

Sheriff’s Sale Notices for February 7, 2023

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>FIRST PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 7, 2023 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EST Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <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,</p>	<p>which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder’s deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff’s Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff’s attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff’s Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff’s grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff’s Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff’s sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary’s office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>WARNING: All Sheriff’s Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff’s office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff’s discretion, the bidder’s account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p> Ft. BRT# 453425800 Improvements: Residential Property JACQUELINE CASTILLO C.P. February 2018 No. 01812 \$111,452.62 KML Law Group, P.C.</p> <p>2302-302 3339 North 20th Street 19140 11th Wd. 1951.6 Sq. Ft. BRT# 112282500 Improvements: Residential Property 2248 LLC , SEAN PETERS C.P. August 2022 No. 02760 \$343,821.78 KML Law Group, P.C.</p> <p>2302-303 3324 Hartel Avenue 19136 64th Wd. 1,645 Sq. Ft. BRT# 642258200 Improvements: Residential Property NIKKIA K. BROWN AKA NIKKIA K. MUFF C.P. December 2018 No. 03516 \$210,002.18 KML Law Group, P.C.</p> <p>2302-304 6620 Ross Street 19119 22nd Wd. 1,095 Sq. Ft. BRT# 221218400 Improvements: Residential Property PHILIP A ALSTON C.P. May 2022 No. 01855 \$134,710.86 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2302-305 1115 West Chelten Avenue, a/k/a 1115 Chelten Avenue 19126 50th Wd. 5022 Sq. Ft. BRT# 493059000 Improvements: Residential Property DIANA W. CAMPBELL C.P. June 2018 No. 01699 \$127,026.10 Manley Deas Kockalski LLC</p> <p>2302-306 5852 Loretto Avenue 19149 53rd Wd. 1,495 Sq. Ft. BRT# 531307500 Improvements: Residential Property Subject to Mortgage PHILIP E TRIBBLE C.P. June 2022 No. 00080 \$100,049.42 Brock & Scott PLLC</p> <p>2302-307 3414 N 23rd Street 19140 11th Wd. 1,620 Sq. Ft. BRT# 112316200 Improvements: Residential Property ONEG DEVELOPMENT LIMITED LIABILITY COMPANY C.P. September 2022 No. 00390 \$101,906.22 Hill Wallack LLP</p> <p>2302-308 199 West Chew Avenue 19120 61st Wd. 3,063 Sq. Ft. BRT# 612049900 Improvements: Residential Property KIM MARSHALL INDIVIDUALLY AND ADMINISTRATRIX OF THE ESTATE OF JAMES DICKERSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES DICKERSON, DECEASED C.P. January 2017 No. 01851 \$229,244.03 Brock & Scott PLLC</p> <p>2302-309 1753-55 S. Ringgold Street 19145 36th Wd. 984 Sq. Ft. BRT# 773252500 Improvements: Residential Property 1753-55 S. RINGGOLD STREET LLC C.P. July 2022 No. 01450 \$779,708.58 Hill Wallack LLP</p> <p>2302-310 1120 Faunce Street 19111 56th Wd. 1,547 Sq. Ft. BRT# 561382400 Improvements: Residential Property CAROLYN MYERS A/K/A CAROLYN J. MULLER C.P. June 2018 No. 02570 \$218,125.83 Stern & Eisenberg PC</p> <p>2302-311 2018 Oakford Street 19146 36th Wd. 825 Sq. Ft. BRT# 361069600 Improvements: Residential Property Subject to Mortgage KSM INVESTMENTS LLC C.P. January 2017 No. 03925 \$177,698.78 Mester & Schwartz PC</p> <p>2302-312 1230r-32 Point Breeze Avenue 19146 36th Wd. 4648 Sq. Ft. BRT# 361204920 Improvements: Residential Property Subject to Mortgage KSM INVESTMENTS LLC C.P. February 2017 No. 02508 \$177,698.78 Mester & Schwartz PC</p> <p>2302-313 1826 68th Avenue 19126 10th Wd. 1,715 Sq. Ft. BRT# 101253400 Improvements: Residential Property</p>	<p>FLORENCE KATIE THOMPSON A/K/A FLORENCE K. THOMPSON C.P. December 2017 No. 02936 \$132,432.69 Pincus Law Group, PLLC</p> <p>2302-314 435 Righter St 19128 21st Wd. 6809 Sq. Ft. BRT# 213216500 Improvements: Residential Property Subject to Mortgage ERICA MILES, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF IWAN MURYN C.P. May 2022 No. 01048 \$44,942.13 Brock & Scott PLLC</p> <p>2302-315 5781 Dunlap Street 19131 4th Wd. 1365 Sq. Ft. BRT# 043243200 Improvements: Residential Property Subject to Mortgage ORVILLE DUNSTAN C.P. February 2020 No. 00412 \$13,855.28 Law Office Of Gregory Javardian, LLC</p> <p>2302-316 4768 Tacony Street 19137 45th Wd. 4176 Sq. Ft. BRT# 871572030 Improvements: Residential Property Subject to Mortgage MARIE HOMES LLC C.P. August 2022 No. 00113 \$702,031.39 Schnader Harrison Segal & Lewis LLP</p> <p>2302-317 6742 Ditman Street 19135 41st Wd. 2250 Sq. Ft. BRT# 412348400 Improvements: Residential Property Subject to Mortgage RITA KATHRYN COMISKEY C.P. June 2022 No. 02231 \$98,939.94 Barley Snyder</p> <p>2302-318 1512 E. Washington Lane 19138 10th Wd. 1568 Sq. Ft. BRT# 102270200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LATEES J. THOMAS, DECEASED C.P. April 2022 No. 01684 \$197,576.29 Powers Kirn, LLC</p> <p>2302-319 2705 Bainbridge Street f/k/a 617 Schuylkill Avenue 19146 30th Wd. 965 Sq. Ft. BRT# 302027800 Improvements: Residential Property SEAN RAHAMUT ALI; MARGARET SOBOLESKI A/K/A MAGGIE S. SOBOLESKI C.P. July 2018 No. 03445 \$574,568.87 RAS Citron, LLC</p> <p>2302-320 6731 Linmore Ave 19142 40th Wd. 1216 Sq. Ft. BRT# 403178600 Improvements: Residential Property LINDA CODY IN HER CAPACITY AS SURVIVING HEIR OF BETTIE J. HART, DECEASED GWENDOLYN HARVEY IN HER CAPACITY AS SURVIVING HEIR OF BETTIE J. HART, DECEASED; WILLIAM REDDICK IN HIS CAPACITY AS SURVIVING HEIR OF BETTIE J. HART, DECEASED; DIANE WILLIAMS IN HER CAPACITY AS SURVIVING HEIR OF BETTIE J. HART, DECEASED; AND UNKNOWN SURVIVING HEIRS OF BETTIE J. HART, DECEASED C.P. December 2018 No. 03774 \$79,565.31 Hladik Onorato And Federman LLP</p> <p>2302-321 515 East Gorgas Lane 19119 22nd Wd. 2424 Sq. Ft. BRT# 222119600 Improvements: Residential Property RONALD R. COOLBAUGH A/K/A RONALD COOLBAUGH C.P. February 2022 No. 02189 \$544,477.39 Stern & Eisenberg PC</p> <p>2302-322 4946 Baynton Street 19144 12th Wd. 1570 Sq. Ft. BRT# 121175200 Improvements: Residential Property PAMELA J. BRANHAM C.P. October 2016 No. 02865 \$57,011.00 LOGS Legal Group LLP</p> <p>2302-323 11702 Lanett Road 19154 66th Wd. 1983 Sq. Ft. BRT# 662033800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS , AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. MASCIANTONIO, DECEASED AND NICHOLAS L. MASCIANTONIO, , KNOWN HEIRS OF MICHAEL A. MAS-</p>	<p>CIANTONIO, DECEASED AND THOMAS MASCIANTONIO, KNOWN HEIR OF MICHAEL A. MASCIANTONIO, DECEASED C.P. April 2018 No. 01100 \$220,064.00 LOGS Legal Group LLP</p> <p>2302-324 9164 Old Newtown Road 19115 56th Wd. 5580 Sq. Ft. BRT# 562441820 Improvements: Residential Property BARRY ESTERMAN MYRA ESTERMAN JACQUELINE MILLER C.P. August 2014 No. 01177 \$487,615.47 KML Law Group, P.C.</p> <p>2302-325 5814 North Howard Street 19120 61st Wd. 1240 Sq. Ft. BRT# 612451000 Improvements: Residential Property DONALD J. YOUNG, JR AS ADMINISTRATOR OF THE ESTATE OF ANNA STRICKLAND, DECEASE C.P. July 2014 No. 00277 \$46,369.09 KML Law Group, P.C.</p> <p>2302-326 2550 N 29th Street 19132 28th Wd. 1302 Sq. Ft. BRT# 282010400 Improvements: Residential Property FAMILY INVESTMENT REAL ESTATE COMPANY; JAISON W POTTS C.P. June 2022 No. 02166 \$49,033.59 Stern & Eisenberg PC</p> <p>2302-327 6931 Rodney Street 19138 10th Wd. 966 Sq. Ft. BRT# 102400400 Improvements: Residential Property DAWN HOWARD C.P. April 2022 No. 01726 \$73,296.70 Shnyder Law Firm LLC</p> <p>2302-328 1706 Wagner Avenue 19141 17th Wd. 1050 SQ BRT# 171028000 Improvements: Residential Property MONIQUE WELLS C.P. September 2008 No. 04422 \$84,915.05 LOGS Legal Group LLP</p> <p>2302-329 5609 N 4th Street 19120 61st Wd. 1360 Sq. Ft. BRT# 612369700 Improvements: Residential Property Subject to Mortgage JEFFREY B. WILLIAMS AND JANE WILLIAMS C.P. July 2021 No. 01462 \$30,379.38 Shnyder Law Firm LLC</p> <p>2302-330 1438 N. Broad Street 19121 47th Wd. 11661.4 Sq. Ft. BRT# 881427027 Improvements: Residential Property Subject to Mortgage TEMPLE 1438 GHA LLC C.P. February 2022 No. 01405 \$4,080,114.83 Richard Brent Somach, Esq./ David C. Berger, Esq.</p> <p>2302-331 4137 Brown Street 19104 6th Wd. 1350 Sq. Ft. BRT# 062003900 Improvements: Residential Property HUSTLE LIFE LLC C/O TYNA YOUNG, COREY PETTY, RAVEN PRECIA, AND SAMUEL JOHNSON C.P. July 2022 No. 01258 \$180,050.27 Stern & Eisenberg PC</p> <p>2302-332 5211 Arlington Street 19131 52nd Wd. 1,680 SQ BRT# 521126200 Improvements: Residential Property SHELBY J. EDWARDS C.P. May 2016 No. 00510 \$151,368.15 KML Law Group, P.C.</p> <p>2302-333 2255 North Uber Street 19132 16th Wd. 1725 Sq. Ft. BRT# 162114800 Improvements: Residential Property M&J FINANCIAL & REAL ESTATE SERVICES LLC, C/O MARY AKINBORO, MANAGING MEMBER C.P. August 2022 No. 02316 \$224,132.93 Hladik Onorato And Federman LLP</p> <p>2302-334 2802 Walnut Hill St 19152 57th Wd. 2503 Sq. Ft. BRT# 571072500 Improvements: Residential Property Subject to Mortgage HAE SOOK CHOI AND WON HEE CHOI A/K/A WONHEE CHOI C.P. December 2020 No. 00657 \$135,668.17 Shnyder Law Firm LLC</p> <p>2302-335 44 W Sharpnack Street 19119 22nd Wd. 931 Sq. Ft. BRT# 223033800 Improvements: Residential Property Subject to Mortgage Subject to Rent</p>

SHERIFF'S SALE
<div>AOS INVEST, LLC C.P. August 2020 No. 02656 \$81,995.95 Steven M. Schain</div>
<div>2302-336 2051 South 68th Street 19142 40th Wd. 1140 Sq. Ft. BRT# 403068800 Improvements: Residential Property JAMES VERDIER , MABEL VERDIER C.P. September 2016 No. 00220 \$69,357.12 KML Law Group, P.C.</div>
<div>2302-337 2034 South 57th Street 19143 40th Wd. 1,129 Sq. Ft. BRT# 401005300 Improvements: Residential Property MICHAEL A. JOHNSON C.P. March 2020 No. 01443 \$99,791.10 LOGS Legal Group LLP</div>
<div>2302-338 111 W Porter Street 19148 39th Wd. 966 Sq. Ft. BRT# 391150200 Improvements: Residential Property Subject to Mortgage Subject to Rent LUCY PROPERTIES,LLC C.P. April 2022 No. 01720 \$188,542.06 Hourigan, Kluger & Quinn, P.C.</div>
<div>2302-339 2100 Mckinley Street 19149 62nd Wd. 2498 Sq. Ft. BRT# 621245700 Improvements: Residential Property Subject to Mortgage AOS INVEST, LLC C.P. April 2022 No. 02657 \$113,542.34 Law Offices Of Steven M. Schain</div>
<div>2302-340 2443 North 17th Street 19132 16th Wd. 1037 Sq. Ft. BRT# 161154100 Improvements: Residential Property CAROLE ANNE MATTHEWS GREEN INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF WILLIE LEE GREEN, DECEASED RECORD OWNER C.P. December 2019 No. 03438 \$14,087.02 KML Law Group, P.C.</div>
<div>2302-341 7927 Bayard Street 19150 50th Wd. 1440 Sq. Ft. BRT# 501213400 Improvements: Residential Property Subject to Mortgage BELINDA A. YOUNG C.P. October 2019 No. 02916 \$108,913.25 Friedman Vartolo LLP</div>
<div>2302-342 212-220 Race Street Unit 4B 19106 5th Wd. 1690 Sq. Ft. BRT# 888040511 Improvements: Residential Property BRIAN P. MCCAFFERTY; MELISSA A. MCCAFFERTY C.P. February 2018 No. 00413 \$171,880.03 Manley Deas Kockalski LLC</div>
<div>2302-343 10211 Ambridge Place 19114 66th Wd. 2728 Sq. Ft. BRT# 661047000 Improvements: Residential Property MARK GOWLAND, JENNIFER LIS C.P. June 2019 No. 07211 \$79,379.64 KML Law Group, P.C.</div>

SHERIFF'S SALE
<div>2302-344 1616 North Redfield Street 19151 34th Wd. 1,200 Sq. Ft. BRT# 342181100 Improvements: Residential Property DENICE KEY C.P. April 2019 No. 01478 \$102,870.92 LOGS Legal Group LLP</div>
<div>2302-345 908 East Sanger Street a/k/a 908 Sanger Street 19124 35th Wd. 1061 Sq. Ft. BRT# 351203000 Improvements: Residential Property JULIO GARCIA JR. & VIRGIN GARCIA AKA VIRGEN M. GARCIA C.P. April 2018 No. 03434 \$32,327.30 KML Law Group, P.C.</div>
<div>2302-346 3905 Glendale Street 19124 33rd Wd. 1125 Sq. Ft. BRT# 332440300 Improvements: Residential Property Subject to Mortgage CHARISE BROWN C.P. January 2017 No. 03001 \$50,568.14 Friedman Vartolo LLP</div>
<div>2302-347 6904 Ardleigh Street 19119 22nd Wd. 1844 Sq. Ft. BRT# 222242700 Improvements: Residential Property RICKI LEWIS JORDAN C.P. April 2022 No. 01229 \$223,981.08 Hill Wallack LLP</div>
<div>2302-348 3446 Helen Street 19134 45th Wd. 1387 Sq. Ft. BRT# 452354900 Improvements: Residential Property WILLIAM H. GREENAGE, III, AKA WILLIAM J. GREENAGE, III, AKA WILLIAM GREENAGE, AS BENEFICIARY; THOMAS GREENAGE, AS BENEFICIARY; UNKNOWN SUCCESSOR TRUSTEE OF LORETTA GREENAGE, AKA LORETTA MARY GREENAGE, AKA LORETTA M. GREENAGE C.P. September 2019 No. 01088 \$27,513.72 Manley Deas Kockalski LLC</div>
<div>2302-349 4023 Delancey Street 19104 27th Wd. 1166 Sq. Ft. BRT# 271167700 Improvements: Residential Property MARY NIXON C.P. August 2022 No. 02209 \$268,302.10 Rutala Law Group PLLC</div>
<div>2302-350 7109 Phoebe Place, 19153 40th Wd. 1360 Sq. Ft. BRT# 406646400 Improvements: Residential Property SHEILA MUHAMMAD C.P. January 2017 No. 02350 \$94,615.85 McCabe, Weisberg & Conway, LLC</div>
<div>2302-351 1453 North 29th Street 19121 29th Wd. 1,120 Sq. Ft. BRT# 292157500 Improvements: Residential Property CHARLES I. BROWN, JR, KNOWN HEIR OF CHARLES I. BROWN, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR</div>

SHERIFF'S SALE
<div>INTEREST FROM OR UNDER CHARLES I. BROW., DECEASED C.P. Novemebr 2019 No. 01153 \$151,275.61 LOGS Legal Group LLP</div>
<div>2302-352 1100 East Haines Street 19138 59th Wd. 3807 Sq. Ft. BRT# 591164900 Improvements: Residential Property PATRICIA MITCHELL C.P. November 2020 No. 00018 \$66,586.68 The Law Office Of Gregory Javardian</div>
<div>2302-353 1437 S. 16th Street 19146 36th Wd. 896 Sq. Ft. BRT# 365121100 Improvements: Residential Property SR SELECTIVE REAL ESTATE ACQUISITIONS - PHILLY LLC C.P. September 2020 No. 00103 \$378,840.46 James Lowell Pearl, Esq.</div>
<div>2302-354 1841 Ashurst Road 19151 34th Wd. 1691.76 Sq. Ft. BRT# 343375200 Improvements: Residential Property UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF ALAN LEVY, DECEASED C.P. January 2022 No. 01261 \$110,385.91 Richard M. Squire & Associates, LLC</div>
<div>2302-355 261 W. Fisher Ave 19120 42nd Wd. 1,446 Sq. Ft. BRT# 422255000 Improvements: Residential Property THOMAS G. QUINN C.P. March 2022 No. 02624 \$62,666.21 Hill Wallack LLP</div>
<div>2302-356 5118 Hazel Avenue 19143 46th Wd. 2062 Sq. Ft. BRT# 462028300 Improvements: Residential Property Subject to Mortgage UNKNOWN HEIRS, SUCCESSORS AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LUCILLE DAVIS, DECEASED; CHESTER DAVIS, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS; CHRISTOPHER DAVIS IN HIS CAPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; GREGORY DAVIS IN HIS CAPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; GEROGE DAVIS IN HIS CAPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; DORTHY DAVIS IN HER CAPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; JEANETTE L. DAVIS IN HER CPACITY AS HEIR OF THE ESTATE OF LUCILLE DAVIS; RICHARD W. DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS; C.P. October 2015 No. 03297 \$199,198.86 Friedman Vartolo LLP</div>
<div>2302-357 633 West Olney Avenue 19120 61st Wd. 2,475 Sq. Ft. BRT# 612009100 Improvements:</div>

SHERIFF'S SALE
<div>Residential Property ANTHONY COBB C.P. May 2013 No. 02365 \$113,433.38 LOGS Legal Group LLP</div>
<div>2302-358 12645 Medford Road 19154 66th Wd. 1360 Sq. Ft. BRT# 663260000 Improvements: Residential Property TIMOTHY J. DEISSLER, JR. SOLEY IN HIS CAPACITY AS KNOWN HEIR TO THE ESTATE OF TIMOTHY J. DEISSLER, DECEASED AND RYAN DEISSLER, SOLELY IN HER CAPACITY AS KNOWN HEIR TO THE ESTATE OF TIMOTHY J. DEISSLER, DECEASED AND ANY AND ALL KNOWN AND UNKNOWN HEIR (S), EXECUTOR (S), ADMINISTRATOR (S), AND DEVISEE (S) OF THE ESTATE OF TIMOTHY J. DEISSLER, DECEASED. C.P. August 2022 No. 02543 \$135,383.80 Stern & Eisenberg PC</div>
<div>2302-359 1450 Elbridge Street 19149 54th Wd. 2065.68 Sq. Ft. BRT# 541108900 Improvements: Residential Property THOMAS LEONG C.P. March 2022 No. 03074 \$86,371.25 Stern & Eisenberg PC</div>
<div>2302-360 2872 Jasper Street 19019 25th Wd. 1130 Sq. Ft. BRT# 252536800 Improvements: Residential Property FAMILY INVESTMENT REAL ESTATE COMPANY C/O JAISON W POTTS, SOLE MEMBER C.P. July 2022 No. 00297 \$49,392.97 Stern & Eisenberg PC</div>
<div>2302-361 336 North Holly Street 19104 6th Wd. 675 Sq. Ft. BRT# 061235400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER REGINALD CLAXTON, DECEASED DAMON CHARMAN, KNOWN HEIR OF REGINALD CLAXTON, DECEASED C.P. October 2021 No. 01067 \$104,137.67 LOGS Legal Group LLP</div>
<div>2302-362 4028 Westminster Avenue 19104 6th Wd. 1755 Sq. Ft. BRT# 062087600 Improvements: Residential Property BET THE HOUSE INVESTMENTS LLC C/O ALIEK CARR C.P. July 2022 No. 01242 \$335,539.60 Stern & Eisenberg PC</div>
<div>2302-363 2038 West Spencer Street 19138 17th Wd. 1,180 Sq. Ft. BRT# 171257200 Improvements: Residential Property MONIQUE MARSHALL, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF WILLIAM PALMER, SR. A/K/A WILLIAM PALMER, DECEASED AND WILLIAM PALMER, JR., CO-ADMINISTRATOR</div>

SHERIFF'S SALE
<div>AND HEIR OF THE ESTATE OF WILLIAM PALMER, SR. A/K/A WILLIAM PALMER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN, SR. A/K/A CHRISTINE CORLEY, DECEASED AN-DALLAN ZIMMERMAN, KNOWN HEIR OF CHRISTINE ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN, SR. A/K/A CHRISTINE CORLEY, DECEASED AND JAMES E. ZIMMERMAN, KNOWN HEIR OF CHRISTINE ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN, SR. A/K/A CHRISTINE CORLEY, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM PALMER, SR. A/K/A WILLIAM PALMER, DECEASED AND CHRISTINE ZIMMERMAN, IN HER CAPACITY AS HEIR OF CHRISTINE ZIMMERMAN A/K/K CHRISTINE ZIMMERMAN, SR. A/K/A CHRISTINE CORLEY, DECEASED C.P. April 2019 No. 01742 \$59,250.62 LOGS Legal Group LLP</div>
<div>2302-364 1542 Church Street 19124 23rd Wd. 1848 Sq. Ft. BRT# 232037600 Improvements: Residential Property UNKNOWN HEIRS, SUCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE , OR INTREST FROM OR UNDER ROSMARIE P. COX C.P. May 2021 No. 00803 \$546,577.82 Stern & Eisenberg PC</div>
<div>2302-365 5743 N 12th Street 19141 49th Wd. 1470 Sq. Ft. BRT# 493123100 Improvements: Residential Property DEBORAH OUTLAW, AS ADMINISTRATIX OF THE ESTATE OF JOYCE M. BROWN C.P. August 2022 No. 00411 \$83,640.57 Manley Deas Kockalski LLC</div>
<div>2302-366 5614 Wyndale Avenue 19131 52nd Wd. 2458 SQ BRT# 522126500 Improvements: Residential Property SHAWN W. ARTIS A/K/K SHAWN ARTIS C.P. March 2020 No. 00411 \$130,203.67 LOGS Legal Group LLP</div>
<div>2302-367 6735 Souder Street 19149 54th Wd. 1383.89 Sq. Ft. BRT# 54216400 Improvements: Residential Property Subject to Mortgage JASON FIELDS, INDIVIDUALLY AND AS HEIR TO ABBE M FIELDS; JESSICA A FIELDS, INDIVIDUALLY AND AS HEIR TO ABBE M FIELDS; ANY AND ALL UNKNOWN HEIRS, SUCESSORS AND ASSIGNS OF ABBE M FIELDS C.P. November 2017 No. 01712 \$80,419.12 Friedman Vartolo LLP</div>

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