700 Improvements: Residential Dwelling  
SUSAN FREDA HARVEY CP Mar 2024 No. 02153 \$99,933.29 Hladik Onorato & Federman LLP

### 2501-303

**1943 East Pacific Street 19134** 45th Wd. 1,234 Sq. Ft. BRT #452173300 Improvements: Residential Dwelling  
MARIA FASSBENDER, SURVIVING HEIR OF JAIME C. ALBARRAN AKA JAIME ALBARRAN, DECEASED AND UNKNOWN SURVIVING HEIRS OF JAIME C. ALBARRAN AKA JAIME ALBARRAN, DECEASED CP Mar 2024 No. 00576 \$47,353.61 Hladik Onorato & Federman LLP

### 2501-304

**304 Dickinson Street 19147** 1st Wd. 1,280 Sq. Ft. BRT #011264200 Improvements: Residential Property  
MICHELLE FRANKLIN AKA MICHELLE A. FRANKLIN, INDIVIDUALLY, AND IN HER CAPACITY AS ADMINISTRATIX AND HEIR OF THE ESTATE OF ROGER ALEXANDER FRANKLIN AKA ROGER ALEXANDER FRANKLIN, JR., AKA ROGER FRANKLIN AKA ALEX FRANKLIN; UNKNOWN HEIRS, SUCCESSORS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROGER ALEXANDER FRANKLIN AKA ROGER ALEXANDER FRANKLIN, JR., AKA ROGER FRANKLIN AKA ALEX FRANKLIN; UNITED STATES OF AMERICA CP May 2022 No. 01517 \$163,514.17 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2501-305

**1840 North 71st Street 19151** 34th Wd. 12,863 Sq. Ft. BRT #344426500 Improvements: Residential Dwelling  
JEAN GIULIANI; RICHARD GIULIANI; THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA CP Dec 2021 No. 00507 \$425,283.37 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2501-306

**3960 Poplar Street 19104** 24th Wd. 1,344 Sq. Ft. BRT #243200500 Improvements: Commercial  
S2K INVESTMENT GROUP LLC CP Apr 2024 No. 03664 \$159,145.18 Hill Wallack LLP

### 2501-307

**3627 North 17th Street 19140** 13th Wd. 2,400 Sq. Ft. BRT #131213000 Improvements: Residential Property  
HOPE SCHOOLFIELD-TEASLEY CP Sep 2023 No. 01520 \$257,864.41 KML Law Group, P.C.

### 2501-308

**2829 North 26th Street 19132** 38th Wd. 1,230 Sq. Ft. BRT #381139100 Improvements: Residential Condominium  
THE UNKNOWN HEIRS OF REBECCA

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JONES, DECEASED CP Apr 2023 No. 01719 \$55,239.01 KML Law Group, P.C.

### 2501-309

**3553 Stouton Street 19134** 45th Wd. 824 Sq. Ft. BRT #452392400 Improvements: Residential Property  
DAVID DILLON CP Jun 2024 No. 01738 \$81,029.78 KML Law Group, P.C.

### 2501-310

**3550-52 Emerald Street 19134** 45th Wd. 2,586 Sq. Ft. BRT #452342600 Improvements: Residential Property  
JOANNA ROSADO CP Mar 2024 No. 01480 \$37,404.86 KML Law Group, P.C.

### 2501-311

**5418 Bingham Street 19120** 35th Wd. 3,058 Sq. Ft. BRT #351321400 Improvements: Residential Property  
NABEEL DIN IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED AND SHABEEL DIN IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED AND SHARON DIN IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED AND SHEREZ DIN IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED AND THE UNKNOWN HEIRS OF MARTHA DIN DECEASED CP Nov 2021 No. 00239 \$86,066.58 KML Law Group, P.C.

### 2501-312

**1716 South 53rd Street 19143** 51st Wd. 960 Sq. Ft. BRT #512076700 Improvements: Residential Dwelling  
SHIRLEY HOUSTON CP Dec 2022 No. 01886 \$45,532.13 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2501-313

**1014 West Huntingdon Street 19133** 37th Wd. 1,008 Sq. Ft. BRT #371416501 Improvements: Residential Dwelling  
ZAHERA LEACOCK AS GUARANTOR; 1014 HUNT GROUP LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, BY ZAHERA LEACOCK GUARANTOR CP Feb 2024 No. 03146 \$610,332.02 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2501-314

**5841 Weymouth Street 19120** 35th Wd. 2,256 Sq. Ft. BRT #352227700 Improvements: Residential Dwelling  
RENEE K. ROBINSON CP Jan 2024 No. 02483 \$71,417.77 Brock & Scott, PLLC

### 2501-315

**6106 Chancellor Street 19139** 3rd Wd. 990 Sq. Ft. BRT #031080200 Improvements: Residential Dwelling  
SAMEERAH LYNETTE GOODWIN AND LANCE GOODWIN A/K/A LANCE S. GOODWIN A/K/A LANCE STEPHAN GOODWIN INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ETHEL GOODWIN A/K/A ETHEL MAE GOODWIN CP Jan 2024 No. 03084 \$63,052.86 Brock & Scott, PLLC

### 2501-316

**2321 Madison Square 19146** 30th Wd. 1,620 Sq. Ft. BRT #302106700 Improvements: Residential Property  
ERIC T. POUILLAIN CP May 2022 No. 01785 \$232,000.21 Hill Wallack LLP

### 2501-317

**2230 South Rosewood Street 19145** 26th Wd. 1,050 Sq. Ft. BRT #261103000 Improvements: Residential Property

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THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTREST FROM OR UNDER EDITH M. PITTELLI, DECEASED AND USA CP Jan 2024 No. 02774 \$228,965.38 Hill Wallack LLP

### 2501-318

**7123 Tabor Avenue 19111** 53rd Wd. 5,457 Sq. Ft. BRT #532398000 Improvements: Residential Property  
SHERYL ELLICK SOLEY IN HER CAPACITY AS HEIR OF RUDOLPH J. ELLICK, DECEASED; KATHLEEN ELLICK FRITZ SOLEY IN HER CAPACITY AS HEIR OF RUDOLPH J. ELLICK, DECEASED; THE UNKNOWN HEIRS OF RUDOLPH J. ELLICK DECEASED CP Jan 2022 No. 00284 \$235,664.83 KML Law Group, P.C.

### 2501-319

**2321 South Front Street 19147** 39th Wd. 889 Sq. Ft. BRT #391225400 Improvements: Residential Single Family Attached  
JACKSONJAMES LLC; SEAN DAVID CAASTINEIRA CP Jun 2024 No. 01096 \$94,851.04 Duane Morris LLP

### 2501-320

**3824 Wyalusing Avenue 19104** 24th Wd. 848 Sq. Ft. BRT #243178300 Improvements: Residential Dwelling Subject To Mortgage  
JL PROPERTIES INVESTMENT LLC CP Jul 2024 No. 01224 \$129,817.17 Padgett Law Group

### 2501-321

**3059 North Bambrey Street 19132** 38th Wd. 644 Sq. Ft. BRT #381116900 Improvements: Residential Dwelling Subject To Mortgage  
MARCUS LITTLE A/K/A MARCUS A. LITTLE CP Sep 2019 No. 01242 \$41,455.03 Padgett Law Group

### 2501-322

**4631 Leshner Street 19124** 23rd Wd. 2,930 Sq. Ft. BRT #232238300 Improvements: Residential Dwelling  
MYCOL DENNIS CP Sep 2023 No. 02862 \$213,355.78 Powers Kirn, LLC

### 2501-323

**4633 Weymouth Street 19120** 42nd Wd. 1,206 Sq. Ft. BRT #421593600 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSE M. RODRIGUEZ A/K/A JOSE MANUEL RODRIGUEZ, DECEASED; J.R., MINOR SOLEY IN CAPACITY AS HEIR OF JOSE M. RODRIGUEZ A/K/A JOSE MANUEL RODRIGUEZ, DECEASED CP May 2022 No. 01123 \$114,794.69 Powers Kirn, LLC

### 2501-324

**6225 Green Street 19144** 59th Wd. 2,600 Sq. Ft. BRT #593167400 Improvements: Residential Dwelling  
MARK BROOKER IN HIS CAPACITY AS HEIR OF VERA E. BROOKER AND HOLLY BROOKER IN HER CAPACITY AS HEIR OF VERA E. BROOKER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VERA E. BROOKER CP Feb 2018 No. 03268 \$462,951.37 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

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<b>2501-325</b> <b>8751 Marsden Street 19136</b> 65th Wd. 1,648 Sq. Ft. BRT #652313700 Improvements: Residential Dwelling MELISSA SEDGWICK, EXECUTRIX OF THE ESTATE OF SUSAN K. BODDY CP Jul 2024 No. 02447 \$111,672.43 McCabe Weisberg & Conway LLC	<b>2501-335</b> <b>4040 Spruce Street 19104</b> 27th Wd. 3,900 Sq. Ft. BRT #881604529 Improvements: Residential Property LA GIOCONDA UC LLC CP Jul 2024 No. 01231 \$701,581.26 Berger Law Group, P.C.	<b>2501-344</b> <b>1762 East Washington Lane 19138</b> 10th Wd. 2,950 Sq. Ft. BRT #102277100 Improvements: Residential Dwelling AARON WHITE, IN HIS CAPACITY AS CO-EXECUTOR AND HEIR OF THE ESTATE OF AARON J. STANFORD A/K/A AARON JAMES STANFORD A/K/A AARON STANFORD; TROY QUARLES IN HIS CAPACITY AS CO-EXECUTOR AND HEIR OF THE ESTATE OF AARON J. STANFORD A/K/A AARON JAMES STANFORD A/K/A AARON STANFORD; UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER AARON J. STANFORD A/K/A AARON JAMES STANFORD A/K/A AARON STANFORD CP Aug 2023 No. 00656 \$79,026.96 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2501-353</b> <b>1029 Wakeling Street 19124</b> 23rd Wd. 3,885 Sq. Ft. BRT #234156700 Improvements: Residential Property RICHARD GILBERT, ADMINISTRATOR OF THE ESTATE OF PATRICIA GILBERT, DECEASED CP Feb 2024 No. 00163 \$133,722.94 LOGS Legal Group LLP	Improvements: Residential Property MICHAEL WALKER, ADMINISTRATOR OF THE ESTATE OF BARBARA J. WALKER, DECEASED CP May 2017 No. 01452 \$75,883.49 LOGS Legal Group LLP
<b>2501-326</b> <b>7412-14 Dungan Road 19111</b> 56th Wd. 5,763 Sq. Ft. BRT #561061800 Improvements: Residential Property HELEN ESPOSITO A/K/A HELEN MARIE ESPOSITO-RIVERA. A/K/A HELEN RIVERA; SAMUEL RIVERA CP Mar 2024 No. 01636 \$109,554.34 MDK Legal	<b>2501-336</b> <b>1945 Georgian Road 19138</b> 10th Wd. 1,872 Sq. Ft. BRT #101273900 Improvements: Residential Dwelling ANTOINETTE M. NELSON, IN HER CAPACITY AS ADMINISTRATRIX C.T.A., AND HEIR OF THE ESTATE OF FRANK E. CEPHAS, JR. AND DANIELLE CEPHAS DAVENPORT, IN HER CAPACITY AS HEIR OF FRANK E. CEPHAS, JR. AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANK E. CEPHAS, JR. CP Jan 2024 No. 00158 \$114,226.85 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2501-345</b> <b>1218 South Millick Street 19143</b> 3rd Wd. 984 Sq. Ft. BRT #033221600 Improvements: Residential Dwelling NATHANIEL K.D. GLOVER AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA CP Aug 2023 No. 00940 \$34,540.12 McCabe Weisberg & Conway LLC	<b>2501-354</b> <b>13054 Townsend Road 19154</b> 66th Wd. 1,536 Sq. Ft. BRT #888660135 Improvements: Residential Property LASHAWN SCOTT AND MICHAEL G. THOMPSON, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ELIZABETH THOMPSON AND CHERYL E. YATES, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF ELIZABETH THOMPSON AND DEBORAH L. SCOTT, IN HER CAPACITY AS CO-EXECUTRIX OF THE ESTATE OF ELIZABETH THOMPSON CP Aug 2017 No. 00008 \$119,293.65 LOGS Legal Group LLP	<b>2501-360</b> <b>2652 East Toronto Street 19134</b> 25th Wd. 1,108 Sq. Ft. BRT #251084400 Improvements: Residential Property JEFFREY M. BEEBE CP Jul 2023 No. 01824 \$129,961.27 LOGS Legal Group LLP
<b>2501-327</b> <b>2633 South 66th Street 19142</b> 40th Wd. 1,592 Sq. Ft. BRT #406015300 Improvements: Residential Property UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ALICE MAE WILLIAMS CP Mar 2023 No. 02186 \$16,478.18 MDK Legal	<b>2501-337</b> <b>2343 West Huntingdon Street 19132</b> 16th Wd. 1,200 Sq. Ft. BRT #162324000 Improvements: Residential Dwelling AYESHA WHITEHEAD, IN HER CAPACITY AS HEIR OF OMAR SHARIF AND DARRON FINNIE, IN HIS CAPACITY AS HEIR OF OMAR SHARIF AND OMAR IBN SHARIF, IN HIS CAPACITY AS HEIR OF OMAR SHARIF AND RASHEEDAH SHARIF, IN HER CAPACITY AS HEIR OF OMAR SHARIF AND TANGELA FINNIE, IN HER CAPACITY AS HEIR OF OMAR SHARIF AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OMAR SHARIF CP Feb 2022 No. 02827 \$78,861.82 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2501-346</b> <b>7116 Forrest Avenue 19138</b> 10th Wd. 1,580 Sq. Ft. BRT #102524600 Improvements: Residential Property VALERIE J. JOHNSON AS ADMINISTRATRIX OF THE ESTATE OF EL-EASE E. JOHNSON, DECEASED CP Dec 2022 No. 01811 \$91,082.09 KML Law Group, P.C.	<b>2501-355</b> <b>3100 Welsh Road 19136</b> 57th Wd. 1,912 Sq. Ft. BRT #571038600 Improvements: Residential Property MELISSA MARINUCCI, KNOWN HEIR OF GEORGE M. NOVAK, III AND MICHAEL NOVAK, KNOWN HEIR OF GEORGE M. NOVAK, III AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE M. NOVAK, III DECEASED CP Mar 2022 No. 03123 \$211,278.58 LOGS Legal Group LLP	<b>2501-361</b> <b>1751 North Lindenwood Street 19131</b> 52nd Wd. 750 Sq. Ft. BRT #521317900 Improvements: Residential Property KEVIN COLEMAN CP Apr 2023 No. 02812 \$106,861.90 LOGS Legal Group LLP
<b>2501-328</b> <b>5748 Filbert Street 19139</b> 4th Wd. 930 Sq. Ft. BRT #042016400 Improvements: Residential Property BARBARA MORRIS CP Feb 2024 No. 01741 \$39,775.17 MDK Legal	<b>2501-338</b> <b>206 East Cheltenham Avenue 19120</b> 61st Wd. 1,152 Sq. Ft. BRT #611470900 Improvements: Residential Property Subject To Mortgage CHARLENE WASHINGTON CP Jan 2024 No. 02969 \$140,905.19 Leopold & Associates, PLLC	<b>2501-347A</b> <b>1506 Seybert Street 19121</b> 47th Wd. 640 Sq. Ft. BRT #471076900 Improvements: Residential Property TARIK NASIR AKA TARIK D. NASIR CP Mar 2021 No. 00126 \$264,013.03 KML Law Group, P.C.	<b>2501-356</b> <b>1919 North Ringgold Street 19121</b> 32nd Wd. 942 Sq. Ft. BRT #322156200 Improvements: Residential Property MELISSA LIVINGSTON, KNOWN HEIR OF JEP LIVINGSTON, JR., DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JEP LIVINGSTON, JR., DECEASED CP Aug 2023 No. 02340 \$46,936.40 LOGS Legal Group LLP	<b>2501-362</b> <b>1567 Stevens Street 19149</b> 54th Wd. 1,126 Sq. Ft. BRT #541054000 Improvements: Residential Property MELANIE C. COTTOM, KNOWN HEIR OF THERESA D. COTTOM DECEASED; UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THERESA D. COTTOM, DECEASED CP Jul 2023 No. 00383 \$101,143.29 LOGS Legal Group LLP
<b>2501-329</b> <b>1784 Plymouth Street 19126</b> 10th Wd. 1,287 Sq. Ft. BRT #101305500 Improvements: Residential Dwelling TERRY OAKMAN AND EL-VETA OAKMAN CP Oct 2023 No. 00035 \$64,522.44 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2501-339</b> <b>3316 North 4th Street 19140</b> 19th Wd. 1,465 Sq. Ft. BRT #193097916 Improvements: Residential Property Subject To Mortgage KYLE GRIZZARD CP Jan 2024 No. 02350 \$71,270.86 Barley Snyder LLP	<b>2501-347B</b> <b>1508 Seybert Street 19121</b> 47th Wd. 729 Sq. Ft. BRT #471077000 Improvements: Residential Property TARIK NASIR AKA TARIK D. NASIR CP Mar 2021 No. 00126 \$264,013.03 KML Law Group, P.C.	<b>2501-357</b> <b>4633 North Camac Street 19140</b> 49th Wd. 1,202 Sq. Ft. BRT #491471400 Improvements: Residential Property CALVIN TUCKER, KNOWN HEIR OF EMMA TUCKER-TYLER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EMMA TUCKER-TYLER, DECEASED CP Jul 2023 No. 01833 \$109,873.32 LOGS Legal Group LLP	<b>2501-363</b> <b>406 West Mount Pleasant Avenue 19119</b> 22nd Wd. 18,784 Sq. Ft. BRT #881100000 Improvements: Commercial Subject To Mortgage MT. PLEASANT REALTY CO., L.P. CP Nov 2023 No. 01535 \$5,329,012.64 Ballard Spahr LLP
<b>2501-330</b> <b>2513 East Auburn Street 19134</b> 25th Wd. 720 Sq. Ft. BRT #251024700 Improvements: Residential Property SFR PHILADELPHIA, LLC CP Jan 2022 No. 00420 \$126,621.22 Hill Wallack LLP	<b>2501-340</b> <b>3737 North 15th Street 19140</b> 13th Wd. 1,280 Sq. Ft. BRT #131141800 Improvements: Residential Dwelling LS REDEVELOPMENTS LLC; LYNETTE S. SHAKI CP Jun 2024 No. 01232 \$197,656.30 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2501-348</b> <b>5019 North 9th Street 19141</b> 49th Wd. 1,467 Sq. Ft. BRT #491286600 Improvements: Residential Property ROZONA KALEE RUTHFE CLARK ADMINISTRATRIX OF THE ESTATE OF ROZONA A. BROWN DECEASED CP Jul 2023 No. 01546 \$157,557.14 KML Law Group, P.C.	<b>2501-358</b> <b>2043 Granite Street 19124</b> 62nd Wd. 1,036 Sq. Ft. BRT #622088400 Improvements: Residential Property UNKNOWN HEIRSS OF SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA MYERS, DECEASED AND BERNADETTE MYERS, KNOWN HEIR OF BRENDA MYERS, DECEASED CP Dec 2021 No. 01183 \$114,641.92 LOGS Legal Group LLP	<b>2501-364</b> <b>722 South 54th Street 19143</b> 51st Wd. 900 Sq. Ft. BRT #514158200 Improvements: Residential Dwelling TANISHA MUHAMMAD CP Jul 2023 No. 01977 \$90,124.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
<b>2501-331</b> <b>6637 Torresdale Avenue 19135</b> 41st Wd. 2,115 Sq. Ft. BRT #411324400 Improvements: Residential Property JOSE SANTIAGO CP Dec 2018 No. 00085 \$156,945.59 MDK Legal	<b>2501-341</b> <b>5512 Lansdowne Avenue 19131</b> 4th Wd. 1,305 Sq. Ft. BRT #041252400 Improvements: Residential Dwelling TONYA Y. YOUNG CP Nov 2023 No. 02095 \$12,152.51 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2501-349</b> <b>7838 Thouron Avenue 19150</b> 50th Wd. 1,353 Sq. Ft. BRT #502145800 Improvements: Residential Property LEONARD THOMPSON, ADMINISTRATOR OF THE ESTATE OF WYGENIA THOMPSON, DECEASED CP Apr 2023 No. 00973 \$114,006.92 KML Law Group, P.C.	<b>2501-359</b> <b>7047 Elmwood Avenue 19142</b> 40th Wd. 1,379 Sq. Ft. BRT #406225300 Improvements: Residential Property JAMES SLAUGHTER CP Feb 2024 No. 02327 \$87,662.38 KML Law Group, P.C.	<b>2501-365</b> <b>5534 Walton Avenue 19143</b> 46th Wd. 900 Sq. Ft. BRT #463083200 Improvements: Residential Dwelling Subject To Mortgage FTF GROUP LLC CP Jul 2024 No. 00761 \$228,541.39 Padgett Law Group
<b>2501-332</b> <b>54 North 46th Street 19139</b> 6th Wd. 1,980 Sq. Ft. BRT #061005118 Improvements: Residential Property VANESSA BROWN AS ADMINISTRATRIX OF THE ESTATE OF LARRY BROWN, AKA LARRY B. BROWN, CP Mar 2024 No. 02225 \$9,364.74 MDK Legal	<b>2501-342</b> <b>9956 Haldeman Avenue 19115</b> 58th Wd. 43,665 Sq. Ft. BRT #581342900 Improvements: Residential Dwelling BRIGITTA LUX, IN HER CAPACITY AS HEIR OF JOSEPH H. PETTO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH H. PETTO CP Nov 2023 No. 00711 \$292,474.85 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2501-350</b> <b>745 North 63rd Street 19151</b> 34th Wd. 2,500 Sq. Ft. BRT #342359900 Improvements: Residential Property MAURICE THOMAS AKA MAURICE R. THOMAS CP Apr 2016 No. 02216 \$193,556.63 Stern & Eisenberg, P.C.	<b>2501-360</b> <b>903 North Saint Bernard Street 19131</b> 44th Wd. 1,050 Sq. Ft. BRT #442212800	<b>2501-366</b> <b>4000 Gypsy Lane 19129</b> 21st Wd. 898 Sq. Ft. BRT #888210137 Improvements: Residential Condominium DORSEY THOMAS AND ANNIE THOMAS AND DORIANN R. THOMAS CP Sep 2023 No. 01921 \$11,634.16 Gawthrop Greenwood, PC
<b>2501-333</b> <b>2006 South Simpson Street 19142</b> 40th Wd. 700 Sq. Ft. BRT #401192600 Improvements: Residential Property Subject To Rent MPJ PROPERTY MANAGEMENT & CONTRACTING, LLC CP May 2024 No. 02611 \$80,529.79 MDK Legal	<b>2501-343</b> <b>939 East Dorset Street 19150</b> 50th Wd. 2,448 Sq. Ft. BRT #502374500 Improvements: Residential Property KIANNA JONES, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER AND TYAISHA GIBBONS, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER (IF ANY) AND BRAHEIM HIGHTOWER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER CP Jul 2022 No. 02234 \$94,841.64 MDK Legal	<b>2501-351</b> <b>7047 Elmwood Avenue 19142</b> 40th Wd. 1,379 Sq. Ft. BRT #406225300 Improvements: Residential Property JAMES SLAUGHTER CP Feb 2024 No. 02327 \$87,662.38 KML Law Group, P.C.	<b>2501-361</b> <b>2043 Granite Street 19124</b> 62nd Wd. 1,036 Sq. Ft. BRT #622088400 Improvements: Residential Property UNKNOWN HEIRSS OF SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA MYERS, DECEASED AND BERNADETTE MYERS, KNOWN HEIR OF BRENDA MYERS, DECEASED CP Dec 2021 No. 01183 \$114,641.92 LOGS Legal Group LLP	<b>2501-367</b> <b>2433 West Toronto Street 19132</b> 38th Wd. 658 Sq. Ft. BRT #381317000 Improvements: Residential Dwelling JAMES ROBINSON CP Oct 2023 No. 01309 \$11,748.91 McCabe Weisberg & Conway LLC
<b>2501-334</b> <b>939 East Dorset Street 19150</b> 50th Wd. 2,448 Sq. Ft. BRT #502374500 Improvements: Residential Property KIANNA JONES, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER AND TYAISHA GIBBONS, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER (IF ANY) AND BRAHEIM HIGHTOWER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER CP Jul 2022 No. 02234 \$94,841.64 MDK Legal	<b>2501-344</b> <b>939 East Dorset Street 19150</b> 50th Wd. 2,448 Sq. Ft. BRT #502374500 Improvements: Residential Property KIANNA JONES, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER AND TYAISHA GIBBONS, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER AND UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER (IF ANY) AND BRAHEIM HIGHTOWER, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF SHELIA HIGHTOWER, AKA SHEILA HIGHTOWER CP Jul 2022 No. 02234 \$94,841.64 MDK Legal	<b>2501-352</b> <b>1909 Penfield Street 19138</b> 10th Wd.	<b>2501-362</b> <b>903 North Saint Bernard Street 19131</b> 44th Wd. 1,050 Sq. Ft. BRT #442212800	<b>2501-368</b> <b>5225 Pine Street 19143</b> 60th Wd. 1,266 Sq. Ft. BRT #602128500 Improvements: Residential Dwelling CRAIG WILMORE, ADMINISTRATOR OF THE ESTATE OF MAXINE WILMORE CP Jan 2020 No. 02045 \$163,702.47 McCabe Weisberg & Conway LLC
<b>2501-335</b> <b>8751 Marsden Street 19136</b> 65th Wd. 1,648 Sq. Ft. BRT #652313700 Improvements: Residential Dwelling MELISSA SEDGWICK, EXECUTRIX OF THE ESTATE OF SUSAN K. BODDY CP Jul 2024 No. 02447 \$111,672.43 McCabe Weisberg & Conway LLC	<b>2501-345</b> <b>1218 South Millick Street 19143</b> 3rd Wd. 984 Sq. Ft. BRT #033221600 Improvements: Residential Dwelling NATHANIEL K.D. GLOVER AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA CP Aug 2023 No. 00940 \$34,540.12 McCabe Weisberg & Conway LLC	<b>2501-353</b> <b>1029 Wakeling Street 19124</b> 23rd Wd. 3,885 Sq. Ft. BRT #234156700 Improvements: Residential Property RICHARD GILBERT, ADMINISTRATOR OF THE ESTATE OF PATRICIA GILBERT, DECEASED CP Feb 2024 No. 00163 \$133,722.94 LOGS Legal Group LLP	<b>2501-363</b> <b>406 West Mount Pleasant Avenue 19119</b> 22nd Wd. 18,784 Sq. Ft. BRT #881100000 Improvements: Commercial Subject To Mortgage MT. PLEASANT REALTY CO., L.P. CP Nov 2023 No. 01535 \$5,329,012.64 Ballard Spahr LLP	<b>2501-370</b> <b>6614 Walker Street 19135</b> 55th Wd. 1,222 Sq. Ft. BRT #552314100 Improvements: Residential Dwelling CHRISTOPHER G. DONLON AND DOREEN DONLON CP Aug 2022 No. 02647 \$119,470.42 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p><b>2501-371</b>  <b>15014 Theresa Drive 19116</b> 58th Wd. 5,231 Sq. Ft. BRT #583165142 Improvements: Residential Property  ERIC BURKE CP Nov 2022 No. 00712 \$281,636.94 MDK Legal</p>	<p>Attached Subject To Mortgage  HILL INVESTMENTS LLC AND JOE HILL CP Aug 2024 No. 02980 \$137,452.94 Eisenberg, Gold &amp; Agrawal, P.C.</p>	<p>1,655 Sq. Ft. BRT #32178700 Improvements: Residential Dwelling  UNKNOWN SURVIVING HEIRS OF AUGUSTUS DARBY CP Mar 2024 No. 00924 \$14,179.26 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-405</b>  <b>4256 I Street 19124</b> 33rd Wd. 1,737 Sq. Ft. BRT #332156500 Improvements: Residential Property  NORMA I. ESQUILIN AND ELLIOTT SANCHEZ CP Sep 2019 No. 03222 \$135,998.84 MDK Legal</p>	<p>DECEASED CP Aug 2019 No. 04978 \$18,308.95 KML Law Group, P.C.</p>
<p><b>2501-372</b>  <b>3514 North Sydenham Street 19140</b> 11th Wd. 951 Sq. Ft. BRT #112192300 Improvements: Residential Property  DENISE C. KNIGHT AND CAROLYN THORPE CP May 2024 No. 01145 \$117,727.33 MDK Legal</p>	<p><b>2501-383</b>  <b>861 North 15th Street 19130</b> 15th Wd. 900 Sq. Ft. BRT #151011500 Improvements: Residential Multi-family Subject To Mortgage  HILL INVESTMENTS LLC AND JOE HILL CP Aug 2024 No. 02960 \$220,676.59 Eisenberg, Gold &amp; Agrawal, P.C.</p>	<p><b>2501-395</b>  <b>1616 Blavis Street 19140</b> 13th Wd. 1,548 Sq. Ft. BRT #132352100 Improvements: Residential Dwelling  GILBERT D. MCNEILL, ADMINISTRATOR OF THE ESTATE OF ANNIE M. YOUNGER CP Feb 2023 No. 02012 \$56,950.74 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-406</b>  <b>7018 Grays Avenue 19142</b> 40th Wd. 1,323 Sq. Ft. BRT #406192100 Improvements: Residential Property Subject To Rent  LEVEL 4 HOLDINGS, LLC CP May 2023 No. 00135 \$163,485.39 MDK Legal</p>	<p><b>2501-415</b>  <b>5815 Akron Street 19149</b> 62nd Wd. 1,240 Sq. Ft. BRT #621440500 Improvements: Residential Property  ALESIA BREWER CP Dec 2022 No. 02201 \$151,114.36 KML Law Group, P.C.</p>
<p><b>2501-373</b>  <b>2016 Manton Street 19146</b> 36th Wd. 700 Sq. Ft. BRT #361061000 Improvements: Residential Dwelling  NORMAN CALVIN COWLAY, ADMINISTRATOR OF THE ESTATE OF GRACE MANUEL CP Jul 2023 No. 01162 \$264,045.71 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-384</b>  <b>645 South 57th Street 19143</b> 46th Wd. 1,380 Sq. Ft. BRT #463237400 Improvements: Residential Dwelling  NANA NONI JONES CP Feb 2024 No. 00295 \$118,824.38 Powers Kirm, LLC</p>	<p><b>2501-396</b>  <b>1762 East Washington Lane 19138</b> 10th Wd. 2,950 Sq. Ft. BRT #102277100 Improvements: Residential Dwelling  AARON WHITE, CO-EXECUTOR OF THE ESTATE OF AARON J. STANFORD AND TROY QUARLES, CO-EXECUTOR OF THE ESTATE OF AARON J. STANFORD CP Mar 2024 No. 02291 \$35,052.00 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-407</b>  <b>1226 South Warnock Street 19147</b> 2nd Wd. 588 Sq. Ft. BRT #021564400 Improvements: Residential Property  BADWAY P. KARAM AKA BADWAY KARAM CP Dec 2023 No. 02795 \$72,086.79 MDK Legal</p>	<p><b>2501-416</b>  <b>3116 North Stillman Street 19132</b> 38th Wd. 641 Sq. Ft. BRT #381102600 Improvements: Residential Property  THE UNKNOWN HEIRS OF TAWANDA STAFFORD, DECEASED CP Feb 2021 No. 01422 \$29,977.91 KML Law Group, P.C.</p>
<p><b>2501-374</b>  <b>2927 North 25th Street 19132</b> 38th Wd. 925 Sq. Ft. BRT #381051600 Improvements: Residential Dwelling  LEVI JONES, KNOWN SURVIVING HEIR OF LUTHER WILLIAMS AND UNKNOWN SURVIVING HEIR OF LUTHER WILLIAMS CP Jul 2022 No. 00704 \$37,505.24 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-385</b>  <b>3900 Ford Road 19131</b> 52nd Wd. 986 Sq. Ft. BRT #888520202 Improvements: Residential Dwelling  JEAN CLARK CP Jun 2022 No. 00239 \$111,032.23 Powers Kirm, LLC</p>	<p><b>2501-397</b>  <b>5839 Washington Avenue 19143</b> 3rd Wd. 1,540 Sq. Ft. BRT #033102800 Improvements: Residential Dwelling  DONALD MEACHEM, KNOWN SURVIVING HEIR OF RUTH N. MEACHEM AND UNKNOWN SURVIVING HEIRS OF RUTH N. MEACHEM CP Jul 2019 No. 04066 \$136,618.49 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-408</b>  <b>6962 Cedar Park Avenue 19138</b> 10th Wd. 1,409 Sq. Ft. BRT #102502100 Improvements: Residential Property  BRUCE E. HEARNS AKA BRUCE HEARNS, ADMINISTRATOR OF THE ESTATE OF PRESTINA E. ALEXANDER AKA PRESTINA ALEXANDER, DECEASED AND REGINA SPARKS, ADMINISTRATOR OF THE ESTATE OF PRESTINA E. ALEXANDER A/K/A PRESTINA ALEXANDER, DECEASED CP Feb 2017 No. 03393 \$101,169.33 KML Law Group, P.C.</p>	<p><b>2501-417</b>  <b>4231 Osage Avenue 19104</b> 27th Wd. 2,165 Sq. Ft. BRT #272055000 Improvements: Residential Property  JOHN ZACKARY GILBRIDGE-WONDERLIN CP Oct 2023 No. 01315 \$692,829.63 Stern &amp; Eisenberg, P.C.</p>
<p><b>2501-375</b>  <b>1941 South Cecil Street 19143</b> 40th Wd. 795 Sq. Ft. BRT #401032500 Improvements: Residential Dwelling  DUNAMIS HOMES SOLUTIONS, LLC CP Aug 2023 No. 02588 \$199,708.37 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-386</b>  <b>9239 Leon Street 19114</b> 57th Wd. 3,685 Sq. Ft. BRT #572363900 Improvements: Residential Property  ROBERT LEHMAN CP Feb 2024 No. 00076 \$266,046.17 Berger Law Group, P.C.</p>	<p><b>2501-398</b>  <b>1874 Conlyn Street 19141</b> 17th Wd. 1,440 Sq. Ft. BRT #171133600 Improvements: Residential Property  FREDERICK HARRISON CP Jun 2024 No. 00300 \$149,004.07 Stern &amp; Eisenberg, P.C.</p>	<p><b>2501-409</b>  <b>1751 North Lindenwood Street 19131</b> 52nd Wd. 750 Sq. Ft. BRT #521317900 Improvements: Residential Property  KEVIN COLEMAN CP Apr 2023 No. 02812 \$106,861.90 LOGS Legal Group LLP</p>	<p><b>2501-418</b>  <b>5924 North 13th Street 19141</b> 49th Wd. 2,368 Sq. Ft. BRT #493217300 Improvements: Residential Property  JONATHAN BENNETT AND MELVIN T. SHARPE JR. AND THE UNKNOWN HEIRS, EXECUTORS AND DEVISEES TO THE ESTATE OF MELVIN T. SHARPE CP Aug 2016 No. 02357 \$462,663.81 Stern &amp; Eisenberg, P.C.</p>
<p><b>2501-376</b>  <b>5136 North Fairhill Street 19120</b> 49th Wd. 1,200 Sq. Ft. BRT #492100200 Improvements: Residential Property  VICTOR HAZEL CP Mar 2024 No. 00263 \$168,540.98 Hill Wallack LLP</p>	<p><b>2501-387</b>  <b>2416 South 10th Street 19148</b> 39th Wd. 1,128 Sq. Ft. BRT #393506400 Improvements: Residential Dwelling  SUSAN MARRO CP Jan 2020 No. 02958 \$124,616.02 Pressman, Doyle, Bloom &amp; York</p>	<p><b>2501-399</b>  <b>68 East Slocum Street 19119</b> 22nd Wd. 1,498 Sq. Ft. BRT #222044900 Improvements: Residential Dwelling  J&amp;W INVESTMENT LLC CP Aug 2023 No. 03343 \$288,503.37 Hladik Onorato &amp; Federman LLP</p>	<p><b>2501-410</b>  <b>158 North 60th Street 19139</b> 34th Wd. 1,434 Sq. Ft. BRT #341080900 Improvements: Residential Dwelling  HEATHER LYNN RECTOR CP Aug 2023 No. 02014 \$242,835.36 Brock &amp; Scott, PLLC</p>	<p><b>2501-419</b>  <b>5912 Christian Street 19143</b> 3rd Wd. 1,695 Sq. Ft. BRT #033063400 Improvements: Residential Dwelling  CARL A. HAMMOCK JR. IN HIS CAPACITY AS HEIR OF GERALDINE HAMMOCK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERALDINE HAMMOCK CP Jun 2023 No. 01094 \$97,479.91 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p>
<p><b>2501-377</b>  <b>7115 Tulip Street 19135</b> 65th Wd. 1,800 Sq. Ft. BRT #651299500 Improvements: Residential Dwelling  CORRINE M. MANUEL A/K/A CORRINE M. PATTERSON AND DAVID N. PATTERSON, SR. CP Dec 2023 No. 01437 \$238,148.58 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p>	<p><b>2501-388</b>  <b>2115 Stevens Street 19149</b> 62nd Wd. 1,248 Sq. Ft. BRT #621203900 Improvements: Residential Single Family Attached  MARY ALICE DOERR CP Oct 2023 No. 01886 \$113,685.98 Zarwin Baum Devito Kaplan Schaefer Toddy PC</p>	<p><b>2501-400</b>  <b>611 Mckinley Street 19111</b> 35th Wd. 3,000 Sq. Ft. BRT #353013830 Improvements: Residential Dwelling  ESSA-AISHA A. PURNELL AND ABDOL GUEYE A/K/A ABDOL RAZAKH GUEYE CP Jul 2018 No. 00877 \$89,274.83 Hladik Onorato &amp; Federman LLP</p>	<p><b>2501-411</b>  <b>5422 Akron Street 19124</b> 62nd Wd. 1,203 Sq. Ft. BRT #621422400 Improvements: Residential Property  JANICE ANN CAMPBELL SOLELY IN HER CAPACITY AS HEIR OF WILLIAM NUDING AKA WILLIAM H. NUDING, SR. AKA WILLIAM H. NUDING, DECEASED AND THE UNKNOWN HEIRS OF WILLIAM NUDING AKA WILLIAM H. NUDING, SR. AKA WILLIAM H. NUDING, DECEASED AND WILLIAM H. NUDING JR, SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM NUDING AKA WILLIAM H. NUDING, SR. AKA WILLIAM H. NUDING, DECEASED CP Apr 2024 No. 00358 \$30,419.59 KML Law Group, P.C.</p>	<p><b>2501-420</b>  <b>913 Sanger Street 19124</b> 35th Wd. 948 Sq. Ft. BRT #351223000 Improvements: Residential Dwelling  CHRISTAL NELSON AND KEVIN A. SMITH CP Sep 2023 No. 00081 \$65,084.94 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p>
<p><b>2501-378</b>  <b>7939 Eva Street 19128</b> 21st Wd. 6,177 Sq. Ft. BRT #212468100 Improvements: Residential Dwelling  VRAJ ESTATES, LLC CP Jun 2024 No. 00478 \$300,826.98 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-389</b>  <b>1414 Princeton Avenue 19111</b> 53rd Wd. 2,750 Sq. Ft. BRT #532280010 Improvements: Residential Dwelling  ALICIA DIPASQUALE; JAMES EDWARD GIFT IV; U.S. ATTORNEY FOR EASTERN DISTRICT OF PA CP Mar 2024 No. 01566 \$117,232.91 Brock &amp; Scott, PLLC</p>	<p><b>2501-401</b>  <b>6046 Spruce Street 19139</b> 3rd Wd. 1,200 Sq. Ft. BRT #032004900 Improvements: Residential Dwelling  CHRISTOPHER WYCHE CP Jan 2024 No. 01770 \$62,499.70 Hladik Onorato &amp; Federman LLP</p>	<p><b>2501-412</b>  <b>1905 West Norris Street 19121</b> 32nd Wd. 1,035 Sq. Ft. BRT #321154900 Improvements: Residential Property  2033 WEST DIAMOND, LLC BY ITS MANAGING MEMBER ALTHEA JUREIDINI CP Nov 2019 No. 02392 \$529,515.94 KML Law Group, P.C.</p>	<p><b>2501-421</b>  <b>5802 Brush Road 19138</b> 59th Wd. 1,293 Sq. Ft. BRT #591225000 Improvements: Residential Dwelling  MARK HARRISON AND SHAMMELLE ROSS AKA SHAMMELLE N. ROSS CP Feb 2024 No. 03322 \$215,328.16 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p>
<p><b>2501-379</b>  <b>4805 Gransback Street 19120</b> 42nd Wd. 1,156 Sq. Ft. BRT #421510700 Improvements: Residential Property  LUCIEN SAINT PREUX AND MERIE SAINT PREUX, AKA ROMMEL LUCIEN SAINT PREUX CP May 2024 No. 03415 \$17,738.31 MDK Legal</p>	<p><b>2501-390</b>  <b>3072 Aramingo Avenue 19134</b> 25th Wd. 1,107 Sq. Ft. BRT #251478100 Improvements: Residential Dwelling  NICHOLE WHEELER CP Mar 2024 No. 02057 \$225,751.88 Brock &amp; Scott, PLLC</p>	<p><b>2501-402</b>  <b>1736 West Atlantic Street 19140</b> 11th Wd. 1,750 Sq. Ft. BRT #882250211 Improvements: Residential Dwelling  EDWARD L. SPANN, IV; ELS DYNAMIC CONSULTING LLC CP Aug 2024 No. 01523 \$187,048.77 Hladik Onorato &amp; Federman LLP</p>	<p><b>2501-413</b>  <b>6636 North 17th Street 19126</b> 10th Wd. 1,436 Sq. Ft. BRT #101050900 Improvements: Residential Property  ARTHUR MURPHY AND TONI MURPHY CP Nov 2019 No. 02103 \$175,868.01 KML Law Group, P.C.</p>	<p><b>2501-422</b>  <b>1123 East Sharpnack Street 19150</b> 50th Wd. 1,742 Sq. Ft. BRT #502333000 Improvements: Residential Dwelling  LEROY DOTSON SR CP Aug 2023 No. 00654 \$26,189.40 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p>
<p><b>2501-380</b>  <b>1612 West Susquehanna Avenue 19121</b> 32nd Wd. 1,007 Sq. Ft. BRT #871541710 Improvements: Commercial  DELANIE ABU BAKR CP Jun 2024 No. 02973 \$259,943.36 Law Offices of Michael Kuldiner, P.C.</p>	<p><b>2501-391</b>  <b>7601 Crittenden Street 19118</b> 9th Wd. 1,566 Sq. Ft. BRT #888200562 Improvements: Residential Property  UNKNOWN HEIRS OF SANDRA B. LYONS DECEASED CP Feb 2022 No. 02140 \$176,828.87 KML Law Group, P.C.</p>	<p><b>2501-403</b>  <b>3 North Columbus Boulevard 19106</b> 5th Wd. 800 Sq. Ft. BRT #888061318 Improvements: Condominium  ROBIN D. NOVAK CP Mar 2021 No. 02585 \$12,120.25 Hladik Onorato &amp; Federman LLP</p>	<p><b>2501-414</b>  <b>4725 North 2nd Street 19120</b> 42nd Wd. 1,228 Sq. Ft. BRT #422391600 Improvements: Residential Property  NANCY MARTINEZ A/K/A NANCY PINHEIRO, AS ADMINISTRATRIX OF THE ESTATE OF OLGA MARTINEZ,</p>	<p><b>2501-423</b>  <b>541 Elkins Avenue 19120</b> 61st Wd. 2,258 Sq. Ft. BRT #612031100 Improvements: Residential Dwelling  JERRY WADE CP Oct 2022 No. 00713 \$128,181.95 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p>
<p><b>2501-381</b>  <b>3900 Ford Road 19131</b> 52nd Wd. 1,867 Sq. Ft. BRT #888520085 Improvements: Residential Multi-Family Subject To Mortgage  NICOLE CLAYTON-MORGAN CP Jan 2024 No. 00884 \$56,578.73 Horn Williamson, LLC</p>	<p><b>2501-392</b>  <b>3600 Conshohocken Avenue 19131</b> 52nd Wd. 1,251 Sq. Ft. BRT #888520611 Improvements: Residential Condominium  REGINALD C. WELLS ADMINISTRATOR OF THE ESTATE OF MARSHA L. WELLS CP Aug 2024 No. 01628 \$95,366.49 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-404</b>  <b>2619 Jasper Street 19125</b> 31st Wd. 1,098 Sq. Ft. BRT #311064600 Improvements: Residential Property  NIVGER SCHOWGUROW CP Feb 2024 No. 02458 \$195,621.25 Hill Wallack LLP</p>	<p><b>2501-415</b>  <b>1812 North Newkirk Street 19121</b> 32nd Wd. 885 Sq. Ft. BRT #323220500 Improvements: Residential Dwelling  GREGORY WILLIAMS, IN HIS CAPACITY AS HEIR OF MABLE WILLIAMS A/K/A MABLE LOUISE WILLIAMS; ROSCOE WILLIAMS, IN HIS CAPACITY AS HEIR OF MABLE WILLIAMS A/K/A MABLE LOUISE WILLIAMS; UNKNOWN HEIRS, SUCCESSORS,</p>	<p><b>2501-424</b>  <b>1812 North Newkirk Street 19121</b> 32nd Wd. 885 Sq. Ft. BRT #323220500 Improvements: Residential Dwelling  GREGORY WILLIAMS, IN HIS CAPACITY AS HEIR OF MABLE WILLIAMS A/K/A MABLE LOUISE WILLIAMS; ROSCOE WILLIAMS, IN HIS CAPACITY AS HEIR OF MABLE WILLIAMS A/K/A MABLE LOUISE WILLIAMS; UNKNOWN HEIRS, SUCCESSORS,</p>
<p><b>2501-382</b>  <b>1304 North Taney Street 19121</b> 29th Wd. 756 Sq. Ft. BRT #291371500 Improvements: Residential Single Family</p>	<p><b>2501-393</b>  <b>6042 Pine Street 19143</b> 3rd Wd. 1,240 Sq. Ft. BRT #032046900 Improvements: Residential Dwelling  MICHAEL A. LANIER CP Oct 2023 No. 00938 \$94,393.87 McCabe Weisberg &amp; Conway LLC</p>	<p><b>2501-405</b>  <b>6038 Walton Avenue 19143</b> 3rd Wd.</p>		

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
SORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MABLE WILLIAMS A/K/A MABLE LOUISE WILLIAMS CP Jun 2019 No. 05055 \$137,192.75 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	GRAVES, DECEASED CP Aug 2023 No. 01365 \$189,246.06 Brock & Scott, PLLC	721 Sq. Ft. BRT #361389800 Improvements: Residential Property TOREAN GARDNER CP Oct 2023 No. 00410 \$216,604.88 KML Law Group, P.C.	Wd. 1,184 Sq. Ft. BRT #132093800 Improvements: Residential Property MATTLINAVA LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP Jan 2024 No. 03177 \$118,486.62 Stern & Eisenberg, PC	ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELIZABETH NELSON CP May 2023 No. 02358 \$32,421.63 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
<b>2501-425</b> <b>4538 Carwithan Street 19136</b> 65th Wd. 1,152 Sq. Ft. BRT #652120100 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER BARBARA GRAHAM A/K/A BARBARA ANN GRAHAM, DECEASED CP Apr 2023 No. 01451 \$155,353.40 Brock & Scott, PLLC	<b>2501-428</b> <b>5137 Keyser Street 19144</b> 12th Wd. 1,520 Sq. Ft. BRT #123196100 Improvements: Residential Single Family Attached ANITA FULLARD CP Apr 2024 No. 00846 \$172,085.07 KML Law Group, P.C.	<b>2501-433</b> <b>4127 Robbins Street 19135</b> 55th Wd. 1,504 Sq. Ft. BRT #552041700 Improvements: Residential Property FAYNELL S. SEWELL A/K/A FAYNELL S. LINDSEY CP Feb 2023 No. 02847 \$191,997.37 Stern & Eisenberg, P.C.	<b>2501-438</b> <b>1912 North 31st Street 19121</b> 32nd Wd. 980 Sq. Ft. BRT #323291305 Improvements: Residential Property WEST WAY PROPERTIES LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP Nov 2023 No. 01820 \$220,446.41 Stern & Eisenberg, P.C.	<b>2501-442</b> <b>3573-77 Sepviva Street 19134</b> 45th Wd. 5,400 Sq. Ft. BRT #884349810 Improvements: Commercial Subject To Mortgage TIOGA FUEL COMPANY INC., RANDALL ROBERT BINVERSIE HOLDINGS, L.L.C., RANDALL R. BINVERSIE AND STEPHANIE R. BINVERSIE CP Jun 2024 No. 00525 \$1,977,872.54 Weltman, Weinberg, & Reis Co., Lpa
<b>2501-426</b> <b>6026 Augusta Street 19149</b> 53rd Wd. 1,208 Sq. Ft. BRT #531252600 Improvements: Residential Dwelling AUDREY HOPKINS; CHAUNDELLE RUSSELL, IN HER CAPACITY AS HEIR TO THE ESTATE OF CHRISTINE WASHINGTON DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHRISTINE WASHINGTON, DECEASED CP Aug 2022 No. 03079 \$128,244.73 Brock & Scott, PLLC	<b>2501-429</b> <b>1757 East Mohican Street 19138</b> 10th Wd. 1,360 Sq. Ft. BRT #102250500 Improvements: Residential Property THE UNKNOWN HEIRS OF DOLLIE IRVIN AKA DOLLIE L. IRVIN, DECEASED; KYLE IRVING SOLELY IN HIS CAPACITY AS HIER OF DOLLIE IRVIN AKA DOLLIE L. IRVIN, DECEASED; BRUCE WARNER SOLELY IN HIS CAPACITY AS HIER OF DOLLIE IRVIN AKA DOLLIE L. IRVIN, DECEASED CP Sep 2021 No. 02191 \$165,830.81 KML Law Group, P.C.	<b>2501-434</b> <b>2851 North Paethorp Street 19133</b> 7th Wd. 856 Sq. Ft. BRT #071149700 Improvements: Residential Property BRUCE MAJOR SOLEY IN HIS CAPACITY AS HEIR OF LOIS MAJOR, DECEASED AND THE UNKNOWN HEIRS OF LOIS M. MAJOR, DECEASED CP May 2022 No. 01337 \$59,631.96 Stern & Eisenberg, P.C.	<b>2501-439</b> <b>2035-39 Hartel Street 19111</b> 56th Wd. 4,361 Sq. Ft. BRT #561498110 Improvements: Residential Property TONY ZHANG CP Apr 2023 No. 01928 \$250,456.69 Stern & Eisenberg, P.C.	<b>2501-443A</b> <b>3501 Tulip Street 19134</b> 45th Wd. 13,541 Sq. Ft. BRT #884349755 Improvements: Commercial Subject To Mortgage TIOGA FUEL COMPANY INC. CP Jun 2024 No. 00525 \$1,977,872.54 Weltman, Weinberg & Reis Co., LPA
<b>2501-427</b> <b>6751 Akron Street 19149</b> 54th Wd. 1,330 Sq. Ft. BRT #542433200 Improvements: Residential Dwelling MICHAEL T. GRAVES ADMINISTRATOR TO THE ESTATE OF MURIEL	<b>2501-430</b> <b>4500 Comly Street 19135</b> 41st Wd. 2,500 Sq. Ft. BRT #411117100 Improvements: Residential Property DALLION WIGGINS AKA DALLION R. WIGGINS; TIFFANY WIGGINS AKA TIFFANY N. WIGGINS CP Feb 2024 No. 02485 \$238,044.65 KML Law Group, P.C.	<b>2501-435</b> <b>8235 Fayette Street 19150</b> 50th Wd. 1,254 Sq. Ft. BRT #501043715 Improvements: Residential Property YOSEF ABOV CP Jul 2019 No. 02999 \$147,302.50 Stern & Eisenberg, P.C.	<b>2501-440</b> <b>2308 78th Avenue 19150</b> 50th Wd. 1,909 Sq. Ft. BRT #501433100 Improvements: Residential Property JEAN RODDY E. SAINT MARC CP Jan 2023 No. 00841 \$103,614.52 Stern & Eisenberg, P.C.	<b>2501-443B</b> <b>3521 Tulip Street 19134</b> 45th Wd. 13,611 Sq. Ft. BRT #884349760 Improvements: Commercial Subject To Mortgage TIOGA FUEL COMPANY INC. CP Jun 2024 No. 00525 \$1,977,872.54 Weltman, Weinberg & Reis Co., LPA
	<b>2501-431</b> <b>3819 North Sydenham Street 19140</b> 13th Wd. 1,091 Sq. Ft. BRT #131158200 Improvements: Residential Property THE UNKNOWN HEIRS OF JOSEPH A. RITTER DECEASED CP Sep 2023 No. 03259 \$123,394.46 KML Law Group, P.C.	<b>2501-436</b> <b>1031 Morris Street 19148</b> 1st Wd. 1,024 Sq. Ft. BRT #012321100 Improvements: Residential Property DOMENICK CORRADO SR., SOLEY IN HIS CAPACITY AS HEIR OF ANTHONY CORRADO, DECEASED AND THE UNKNOWN HEIRS OF ANTHONY CORRADO CP Sept 2023 No. 00066 \$207,289.85 Stern & Eisenberg, P.C.	<b>2501-441</b> <b>4721 North Penn Street 19124</b> 23rd Wd. 2,739 Sq. Ft. BRT #232421500 Improvements: Residential Dwelling FABIOLA NELSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ELIZABETH NELSON AND MARC ATY NELSON, IN HIS CAPACITY AS HEIR OF ELIZABETH NELSON AND KEVIN NELSON, IN HIS CAPACITY AS HEIR OF ELIZABETH NELSON AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND	<b>2501-443C</b> <b>3550r-98 Aramingo Avenue 19134</b> 45th Wd. 11,843 Sq. Ft. BRT #885809300 Improvements: Commercial Subject To Mortgage TIOGA FUEL COMPANY INC. CP Jun 2024 No. 00525 \$1,977,872.54 Weltman, Weinberg & Reis Co., LPA
	<b>2501-432</b> <b>1327 South Taylor Street 19146</b> 36th Wd.	<b>2501-437</b> <b>4684 North Sydenham Street 19140</b> 13th		

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