

Sheriff’s Sale Notices for February 6, 2024

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>FIRST PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 6, 2024 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> <p>1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention (“CDC”) and Pennsylvania Department of Health (“Department of Health”) due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com (“Bid4Assets”).</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (“Auction”). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit (“Deposit”) plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (“Auction Date”) and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.</p> <p>4. All properties are sold “AS IS” with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/ or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 (“Schedule of Proposed Distribution”).</p> <p>5. The plaintiff’s attorney shall submit the plaintiff’s upset price (“Upset Price”) to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff’s costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.</p> <p>6. The sale of the property will not be stopped unless The Sheriff’s Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.</p> <p>7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer’s premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM 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.</p> <p>8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default (“Default”) and the down payment shall be forfeited by the bidder.</p> <p>9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.</p>	<p>10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM 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 anunregistered fictitious name and may, at the discretion of the Sheriff, require proof of identityof the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff’s sole discretion and further reserves the right to deny access to future sales for a period of time as determined bythe Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary’s office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, 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>SHERIFF’S SALE OF TUESDAY, FEBRUARY 6, 2024</p>	<p>2402-301 1703 Unity St 19124 23rd Wd. 1,735 Sq. Ft. BRT #232056800 Improvements: Residential Property LISA M. AGOSTO AND PEDRO ALVARDO C.P. Mar 2022 No. 01603 \$50,899.34 KML Law Group, P.C.</p> <p>2402-302 4629 N Marvine St 19140 49th Wd. 1,200 Sq. Ft. BRT #491420500 Improvements: Residential Property GRACE BRUMSKILL C.P. Mar 2023 No. 01798 \$75,179.46 Stern & Eisenberg, PC</p> <p>2402-303 13 S Ruby St 19139 60th Wd. 1,152 Sq. Ft. BRT #603132500 Improvements: Residential Property ALFRED A. HAZLY C.P. Mar 2023 No. 00216 \$56,235.14 Stern & Eisenberg, PC</p> <p>2402-304 6245 Langdon St 19111 53rd Wd. 1,485 Sq. Ft. BRT #531226200 Improvements: Residential Property SHELLY LAIBHEN C.P. Apr 2018 No. 00013 \$188,660.24 Stern & Eisenberg, PC</p> <p>2402-305 1725 Conlyn St 19141 17th Wd. 1,691 Sq. Ft. BRT #171144900 Improvements: Residential Property NINA M. JOHNSON A/K/A NINA JOHNSON C.P. Sept 2022 No. 00432 \$130,919.02 Stern & Eisenberg, PC</p> <p>2402-306 5322 N Carlisle St 19141 17th Wd. 1,440 Sq. Ft. BRT #172039000 Improvements: Residential Property JEFFREY SIMPSON C.P. Feb 2023 No. 02195 \$162,731.28 Stern & Eisenberg, PC</p> <p>2402-307 4545 Pulaski Ave 19144 13th Wd. 2,216 Sq. Ft. BRT #133108600 Improvements: Residential Property PROPERTY TWELVE INVESTMENT CORP. A PENNSYLVANIA LIMITED LIABILITY COMPANY C.P. Nov 2022 No. 02322 \$261,221.68 Stern & Eisenberg, PC</p> <p>2402-308 319 Saint Vincent St 19111 35th Wd. 1,575 Sq. Ft. BRT #353179800 Improvements: Residential Property AMY GRACE, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JEANE E. GRACE, CHRISTINE GRACE, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JEANE E. GRACE, SUZANNE BROWN, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JEANE E. GRACE THE UNKNOWN HEIRS OF JEANE E. GRAC, TRACY CONVERY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF JEANE E. GRACE C.P. Nov 2022 No. 01660 \$145,840.11 Stern & Eisenberg, PC</p> <p>2402-309 1638 S Lindenwood St 19143 51st Wd. 1,020 Sq. Ft. BRT #512068900 Improvements: Residential Property HENRIETTA E. BACCHUS C.P. June 2022 No. 02230 \$68,417.54 Hill Wallack Llp</p> <p>2402-310 2308 N 50th St 19131 52nd Wd. 9,705 Sq. Ft. BRT #521256400 Improvements: Residential Property REGINA LEE LLC C.P. Aug 2023 No. 01627 \$424,480.67 Mattioni, Ltd</p> <p>2402-311 1337 Kerper St 19111 53rd Wd. 1,700 Sq. Ft. BRT #532109600 Improvements: Residential Property AHMED ZEARAOUI C.P. Sept 2022 No. 01145 \$168,656.29 Powers Kim, Llc</p> <p>2402-312 5130 Walker St 19124 62nd Wd. 1,550 Sq. Ft. BRT #622360700 Improvements: Residential Property DOROTHY WHITE AS ADMINISTRATRIX OF THE ESTATE OF DEVLIN G. WHITE, DECEASED C.P. Oct 2019 No. 1432 \$78,234.28 KML Law Group, P.C.</p>	<p>2402-313 6413 Chelwynde Ave 19142 40th Wd. 1,120 Sq. Ft. BRT #406269300 Improvements: Residential Property IRENE P. DELONIS C.P. Feb 2022 No. 02664 \$54,133.14 KML Law Group, P.C.</p> <p>2402-314 528 Mifflin St 19148 39th Wd. 1,016 Sq. Ft. BRT #392004600 Improvements: Residential Property Subject To Mortgage TWAL PROPERTIES LLC C.P. May 2023 No. 02302 \$225,738.57 Leopold & Associates, Pllc</p> <p>2402-315 1725 N Bambrey St 19121 32nd Wd. 728 Sq. Ft. BRT #324096300 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. June 2023 No. 01909 \$105,833.13 Friedman Vartolo Llp</p> <p>2402-316 2110 N 50th St 19131 52nd Wd. 1,578 Sq. Ft. BRT #521254700 Improvements: Residential Property DEMEKA GRAHAM SOLELY IN HER CAPACITY AS HEIR OF BEVERLY GRAHAM DECEASED C.P. Dec 2019 No. 02797 \$160,490.11 KML Law Group, P.C.</p> <p>2402-317 7345 Theodore St 19153 40th Wd. 1,120 Sq. Ft. BRT #404253700 Improvements: Residential Property LARRY R. DRUMMOND C.P. Oct 2019 No. 03614 \$48,231.61 Parker Mccay</p> <p>2402-318 7813 Michener Ave 19150 50th Wd. 1,320 Sq. Ft. BRT #501145800 Improvements: Residential Property THE UNKNOWN HEIRS OF BRENDA WILLIAMS DECEASED C.P. Jul 2022 No. 02525 \$124,805.25 KML Law Group, P.C.</p> <p>2402-319 2407 W Toronto St 19132 38th Wd. 658 Sq. Ft. BRT #381315700 Improvements: Residential Property NAIM ROBINSON AKA NIAM ROBINSON C.P. Mar 2022 No. 01069 \$55,354.30 KML Law Group, P.C.</p> <p>2402-320 2411 S Philip St 19148 39th Wd. 687 Sq. Ft. BRT #391296000 Improvements: Residential Property LOUIS A. DEANGELO III C.P. Apr 2023 No. 01728 \$287,578.25 KML Law Group, P.C.</p> <p>2402-321 528 Geneva Ave 19120 42nd Wd. 1,500 Sq. Ft. BRT #421213700 Improvements: Residential Property MARY ANN SANDERLIN, RUSSELL P. SANDERLIN C.P. Feb 2023 No. 00304 \$109,965.69 Stern & Eisenberg Pc</p> <p>2402-322 5110 Parrish St 19139 44th Wd. 803 Sq. Ft. BRT #441320300 Improvements: Residential Property TRINA S. UPCHURCH C.P. Feb 2019 No. 01376 \$60,415.28 KML Law Group, P.C.</p> <p>2402-323 6508-10 N Park Ave 19126 49th Wd. 4,840 Sq. Ft. BRT #493244300 Improvements: Residential Property TELSON FRANCOIS C.P. Mar 2023 No. 03078 \$130,589.41 KML Law Group, P.C.</p> <p>2402-324 9503 Meadowbrook Ave 19118 9th Wd. 16,225 Sq. Ft. BRT #091239500 Improvements: Residential Property JUDITH B WESSELL & JULIAN C. WESSELL III C.P. Mar 2018 No. 01240 \$493,468.06 KML Law Group, P.C.</p> <p>2402-325 8314 Strable Pl 19111 63rd Wd. 2,504 Sq. Ft. BRT #631411300 Improvements: Residential Property REVELLA COLES C.P. Mar 2023 No. 02981 \$120,500.18 KML Law Group, P.C.</p>	<p>2402-326 6208 N 17th St 19141 17th Wd. 1,280 Sq. Ft. BRT #172210500 Improvements: Residential Property KIANI CLARK C.P. Mar 2023 No. 02310 \$192,961.09 KML Law Group, P.C.</p> <p>2402-327 8349 Algon Ave 19152 56th Wd. 3,645 Sq. Ft. BRT #562327159 Improvements: Residential Property BEVERLY ASSUR HEIR OF DEBORAH A. BASHOFF, DECEASED AND KENNETH H. BASHOFF HEIR OF DEBORAH A. BASHOFF, DECEASED C.P. Sept 2021 No. 02173 \$218,959.94 KML Law Group, P.C.</p> <p>2402-328 2136 Eastburn Ave 19138 10th Wd. 1,350 Sq. Ft. BRT #102114000 Improvements: Residential Property 2136 EASTBURN LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY AND JOSE M. ROBLEDO JR., PERSONAL GUARANTOR C.P. Jun 2023 No. 02522 \$145,094.46 KML Law Group, P.C.</p> <p>2402-329 3272 Webb St 19134 45th Wd. 656 Sq. Ft. BRT #451228600 Improvements: Residential Property CYNTHIA HANCOCK, SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED, SUSAN MCGUORK SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED, BENJAMIN PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED, JESSICA PSUT SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED JOSEPH PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED C.P. Nov 2015 No. 02582 \$107,390.57 KML Law Group, P.C.</p> <p>2402-330 301 Friendship St 19111 35th Wd. 2530 Sq. Ft. BRT #353176000 Improvements: Residential Property IVEY L. GALITAN C.P. May 2022 No. 02311 \$193,111.44 KML Law Group, P.C.</p> <p>2402-331 1230-36 Wallace St 19123 14th Wd. 1,995 Sq. Ft. BRT #141288410 Improvements: Residential Property CAROL YVETTE MILES AS ADMINISTRATRIX OF THE ESTATE OF ALFRED MILES, DECEASED C.P. Nov 2022 No. 01320 \$36,597.31 KML Law Group, P.C.</p> <p>2402-332 641 E Cornwall St 19134 33rd Wd. 1,140 Sq. Ft. BRT #331120800 Improvements: Residential Property ROSLYN STITH C.P. Sept 2023 No. 00771 \$64,332.58 KML Law Group, P.C.</p> <p>2402-333 3541 Stouton St 19134 45th Wd. 824 Sq. Ft. BRT #452391800 Improvements: Residential Property DAVID J. PABON C.P. Oct 2018 No. 02838 \$57,909.03 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2402-334 2042 S Cecil St 19143 40th Wd. 795 Sq. Ft. BRT #401042800 Improvements: Residential Dwelling BRENDA SALLEY C.P. Jan 2022 No. 02180 \$88,147.31 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2402-335 6028 Magnolia St 19144 59th Wd. 1200 Sq. Ft. BRT #592235100 Improvements: Residential Property LYNNELLE WAKEFIELD C.P. Apr 2016 No. 03394 \$19,292.08 KML Law Group, P.C.</p> <p>2402-336 2433 E Hazzard St 19125 31st Wd. 1,024.95 BRT #314125500 Improvements: Residential Property JAMES G. BECKER JR C.P. Nov 2022 No. 00866 \$157,047.69 KML Law Group, P.C.</p>

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2402-337 3235 Disston St 19149 55th Wd. 1,510.53 BRT #551314500 Improvements: Residential Property THE UNKNOWN HEIRS OF DENNIS RUOFF DECEASED DENNIS P. RUOFF SOLELY IN HIS CAPACITY AS HEIR OF DENNIS RUOFF, DECEASED C.P. Nov 2022 No. 00677 \$168,634.13 KML Law Group, P.C.
2402-338 2053 Federal St 19146 36th Wd. 1,340.22 BRT #361035300 Improvements: Residential Property CHRISTOPHER KING C.P. Feb 2023 No. 01126 \$252,817.40 KML Law Group, P.C.
2402-339 433 N 66th St 19151 34th Wd. 2,438 Sq. Ft. BRT #343133600 Improvements: Residential Dwelling RICHARD SAUNDERS; JACQUITA MC-DANIEL C.P. Apr 2019 No. 04641 \$214,780.72 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2402-340 2624 N Colorado St 19132 16th Wd. 711 Sq. Ft. BRT #161208300 Improvements: Residential Dwelling JANET PIVOVAROVA; JACOB TSIRKIN A/K/A JACOB M. TSIRKIN C.P. Jan 2021 No. 01803 \$55,360.76 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2402-341 1006 S 56th St 19143 51st Wd. 960 Sq. Ft. BRT #513019500 Improvements: Residential Dwelling JEMETRA D. HARVEY C.P. Apr 2023 No. 02158 \$91,465.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2402-342 1438 S Bancroft St 19146 36th Wd. 1,256 Sq. Ft. BRT #365155800 Improvements: Residential Dwelling HARRY HAMPTON C.P. Jan 2022 No. 00980 \$88,433.85 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2402-343 1736 N 26th St 19121 32nd Wd. 1735 Sq. Ft. BRT #324109200 Improvements: Residential Dwelling IP INVESTMENTS 18, LLC C.P. Apr 2023 No. 01975 \$389,573.26 McCabe, Weisberg & Conway, LLC
2402-344 1105 Chandler St 19111 63rd Wd. 1067 Sq. Ft. BRT #631244200 Improvements: Residential Dwelling ROY E. RAMOS A/K/A ROY RAMOS AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. Feb 2023 No. 00903 \$160,385.06 McCabe, Weisberg & Conway, LLC
2402-345 8427 Thouron Ave 19150 15th Wd. 2,160 Sq. Ft. BRT #502179900 Improvements: Residential Property ANDRE COLLINS C.P. Nov 2022 No. 01010 \$216,016.98 Glenn M. Ross, Esquire
2402-346 1226 Atwood Rd 19151 34th Wd. 1,331 Sq. Ft. BRT #344340200 Improvements: Residential Dwelling RAFHIA F. FOSTER C.P. Jul 2018 No. 03534 \$109,636.81 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2402-347 5249 Chestnut St 19139 60th Wd. 1,832 Sq. Ft. BRT #871250650 Improvements: Residential Property Subject To Mortgage ALVIN M. COOKE III C.P. Oct 2023 No. 02569 \$311,803.06 Klehr Harrison Harvey Branzburg Llp
2402-348 1527 S Carlisle St 19146 36th Wd. 1,184 Sq. Ft. BRT #365021400 Improvements: Residential Property MARY A. FAUSTINO C.P. Nov 2022 No. 02158 \$59,546.63 Brock & Scott PLLC
2402-349 7146 Cottage St 19135 41st Wd. 1,440 Sq. Ft. BRT #412286300 Improvements: Residential Property JENNIFER L. SHINN C.P. Mar 2023 No. 01469 \$80,839.31 Brock & Scott PLLC
2402-350 4517 Comly St 19135 41st Wd. 5,625 Sq. Ft. BRT #411123400 Improvements: Residential Property

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FRANCIS M PHILLIPS C.P. Feb 2023 No. 02756 \$252,279.16 Brock & Scott PLLC
2402-351 1306 N 75th St 19151 34th Wd. 1,700 Sq. Ft. BRT #343277300 Improvements: Residential Property ERROL HENRY C.P. Mar 2023 No. 03225 \$61,666.74 Brock & Scott PLLC
2402-352 4416 E Wingohocking St 19124 23rd Wd. 1,595 Sq. Ft. BRT #234206400 Improvements: Residential Property DONNA J. WRIGHT; RONALD A. WRIGHT; UNKOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANET L. WRIGHT, DECEASED C.P. Jan 2023 No. 02872 \$52,245.69 Brock & Scott PLLC
2402-353 7327 Thouron Ave 19138 50th Wd. 1,536 Sq. Ft. BRT #501001200 Improvements: Residential Property DONALD ADOLPHUS; BERNIECE IRBY C.P. Mar 2023 No. 01774 \$123,956.01 Brock & Scott PLLC
2402-354 12501 Medford Rd 19154 66th Wd. 2,000 Sq. Ft. BRT #663256000 Improvements: Residential Property HAROLD WILLIAM MYER A/K/A HAROLD W. MYER; RAYMOND K MYER; CYNTHIA LORRAINE VITALI C.P. Mar 2016 No. 00995 \$159,941.85 Brock & Scott PLLC
2402-355 626 E Price St 19144 59th Wd. 975 Sq. Ft. BRT #591060800 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHEILA N. HILL A/K/A SHEILA HILL, DECEASED C.P. Apr 2023 No. 00768 \$60,425.75 Brock & Scott PLLC
2402-356 1737 Mohican St 19138 10th Wd. 1,360 Sq. Ft. BRT #102249500 Improvements: Residential Property RASHAD SMITH, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF GERMAINE J. SMITH A/K/A GERMAINE J. SMITH A/K/A GERMAINE TOPSY SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER GERMAINE J. SMITH A/K/A GERMAINE TOPSY SMITH, DECEASED C.P. Nov 2019 No. 00547 \$95,152.42 Brock & Scott PLLC
2402-357 5208 Sansom St 19139 60th Wd. 1523 Sq. Ft. BRT #602040100 Improvements: Residential Property ERIC STRADFORD, KNOWN HEIR OF THEODORE J. MARION, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THEODORE J. MARION, DECEASED C.P. Nov 2022 No. 00576 \$73,777.27 LOGS Legal Group LLP
2402-358 7125 Cottage St 19135 41st Wd. 1,376 Sq. Ft. BRT #412291100 Improvements: Residential Property KYLE DENNISON C.P. Nov 2019 No. 01456 \$151,274.98 LOGS Legal Group LLP
2402-359A 1303 W Seltzer St 19132 37th Wd. 719.62 Sq. Ft. BRT #372324200 Improvements: Residential Property Subject To Mortgage Subject To Rent ORV I LLC, A DELAWARE LIMITED LIABILITY COMPANY C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC
2402-359B 2322 N Gratz St 19132 16th Wd. 666 Sq. Ft. BRT #162060500 Improvements: Residential Property Subject To Mortgage Subject To Rent ORV I LLC, A DELAWARE LIMITED LIABILITY COMPANY, C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC
2402-359C 2332 N Woodstock St 19132 16th Wd. 870 Sq. Ft. BRT #162159200 Improvements: Residential Property Subject To Mortgage Subject To

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Rent ORV 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY, C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC
2402-360 7529 Sherwood Rd 19151 34th Wd. 1,868 Sq. Ft. BRT #343244000 Improvements: Residential Dwelling TOSHA BOLTON, IN HER CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF PEARLINA BOLTON; CHERMERA BOLTON, IN HER CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ERNEST M. BOLTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEARLINA BOLTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNEST M. BOLTON C.P. Jun 2021 No. 01183 \$32,100.72 Robertson, Anschutz, Schneid, Crane & Partners, pllc
2402-361 6036 N 2nd St 19120 61st Wd. 1,439 Sq. Ft. BRT #612422300 Improvements: Residential Property Subject To Mortgage MICHAEL C. NORTON C.P. Mar 2023 No. 02714 \$9,667.52 The Law Offices Of Gregory Gavardian, LLC
2402-362 5013 Brown St 19139 44th Wd. 998 Sq. Ft. BRT #441276700 Improvements: Residential Property ASHLEY HOWARD PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANA COLEMAN A/K/A DIANA LYNNE COLEMAN, DECEASED C.P. Mar 2023 No. 00510 \$89,719.98 The Law Offices Of Gregory Gavardian, LLC
2402-363 723 Mcclellan St 19148 1st Wd. 616 Sq. Ft. BRT #012147900 Improvements: Residential Dwelling WILLIAM LAUER A/K/A WILLIAM E. LAUER C.P. Aug 2022 No. 01500 \$51,204.85 The Law Offices Of Gregory Gavardian, LLC
2402-364 324 Queen St #b 19147 2nd Wd. 1,953 Sq. Ft. BRT #888020475 Improvements: Residential Property STACY J. BROOKSTEIN AND KEITH M. SCRIVEN C.P. Jun 2017 No. 02593 \$532,885.53 Albertelli Law
2402-365 319-21 S 3rd St 19106 5th Wd. 1,968 Sq. Ft. BRT #051058010 Improvements: Residential Property Subject To Mortgage LISA COLTON AKA LISA G. COLTON C.P. Sept 2015 No. 00357 \$753,423.57 Albertelli Law
2402-366 8647 Bayard St 19150 50th Wd. 1,143 Sq. Ft. BRT #501221000 Improvements: Residential Property NECHEMA C. MCKISSICK, KNOWN HEIR OF DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; GRACE MCKISSICK, KNOWN HEIR OF DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAPHNE INGRAHAM MCKISSICK A/K/A DAPHNE INGRAHAM-MCKISSICK, DECEASED; C.P. Nov 2019 No. 01304 \$213,834.54 Albertelli Law
2402-367 2410 S 63rd St 19142 40th Wd. 898 Sq. Ft. BRT #402126900 Improvements: Residential Property ADALBERTO GARCIA; VALERIE M. BURTON C.P. Mar 2018 No. 01685 \$57,210.29 Manley Deas Kochalski LLC
2402-368 4706-08 Almond St 19137 45th Wd. 5400 Sqft BRT #453198600 Improvements: Residential Property JOSEPH GORMISKY (DECEASED) C.P. Oct 2018 No. 01560 \$157,168.22 Manley Deas Kochalski LLC
2402-369 7018 Grays Ave 19142 40th Wd. 1,323 Sq. Ft. BRT #406192100 Improvements: Residential Property Subject To Rent LEVEL 4 HOLDINGS, LLC C.P. May 2023

SHERIFF'S SALE
No. 00135 \$137,074.01 Manley Deas Kochalski LLC
2402-370 2145 N 22nd St 19121 32th Wd. 1,625 Sq. Ft. BRT #322088500 Improvements: Residential Property Subject To Rent HAMMER INVESTMENT PROPERTIES LLC C.P. July 2023 No. 01813 \$115,257.89 Manley Deas Kochalski LLC
2402-371 4835 Ogle St 19127 21st Wd. 1,050 Sq. Ft. BRT #212432000 Improvements: Residential Dwelling MARC SOLOVITZ C.P. Dec 2022 No. 00389 \$222,844.83 McCabe, Weisberg & Conway, LLC
2402-372 4314 Pennsgrove St 19104 6th Wd. 1,230 Sq. Ft. BRT #062124800 Improvements: Residential Property MAURICE STEVEN RICKS, ADMINISTRATOR OF THE ESTATE OF JOHN RICKS C.P. Nov 2022 No. 00715 \$45,166.94 McCabe, Weisberg & Conway, LLC
2402-373 150 Fern St 19120 61st Wd. 1,020 Sq. Ft. BRT #612200400 Improvements: Residential Property LYNETTE THORNE C.P. Aug 2019 No. 03208 \$142,244.29 McCabe, Weisberg & Conway, LLC
2402-374 2548 S 7th St 19148 39th Wd. 950 Sq. Ft. BRT #393191800 Improvements: Residential Property JOHN J. DAVIDO C.P. Mar 2023 No. 00198 \$70,738.37 McCabe, Weisberg & Conway, LLC
2402-375 460 East Cosgrove Street 19144 59th Wd. 1,178 Sq. Ft. BRT #592049000 Improvements: Residential Dwelling Subject To Mortgage THEODORE BEDDING, ADMINISTRATOR OF THE ESTATE OF MARION BEDDING SHANNON C.P. Jun 2016 No. 00105 \$91,832.21 McCabe, Weisberg & Conway, LLC
2402-376 278 Fountain St 19128 21st Wd. 1,949 Sq. Ft. BRT #212291600 Improvements: Residential Dwelling ROBERT W. GRAHAM C.P. Dec 2017 No. T0222 \$8,648.47 McCabe, Weisberg & Conway, LLC
2402-377 1225 E Chelten Ave 19138 59th Wd. 2,577 Sq. Ft. BRT #591020200 Improvements: Residential Dwelling FELIX LETTSOME AND JEAN R. SELLERS-LETTSONE C.P. May 2022 No. T0008 \$4,966.42 McCabe, Weisberg & Conway, LLC
2402-378 2625 S 78th St 19153 40th Wd. 1,796 Sq. Ft. BRT #405922105 Improvements: Residential Dwelling REELLE K. WITHERSPOON C.P. Feb 2018 No. 01855 \$117,317.74 KML Law Group, P.C.
2402-379 1216 N Alden St 19131 4th Wd. 1,236 Sq. Ft. BRT #043116000 Improvements: Residential Dwelling WINIFRED C. CHEATHAM C.P. May 2023 No. 00496 \$97,300.46 LOGS Legal Group LLP
2402-380 6341 Magnolia St 19144 59th Wd. 1,722 Sq. Ft. BRT #592253200 Improvements: Residential Dwelling Subject To Mortgage NUHOME INVESTMENT PROPERTIES LLC C.P. July 2023 No. 01755 \$150,016.64 Norris McLaughlin, Pa.
2402-381 1116 W Somerset St 19133 37th Wd. 854 Sq. Ft. BRT #372332800 Improvements: Residential Property Subject To Mortgage TIMOTHY GLENN A/K/A TIMOTHY L. GLENN C.P. Aug 2017 No. 01332 \$38,297.77 Friedman Vartolo Llp
2402-382 1622 N Gratz St 19121 47th Wd. 1485 Sq. Ft. BRT #471315500 Improvements: Residential Property J&J SETAM LLC C.P. Jun 2023 No. 02100 \$318,634.32 Weber Gallagher Simpson Stapleton Fires & Newby, Llp
2402-383 201-59 N 8th St Unit 304 19106 5th Wd. 924 Sq. Ft. BRT #888036920 Improvements: Residential-condo Subject To Mortgage

SHERIFF'S SALE
SEAN QUINN AND THE ESTATE OF DOROTHY QUINN, DECEASED C.P. Dec 2022 No. 00651 \$53,214.72 Silverang, Rosenzweig & Haltzman, Llc
2402-384 9315 Spicebush Ln 19115 63rd Wd. 1,871 Sq. Ft. BRT #632216400 Improvements: Residential Dwelling BASEM HAMAD C.P. Dec 2014 No. 00605 \$394,364.28 Powers Kirm, Llc
2402-385 3137 Willits Rd 19114 57th Wd. 6,000 Sq. Ft. BRT #572092500 Improvements: Residential Property MARC A. WAGNER AND KAREN MCCARTHY C.P. Jun 2015 No. 04010 \$236,942.45 LOGS Legal Group LLP
2402-386 8568 Benton Ave 19152 56th Wd. 3,675 Sq. Ft. BRT #562425800 Improvements: Residential Property PAUL LABRAKE C.P. Mar 2019 No. 03375 \$162,005.50 LOGS Legal Group LLP
2402-387 1156 S Carlisle St 19146 36th Wd. 1,125 Sq. Ft. BRT #365025700 Improvements: Residential Property GAIL CASILE C.P. Feb 2023 No. 01765 \$301,254.37 LOGS Legal Group LLP
2402-388 1493 N 53rd St 19131 44th Wd. 1,775 Sq. Ft. BRT #442324800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERTHA-TINA EDGERTON A/K/A BERTHA TINA EDGERTON, DECEASED C.P. Mar 2023 No. 01967 \$157,018.80 LOGS Legal Group LLP
2402-389 2544 N Gratz St 19132 16th Wd. 1,680 Sq. Ft. BRT #162068200 Improvements: Residential Property Subject To Mortgage KINDI LLC C.P. May 2023 No. 02681 \$132,921.55 Norris McLaughlin, Pa.
2402-390 4435 Loring St 19136 41st Wd. 985 Sq. Ft. BRT #412184100 Improvements: Residential Property Subject To Mortgage ANDREW L. DEJESUS C.P. Dec 2022 No. 01467 \$118,478.58 Barley Snyder
2402-391 1811 W Nedro Ave 19141 17th Wd. 1,351 Sq. Ft. BRT #171171100 Improvements: Residential Property JAMES PRATT AS ADMINISTRATOR OF THE ESTATE OF WILLIAM COTTOM, DECEASED C.P. Apr 2023 No. 03024 \$98,333.76 KML Law Group, P.C.
2402-392 1603 Colima Rd 19115 56th Wd. 1,848 Sq. Ft. BRT #562266700 Improvements: Residential Property Subject To Mortgage MARIE K. SHULEL C.P. Feb 2021 No. 00413 \$345,829.68 Padgett Law Group
2402-393 4618 Tackawanna St 19124 23rd Wd. 2,080 Sq. Ft. BRT #871529180 Improvements: Residential Dwelling ROXANNE JEFFERSON-SMITH AND ERNEST SMITH C.P. Oct 2018 No. T0557 \$7,755.45 McCabe, Weisberg & Conway, LLC
2402-394 7939 Limekiln Pike 19150 50th Wd. 1260 Sq. Ft. BRT #501295300 Improvements: Residential Dwelling DAVID PERSON, KNOWN SURVIVING HEIR OF TURNER PERSON, JEAN PERSON, KNOWN SURVIVING HEIR OF TURNER PERSON, AND UNKNOWN SURVIVING HEIRS OF TURNER PERSON C.P. Nov 2021 No. 00948 \$110,307.25 McCabe, Weisberg & Conway, LLC
2402-395 6547 Limekiln Pike 19138 50th Wd. 1200 Sq. Ft. BRT #102049000 Improvements: Residential Dwelling JOHN R. THOMPSON AND PATRICIA ANNETTE THOMPSON C.P. Mar 2023 No. 02470 \$76,702.95 McCabe, Weisberg & Conway, LLC
2402-396 1503 Rosalie St 19149 62nd Wd. 1120 Sq. Ft. BRT #621096900 Improvements: Residential Dwelling

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
JAMIE WEST, KNOWN SURVIVING HEIR OF LINDA WEST KAMMER A/K/A LINDA S. KAMMER, DIANE WEST, KNOWN SURVIVING HEIR OF LINDA WEST KAMMER A/K/A LINDA S. KAMMER, AND UNKNOWN SURVIVING HEIR OF LINDA WEST KAMMER A/K/A LINDA S. KAMMER C.P. May 2021 No. 00648 \$24,729.97 McCabe, Weisberg & Conway, LL	<div>2402-397B</div> <div>5811 Springfield Ave 19143 3rd Wd. 1,272 Sq. Ft. BRT #034112500 Improvements: Residential Dwelling</div> <div>PHILLY 4 SALE BY OWNER, LLC C.P. July 2023 No. 00672 \$248,964.40 Kaplin Stewart Meloff Reiter & Stein, P.c.</div>	BRT #022134120 Improvements: Residential Dwelling Subject To Mortgage RICHARD BRAUDE C.P. Oct 2022 No. 00802 \$152,026.23 Brock & Scott PLLC	02694 \$419,796.33 Hladik Onorato And Feder-man Llp	\$1,722,155.50 Manley Deas Kochalski LLC
<div>2402-397A</div> <div>1260 N 56th St 19131 4th Wd. 1,328 Sq. Ft. BRT #043051300 Improvements: Residential Dwelling</div> <div>PHILLY 4 SALE BY OWNER, LLC C.P. July 2023 No. 00672 \$248,964.40 Kaplin Stewart Meloff Reiter & Stein, P.c.</div>	<div>2402-398A</div> <div>228-30 Catherine St Rear 4 19147 2nd Wd. 253 Sq. Ft. BRT #022045650 Improvements: Residential Dwelling Subject To Mortgage</div> <div>RICHARD BRAUDE C.P. Oct 2022 No. 00802 \$152,026.23 Brock & Scott PLLC</div>	<div>2402-398C</div> <div>777 S 3rd St #2 19147 2nd Wd. 766 Sq. Ft. BRT #022134130 Improvements: Residential Dwelling Subject To Mortgage</div> <div>RICHARD BRAUDE C.P. Oct 2022 No. 00802 \$152,026.23 Brock & Scott PLLC</div>	<div>2402-400A</div> <div>2910 N Woodstock St 19132 11th Wd. 1148 Sq. Ft. BRT #111267900 Improvements: Residential Dwelling Subject To Mortgage Subject To Rent</div> <div>OVR 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC</div>	<div>2402-400C</div> <div>3244 N 20th St 19140 11th Wd. 980 Sq. Ft. BRT #112284700 Improvements: Residential Dwelling Subject To Mortgage Subject To Rent</div> <div>OVR 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY C.P. Aug 2023 No. 01608 \$1,722,155.50 Manley Deas Kochalski LLC</div>
	<div>2402-398B</div> <div>777 S 3rd St #1 19147 2nd Wd. 766 Sq. Ft.</div>	<div>2402-399</div> <div>1516 Montrose St 19146 30th Wd. 784 Sq. Ft. BRT #301211000 Improvements: Residential Dwelling</div> <div>NANCY VERONICA LUXAMA AND VESSET PARTNERS LLC C.P. July 2023 No.</div>	<div>2402-400B</div> <div>3412 N Bouvier St 19140 11th Wd. 840 Sq. Ft. BRT #112244500 Improvements: Residential Dwelling Subject To Mortgage Subject To Rent</div> <div>OVR 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY C.P. Aug 2023 No. 01608</div>	<div>2402-401</div> <div>4474 Livingston St 19137 45th Wd. 1,110 Sq. Ft. BRT #453186400 Improvements: Residential Property Subject To Mortgage</div> <div>LORETTA L. NAPIERKOWSKI AND PAUL J. NAPIERKOWSKI C.P. Mar 2023 No. 02904 \$83,374.70 Padgett Law Group</div>

To publish your Corporate Notices, Call: **Jennifer McCullough**
at **215-557-2321** Email : **jmccullough@alm.com**