

Sheriff's Sale Notices for February 4, 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.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 4, 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 (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 FEBRUARY 4, 2025

SHERIFF'S SALE

2502-301

4462 Garden Street 19137 45th Wd. 1,128 Sq. Ft. BRT #453330700 Improvements: Residential Property
GERALD D. MYERS JR CP Jul 2023 No. 01224 \$155,875.58 KML Law Group, P.C.

2502-302

1549 South 53rd Street 19143 51st Wd. 1,232 Sq. Ft. BRT #512013600 Improvements: Residential Property Subject To Mortgage
644 ELM ST LLC CP Jul 2024 No. 00006 \$176,360.51 Friedman Vartolo LLP

2502-303

1553 North 58th Street 19131 4th Wd. 1,155 Sq. Ft. BRT #043300100 Improvements: Residential Property Subject To Mortgage
MARIAM ALLAN; GARDEN PROPERTIES LLC CP Feb 2024 No. 02895 \$120,456.46 Friedman Vartolo LLP

2502-304

3134 North 22nd Street 19132 11th Wd. 900 Sq. Ft. BRT #111321300 Improvements: Residential Single Family Attached
CONTROL INVESTMENTS LLC CP Jun 2024 No. 02708 \$202,749.16 Weber Gallagher Simpson Stapleton Fires & Newby Llp

2502-305

3347 Ridge Avenue 19132 28th Wd. 1,145 Sq. Ft. BRT #282270210 Improvements: Residential Dwelling
GREAT PROJECT LLC CP Jun 2024 No. 02453 \$349,176.81 Weber Gallagher Simpson Stapleton Fires & Newby Llp

2502-306

6468 Musgrave Street 19119 22nd Wd. 870 Sq. Ft. BRT #221230400 Improvements: Residential Property Subject To Mortgage
ILEEN ESTATE LLC CP Apr 2024 No. 01754 \$397,473.96 Friedman Vartolo LLP

2502-307

5632 Rodman Street 19143 46th Wd. 1,020 Sq. Ft. BRT #463032300 Improvements: Residential Property Subject To Mortgage
TKL ACQUISITIONS LLC CP Apr 2024 No. 00301 \$281,376.58 Friedman Vartolo LLP

2502-308

4636 Weymouth Street 19120 42nd Wd. 1,343 Sq. Ft. BRT #421590700 Improvements: Residential Property Subject To Mortgage
GILBERTO MOTA CP Nov 2023 No. 01204 \$94,191.25 Friedman Vartolo LLP

2502-309

6007 Wister Street 19138 17th Wd. 1,890 Sq. Ft. BRT #172533100 Improvements: Residential Property Subject To Mortgage
BETTER THAN SUCCESS MANAGEMENT LLC CP May 2024 No. 02162 \$189,105.17 Friedman Vartolo LLP

2502-310

5129 Irving Street 19139 60th Wd. 1,458 Sq. Ft. BRT #602091300 Improvements: Residential Dwelling Subject To Mortgage
UNEQUECHIC SALON & BOUTIQUE LLC CP Oct 2024 No. 01231 \$392,312.00 Kozloff Stoudt

2502-311

5632 Hunter Street 19131 4th Wd. 1,200 Sq. Ft. BRT #043192800 Improvements: Residential Dwelling Subject To Mort-

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gage
HERBERT WILKINS SR CP Feb 2024 No. 00186 \$54,456.10 Brock & Scott, PLLC

2502-312

1823 Wilder Street 19146 36th Wd. 644 Sq. Ft. BRT #363025600 Improvements: Residential Property Subject To Mortgage
ORCHID VENTURES LLC CP Sep 2023 No. 00950 \$222,893.76 Orlans PC

2502-313

1016 South Chadwick Street 19146 30th Wd. 800 Sq. Ft. BRT #301321100 Improvements: Residential Property
PERRY M. JACKSON CP Jul 2024 No. 01092 \$289,719.38 Berger Law Group, P.C.

2502-314

1806 Titan Street 19146 36th Wd. 832 Sq. Ft. BRT #361096600 Improvements: Residential Property
PERRY M. JACKSON CP Jul 2024 No. 01109 \$253,115.51 Berger Law Group, P.C.

2502-315

3466 Hope Street 19140 7th Wd. 800 Sq. Ft. BRT #072028700 Improvements: Residential Property
TELA COMPRO LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP Mar 2024 No. 00171 \$101,274.94 Stern & Eisenberg, PC

2502-316

1628 East Washington Lane 19138 10th Wd. 1,888 Sq. Ft. BRT #102272400 Improvements: Residential Dwelling
LILLIAN M. DIXON AND ALFRED D. DIXON CP Nov 2023 No. 01175 \$180,855.20 McCabe Weisberg & Conway LLC

2502-317

2917 West Norris Street 19121 32nd Wd. 1,104 Sq. Ft. BRT #323076300 Improvements: Residential Property Subject To Mortgage
SUPREME EXPERIENCE ENTERPRISES LLC CP Apr 2024 No. 03281 \$103,922.45 Leopold & Associates, PLLC

2502-318

4849 North 15th Street 19141 13th Wd. 1,293 Sq. Ft. BRT #132050400 Improvements: Residential Property
SHANISE T. BUTLER CP Jul 2024 No. 01642 \$65,774.28 MDK Legal

2502-319

1018 South 53rd Street 19143 51st Wd. 1,224 Sq. Ft. BRT #511047800 Improvements: Residential Property Subject To Rent
ALPHAONE S 53RD ST LLC CP Jul 2024 No. 02433 \$238,192.75 MDK Legal

2502-320

2218 East Cumberland Street 19125 31st Wd. 1,178 Sq. Ft. BRT #314013300 Improvements: Residential Property Subject To Mortgage
THOMAS JOSEPH FARRELL JR.; DAVID FRY; HOLLY FRY CP Jan 2024 No. 00051 \$340,310.36 Friedman Vartolo LLP

2502-321

740 Ellsworth Street 19147 2nd Wd. 686 Sq. Ft. BRT #021198400 Improvements: Residential Property Subject To Mortgage
VESSET PARTNERS LLC CP Feb 2024 No. 01513 \$378,522.46 Friedman Vartolo LLP

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2502-322

2329 North Garnet Street 19132 16th Wd. 713 Sq. Ft. BRT #162095700 Improvements: Residential Property Subject To Mortgage
SOS HOLDINGS LLC CP Mar 2024 No. 02757 \$108,946.25 Friedman Vartolo LLP

2502-323

2627 North 17th Street 19132 16th Wd. 892 Sq. Ft. BRT #161159400 Improvements: Residential Property Subject To Mortgage
2248 LLC CP Nov 2022 No. 02241 \$625,397.44 Friedman Vartolo LLP

2502-324

5115 Harlan Street 19131 44th Wd. 1,402 Sq. Ft. BRT #442173200 Improvements: Residential Property Subject To Mortgage
INNOVATIVE SOLUTIONS & IMPROVEMENTS (DBA INNOVATIVE SOLUTIONS & IMPROVEMENTS LLC) CP Apr 2024 No. 01124 \$169,064.64 Friedman Vartolo LLP

2502-325

2401 West Montgomery Avenue 19121 32nd Wd. 1,260 Sq. Ft. BRT #871145050 Improvements: Residential Property Subject To Mortgage
MAVERICK EQUITY FINANCING LLC CP Sep 2023 No. 00419 \$803,075.77 Friedman Vartolo LLP

2502-326

618 South 55th Street 19143 46th Wd. 1,220 Sq. Ft. BRT #463196200 Improvements: Residential Property
ELEANOR M. JONES CP Jan 2024 No. 02244 \$53,597.36 KML Law Group, P.C.

2502-327

3648 Calumet Street 19129 38th Wd. 1,104 Sq. Ft. BRT #383076800 Improvements: Residential Property
PAUL R. KLESCHICK III, AS ADMINISTRATOR OF THE ESTATE OF PAUL R. KLESCHICK, JR., A/K/A PAUL KLESCHICK, DECEASED CP Apr 2024 No. 00059 \$153,225.20 KML Law Group, P.C.

2502-328

1911 Monument Street 19121 32nd Wd. 1,591 Sq. Ft. BRT #321142315 Improvements: Residential Property
DELPHIMA WILLIAMS AKA DELPHIMA L. WILLIAMS CP Mar 2024 No. 02646 \$26,668.25 KML Law Group, P.C.

2502-329

455 Fitzgerald Street 19148 39th Wd. 784 Sq. Ft. BRT #392182600 Improvements: Residential Property
DOUGLAS S. WONG AKA DOUGLAS SHEUNG WONG CP Sep 2023 No. 00793 \$84,495.90 KML Law Group, P.C.

2502-330

514 Poplar Street 19123 5th Wd. 1,503 Sq. Ft. BRT #056161545 Improvements: Residential Property
CRYSTAL MARIE STEPHENS AND BCL NATIONAL SFH LLC CP Sep 2009 No. 01470 \$213,384.96 MDK Legal

2502-331

6713 North Carlisle Street 19126 10th Wd. 1,756 Sq. Ft. BRT #101007610 Improvements: Residential Dwelling
DANIEL DAVIS, SOLELY IN CAPACITY AS HEIR OF DOROTHY MITCHELL, DECEASED, AND HARVEY DAVIS, SOLELY IN CAPACITY AS HEIR OF DOROTHY MITCHELL, DECEASED, AND SAMUEL DAVIS,

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SOLELY IN CAPACITY AS HEIR OF DOROTHY MITCHELL, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY MITCHELL, DECEASED CP Nov 2023 No. 01016 \$79,259.53 Powers Kim, LLC

2502-332

4142 Dungan Street 19124 33rd Wd. 1,350 Sq. Ft. BRT #332411500 Improvements: Residential Dwelling CHRISTINA M. GONZALEZ CP Apr 2024 No. 02786 \$129,595.58 Powers Kim, LLC

2502-333

4247 North Franklin Street 19140 43rd Wd. 915 Sq. Ft. BRT #433327700 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF DARNETTA L. BROWN THOMAS, DECEASED AND UNKNOWN SURVIVING HEIRS OF JAMES THOMAS, JR. A/K/A JAMES THOMAS, DECEASED CP Oct 2023 No. 02806 \$39,148.76 Hladik Onorato & Federman LLP

2502-334

1837 East Pastorius Street 19138 10th Wd. 1,490 Sq. Ft. BRT #102183300 Improvements: Residential Dwelling BRUCE M. MINES, AS OWNER AND AS ADMINISTRATOR OF ARNOLD D. MINES A/K/A ARNOLD DANIEL MINES A/K/A ARNOLD D. MINES, SR., DECEASED CP Jan 2019 No. 01372 \$76,748.41 Hladik Onorato & Federman LLP

2502-335

230 South 56th Street 19139 60th Wd. 1,238 Sq. Ft. BRT #604214100 Improvements: Residential Dwelling NICOLE DERRIQUE PURVY AND JOSEPH DERRICK L.L.C CP Sep 2024 No. 01312 \$187,287.38 Hladik Onorato & Federman LLP

2502-336

1224 North Alden Street 19131 4th Wd. 915 Sq. Ft. BRT #043116400 Improvements: Residential Dwelling Subject To Mortgage INNOVATIVE SOLUTIONS AND IMPROVEMENTS LLC CP Mar 2024 No. 00470 \$173,972.39 Padgett Law Group

2502-337

12136 Ramler Road 19154 66th Wd. 1,296 Sq. Ft. BRT #663207700 Improvements: Residential Property WILLIAM J SELTNER, JR. AND CHRISTINE FRANCES SELTNER CP Feb 2023 No. 00768 \$185,893.49 LOGS Legal Group LLP

2502-338

2054 Anchor Street 19124 41st Wd. 910 Sq. Ft. BRT #411056300 Improvements: Residential Dwelling Subject To Mortgage ESTATE OF JACQUELINE O. KENNEDY, DECEASED AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF JACQUELINE O. KENNEDY, DECEASED CP Apr 2024 No. 00551 \$75,789.09 Padgett Law Group

2502-339

1969 Ashley Road 19138 10th Wd. 1,248 Sq. Ft. BRT #101369100 Improvements: Residential Property Subject To Mortgage CAROLE HEADEN CP Apr 2024 No. 01900 \$134,071.92 Padgett Law Group

2502-340

2646 South Massey Street 19142 40th Wd. 960 Sq. Ft. BRT #406124200 Improvements: Residential Dwelling JOHN T. YARSIAH CP Jun 2014 No. 03037 \$59,259.75 Brock & Scott, PLLC

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2502-341

1605 North Bouvier Street 19121 47th Wd. 1,017 Sq. Ft. BRT #471276100 Improvements: Residential Property Subject To Mortgage REMONE PAUL MUNDLE CP Oct 2023 No. 00251 \$322,691.06 Brock & Scott, PLLC

2502-342

4603 Fernhill Road 19144 13th Wd. 1,184 Sq. Ft. BRT #133126400 Improvements: Residential Property Subject To Mortgage KINYETTA N. RYDER CP May 2022 No. 02630 \$51,880.33 Brock & Scott, PLLC

2502-343

428 North 60th Street 19151 34th Wd. 1,650 Sq. Ft. BRT #341086600 Improvements: Residential Dwelling VIVIAN CARNEGIE, IN HER CAPACITY AS HEIR OF BESSIE WHITE AND AS THE ADMINISTRATRIX AND HEIR OF THE ESTATE OF RONNIE L. HARRINGTON; GARRY CARNEGIE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF BESSIE WHITE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BESSIE WHITE DECEASED; UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONNIE L. HARRINGTON CP Dec 2019 No. 01083 \$211,882.43 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2502-344

2441 East Firth Street 19125 31st Wd. 998 Sq. Ft. BRT #314068400 Improvements: Commercial Property 2441 E FIRTH STREET LLC CP Aug 2024 No. 03224 \$257,264.05 Hill Wallack LLP

2502-345

1130 Brill Street 19124 62nd Wd. 2,000 Sq. Ft. BRT #621035000 Improvements: Commercial Property LSM & ELM ENTERPRISES, LLC CP Aug 2024 No. 01087 \$157,111.62 Hill Wallack LLP

2502-346

1117 South Ruby Street 19143 51st Wd. 880 Sq. Ft. BRT #511059500 Improvements: Residential Property THE UNKNOWN HEIRS OF MAXINE MOSES DECEASED CP Jan 2022 No. 00710 \$139,221.07 KML Law Group, P.C.

2502-347

969 North Randolph Street 19123 5th Wd. 1,260 Sq. Ft. BRT #057145500 Improvements: Residential Property UTA M. FELLECHNER CP Dec 2022 No. 00688 \$236,800.49 Stern & Eisenberg, P.C.

2502-348

4716 Salmon Street 19137 45th Wd. 2,000 Sq. Ft. BRT #453276800 Improvements: Residential Property JOHN DALY, V AND JOHN DALY, VI CP Apr 2019 No. 01214 \$197,465.70 Stern & Eisenberg, PC

2502-349

507 South 62nd Street 19143 3rd Wd. 1,050 Sq. Ft. BRT #032241600 Improvements: Residential Property ERION REAL ESTATE INVESTORS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP Apr 2024 No. 03113 \$149,469.65 Stern & Eisenberg, PC

2502-350

319-21 North 33rd Street 19104 24th Wd. 7,458 Sq. Ft. BRT #881108030 Improvements: Residential Property LA GIOCONDA UC LLC CP Jul 2024 No. 01229 \$1,797,887.42 Berger Law Group, P.C.

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2502-351

3301 Baring Street 19104 24th Wd. 7,895 Sq. Ft. BRT #881811701 Improvements: Residential Property LA GIOCONDA UC LLC CP Jul 2024 No. 01229 \$1,797,887.42 Berger Law Group, P.C.

2502-352A

1320 Alter Street 19147 2nd Wd. 1,020 Sq. Ft. BRT #884465010 Improvements: Commercial Property Subject To Mortgage JASON C. SUMERS CP Nov 2007 No. 01383 \$515,713.17 Ladov Law Firm, PC

2502-352B

1322 Alter Street 19147 2nd Wd. 960 Sq. Ft. BRT #884464070 Improvements: Commercial Property Subject To Mortgage JASON C. SUMERS CP Nov 2007 No. 01383 \$515,713.17 Ladov Law Firm, PC

2502-353

2233 Larue Street 19137 45th Wd. 822 Sq. Ft. BRT #453391000 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LORRAINE NAGLE, DECEASED CP Nov 2019 No. 03417 \$34,331.97 Stern & Eisenberg, P.C.

2502-354

3965 North Franklin Street 19140 43rd Wd. 945 Sq. Ft. BRT #871568210 Improvements: Residential Property CARMEN SIERRA CP Jun 2022 No. 00081 \$120,444.01 Stern & Eisenberg, P.C.

2502-355

1719 South Avondale Street 19142 40th Wd. 1,661 Sq. Ft. BRT #401178700 Improvements: Residential Property SABALI LLC, A MARYLAND LIMITED LIABILITY COMPANY CP May 2024 No. 02908 \$109,945.56 Stern & Eisenberg, P.C.

2502-356

547 South 49th Street 19143 46th Wd. 2,139 Sq. Ft. BRT #461229000 Improvements: Residential Property TAMARA DUMAS CP Jul 2024 No. 02361 \$139,003.69 Stern & Eisenberg, P.C.

2502-357

4940 Sansom Street 19139 60th Wd. 1,535 Sq. Ft. BRT #601039400 Improvements: Residential Property JACQUELINE H HOLLOWAY SOLELY IN HER CAPACITY AS KNOWN HEIR OF EARLENE ACWORTH AND THE UNKNOWN HEIRS OF EARLENE ACWORTH CP Dec 2022 No. 02475 \$221,786.42 Stern & Eisenberg, P.C.

2502-358

8039 Woolston Avenue 19150 50th Wd. 5,072 Sq. Ft. BRT #502073500 Improvements: Residential Dwelling HAROLD A. ELLIS, ADMINISTRATOR OF THE ESTATE OF HAROLD A. ELLIS SR. CP Sep 2024 No. 01572 \$49,637.55 McCabe, Weisberg & Conway, LLC

2502-359

6534 Hegerman Street 19135 41st Wd. 1,312 Sq. Ft. BRT #411369200 Improvements: Residential Property ISLAM M. SHAMIMUL BY EDWARD P. DIEHL, ATTORNY IN FACT CP Feb 2023 No. 01679 \$107,291.03 Stern & Eisenberg, P.C.

2502-360

1515 North 56th Street 19131 4th Wd. 1,712 Sq. Ft. BRT #041349400 Improvements: Residential Property SHEILA M. BRIGGS, SOLELY IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ROSE BRIGGS CP May 2023 No. 02976 \$41,322.00 Stern & Eisenberg, P.C.

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505 West Dauphin Street 19133 19th Wd. 1,065 Sq. Ft. BRT #191423900 Improvements: Residential Property GOOD WORKS HOUSING LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP Dec 2023 No. 01708 \$310,793.68 Stern & Eisenberg, PC

2502-362

5302 Hadfield Street 19143 51st Wd. 992 Sq. Ft. BRT #511107400 Improvements: Residential Property EARLE L. TALLEY AND JUANITA TALLEY CP Apr 2024 No. 02081 \$41,420.09 Stern & Eisenberg, P.C.

2502-363

1725 Conlyn Street 19141 17th Wd. 1,691 Sq. Ft. BRT #171144900 Improvements: Residential Property NINA M. JOHNSON A/K/A NINA JOHNSON CP Sep 2022 No. 00432 \$130,919.02 Stern & Eisenberg, PC

2502-364

2521 West Silver Street 19132 28th Wd. 717 Sq. Ft. BRT #281407100 Improvements: Residential Property SHIRLEY SMITH SOLELY IN HER CAPACITY AS HEIR OF MILDRED FLETCHER, DECEASED AND THE UNKNOWN HEIRS OF MILDRED FLETCHER, DECEASED CP Jul 2022 No. 01233 \$77,905.52 Stern & Eisenberg, P.C.

2502-365

1953 Medary Avenue 19141 17th Wd. 1,125 Sq. Ft. BRT #171319000 Improvements: Residential Property YOUNG EDUCATED & SMART LLC AND RONALD THOMAS CP Feb 2024 No. 03317 \$183,677.81 Stern & Eisenberg, PC

2502-366

133 West Albanus Street 19120 42nd Wd. 1,050 Sq. Ft. BRT #422139800 Improvements: Residential Property RHONDA BRICKHOUSE CP Jun 2022 No. 01835 \$45,892.44 Stern & Eisenberg, P.C.

2502-367

22 East Gorgas Lane 19119 22nd Wd. 1,480 Sq. Ft. BRT #222101500 Improvements: Residential Single Family Attached To Mortgage ARTHUR WILLIAMS CP Apr 2024 No. 01057 \$299,566.26 Hladik Onorato & Federman LLP

2502-368

3106-3108 Mount Vernon Street 19104 24th Wd. 2,772 Sq. Ft. BRT #242055310 Improvements: Residential Dwelling CORRIN R. STOKES CP Jul 2023 No. 02457 \$132,518.44 Hladik Onorato & Federman LLP

2502-369

2832 North Bailey Street 19132 38th Wd. 752 Sq. Ft. BRT #381173300 Improvements: Residential Dwelling NICOLE D. PURVY; NDP MANAGEMENT LLC CP Jan 2024 No. 02115 \$154,883.17 Hladik Onorato & Federman LLP

2502-370

7034 Woodland Avenue 19142 40th Wd. 1,500 Sq. Ft. BRT #403292400 Improvements: Residential Dwelling UNITED TRUST LLC CP Feb 2024 No. 00491 \$259,295.26 Padgett Law Group

2502-371

309 Maple Avenue 19116 58th Wd. 6,875 Sq. Ft. BRT #583022900 Improvements: Residential Dwelling CAROLE KORNSEY A/K/A CAROLE A. KORNSEY CP Jun 2023 No. 00962 \$91,789.33 Brock & Scott, PLLC

2502-372

7326 Longpur Place 19153 40th Wd. 1,796 Sq. Ft. BRT #406659700 Improvements: Residential Dwelling TRACEY L. BAKER A/K/A TRACEY L.

SHERIFF'S SALE

BAKER APPLIN A/K/A TRACY LYNN APPLIN A/K/A TRACEY L. APPLIN AND MURPHY LORENZO APPLIN CP Mar 2023 No. 01301 \$88,955.76 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2502-373

5623 Woodbine Avenue 19131 52nd Wd. 8,172 Sq. Ft. BRT #522179100 Improvements: Residential Property HUGH CUNNINGHAM, AS ADMINISTRATOR OF THE ESTATE OF MELBA WILSON AKA MELBA J. WILSON AKA MELBA J MCCRAY, DECEASED CP Aug 2024 No. 00391 \$272,690.37 KML Law Group, P.C.

2502-374

1414 South Penn Square 19102 8th Wd. 1,307 Sq. Ft. BRT #888095222 Improvements: Residential Property JENNIFER CHU CP Jun 2024 No. 00571 \$644,132.09 Sirlin Lesser & Benson, P.C.

2502-375

4322 Longshore Avenue 19135 55th Wd. 3,106 Sq. Ft. BRT #552175200 Improvements: Residential Property Subject To Mortgage LASHEA GREEN, ADMINISTRATRIX OF THE ESTATE OF MERDIC GREEN, JR., DECEASED CP Mar 2023 No. 00682 \$198,525.40 Brock & Scott, PLLC

2502-376

1130 North 64th Street 19151 34th Wd. 2,886 Sq. Ft. BRT #344254300 Improvements: Residential Property Subject To Mortgage NICHOLAS UMILE, JR ET AL CP Mar 2023 No. 01413 \$185,919.00 Gingo Palumbo Law Group LLC

2502-377

7255 Bingham Street 19111 53rd Wd. 3,163 Sq. Ft. BRT #532384600 Improvements: Residential Single Family Attached Subject To Mortgage VICTORIA REILLEY A/K/A VICTORIA M. REILLEY CP Dec 2023 No. 02323 \$46,345.16 Brock & Scott, PLLC

2502-378

5128 North Marvine Street 19141 49th Wd. 1,302 Sq. Ft. BRT #493098200 Improvements: Residential Dwelling Subject To Mortgage LARRY A ADAMS, JR CP Apr 2023 No. 02528 \$118,444.04 Brock & Scott, PLLC

2502-379

934-950 North 3rd Street 19123 5th Wd. 865 Sq. Ft. BRT #888033850 Improvements: Commercial Property Subject To Mortgage THOMAS E CARDAMONE CP Nov 2022 No. 00707 \$91,666.65 Barley Snyder LLP

2502-380

1808 Frankford Avenue 19125 18th Wd. 1,260 Sq. Ft. BRT #183049105 Improvements: Commercial Property Subject To Mortgage 1808 FRANKFORD LLC CP Jan 2022 No. 01517 \$980,835.88 Eisenberg, Gold & Agrawal, P.C.

2502-381

3226 West Oxford Street 19121 29th Wd. 1,326 Sq. Ft. BRT #292227500 Improvements: Residential Dwelling SANDRA HORSEY, ADMINISTRATRIX OF THE ESTATE OF GERALDINE E. HORSEY DECEASED MORTGAGOR AND REAL OWNER CP Mar 2014 No. 01463 \$132,028.22 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2502-382

934 West Fisher Avenue 19141 49th Wd. 1,238 Sq. Ft. BRT #492043900 Improvements: Residential Property HARRIS INVESTMENT GROUP, LLC CP May 2024 No. 01398 \$194,723.74 Smith Kane Holman LLC

| SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE |
|---|--|--|--|--|
| <p>2502-383 511 Catharine Street 19147 2nd Wd. 1,233 Sq. Ft. BRT #022037720 Improvements: Residential Dwelling RODERICK THOMAS MEER A/K/A RODERICK T MEER AND ALEXANDRA S MEER CP Oct 2022 No. 02337 \$570,838.19 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> | <p>Wd. 1,440 Sq. Ft. BRT #491036100 Improvements: Residential Dwelling JUAN ALMONTE AKA JUAN E. ALMONTE CP Aug 2022 No. 01994 \$54,015.91 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> | <p>1,600 Sq. Ft. BRT #521107500 Improvements: Residential Property Subject To Mortgage URBAN SOCIETY GROUP LLC CP Nov 2023 No. 00888 \$348,109.33 Friedman Vartolo LLP</p> | <p>\$68,259.77 McCabe Weisberg & Conway LLC</p> | <p>HOWARD L. ASHFORD, JR., ESQUIRE CP Jan 2020 No. 02794 \$78,404.65 KML Law Group, P.C.</p> |
| <p>2502-384 4321 Chippendale Avenue 19136 65th Wd. 1,200 Sq. Ft. BRT #651126600 Improvements: Residential Property Subject To Mortgage ALEXANDRIA PAGAN CP Apr 2024 No. 02251 \$105,560.84 Hill Wallack LLP</p> | <p>2502-392 438 North 32nd Street 19104 24th Wd. 1,758 Sq. Ft. BRT #241215400 Improvements: Residential Dwelling BRUCE M. HARRIS LLC AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRUCE M. HARRIS A/K/A BRUCE HARRIS AND VENUS HARRIS, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF BRUCE M. HARRIS A/K/A BRUCE HARRIS CP Oct 2023 No. 02259 \$243,668.33 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> | <p>2502-400 1984 Ashley Road 19138 10th Wd. 1,246 Sq. Ft. BRT #101363000 Improvements: Residential Dwelling RANDY DARNELL YOUNG A/K/A RANDY YOUNG, INDIVIDUALLY AND RANDY DARNELL YOUNG A/K/A RANDY YOUNG, PERSONAL REPRESENTATIVE OF THE ESTATE OF SHERRI YOUNG A/K/A SHERRI YOLANDA YOUNG, DECEASED CP Jan 2024 No. 01481 \$80,493.04 The Law Office Of Gregory Javardian</p> | <p>2502-406A 7345 Oxford Avenue 19111 56th Wd. 7,943 Sq. Ft. BRT #561001600 Improvements: Residential Single Family Attached ZHI DONG LIN, KNOWN HEIR OF JIAN XIN LIN, DECEASED CP Aug 2024 No. 00049 \$370,537.76 Braverman Kaskey Garber</p> | <p>2502-414 1102 East Haines Street 19138 59th Wd. 3,850 Sq. Ft. BRT #591165000 Improvements: Residential Property COLUMBUS WILLIAMS CP Mar 2023 No. 00123 \$249,135.39 KML Law Group, P.C.</p> |
| <p>2502-385 3552 Cresson Street 19129 38th Wd. 1,179 Sq. Ft. BRT #383122500 Improvements: Residential Property MEGAN BERRY AKA MEGAN C. BERRY CP May 2024 No. 00217 \$115,922.17 KML Law Group, P.C.</p> | <p>2502-393 3836 K Street 19124 33rd Wd. 1,125 Sq. Ft. BRT #332307700 Improvements: Residential Dwelling ISMAEL DIAZ AND HAYDELINE MARTINEZ A/K/A HADELINE MARTINEZ CP Feb 2020 No. 02319 \$76,147.83 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> | <p>2502-401 4444 Tolbut Street 19136 65th Wd. 1,536 Sq. Ft. BRT #652091700 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES J. DOLAN A/K/A JAMES DOLAN, DECEASED CP Jul 2023 No. 00142 \$105,510.19 The Law Office Of Gregory Javardian Llc</p> | <p>2502-406B 7347 Oxford Avenue 19111 56th Wd. 2,600 Sq. Ft. BRT #561001700 Improvements: Residential Property Subject To Mortgage ZHI DONG LIN, KNOWN HEIR OF JIAN XIN LIN, DECEASED CP Aug 2024 No. 00049 \$370,537.76 Braverman Kaskey Garber</p> | <p>2502-415 8870 Alton Street 19115 63rd Wd. 5,600 Sq. Ft. BRT #632307553 Improvements: Residential Dwelling WILLIAM J. HINKLE AND DONNA MGGOWAN A/K/A DONNA HINKLE CP Apr 2019 No. 01834 \$300,267.79 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> |
| <p>2502-386 6404 Boyer Street 19119 22nd Wd. 1,118 Sq. Ft. BRT #221273400 Improvements: Residential Property Subject To Mortgage CLINTON W GREENLEAF, JR, INDIVIDUALLY AND AS HEIR OF SANDRA Y. PALMER A/K/A SANDRA PREMPEH, DECEASED CP Dec 2017 No. 01932 \$90,000.00 Eckert Seamans Cherin & Mellott, Llc</p> | <p>2502-394 313 East Eleanor Street 19120 42nd Wd. 1,626 Sq. Ft. BRT #421104800 Improvements: Residential Dwelling RAMON REYES, JR. CP Dec 2023 No. 03153 \$23,598.91 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> | <p>2502-402 8604 Jackson Street 19136 65th Wd. 1,520 Sq. Ft. BRT #652250200 Improvements: Residential Dwelling JAMES J. BOARDMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOANNE BOARDMAN, DECEASED CP Feb 2024 No. 02390 \$53,876.64 The Law Office Of Gregory Javardian Llc</p> | <p>2502-407 221-23 North 65th Street 19139 34th Wd. 5,000 Sq. Ft. BRT #343112200 Improvements: Residential Property ZAIRE POTTS; DESIGN CONSTRUCT VIBE MANAGEMENT, LLC CP Nov 2023 No. 00146 \$313,822.86 Hladik Onorato & Federman LLP</p> | <p>2502-416 6507 Belfield Avenue 19119 22nd Wd. 4,032 Sq. Ft. BRT #221250400 Improvements: Residential Property MUTREL STUCKEY, SOLELY IN HIS CAPACITY AS HEIR OF JOAN WADE, DECEASED AND LINDA M. FLEMING SOLELY IN HER CAPACITY AS HEIR OF ELLA FLEMING AND MAVIS M. WADE, BOTH NOW DECEASED AND LAUREN WADE, SOLELY IN HER CAPACITY AS HEIR OF JOAN WADE, DECEASED AND ALL KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVISEES OF THE ESTATE OF JOAN WADE, DECEASED AND ALL KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVISEES OF THE ESTATE OF ELLA FLEMING, DECEASED CP Oct 2020 No. 01101 \$49,909.27 Stern & Eisenberg, P.C.</p> |
| <p>2502-387 1311 South 47th Street 19143 27th Wd. 1,476 Sq. Ft. BRT #273022300 Improvements: Residential Single Family Attached Subject To Mortgage GOOD WORKS HOUSING LLC CP Jun 2023 No. 00043 \$377,968.31 Norris McLaughlin, P.A.</p> | <p>2502-395 2331 Emerson Street 19152 56th Wd. 3,041 Sq. Ft. BRT #562101500 Improvements: Residential Dwelling ROBERT E. DENVER CP Mar 2023 No. 02685 \$70,123.51 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> | <p>2502-403 401 Kerper Street 19111 35th Wd. 3,750 Sq. Ft. BRT #353138600 Improvements: Residential Dwelling CHARLES A.J. HALPIN III ESQUIRE, ADMINISTRATOR, D.B.N., OF THE ESTATE OF HELEN GORDIJENKO, DECEASED CP Jul 2024 No. 01646 \$140,447.74 The Law Office Of Gregory Javardian Llc</p> | <p>2502-408 1663 Orthodox Street 19124 23rd Wd. 1,665 Sq. Ft. BRT #232100400 Improvements: Residential Property LARRY E. DIXON CP Dec 2023 No. 00837 \$184,909.42 Duane Morris LLP</p> | <p>2502-417 145 East 64th Avenue 19120 61st Wd. 1,370 Sq. Ft. BRT #611337500 Improvements: Residential Property Subject To Mortgage WILLIAM L. IRVING CP Dec 2022 No. 00840 \$33,391.65 Hill Wallack LLP</p> |
| <p>2502-388 222 West Abbottsford Avenue 19144 13th Wd. 1,805 Sq. Ft. BRT #133036000 Improvements: Commercial Property HARRIS INVESTMENT GROUP LLC CP Mar 2024 No. 00689 \$328,790.31 Hill Wallack LLP</p> | <p>2502-396 405 West Stafford Street 19144 59th Wd. 2,718 Sq. Ft. BRT #593007400 Improvements: Residential Property PHILIP DAVIDSON AND GABRIELLE DAVIDSON CP Mar 2017 No. 00384 \$254,169.96 LOGS Legal Group LLP</p> | <p>2502-404 4517-19 Arendell Avenue 19114 65th Wd. 5,000 Sq. Ft. BRT #652139300 Improvements: Residential Dwelling NANCY BRUNETTI CP Jul 2023 No. 00144 \$113,281.43 The Law Office Of Gregory Javardian Llc</p> | <p>2502-410 4047 Poplar Street 19104 6th Wd. 1,460 Sq. Ft. BRT #062154300 Improvements: Residential Property LOUIS ALEXANDER A/K/A LOUIS E. ALEXANDER CP Jul 2024 No. 01628 \$62,240.75 Duane Morris LLP</p> | <p>2502-418A 4937 National Street 19135 65th Wd. 2,400 Sq. Ft. BRT #883835000 Improvements: Commercial Property ERIN L. O'NEILL A/K/A ERIN O'NEILL CP Aug 2024 No. 00053 \$291,392.25 The Law Office Of Gregory Javardian Llc</p> |
| <p>2502-389 3856 North Darien Street 19140 43rd Wd. 1,120 Sq. Ft. BRT #432321200 Improvements: Residential Property THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GLADYS VELEZ, DECEASED CP Sept 2023 No. 00044 \$21,469.25 Hill Wallack LLP</p> | <p>2502-397 1134 East Stafford Street 19138 59th Wd. 1,231 Sq. Ft. BRT #591036700 Improvements: Residential Property FRANCES FRIERSON, AKA FRANCES A. FRIERSON, TRUSTEE, CP Oct 2022 No. 02202 \$70,576.38 MDK Legal</p> | <p>2502-405 1621 Elaine Street 19150 50th Wd. 2,335 Sq. Ft. BRT #501495800 Improvements: Residential Dwelling DAVID L. JACKSON IN HIS CAPACITY AS A KNOWN HEIR, SUCCESSOR ASSIGN AND/OR PERSON CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY WILLIAMS, DECEASED AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND/OR PERSONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY WILLIAMS, DECEASED CP Mar 2018 No. 01571</p> | <p>2502-411 819 Lindley Avenue 19141 49th Wd. 1,380 Sq. Ft. BRT #492005100 Improvements: Residential Dwelling Subject To Mortgage DIANE SAPP CP Sep 2023 No. 01450 \$108,225.26 Shnyder Law Firm, LLC</p> | <p>2502-418B 4939 National Street 19135 65th Wd. 2,400 Sq. Ft. BRT #883835000 Improvements: Commercial Property ERIN L. O'NEILL A/K/A ERIN O'NEILL CP Aug 2024 No. 00053 \$291,392.25 The Law Office Of Gregory Javardian Llc</p> |
| <p>2502-390 1534 Magee Avenue 19149 54th Wd. 1,776 Sq. Ft. BRT #541130400 Improvements: Residential Property Subject To Mortgage Subject To Rent M AND E RENTAL PROPERTIES, INC. CP Jun 2023 No. 00658 \$338,568.23 MacElree Harvey, Ltd</p> | <p>2502-398 315 East Shedaker Street 19144 12th Wd. 840 Sq. Ft. BRT #121018500 Improvements: Residential Property Subject To Mortgage KCUB LLC CP Aug 2024 No. 00671 \$198,313.97 Friedman Vartolo LLP</p> | <p>2502-406 5632 Pentridge Street 19143 51st Wd. 1,040 Sq. Ft. BRT #513236900 Improvements: Residential Property JENNIFER JAMES ASHFORD, ADMINISTRATRIX OF THE ESTATE OF HOWARD LEROY ASHFORD, JR., A/K/A</p> | <p>2502-413 5632 Pentridge Street 19143 51st Wd. 1,040 Sq. Ft. BRT #513236900 Improvements: Residential Property JENNIFER JAMES ASHFORD, ADMINISTRATRIX OF THE ESTATE OF HOWARD LEROY ASHFORD, JR., A/K/A</p> | |
| <p>2502-391 611 West Courtland Street 19140 49th</p> | <p>2502-399 5216 West Berks Street 19131 52nd Wd.</p> | | | |

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