

Sheriff's Sale Notices for January 11, 2022

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, January 11, 2022 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 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

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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 (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.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.

14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.

20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment 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

SHERIFF'S SALE OF TUESDAY, JANUARY 11, 2022

2201-301
6239 Gillespie St 19135-3200, 55th Wd. 960 Sq. Ft., BRT# 552442500 Improvements: Residential Property

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ANY AND ALL KNOWN AND UNKNOWN HEIRS TO THE ESTATE OF MICHAEL BLAND A/K/A MICHAEL S. BLAND, AND SHARON MARIE SERVAY, A/K/A SHARON MARIE FLYNN, AS HEIR TO THE ESTATE OF MICHAEL BLAND A/K/A MICHAEL S. BLAND, DECEASED C.P. September 2020 No. 01403 \$124,607.16 Stern & Eisenberg, P.C.

2201-302

1403 N 29th St 19121-3601, 29th Wd. 1,120 Sq. Ft., BRT# 292155000 Improvements: Commercial Property DANIELLE NICOLE MORRIS GURANTOR, AND GG PROPERTIES UNLIMITED LLC C.P. May 2021 No. 01031 \$357,800.20 Hill Wallack, LLP

2201-303

213 N 64th St 19139-1002, 34th Wd. 1,344 Sq. Ft., BRT# 343069600 Improvements: Residential Property DAVID A PACE C.P. April 2019 No. 04364 \$40,169.72 Brock & Scott PLLC

2201-304

3301 Ashfield Ln 19114-1203, 66th Wd. 1,440 Sq. Ft., BRT# 661165000 Improvements: Residential Property LORENZO DAVIS C.P. April 2018 No. 00824 \$258,502.15 Brock & Scott PLLC

2201-305

1339 W Pike St 19140-3729, 43rd Wd. 2,070 Sq. Ft., BRT# 433002900 Improvements: Residential Property K & Z LEWIS REALTY, LLC. C.P. May 2021 No. 03144 \$115,253.72 Manley Deas Kochalski LLC

2201-306

5610 Diamond St 19131-3123, 52nd Wd. 1,833 Sq. Ft., BRT# 522089000 Improvements: Residential Property DEANNA J. DAVIS C.P. February 2019 No. 00650 \$100,088.72 LOGS Legal Group LLP

2201-307

6621 N 5th St 19126-3004, 61st Wd. 2,556.94 Sq. Ft., BRT# 611095700 Improvements: Residential Property GUI YING HUANG A/K/A GUI Y. HUANG C.P. October 2019 No. 01056 \$130,250.62 Brock & Scott PLLC

2201-308

2004 N 20th St 19121-1506, 32nd Wd. 1,367 Sq. Ft., BRT# 322003000 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALONZO ARMSTRONG, FRANCES CHEW A/K/A FRANCES ARMSTRONG, IN HER CAPACITY AS KNOWN HEIR OF ALONZO ARMSTRONG C.P. February 2016 No. 02928 \$183,846.85 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2201-309

4830 N 12th St 19141-3408, 49th Wd. 1,344 Sq. Ft., BRT# 491462800 Improvements: Residential Property THOMAS L. BRAGG C.P. March 2020 No. 02415 \$43,225.86 Brock & Scott PLLC

2201-310

2709 Island Ave 19153-2216, 40th Wd. 1,360 Sq. Ft., BRT# 406714600 Improvements: Residential Property Subject to Mortgage CW INVESTORS, LLC C.P. August 2021 No. 01442 \$215,212.24 Dwaldmanlaw, P.C.

2201-311

7827 Argus Rd 19150-1301, 50th Wd. 1,623 Sq. Ft., BRT# 501245200 Improvements: Residential Property DANIELLE BLACKWELL AND SHAKIM MALIK BLACKWELL C.P. July 2019 No. 02548 \$222,128.75 LOGS Legal Group LLP

2201-312

3828 Patrician Dr 19154-3412, 66th Wd. 2,753 Sq. Ft., BRT# 662431800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY P. GUEST, DECEASED, AND SUSAN GUEST, KNOWN HEIR OF MARY

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P. GUEST, DECEASED, AND FRANCIS GUEST, KNOWN HEIR OF MARY P. GUEST, DECEASED, AND CHRISTOPHER GUEST, AND KNOWN HEIR OF MARY P. GUEST, DECEASED C.P. May 2018 No. 00119 \$208,502.59 LOGS Legal Group LLP

2201-313

3137 Willits Rd 19114-3816, 57th Wd. 6,000 Sq. Ft., BRT# 572092500 Improvements: Residential Property MARCA WAGNER, AND KAREN MCCARTHY C.P. June 2015 No. 04010 \$236,942.45 LOGS Legal Group LLP

2201-314

1152 S 10th St 19147-4634, 2nd Wd. 992 Sq. Ft., BRT# 021548700 Improvements: Residential Property HAROLD EVANS C.P. August 2018 No. 03198 \$494,553.29 Friedman Vartolo LLP

2201-315

6317 Elmhurst St 19111-5804, 53rd Wd. 1,460 Sq. Ft., BRT# 531220400 Improvements: Residential Property CHERYL D. YOUNG C.P. September 2016 No. 00141 \$128,164.81 LOGS Legal Group LLP

2201-316

8418 Pickering Ave 19150, 50th Wd. 1,170 Sq. Ft., BRT# 501229200 Improvements: Residential Property BLANCHE C. BANKS C.P. November 2019 No. 01121 \$136,846.15 McCabe, Weisberg & Conway, LLC

2201-317

1203 S Melville St 19143-3716, 27th Wd. 2,300 Sq. Ft., BRT# 272153711 Improvements: Commercial Property Subject to Mortgage FINANCIAL INVESTMENTS AND REAL ESTATE, LLC C/O KATHRYN ANDERSON C.P. January 2021 No. 01662 \$257,970.90 Stern & Eisenberg, P.C.

2201-318

5533 Delancey St 19143-1329, 60th Wd. 922 Sq. Ft., BRT# 604078300 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MARY BROKENBROUGH, AKA MARY BROCKENBROUGH C.P. December 2018 No. 01192 \$22,044.33 Manley Deas Kochalski LLC

2201-319

4041 Neilson St 19124-5302, 33rd Wd. 1,200 Sq. Ft. BRT# 332527600 Improvements: Residential Property Subject to Mortgage LARRY NEWBERN, AND RACHEL NEWBERN C.P. September 2020 No. 01886 \$88,992.41 Stern & Eisenberg PC

2201-320

209 E Duncannon Ave 19120-3512, 42nd Wd. 1,396 Sq. Ft., BRT# 421182200 Improvements: Residential Property ALVIN WILLIAMS, AKA ALVIN WILLIAMS, SR. C.P. November 2019 No. 00643 \$71,555.61 Manley Deas Kochalski LLC

2201-321

3246 Chesterfield Rd 19114-1524, 66th Wd. 1,733 Sq. Ft., BRT# 661031700 Improvements: Residential Property GLENN S. ELLIOTT, JR., AKA GLENN ELLIOTT, JR. C.P. December 2019 No. 00088 \$193,814.90 Manley Deas Kochalski LLC

2201-322

1946 N Stanley St 19121-1831, 32nd Wd. 682 Sq. Ft., BRT# 323277600 Improvements: Residential Property Subject to Mortgage FAISON BEY ESTATES, LLC C.P. September 2020 No. 00158 \$139,866.74 Stern & Eisenberg PC

2201-323

2810 Knorr St 19149-2517, 55th Wd. 1,767 Sq. Ft., BRT# 551188400 Improvements: Residential Property RAYMOND T. DONAHUE C.P. January 2017 No. 00482 \$160,550.98 LOGS Legal Group LLP

2201-324

1025 Arch St 19107-2307, 5th Wd. 7,306 Sq. Ft., BRT# 881014779 Improvements: Commercial Property Subject to Mortgage

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TK DEVELOPMENT LLC C/O QIAO FEI ZENG C.P. September 2021 No. 00387 \$12,511,680.80 Stradley Ronon Stevens & Young LLP

2201-325

4516 Milnor St 19124-4120, 23rd Wd. 1,633 Sq. Ft., BRT# 231041300 Improvements: Residential Property Subject to Mortgage VITTORIO A. MERONYCK C.P. May 2020 No. 01066 \$101,525.13 Stern & Eisenberg PC

2201-327

3691 Morrell Ave 19114-1929, 66th Wd. 3,200 Sq. Ft., BRT# 661146200 Improvements: Residential Property DR. MICHAEL GINN, AND ALISON GINN C.P. August 2021 No. 00912 \$145,793.99 Eisenberg, Gold & Agrawal, PC

2201-329

3043 W Colona St 19132-3426, 28th Wd. 884.5 Sq. Ft., BRT# 282286300 Improvements: Residential Property BJA REAL ESTATE, LLC C.P. April 2021 No. 01612 \$90,127.92 Chartwell Law

2201-330

1245 N Newkirk St 19121-4526, 29th Wd. 468 Sq. Ft., BRT# 292108701 Improvements: Residential Property DANIELLE NICOLE MORRIS AND TWELVE FORTY FIVE, LLC C.P. April 2021 No. 00044 \$191,797.79 Hill Wallack, LLP

2201-331

1732 N 29th St 19121-2719, 32nd Wd. 1,037 Sq. Ft., BRT# 324183300 Improvements: Residential Property DIAMANTE INVESTMENT GROUP, LLC AND DANIELLE NICOLE MORRIS C.P. May 2021 No. 01019 \$247,891.57 Hill Wallack, LLP

2201-332

1765 N 29th St 19121-2718, 32nd Wd. 972 Sq. Ft., BRT# 324179800 Improvements: Residential Property DIAMANTE INVESTMENT GROUP AND DANIELLE NICOLE MORRIS C.P. February 2021 No. 01711 \$253,595.26 Hill Wallack, LLP

2201-333

81 W Weaver St 19119-2713, 22nd Wd. 1,282 Sq. Ft., BRT# 223026300 Improvements: Residential Property ROBERT M LESEANE C.P. April 2016 No. 01975 \$73,151.95 Brock & Scott PLLC

2201-334

1637 N Corlies St 19121-2508, 32nd Wd. 844 Sq. Ft., BRT# 324193900 Improvements: Residential Property SIXTEEN THIRTY SEVEN LLC AND DANIELLE NICOLE MORRIS GUARANTOR C.P. April 2021 No. 00865 \$267,886.46 Hill Wallack, LLP

2201-335

929 W Butler St 19140-3128, 43rd Wd. 1,280 Sq. Ft., BRT# 432226600 Improvements: Residential Property JULIET JACKSON AND JERMAINE WHITEHEAD C.P. October 2016 No. 02662 \$41,425.23 Brock & Scott PLLC

2201-336

1391 Anchor St 19124-1203, 62nd Wd. 1,260 Sq. Ft., BRT# 621071500 Improvements: Residential Property MIGUEL FUENTES AND MARIA FUENTES A/K/A MARIA V. FUENTES C.P. January 2019 No. 00076 \$82,228.62 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2201-337

1171 S Darien St 19147-5136, 2nd Wd. 1,176 Sq. Ft., BRT# 021516800 Improvements: Residential Property LAWRENCE J RAO, JR C.P. June 2015 No. 03452 \$389,067.88 Brock & Scott PLLC

2201-338

1819 S 21st St South a/k/a 1819 South 21st Street, 19145-2038 48th Wd. 1,276 Sq. Ft., BRT# 481359900 Improvements: Residential Property ANTHONY T ALSTON C.P. May 2018 No. 01338 \$94,605.64 Brock & Scott PLLC

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2201-339

1941 S 57th St 19143-5311, 51st Wd. 1,280 Sq. Ft., BRT# 514053200 Improvements: Commercial Property Subject to Mortgage R-N-M- DOG HOUSE LLC C.P. April 2021 No. 00613 \$130,087.95 Stern & Eisenberg PC

2201-340

4305 E Roosevelt Blvd 19122, 23rd Wd. 1,563 Sq. Ft., BRT# 233019300 Improvements: Residential Property Subject to Mortgage YITZCHAK MEYER C.P. January 2021 No. 01113 \$67,187.12 Stern & Eisenberg PC

2201-341

6142 W Columbia Ave 19151-3417, 34th Wd. 3,750 Sq. Ft., BRT# 342110900 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF KIM SMITH, AKA KIM C. SMITH, AND NAFEEAH W. YOUNG, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KIM SMITH AKA KIM C. SMITH, AND ANEESAH N YOUNG, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KIM SMITH, AKA KIM C. SMITH C.P. April 2019 No. 03149 \$125,935.92 Manley Deas Kochalski LLC

2201-342

3125 N 7th St 19133-2417, 37th Wd. 1,266 Sq. Ft., BRT# 372048700 Improvements: Residential Property REINALDO FERNANDEZ, IN HIS CAPACITY AS HEIR OF CELIA DELVALLE A/K/A CELIA DEL VALLE, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CELIA DELVALLE A/K/A CELIA DEL VALLE,

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DECEASED C.P. December 2019 No. 03489 \$5,729.16 Brock & Scott PLLC

2201-343

1431 S Bancroft St 19146-4720, 36th Wd. 960 Sq. Ft., BRT# 365145100 Improvements: Residential Property DARRELL WASHINGTON A/K/A DARRELL A. WASHINGTON, AND MILDRED O. JAMES A/K/A MILDRED JAMES A/K/A MILDRED D. JAMES C.P. August 2018 No. 02209 \$91,101.23 Romano Garubo & Argentieri

2201-344

5025 Jackson St 19124-2116, 62nd Wd. 1,672 Sq. Ft., BRT# 622404300 Improvements: Residential Property JEROME VINCENT LEWIS, ADMINISTRATOR OF THE ESTATE OF TOMMIE LEWIS, DECEASED C.P. January 2020 No. 02948 \$76,202.11 LOGS Legal Group LLP

2201-345

4922 Ella St 19120-3932, 42nd Wd. 1,202 Sq. Ft., BRT# 421307200 Improvements: Residential Property DEMOSTHENES E. BURRAGE, III A/K/A DEMOSTHENES E. BURRAGE C.P. August 2019 No. 00129 \$115,281.93 LOGS Legal Group LLP

2201-346

5914 Old York Rd 19141-1806, 17th Wd. 1,344 Sq. Ft., BRT# 871093150 Improvements: Commercial Property ULTIMATE SUCCESS, LLC C.P. September 2020 No. 00897 \$96,679.00 The Law Office Gregory Javardian

2201-347

5623 N Fairhill St 19120-2206, 61st Wd.

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1,569.04 Sq. Ft., BRT# 612306100 Improvements: Residential Property NIAMBI TEKI BURTON C.P. July 2018 No. 00236 \$122,593.97 LOGS Legal Group LLP

2201-348

2126 N 20th St 19121-1518, 32nd Wd. 1,300 Sq. Ft., BRT# 322006900 Improvements: Residential Property Subject to Mortgage SR SELECTIVE REAL ESTATE ACQUISITIONS - PHILLY LLC C.P. November 2020 No. 02745 \$320,760.67 Chartwell Law

2201-349

4000 Gypsy Ln Unit 705 19129, 21st Wd. 858 Sq. Ft., BRT# 888210351 Improvements: Residential Property Subject to Mortgage MATTHEW BAUERLEIN C.P. May 2021 No. 02387 \$8,532.29 Steven L. Sugarman & Associates

2201-350

225 Federal St 19147-5309, 2nd Wd. 861.25 Sq. Ft., BRT# 021238300 Improvements: Residential Property TERRY SOJA, IN HER CAPACITY AS HEIR OF KATHLEEN KALFAS, AND UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN KALFAS C.P. September 2019 No. 02125 \$194,140.12 Robertson, Anschutz, Schneid, Crane, & Partners, PLLC

2201-351

2216 W Norris St 19121-2023, 32nd Wd. 753 Sq. Ft., BRT# 322242700 Improvements: Residential Property TWENTY TWO SIXTEEN NORRIS LLC AKA TWENTY TWO SIXTEEN NORRIS, LLC C.P. December 2020 No. 01456 \$237,989.73 Hill Wallack, LLP

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2201-352

7133-7137 Yocum St 19142-1041, 40th Wd. 3,200 Sq. Ft., BRT# 403278900 Improvements: Residential Property TONY CHAMBLEE, IN HIS CAPACITY AS HEIR OF DAISY GORDON, AND RONALD CHAMBLEE, IN THE CAPACITY AS HEIR OF DAISY GORDON, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAISY GORDON C.P. May 2019 No. 09402 \$112,290.32 Robertson, Anschutz, Schneid, Crane, & Partners, PLLC

2201-353

6137 Chancellor St 19139-3703, 3rd Wd. 964 Sq. Ft., BRT# 031076400 Improvements: Residential Property Subject to Mortgage DENISE K. BABB, INDIVIDUALLY AND AS KNOWN HEIR TO THE ESTATE OF OTIS BABB, DECEASED OTIS BABB, AND ZAYD K. BABB, AS KNOWN HEIR TO THE ESTATE OF OTIS BABB, DECEASED, AND THE KNOWN AND UNKNOWN HEIRS(S), EXECUTOR(S), ADMINISTRATOR(S) AND DEVISEE(S) OF THE ESTATE OF OTIS BABB, DECEASED C.P. December 2019 No. 02449 \$98,407.76 Stern & Eisenberg PC

2201-354

227 S 55th St 19139-4043, 46th Wd. 1,088 Sq. Ft., BRT# 603165500 Improvements: Residential Property TONDA L. HOWARD, KNOWN SURVIVING HEIR OF MILDRED HOWARD, AND ANDREW T. HOWARD, SR., KNOWN SURVIVING HEIR OF MILDRED HOWARD, AND UNKNOWN SURVIVING HEIRS OF MILDRED HOWARD C.P. January 2019

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No. 01990 \$46,052.40 McCabe, Weisberg & Conway, LLC

2201-355

10801 Modena Dr 19154-3915, 66th Wd. 2,925 Sq. Ft., BRT# 662059300 Improvements: Residential Property ANTHONY CANCELLIERE C.P. May 2019 No. 02146 \$174,536.97 Brock & Scott PLLC

2201-356

6063 Angora Ter 19143-3101, 3rd Wd. 1,152 Sq. Ft., BRT# 034026300 Improvements: Residential Property UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY-INTERNAL REVENUE SERVICE, AND CLANTHIE GORDON A/K/A CYNTHIA A. GORDON C.P. March 2016 No. 03393 \$120,545.75 RAS Citron, LLC

2201-357

1408 N Redfield St 19151-4208, 34th Wd. 1,245 Sq. Ft., BRT# 342176500 Improvements: Residential Property ROBIN KENNEDY A/K/A ROBIN MCBEE IN HER CAPACITY AS HEIR AND EXECUTRIX OF THE ESTATE OF RUBY L. MCBEE C.P. February 2019 No. 03070 \$67,648.42 Robertson, Anschutz, Schneid, Crane, & Partners, PLLC

2201-358

818 E Hortter St 19119-1529, 22nd Wd. 3,109 Sq. Ft., BRT# 221172800 Improvements: Residential Property MARLA S. DAVIS AS THE ADMINISTRATRIX OF THE ESTATE OF BETTY D. DAVIS AKA BETTY DAVIS C.P. July 2019 No. 00626 \$174,706.32 Richard M. Squire & Associates, LLC

The Legal Intelligencer

Pennsylvania Products Liability

By Bradley D. Remick - Marshall Dennehey Warner Coleman & Goggin



Pennsylvania Products Liability provides an authoritative and comprehensive review of Pennsylvania product liability law, an area of law that has undergone dramatic changes in recent years. This book is updated to include current *Tincher* case law and provides thorough analysis of the essential concepts and the new standard set out by the Pennsylvania Supreme Court.

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