

Sheriff’s Sale Notices for January 10, 2023

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>SECOND PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, January 10, 2023 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EST Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <ol style="list-style-type: none">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”).YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.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.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”).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.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.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.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.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.The highest bidder shall be responsible for any and all post sale costs that are imposed by law,	<p>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 EST 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 from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.</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 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.</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 by the 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, he/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>1440 Sq. Ft. BRT# 251002800 Improvements: Residential Property JUDITH C. SWALLOW C.P. Sept 2021 No. 02407 \$219,044.55 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-302 226 E Cambria St 19134-3329 7th Wd. 743 Sq. Ft. BRT# 071214100 Improvements: Residential Property ALEXANDRA BERIGUETA , HELIO LLUBERES C.P. Dec 2020 No. 01850 \$10,107.30 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-303 4000 Gypsy Lane Unit 747 19129-5460 21st Wd. 898 Sq. Ft. BRT# 888210393 Improvements: Residential Property ESTATE OF LYNNE W. WALKER, LAST RECORD OWNER/MORTGAGOR C/O MARK WALLACE, EXECUTOR OF ESTATE OF LYNNE W. WALKER & MARK WALLACE AS EXECUTOR OF THE ESTATE OF LYNNE W. WALKER & AS KNOWN HEIR OF THE ESTATE C.P. Jul 2021 No. 02232 \$232,945.52 Romano, Garubo & Argentieri, Counselors at Law LLC</p> <p>2301-304 5237 Walton Ave 19143-2607 46th Wd. 1609.65 Sq. Ft. BRT# 462071500 Improvements: Residential Property ANITA SINGLETON, SHAMIRAH SINGLETON C.P. Dec 2014 No. 01373 \$107,010.53 KML Law Group, P.C.</p> <p>2301-305 5518 Harmer St 19131-4835 4th Wd. 1134 Sq. Ft. BRT# 041070100 Improvements: Residential Property DENISE C. NELSON, KNOWN SURVIVING HEIR OF MARION THOMAS & BARRY BURNETTE, KNOWN SURVIVING HEIR OF MARION THOMAS, & AARON BURNETTE, KNOWN SURVIVING HEIR OF MARION THOMAS, JAMES BURNETTE, KNOWN SURVIVING HEIR OF MARION THOMAS, UNKNOWN SURVIVING HEIRS OF MARION THOMAS C.P. Sep 2019 No. 00427 \$126,574.17 McCabe, Weisberg & Conway, LLC</p> <p>2301-306 1812 Jackson St 19145-3712 26th Wd. 1440 Sq. Ft. BRT# 262228500 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF ANTHONY TOMEO C.P. Nov 2021 No. 01731 \$259,011.12 McCabe, Weisberg & Conway, LLC</p> <p>2301-307 828 E. Hilton St 19134-1916 33rd Wd. 712.5 Sq. Ft. BRT# 331053900 Improvements: Residential Property KEITH JACKSON C.P. Jun 2019 No. 05782 \$55,424.21 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-308 445 W. Roosevelt Blvd 19120-4147 42nd Wd. 1142.40 Sq. Ft. BRT# 422112200 Improvements: Residential Property CASMINE HOLNESS C.P. Mar 2022 No. 00052 \$132,150.79 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-309 6059 Lawndale Avenue 19111-5723 35TH Wd. 1645.6 Sq. Ft. BRT# 352324900 Improvements: Residential Property NIYAH SMITH-WAKER, SHELDON WALKER C.P. Jan 2017 No. 02611 \$162,539.40 KML Law Group, P.C.</p> <p>2301-310 120 West Sharpnack Street 19119-4033 22nd Wd. 1997 Sq. Ft. BRT# 223037300 Improvements: Residential Property COLIN BOLLERS, JOHAN BOLLERS, SHAMANE J. CAVE AKA SHAMANE CAVE C.P. Aug 2017 No. 02887 \$222,403.03 KML Law Group, P.C.</p> <p>2301-311 460 Robbins St 19111-5646 35TH Wd. 1086 Sq. Ft. BRT# 353019300 Improvements: Residential Property Subject to Mortgage LISSETTE COLLAZO, EXECUTRIX OF THE ESTATE OF RAYMON COLLAZO, DECEASED, AND UNKNOWN HEIRS OF</p>	<p>RAYMON COLLAZO C.P. May 2021 No. 00194 \$118,945.55 The Lynch Group, LLC</p> <p>2301-312 1863 W Nedro Ave 19141-1323 17th Wd. 3235 Sq. Ft. BRT# 1711173700 Improvements: Residential Property LOUIS B. STEVENS, SR. AS KNOWN HEIR TO THE ESTATE OF JACQUELINE STEVENS, DECEASED AND ANY/ALL UNKNOWN HEIRS OF JACQUELINE STEVENS, DECEASED DEFENDANTS C.P. Sep 2019 No. 03128 \$80,971.63 Stern & Eisenberg, PC</p> <p>2301-313 470 N 50th St 19139-1615 34th Wd. 1200 Sq. Ft. BRT# 441343300 Improvements: Residential Property CALIB JAMEL WASHINGTON, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF RUBIN WALKER C.P. Aug 2019 No. 00671 \$53,622.15 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-314 1865 Conlyn Street 19141-1205 17th Wd. 1632 Sq. Ft. BRT# 171145700 Improvements: Residential Property JASMIN D. DAVIS C.P. Sep 2019 No. 00690 \$96,712.84 KML Law Group, P.C.</p> <p>2301-315 4751 Bingham Street 19120-4511 42nd Wd. 1125 Sq. Ft. BRT# 421500500 Improvements: Residential Property GINA L. WOLFE, IN HER CAPACITY AS EXECUTRIX AND DEVEISEE OF THE ESTATE OF JOHNNIE HENDERSON A/K/A JOHNNIE MAE HENDERSON A/K/A JOHN NIE M. HENDERSON C.P. Feb 2020 No. 03201 \$38,359.57 Brock & Scott PLLC</p> <p>2301-316 5621 McMahon Street 19144-1350 12th Wd. 1686 Sq. Ft. BRT# 122207100 Improvements: Residential Property ANGELINA HOPE GREEN- LEWIS & EUGENE LEWIS JR. C.P. Mar 2019 No. 03125 \$152,488.03 KML Law Group, P.C.</p> <p>2301-317 2529 South Alder Street 19148-4426 39th Wd. 665 Sq. Ft. BRT# 394124500 Improvements: Residential Property Subject to Mortgage NANCY DESALIS A/K/A ANNUNZIATA DESALIS & JOHN DESALIS C.P. Mar 2017 No. 02741 \$199,513.65 Stern & Eisenberg, PC</p> <p>2301-318 6717 Dorel Street 19142-2606 40th Wd. 1170 Sq. Ft. BRT# 406339600 Improvements: Residential Property SANTINA LANZAROTTO1014 JEFFREY ROAD C.P. Feb 2022 No. 00542 \$100,653.70 McCabe, Weisberg & Conway, LLC</p> <p>2301-319 2636 South 67th St 19142-2706 40th Wd. 960 Sq. Ft. BRT# 406063400 Improvements: Residential Property HOWARD M. WALLOH C.P. Jan 2022 No. 01782 \$98,146.93 Hill Wallack LLP 777 Township Line Road, Suite 250</p> <p>2301-320 859 East Schiller Street 19134-1332 33rd Wd. 960 Sq. Ft. BRT# 331193200 Improvements: Residential Property MITZIE LYONS-FOSTER C.P. Mar 2022 No. 00054 \$72,736.70 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-321 5427 N. Lawrence St. 19120-2803 42nd Wd. 1573.38 Sq. Ft. BRT# 422478600 Improvements: Residential Property RAFAEL BETANCOURT C.P. Aug 2022 No. 03243 \$28,638.76 Hladik Onorato and Fedrman LLP</p> <p>2301-322 6751 N. 13th St. Unit 2n 19126-2850 61st Wd. 646 Sq. Ft. BRT# 888610079 Improvements: Residential Property RICARDO KNIGHT C.P. Mar 2020 No. 01607 \$72,718.00 Eckert Seamans Cherin & Mellott, llc</p> <p>2301-323 1433 Lardner St. 19149-3224 54th Wd. 990 Sq. Ft. BRT# 541034400 Improvements: Residential Property</p>	<p>DELROSE M. IRVING C.P. Mar 2022 No. 01901 \$113,648.82 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-324 1631 Mohican St. 19138-1125 10th Wd. 1360 Sq. Ft. BRT# 102246900 Improvements: Residential Property FANNIE G. LEVERETTE C.P. Dec 2020 No. 01913 \$49,342.68 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-325 5518 Godfrey Ave. 19138-1823 12th Wd. 914 Sq. Ft. BRT# 122310900 Improvements: Residential Property GERTRUDE BROWN C.P. Mar 2022 No. 01299 \$81,499.40 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-326 7547 Gilbert St. 19150-2603 10th Wd. 1426.4 Sq. Ft. BRT# 102487900 Improvements: Residential Property JOSEPH WATERS, AKA JOSEPH D. WATERS C.P. Mar 2020 No. 01761 \$25,123.20 Manley Deas Kochalski LLC</p> <p>2301-327 3991 Lankenau 19131-2808 52nd Wd. 2480 Sq. Ft. BRT# 521438500 Improvements: Residential Property KELLY M. COTTLE C.P. Mar 2019 No. 02555 \$205,800.31 Romano, Garubo & Argentieri, Counselors at Law LLC</p> <p>2301-328 1011 Ritner St 19148-3631 39th Wd. 1088 Sq. Ft. BRT# 394102600 Improvements: Residential Property Subject to Mortgage JANINE VINCI AND ELISA VINCI C.P. Jan 2019 No. 00612 \$21,313.00 Kivitz & Kivitz, P.C.</p> <p>2301-329 1908 N. 7th Street 19122-2004 20th Wd. 1897 Sq. Ft. BRT# 202031201 Improvements: Residential Property THUONG PHAN C.P. Mar 2022 No. 00962 \$482,438.62 Fox and Fox Attorneys At Law, P.C.</p> <p>2301-330 301 Byberry Rd. G29 19116-1965 58th Wd. 1074 Sq. Ft. BRT# 888582089 Improvements: Residential Property MARGARET A. BLACKMAN, A/K/A MARGARET J. BLACKMAN, INDIVIDUALLY, AND AS ADMINISTRATOR OF THE ESTATE OF WILLIAM F. BLACKMAN A/K/A WILLIAM BLACKMAN, DECEASED C.P. Feb 2022 No. 01766 \$121,470.24 Hladik Onorato and Fedrman LLP</p> <p>2301-331 6419 Limekiln Pike 19138-3023 17th Wd. 1740 Sq. Ft. BRT# 172309800 Improvements: Residential Property EVENS BENOIT, MICHELENE BENOIT C.P. Apr 2016 No. 00552 \$47,908.35 Brock & Scott PLLC</p> <p>2301-332 8030 Ditman St,#4, A/k/a Unit 4a 19136-4435 65th Wd. 700 Sq. Ft. BRT# 888650904 Improvements: Residential Property CARMEN MOORE C.P. Aug 2018 No. 00256 \$18,373.87 Clemons Richter & Reiss, P.C.</p> <p>2301-333 4334 Marple Street 19136-3631 65th Wd. 1156.59 Sq. Ft. BRT# 651092200 Improvements: Residential Property ELIZABETH Y. WATSON, DECEASED C.P. Apr 2013 No. 00701 \$29,581.30 The Law Offices Of Gregory Javardian</p> <p>2301-334 2624 Cedar St 19125-2333 31st Wd. 1540 Sq. Ft. BRT# 871142800 Improvements: Residential Property HELEN SHIFFLER C.P. May 2014 No. 02536 \$168,594.95 Stern & Eisenberg, PC</p> <p>2301-335 4817 Rosalie St 19135-4142 41th Wd. 900 Sq. Ft. BRT# 411087700 Improvements: Residential Property DILAYA D. DURAN, IN HER CAPACITY AS HEIR OF JUAN D.DURAN, DEACEASED & UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>TITLE OR INTEREST FROM OR UNDER JUAN DURAN C.P. Mar 2018 No. 02177 \$104,400.16 Manley Deas Kochalski LLC</p> <p>2301-336 1640 Ivy Hill Rd 19150-1008 50th Wd. 1172 Sq. Ft. BRT# 501512500 Improvements: Residential Property Subject to Mortgage EVELYN Y. SAMPSON C.P. Mar 2022 No. 02032 \$60,758.30 Brock & Scott PLLC</p> <p>2301-337 1318 N Alden St 19131-4114 4th Wd. 1095 Sq. Ft. BRT# 043119400 Improvements: Residential Property SHYHEATA HARLEM C.P. Nov 2018 No. 01664 \$99,859.69 KML Law Group, P.C.</p> <p>2301-338 908 S 48th Street 19143-3507 46th Wd. 2775 Sq. Ft. BRT# 461220600 Improvements: Residential Property ROGER P. HARMAN C.P. Mar 2022 No. 02395 \$312,365.20 Roertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2301-339 7403 Ruskin Rd 19151-2925 34th Wd. 1152 Sq. Ft. BRT# 343164300 Improvements: Residential Property JENNIFER B. GRACE C.P. Feb 2022 No. 01761 \$116,053.60 Hill Wallack LLP 777 Township Line Road, Suite 250</p> <p>2301-340 1328 S. 18th Street 19146-4601 36th Wd. 3360 Sq. Ft. BRT# 361145600 Improvements: Residential Property SOUTH 18TH ST CAPITAL LLC, VAD-IM BORISOV C.P. Aug 2019 No. 01715 \$460,063.32 Mattioni Ltd</p> <p>2301-341 351 S. 47th Street Unit B101 19143-1864 52nd Wd. 565 Sq. Ft. BRT# 888461022 Improvements: Residential Property Subject to Mortgage WILLIAM H. KLINE, III C.P. Apr 2022 No. 00435 \$13,219.26 Horn Williamson LLC 1500 JFK Boulevard, Suite 1700</p> <p>2301-342 6491 Woodbine Avenue 19151-2406 34th Wd. 25318 Sq. Ft. BRT# 344136400 Improvements: Residential Property THOMAS C. STAFFORD C.P. Mar 2020 No. 00231 \$954,455.65 KML Law Group, P.C.</p> <p>2301-343 316 West Earllham Terrace 19144-3920 12th Wd. 2666 Sq. Ft. BRT# 124048100 Improvements: Residential Property IDA MAE WOLF-BENNETT C.P. Oct 2016 No. 02072 \$258,533.21 KML Law Group, P.C.</p> <p>2301-344 5117 D Street 19120-3609 42nd Wd. 1680 Sq. Ft. BRT# 421480900 Improvements: Residential Property SHERIDAN SIMMOND C.P. Dec 2017 No. 04206 \$134,358.19 Romano, Garubo & Argenterii, Counselors at Law LLC</p> <p>2301-345 3900 Ford Road, Unit 9m 19131-2020 52nd</p>	<p>Wd. 998 Sq. Ft. BRT# 888520135 Improvements: Residential Property ALYDIA HERBERT C.P. Apr 2022 No. 01338 \$21,213.51 Horn Williamson LLC 1500</p> <p>2301-346 4706-08 Almond St 19137-1702 45th Wd. 5400 Sq. Ft. BRT# 453198600 Improvements: Residential Property JOSEPH GORMISKY (DECEASED) C.P. Oct 2018 No. 01560 \$157,168.22 Manley Deas Kochalski LLC</p> <p>2301-347 6629 N Gratz St 19126-2633 10th Wd. 1472 Sq. Ft. BRT# 101099300 Improvements: Residential Property CHEYENNE D. LIPSEY A/K/A CHEYENNE D. LIPSEY A/K/A CHEYENNE D. BENJAMIN AND SHAWN BENJAMIN A/K/A SHAWN H. BENJAMIN C.P. Nov 2019 No. 01453 \$96,786.78 Stern & Eisenberg, PC</p> <p>2301-348 11773 Dimarco Dr 19154-3716 66th Wd. 2019 Sq. Ft. BRT# 662249500 Improvements: Residential Property BRYAN E. KENTNER A/K/A BRYAN KENTNER, CAROL P. KENTNER A/K/A CAROL KENTNER C.P. May 2014 No. 01011 \$181,065.65 Hladik Onorato and Fedrman, LLP</p> <p>2301-349 2531 S. 21st Street 19145-4207 48th Wd. 2683 Sq. Ft. BRT# 262197900 Improvements: Residential Property ANDREW D. PESHEK, THE UNITED STATES OF AMERICA C.P. Jun 2022 No. 02713 \$352,592.01 Hladik Onorato and Fedrman, LLP</p> <p>2301-350 7254 N 21st Street 19138-2102 10th Wd. 1302 Sq. Ft. BRT# 101187900 Improvements: Residential Property Subject to Mortgage JAMAR HENDERSON C.P. Jun 2021 No. 00867 \$86,213.57 Padgett Law Group</p> <p>2301-351 1714 Warterloo Street 19122-3217 18th Wd. 1269 Sq. Ft. BRT# 183078500 Improvements: Residential Property Subject to Mortgage HRM PROPERTIES LLC C.P. May 2022 No. 00188 \$277,061.42 Padgett Law Group</p> <p>2301-352 1765 N. 29th Street 19121-2718 32nd Wd. 1629 Sq. Ft. BRT# 324179800 Improvements: Residential Property DIAMANTE INVESTMENT GROUP LIMITED LIABILITY COMPANY C.P. Aug 2022 No. 01700 \$240,546.13 Hill Wallack LLP</p> <p>2301-353 1403 N. 29th Street 19121-3601 29th Wd. 1803 Sq. Ft. BRT# 292155000 Improvements: Residential Property GG PROPERTIES UNLIMITED LLC C.P. Jun 2022 No. 01856 \$351,443.30 Hill Wallack LLP</p> <p>2301-354 5208 N. 8th Street 19120-3110 49th Wd. 1620 Sq. Ft. BRT# 492132900 Improvements: Resi-</p>	<p>dential Property Subject to Mortgage COURTNEY BAXTER, KNOWN HEIR OF JOSEPH BAXTER; DECEASED, BIANCA E. BAXTER, KNOWN HEIR OF JOSEPH BAXTER, DECEASED; UNKNOWN HERIS, SUCCESSORS, ASSIGNS, ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSPEH BAXTER, DECEASED C.P. Sep 2019 No. 02487 \$43,438.18 Milstead & Associates LLC Attorney Business Act</p> <p>2301-355 2619 Bonaffon St. Aka 2619 Bonnaffon St 19142-2717 40th Wd. 1114.78 Sq. Ft. BRT# 406071800 Improvements: Residential Property GENNARO A. PORCO C.P. Jun 2022 No. 00509 \$94,243.98 KML Law Group, P.C.</p> <p>2301-356 5414 Lancaster Av. 19131-3515 4th Wd. 3710 Sq. Ft. BRT# 041280600 Improvements: Residential Property JERMAINE ELLIOTT C.P. May 2018 No. 03400 \$58,671.93 KML Law Group, P.C.</p> <p>2301-357 5554 Lansdowne Ave. 19131-3931 4th Wd. 1375 Sq. Ft. BRT# 041254500 Improvements: Residential Property LEROY TERRELL GREER, AMITRA VITTA TRUST LUCINDAA PORTER TRUSTEE C.P. Apr 2018 No. 02502 \$76,624.01 KML Law Group, P.C.</p> <p>2301-358 2655 S. Massey St. 19142-2128 40th Wd. 1240 Sq. Ft. BRT# 406118300 Improvements: Residential Property KEMP CARTER C.P. Jun 2019 No. 06732 \$80,618.69 KML Law Group, P.C.</p> <p>2301-359 600 N. 23rd St. 19130-3135 5th Wd. 1224 Sq. Ft. BRT# 151168800 Improvements: Residential Property Subject to Mortgage CRAIG AND ASHANTI MARTIN C.P. Nov 2021 No. 02524 \$691,206.25 Grim, Biehn & Thatcher</p> <p>2301-360 3829 Olive St, 19104-1645 24th Wd. 980 Sq. Ft. BRT# 243028200 Improvements: Residential Property Subject to Mortgage KIVERS CAPITAL, LLC, C.P. Feb 2020 No. 01719 \$153,938.79 Dana Marks Esq.</p> <p>2301-361 11742 Brandon Place 19154-2502 66th Wd. 2002 Sq. Ft. BRT# 662024500 Improvements: Residential Property Subject to Mortgage ELIZABETH M. SLATER; GEORGE S. SLATER C.P. Apr 2019 No. 02078 \$265,452.48 Dana Marks Esq.</p> <p>2301-362 631 West Norris St. 19122-2128 20th Wd. 1016 Sq. Ft. BRT# 201074101 Improvements: Residential Property MARTA I. CORONADO A/K/A MARTA CORONADO C.P. Oct 2018 No. 04103 \$86,463.94 McCabe, Weisberg & Conway, LLC</p>	<p>2301-363 1743 S 55th Street 19143-5433 51st Wd. 2055 Sq. Ft. BRT# 514198400 Improvements: Residential Property AVVIONCE REID, SOLELY IN THE CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ERNEST MOSS, DECEASED C.P. Aug 2020 No. 00531 \$132,730.18 Richard M. Squire & Associates, LLC</p> <p>2301-364 2092 W 65th Ave 19138-3049 17th Wd. 1425 Sq. Ft. BRT# 171355500 Improvements: Residential Property ZAKIYYAH ALEEM C.P. Dec 2019 No. 03416 \$167,515.77 Stern & Eisenberg, PC</p> <p>2301-365A 1938 East Tioga Street 19134-2040 45th Wd. 1226 Sq. Ft. BRT# 452102800 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-365B 5214 Hawthorne Street 19124-1345 62nd Wd. 942 Sq. Ft. BRT# 622252000 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-366A 4711 Tacony Street 19137-1123 45th Wd. 1246 Sq. Ft. BRT# 453435400 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-366B 4320 Cloud Street 19124-4007 23rd Wd. 1068 Sq. Ft. BRT# 232298200 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-366C 3096 Janney Street 19134-3716 25th Wd. 908 Sq. Ft. BRT# 252416200 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-367A 5114 James Street 19137-1209 45th Wd. 1088 Sq. Ft. BRT# 453411800 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-367B 1914 East Thayer Street 19134-2512 45th Wd. 1213 Sq. Ft. BRT# 452065300 Improve-</p>	<p>ments: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-367C 406 West Wellens Street 19120-3329 42nd Wd. 1092 Sq. Ft. BRT# 422230800 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-368A 1345 East Airdrie Street 19124-5540 33rd Wd. 1050 Sq. Ft. BRT# 331241300 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-368B 4813 North Howard Street 19120-4217 42nd Wd. 700 Sq. Ft. BRT# 422329500 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-368C 310 West Raymond Street 19140-1512 42nd Wd. 1006 Sq. Ft. BRT# 422023600 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-369A 2919 Weikel Street 19134-4106 25th Wd. 1134 Sq. Ft. BRT# 252380400 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-369B 2568 Auburn Street 19134-4739 25th Wd. 600 Sq. Ft. BRT# 251023200 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p> <p>2301-369C 5528 Torresdale Avenue 19124-1638 41st Wd. 939 Sq. Ft. BRT# 411281500 Improvements: Residential Property Subject to Mortgage Subject to Rent MICHAEL J. SABATO C.P. Aug 2017 No. 01211 \$727,663.02 Buchanan Ingersoll & Rooney PC</p>

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