

Sheriff’s Sale Notices for March 1, 2022

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>SECOND PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 1, 2022 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</p>	<p>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 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.</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>KIRZA SANCHEZ C.P. March 2021 No. 01342 \$100,748.10 KML Law Group, P.C.</p> <p>2203-302 2237 N 21st St 19132-4802 16th Wd. 1,182 Sq. Ft. BRT# 162176301 Improvements: Residential Property 2248 LLC, AND SEAN PETERS GUAR-ANTOR C.P. February 2021 No. 01983 \$493,990.97 KML Law Group, P.C.</p> <p>2203-303 2531 E Dauphin St 19125-3645 31st Wd. 1,120 Sq. Ft. BRT# 313095200 Improvements: Residential Property DENISE BRYAN, AND EUGENE BRYAN C.P. November 2017 No. 01782 \$95,656.77 KML Law Group, P.C.</p> <p>2203-304 6337 Mershon St 19149-3041 62nd Wd. 1,029 Sq. Ft. BRT# 621585400 Improvements: Residential Property LISA M. BALTHASER C.P. April 2017 No. 00463 \$92,657.47 KML Law Group, P.C.</p> <p>2203-305 4722 Wellington St 19135-1326 65th Wd. 1,650 Sq. Ft. BRT# 651012900 Improvements: Residential Property PANAGIOTA E. SOUBLIS AKA PANAGI-OTA SOUBLIS C.P. January 2019 No. 01875 \$92,336.02 KML Law Group, P.C.</p> <p>2203-306 7041 Buist Ave 19142-1720 40th Wd. 3,750 Sq. Ft. BRT# 406254100 Improvements: Residential Property GEORGE AKANNO C.P. October 2013 No. 01637 \$55,955.78 KML Law Group, P.C.</p> <p>2203-307 5211 Arlington St 19131-3202 52nd Wd. 1,680 Sq. Ft. BRT# 521126200 Improvements: Residential Property SHELBY J. EDWARDS C.P. May 2016 No. 00510 \$151,368.15 KML Law Group, P.C.</p> <p>2203-308 9330 Academy Rd 19114-3523 57th Wd. 8,460 Sq. Ft. BRT# 572336900 Improvements: Residential Property SALVACION M RIMORIN, AND ROOS-EVELT R RIMORIN C.P. February 2021 No. 00434 \$159,618.23 KML Law Group, P.C.</p> <p>2203-309 4351 Pearce St 19124-4121 23rd Wd. 2,588 Sq. Ft. BRT# 231062800 Improvements: Residential Property KEITH JELLEYMAN, AND CHRISTI STRUNK C.P. January 2017 No. 03730 \$164,816.90 KML Law Group, P.C.</p> <p>2203-310 2313 Norris St a/k/a 2313 E Norris 19125-1907 31st Wd. 1,443 Sq. Ft. BRT# 313003600 Improvements: Residential Property Subject to Mortgage FRANK HORVATH, AND SHARON HOR-VATH C.P. June 2018 No. 00781 \$37,011.77 KML Law Group, P.C.</p> <p>2203-311 2806 Rawle St 19149-2521 55th Wd. 1,747 Sq. Ft. BRT# 551160700 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIE T. WAMBOLD, DECEASED C.P. April 2020 No. 00410 \$109,134.91 KML Law Group, P.C.</p> <p>2203-312 4624 James St 19137-1104 45th Wd. 1,500 Sq. Ft. BRT# 453407600 Improvements: Residential Property ROBIN PURNELL SOLELY IN HER CA-PACITY AS HEIR OF DORIS M. CRAWLEY DECEASED C.P. September 2019 No. 01411 \$174,156.35 KML Law Group, P.C.</p> <p>2203-314 12445 Sweet Briar Rd 19154-1317 66th Wd. 1,763 Sq. Ft. BRT# 663173200 Improvements: Residential Property</p>	<p>RONALD A. WRIGHT A/K/A RON-ALD WRIGHT C.P. April 2017 No. 02746 \$218,211.39 KML Law Group, P.C.</p> <p>2203-315 5444 Catharine Street a/k/a 5444 Catherine Street 19143-2510 46th Wd. 1,503 Sq. Ft. BRT# 463103000 Improvements: Residential Property CLARENCE HENDERSON AND CHAR-LENE PARMENTER AKA CHARLENE D. PARMENTER C.P. April 2016 No. 00722 \$119,661.88 KML Law Group, P.C.</p> <p>2203-316 251 E Montana St a/k/a 251 Montana St 19119-2260 22nd Wd. 2,257 Sq. Ft. BRT# 221154010 Improvements: Residential Property ANTHONY RAMSEY AKA ANTHONY R. RAMSEY C.P. December 2020 No. 01411 \$130,404.10 KML Law Group, P.C.</p> <p>2203-317 6828 N 9th St 19126-2903 61st Wd. 2,690 Sq. Ft. BRT# 611175500 Improvements: Residential Property DAWN S. HUGHES C.P. September 2013 No. 01530 \$51,423.76 KML Law Group, P.C.</p> <p>2203-318 750 Kentwood St 19116-3622 58th Wd. 2,849 Sq. Ft. BRT# 582034200 Improvements: Residential Property DARREN M PRICE, SR C.P. September 2018 No. 02288 \$181,081.42 KML Law Group, P.C.</p> <p>2203-319 2051 S 68th St 19142-1628 40th Wd. 1,140 Sq. Ft. BRT# 403068800 Improvements: Residential Property MABEL VERDIER, AND JAMES VERDIER C.P. September 2016 No. 00220 \$69,357.12 KML Law Group, P.C.</p> <p>2203-320 37 W Rockland St 19144-6020 12th Wd. 1,505 Sq. Ft. BRT# 123037600 Improvements: Residential Property ANDRI COUNCIL, JR C.P. February 2015 No. 01113 \$120,061.53 KML Law Group, P.C.</p> <p>2203-321 1138 Bainbridge St # A a/k/a 701 S 12th Street 19147-1909 2nd Wd. 512 Sq. Ft. BRT# 023203630 JOANNE M. MILNER A/K/A/ JOANNE MILNER C.P. August 2017 No. 01074 \$235,604.10 Pincus Law Group, P.C.</p> <p>2203-322 6430 Tulip St 19135-3325 41st Wd. 1,418 Sq. Ft. BRT# 411430600 Improvements: Residential Property JANINE CANCELLIERE C.P. June 2019 No. 07033 \$119,507.74 LOGS Legal Group LLP</p> <p>2203-323 863 Foulkrod St 19124-2301 35th Wd. 1,581 Sq. Ft. BRT# 351080710 Improvements: Residential Property PEDRO CARRASQUILLO, JR C.P. May 2018 No. 01601 \$85,166.53 KML Law Group, P.C.</p> <p>2203-324 1975 E Cheltenham Ave 19124-1549 62nd Wd. 1,560 Sq. Ft. BRT# 622165400 Improvements: Residential Property JENNIFER BROWN C.P. February 2020 No. 01052 \$113,902.13 KML Law Group, P.C.</p> <p>2203-325 142 Gay St 19127-1308 21st Wd. 1,418 Sq. Ft. BRT# 211146200 Improvements: Residen-tial Property LISA FIORILLI A/K/A LISA FIORELLI C.P. April 2019 No. 04651 \$315,876.21 Robertson, Anschutz, Schneid, Crane, & Partners, PLLC</p> <p>2203-326 5925 Woodcrest Ave 19131-2216 52nd Wd. 2,259 Sq. Ft. BRT# 522163100 Improvements: Residential Property UNKNOWN HEIRS OF CAROLE M. MILL-ER C.P. August 2020 No. 01028 \$77,786.09 KML Law Group, P.C.</p> <p>2203-327 7253 Pittville Ave 19126-1526 10th Wd. 1,346 Sq. Ft. BRT# 101057700 Improvements: Resi-dential Property STACIE E. SPAIN C.P. January 2019 No. 02681 \$180,928.42 KML Law Group, P.C.</p>	<p>2203-328 4800 N 13th St 19141-3427 49th Wd. 1,660 Sq. Ft. BRT# 491513900 Improvements: Resi-dential Property LILLIAN HENTZ C.P. September 2019 No. 02743 \$122,126.32 KML Law Group, P.C.</p> <p>2203-329 6230 Gillespie St 19135-3215 55th Wd. 1,444 Sq. Ft. BRT# 552426200 Improvements: Resi-dential Property SHANTA RYDER C.P. November 2019 No. 01370 \$129,889.96 KML Law Group, P.C.</p> <p>2203-330 6144 Chancellor St 19139-3702 3rd Wd. 968 Sq. Ft. BRT# 031082100 Improvements: Resi-dential Property UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALVERTA YOUNG A/K/A ALVERTA S. YOUNG, DECEASED, DANIEL MAYS, IN HIS CPACITY AS HEIR OF ALVERTA YOUNG A/K/A ALVERTA S. YOUNG, DE-CEASED C.P. November 2019 No. 02951 \$67,950.06 Robertson, Anachuttz, Schneid, Crane & Partners, PLLC</p> <p>2203-331 9831 Hoff St 19115-2206 58th Wd. 3,240 Sq. Ft. BRT# 581416400 Improvements: Residen-tial Property Subject to Mortgage STEVEN ARGONDEZZI, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF VINCENT ARGONDEZZI, AND UNKNOWN HEIRS AND/OR ADMIN-ISTRATORS OF THE ESTATE OF VINCENT ARGONDEZZI C.P. May 2019 No. 01613 \$103,187.89 Manley Deas Kochalski LLC</p> <p>2203-332 226 Comly St a/k/a 226 Comly Street 19120-1105 35th Wd. 1,468 Sq. Ft. BRT# 352138100 Improvements: Residential Property NOEMI ROMAN C.P. May 2018 No. 01411 \$119,319.07 KML Law Group, P.C.</p> <p>2203-333 2336 N Beechwood St 19132-4810 16th Wd. 686 Sq. Ft. BRT# 162205700 Improvements: Residential Property VICTORIA E. FREEMAN C.P. April 2019 No. 03148 \$44,466.55 KML Law Group, P.C.</p> <p>2203-334 3511 N Marvine St 19140-4201 43rd Wd. 1,264 Sq. Ft. BRT# 432145700 Improvements: Residential Property KENNETH BOYD C.P. August 2020 No. 02254 \$94,283.75 KML Law Group, P.C.</p> <p>2203-335 1712 N 19th St 19121-3104 47th Wd. 2,845 Sq. Ft. BRT# 472097512 Improvements: Resi-dential Property JUDY VEREEN BEY C.P. June 2018 No. 00433 \$97,703.92 KML Law Group, P.C.</p> <p>2203-336 1523 N Alden St 19131-3814 4th Wd. 1,125 Sq. Ft. BRT# 043292600 Improvements: Resi-dential Property JENNIFER CHANTHABOUN C.P. August 2018 No. 01165 \$47,624.74 KML Law Group, P.C.</p> <p>2203-337 4626 Pilling St 19124-3202 23rd Wd. 3,750 Sq. Ft. BRT# 234241000 Improvements: Resi-dential Property AYANA N DOCKERY A/K/A AYANA DOCKERY C.P. October 2018 No. 02281 \$33,962.91 KML Law Group, P.C.</p> <p>2203-338 4505 Brown St 19139-1926 6th Wd. 1,530 Sq. Ft. BRT# 062009025 Improvements: Resi-den-tial Property WILLIAM L. WHITE AND THE UN-KNOWN HEIRS OF WILLIAM L. WHITE, DECEASED C.P. December 2018 No. 03047 \$124,237.08 KML Law Group, P.C.</p> <p>2203-339 1619 Solly Ave 19152-2218 56th Wd. 4,185.46 Sq. Ft. BRT# 562072700 Improvements: Resi-dential Property ELENA SKLYAR C.P. October 2015 No. 03491 \$131,333.81 Robertson, Anschutz, Schneid, Crane, & Partners, PLLC</p> <p>2203-340 3548 Sheffield Ave 19136 64th Wd. 1,816 Sq. Ft. BRT# 642220700 Improvements: Residential Property</p>

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<p>NICHOLAS KECK, IN HIS CAPACITY AS HEIR OF JOANN M. KECK A/K/A JOANN KECK, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOANN M. KECK A/K/A JOANN KECK, DECEASED C.P. September 2019 No. 04736 \$132,615.21 Robertson, Anschutz, Schneid, Crane, & Partners, PLLC</p> <p>2203-341 915 E Mount Pleasant Ave a/k/a 915-19 E Mount Pleasant Avenue 19150-3515 50th Wd. 8,437.5 Sq. Ft. BRT# 502441500 Improvements: Residential Property ROBERT D. TAYLOR C.P. September 2019 No. 02436 \$222,878.23 Robertson, Anschutz, Schneid, Crane, & Partners, PLLC</p> <p>2203-342 1711 N Taney St 19121-2820 32nd Wd. 750 Sq. Ft. BRT# 324120900 Improvements: Residential Property DENISE TAGGART SOLELY IN HER CAPACITY AS HEIR OF ROSE MARY TAGGART DECEASED, AND LISA TAGGART SOLELY IN HER CAPACITY AS HEIR OF ROSE MARY TAGGART DECEASED, AND SHEILA TAGGART SOLELY IN HER CAPACITY AS HEIR OF ROSE MARY TAGGART DECEASED C.P. June 2019 No. 05381 \$63,295.86 KML Law Group, P.C.</p> <p>2203-343 2801 N 26th St 19132-2508 38th Wd. 1,065 Sq. Ft. BRT# 381137700 Improvements: Commercial Property Subject to Mortgage NEW FUTURE INVESTMENTS, LLC C.P. March 2021 No. 02708 \$319,938.97 Hourigan, Kluger & Quinn</p> <p>2203-344 1217 N Taylor St 19121-4829 29th Wd. 677.46 Sq. Ft. BRT# 291321300 Improvements: Commercial Property Subject to Mortgage JACBUILT HOLDINGS, INC. C.P. December 2020 No. 00413 \$236,663.65 Hourigan, Kluger & Quinn</p> <p>2203-345 1225 N 50th St 19131-4502 44th Wd. 990 Sq. Ft. BRT# 442226600 Improvements: Residential Property HOWARD M SOLOMAN, AS ADMINISTRATOR OF THE ESTATE OF AUGUSTA L. TURNER A/K/A AUGUSTA TURNER, DECEASED C.P. December 2019 No. 00182 \$59,540.24 KML Law Group, P.C.</p> <p>2203-346 1937 Wharton St 19146-2931 36th Wd. 1,164 Sq. Ft. BRT# 361110100 Improvements: Residential Property GWENDOLYN EVANS, AS ADMINISTRATRIX OF THE ESTATE ELIZABETH EVANS DECEASED C.P. April 2019 No. 03151 \$272,198.30 KML Law Group, P.C.</p> <p>2203-347 3617 Prince Cir 19114-1811 66th Wd. 2,506 Sq. Ft. BRT# 661202800 Improvements: Residential Property JENNIFER ISSEL C.P. September 2018 No. 00129 \$174,396.16 KML Law Group, P.C.</p> <p>2203-348 2829 S Sydenham St a/k/a 2829 S Sydenham Street 19145-4920 26th Wd. 713 Sq. Ft. BRT# 261230900 Improvements: Residential Property ROBERT E. BRADY C.P. January 2018 No. 01188 \$56,924.61 KML Law Group, P.C.</p> <p>2203-349 2984 Chatham St 19134-4305 25th Wd. 1,051 Sq. Ft. BRT# 251411500 Improvements: Residential Property THE UNKNOWN HEIRS OF KRZYSZTOF P. WISNIEWSKI DECEASED C.P. July 2019 No. 02997 \$56,036.08 KML Law Group, P.C.</p> <p>2203-350 80 E Johnson St 19144-1927 59th Wd. 3,396 Sq. Ft. BRT# 592175600 Improvements: Residential Property LILLIAN TAYLOR C.P. December 2019 No. 00096 \$237,904.57 Robertson, Anachuttz, Schneid, Crane & Partners, PLLC</p> <p>2203-351 2053 Titan St 19146-4358 36th Wd. 903 Sq. Ft. BRT# 361093600 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE DARDEN, DECEASED, AND ARTHUR DARDEN, IN HIS CAPACITY AS HEIR OF ALICE DARDEN, DECEASED, AND DENISE DARDEN A/K/A DENISE GINYARD, IN HER CAPACITY AS HEIR OF ALICE DARDEN, DECEASED C.P. April 2018 No. 03281 \$91,363.16 Robertson, Anachuttz, Schneid, Crane & Partners, PLLC</p>	<p>2203-352 6547 N Lambert St 19138-3112 10th Wd. 1,209 Sq. Ft. BRT# 102083500 Improvements: Residential Property THE UNKNOWN HEIRS OF ANNIE TINSLEY DECEASED, AND JEFFREY TINSLEY SOLELY IN HIS CAPACITY AS HEIR OF ANNIE TINSLEY DECEASED, AND RODNEY TINSLEY SOLELY IN HIS CAPACITY AS HEIR OF ANNIE TINSLEY DECEASED, AND ROLAND L. TINSLEY SOLELY IN HIS CAPACITY AS HEIR OF ANNIE TINSLEY DECEASED C.P. June 2019 No. 05252 \$30,491.43 KML Law Group, P.C.</p> <p>2203-353 8249 Temple Rd 19150-2005 50th Wd. 2,366 Sq. Ft. BRT# 501104300 Improvements: Residential Property PORTER CLARK C.P. September 2018 No. 03625 \$171,835.79 KML Law Group, P.C.</p> <p>2203-354 8320 Fayette St 19150-2013 50th Wd. 2,557 Sq. Ft. BRT# 502296600 Improvements: Residential Property Subject to Mortgage KENNETH M CLARK C.P. August 2019 No. 00048 \$82,883.14 KML Law Group, P.C.</p> <p>2203-355 2512 South Lloyd Street 19142 40th Wd. 1,120 Sq. Ft. BRT# 404016300 Improvements: Residential Property RODNEY C BOWEN C.P. February 2013 No. 01986 \$62,081.11 KML Law Group, P.C.</p> <p>2203-356 6105 Washington Ave 19143-2914 3rd Wd. 2,363 Sq. Ft. BRT# 033108600 Improvements: Residential Property ANTOINE GREEN, AND NIKIA MYERS C.P. March 2017 No. 02311 \$148,019.68 KML Law Group, P.C.</p> <p>2203-357 1165 Atwood Rd 19151-3108 34th Wd. 1,240 Sq. Ft. BRT# 344328400 Improvements: Residential Property NAKIA M FERIBEE C.P. November 2017 No. 02191 \$105,016.70 KML Law Group, P.C.</p> <p>2203-358 1714 W Nedro Ave a/k/a 1714 W Nedro Ave 19141 17th Wd. 1,600 Sq. Ft. BRT# 171158100 Improvements: Residential Property Subject to Mortgage ROLAND C. EDWARDS, AKA ROLAND C. EDWARDS C.P. July 2019 No. 05083 \$55,836.86 Manley Deas Kochalski LLC</p> <p>2203-359 7652 Gilbert St 19150-2606 10th Wd. 1,261 Sq. Ft. BRT# 102483100 Improvements: Residential Property SHANNON M. SIBLEY C.P. April 2016 No. 01211 \$175,566.85 KML Law Group, P.C.</p> <p>2203-360 3706 Vader Road a/k/a 3706 Vader Drive 19154 66th Wd. 1,800 Sq. Ft. BRT# 663424200 Improvements: Residential Property CAROLE JANE TYRE AKA CAROL JANE C.P. May 2018 No. 02724 \$38,993.97 KML Law Group, P.C.</p> <p>2203-361 5811 W Thompson St 19131-4119 4th Wd. 1,192 Sq. Ft. BRT# 043030600 Improvements: Residential Property ISAAIAH BALDWIN JR. AKA ISAAIAH BALDWIN C.P. January 2019 No. 00745 \$100,765.15 KML Law Group, P.C.</p> <p>2203-362 2652 N Howard St 19133-4034 19th Wd. 610 Sq. Ft. BRT# 192021700 Improvements: Residential Property FLORENCE COPEs A/K/A FLORENCE PINSON SOLELY IN HER CAPACITY AS HEIR OF JOSEPH MCQUEEN DECEASED, AND DAVID MCQUEEN, SOLELY IN HIS CAPACITY AS HEIR OF JOSEPH MCQUEEN DECEASED, AND GRACE MCQUEEN PEARSON, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH MCQUEEN DECEASED, AND PEARLINE PRIESTER A/K/A PEARLINE MCQUEEN SOLELY IN HER CAPACITY AS HEIR OF JOSEPH MCQUEEN DECEASED C.P. October 2019 No. 01929 \$44,771.17 KML Law Group, P.C.</p> <p>2203-363 510 E Wildey St 19125-4233 18th Wd. 809.1 Sq. Ft. BRT# 181321600 Improvements: Residential Property MARY MACLEOD C.P. February 2018 No. 03017 \$83,766.40 KML Law Group, P.C.</p> <p>2203-364 6460 Musgrave St 19119-2331 22nd Wd. 870 Sq. Ft. BRT# 221230000 Improvements: Residential Property CARRYE E. CHAPPELL A/K/A EVELYN CHAPPELL C.P. July 2018 No. 02240 \$135,267.12 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2203-365 6444 Woodcrest Ave 19151-2407 34th Wd. 1,997.8 Sq. Ft. BRT# 344111100 Improvements: Residential Property JEFFREY L. WALKER C.P. October 2018 No. 00221 \$145,587.77 KML Law Group, P.C.</p>	<p>2203-366 501 E Gorgas Ln 19119-1322 22nd Wd. 6,280.4 Sq. Ft. BRT# 222119000 Improvements: Residential Property ADAM SHAPIIRO, AS EXECUTOR TO THE ESTATE OF FRANCES R. RICHARDSON-BEY A/K/A FRANCES R. RICHARDSON-BEY C.P. April 2019 No. 02329 \$79,632.21 Hill Wallack, LLP</p> <p>2203-367 3159 Belgreen Rd 19154-1331 66th Wd. 1,700 Sq. Ft. BRT# 663089700 Improvements: Residential Property ANTHONY PARKER A/K/A ANTHONY B PARKER, AND BARBARA J PARKER C.P. February 2018 No. 00971 \$215,618.46 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2203-368 537 East Sanger Street a/k/a 537 Sanger Street 19120 35th Wd. 1,109 Sq. Ft. BRT# 351212800 Improvements: Residential Property SHERRI L ASHFORD AS ADMINISTRATRIX OF THE ESTATE OF CRYSTAL LITTLE DECEASED C.P. October 2018 No. 03961 \$109,148.23 KML Law Group, P.C.</p> <p>2203-369 3333 N Lawrence St 19140-5651 19th Wd. 1,360 Sq. Ft. BRT# 193108033 Improvements: Residential Property BENJAMIN GREEN III C.P. May 2019 No. 01672 \$81,843.46 KML Law Group, P.C.</p> <p>2203-370 2132 Granite St 19124-2208 62nd Wd. 973 Sq. Ft. BRT# 622081000 Improvements: Residential Property ANTHONY BEY, AND HEIKE REID-BEY A/K/A HEIKE R. BEY C.P. February 2018 No. 00050 \$80,281.50 KML Law Group, P.C.</p> <p>2203-371 5339 Pine St 19143-1414 60th Wd. 1,264 Sq. Ft. BRT# 603085500 Improvements: Residential Property VENITA GLOVER C.P. April 2019 No. 00079 \$159,191.14 KML Law Group, P.C.</p> <p>2203-372 303 Crest Park Rd 19119-1014 9th Wd. 7,600 Sq. Ft. BRT# 091058600 Improvements: Residential Property TERESA MYERS-THOMPSON C.P. December 2017 No. 02095 \$360,150.79 KML Law Group, P.C.</p> <p>2203-373 314 Pensdale St 19128-0000 21st Wd. 2,086.5 Sq. Ft. BRT# 212057700 Improvements: Residential Property CATHERINE A. SPONBURGH AKA CATHERINE ANN SPONBURGH C.P. December 2018 No. 02664 \$189,489.82 KML Law Group, P.C.</p> <p>2203-374 4723 Bleigh Ave 19136-4101 65th Wd. 1,260 Sq. Ft. BRT# 651022200 Improvements: Residential Property CLYDE ALFORD, JR A/K/A CLYDE ALFORD C.P. June 2019 No. 05587 \$188,799.46 LOGS Legal Group LLP</p> <p>2203-375 1828 Plymouth St 19126-1531 10th Wd. 1,113 Sq. Ft. BRT# 101307700 Improvements: Residential Property GUY ALSTON, IV C.P. November 2015 No. 00875 \$114,677.38 KML Law Group, P.C.</p> <p>2203-376 6419 Limekiln Pike 19138-3023 17th Wd. 1,740 Sq. Ft. BRT# 172309800 Improvements: Residential Property EVENS BENOIT, AND MICHELENE BENOIT C.P. April 2016 No. 00552 \$47,908.35 Brock & Scott PLLC</p> <p>2203-377 926 Marcella St 19124-1735 35th Wd. 930 Sq. Ft. BRT# 351123600 Improvements: Residential Property ALAN K. LUX C.P. February 2017 No. 07629 \$23,861.29 KML Law Group, P.C.</p> <p>2203-378 4940 W Stiles St 19131 44th Wd. 700 Sq. Ft. BRT# 442095201 Improvements: Residential Property ADRIENNE DILL, AND SHANELL DILL C.P. November 2020 No. 00595 \$40,277.62 KML Law Group, P.C.</p> <p>2203-379 8529 Castor Ave 19152-1207 56th Wd. 4,462 Sq. Ft. BRT# 562409700 Improvements: Residential Property SHAUN SHUFORD C.P. January 2019 No. 01873 \$160,982.48 KML Law Group, P.C.</p> <p>2203-380 30 S 62nd St 19139-2903 3rd Wd. 2,021 Sq. Ft. BRT# 031190800 Improvements: Residential Property ERIE KASH OUT PROPERTIES LLC, AND</p>	<p>TAMIKA GAMBRELL, GUARANTOR C.P. March 2021 No. 00129 \$327,895.52 KML Law Group, P.C.</p> <p>2203-381 6727 N 17th St 19126-2736 10th Wd. 2,499 Sq. Ft. BRT# 101046500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER MARIE BROWN, DECEASED C.P. May 2016 No. 00287 \$14,624.71 Hill Wallack LLP</p> <p>2203-382 6320 N Beechwood St 19138-2518 17th Wd. 1,800 Sq. Ft. BRT# 172522400 Improvements: Residential Property MARY V. WILLIAMS C.P. January 2021 No. 00887 \$118,604.24 KML Law Group, P.C.</p> <p>2203-383 3237 Teesdale St 19136-4315 64th Wd. 2,097.84 Sq. Ft. BRT# 641166900 Improvements: Residential Property KENNETH J. MILLER JR. C.P. April 2019 No. 03364 \$166,960.89 KML Law Group, P.C.</p> <p>2203-384 1614 W Godfrey Ave 19141-1926 17th Wd. 1,480 Sq. Ft. BRT# 171284000 Improvements: Residential Property CHAMELLE JEFFERSON C.P. December 2012 No. 02211 \$134,501.94 KML Law Group, P.C.</p> <p>2203-385 144 N Lindenwood St 19139-2624 44th Wd. 975 Sq. Ft. BRT# 441159700 Improvements: Residential Property THE UNKNOWN HEIRS OF LILA FOX, DECEASED C.P. November 2017 No. 02767 \$61,582.29 KML Law Group, P.C.</p> <p>2203-386 4929 Ella St 19120-3931 42nd Wd. 1,200 Sq. Ft. BRT# 421312800 Improvements: Residential Property MARY REDDING AKA MARY A REDDING C.P. November 2019 No. 03023 \$84,045.07 KML Law Group, P.C.</p> <p>2203-387 5714 Springfield Ave 19143-5226 40th Wd. 1,390 Sq. Ft. BRT# 401091800 Improvements: Residential Property THE UNKNOWN HEIRS OF JULIAN TINDAL DECEASED, AND JACQUELINE MOSS SOLELY IN HER CAPACITY AS HEIR OF JULIAN TINDAL DECEASED C.P. June 2019 No. 06524 \$40,810.98 KML Law Group, P.C.</p> <p>2203-388 5021 Rosehill St 19120-3938 42nd Wd. 1,104 Sq. Ft. BRT# 421348800 Improvements: Residential Property PABLO CELEDONIO C.P. October 2016 No. 03531 \$69,963.36 KML Law Group, P.C.</p> <p>2203-389 6846 Guyer Ave 19142-2519 40th Wd. 1,184 Sq. Ft. BRT# 406330500 Improvements: Residential Property RUGUATU FANDAY C.P. January 2019 No. 02679 \$56,206.29 KML Law Group, P.C.</p> <p>2203-390 4026 Wells St 19135-2529 55th Wd. 5,000 Sq. Ft. BRT# 552147600 Improvements: Residential Property PAUL F. JURKOFISKY A/K/A PAUL JURKOFISKY, DECEASED, PAUL JURKOFISKY, JR., INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF PAUL F. JURKOFISKY A/K/A PAUL JURKOFISKY, KATHLEEN JURKOFISKY, IN HER CAPACITY AS HEIR OF PAUL F. JURKOFISKY A/K/A PAUL JURKOFISKY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PAUL F. JURKOFISKY A/K/A PAUL JURKOFISKY C.P. July 2019 No. 01634 \$134,071.13 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2203-391 9101 Ayrdale Crescent St 45A 19128 21st Wd. 0 Sq. Ft. BRT# 888210687 Subject to Mortgage VIRGINIA P. GOOD C.P. May 2021 No. 02712 \$5,800.35 Clemons Richter & Reiss</p> <p>2203-392 4519 Vista St 19136-3710 41st Wd. 1,082 Sq. Ft. BRT# 412211500 Improvements: Residential Property KIYE T YOUNG C.P. November 2019 No. 02099 \$168,759.52 KML Law Group, P.C.</p> <p>2203-393 1940 Goodnaw St Apt B 19115-4721 56th Wd. 3,210 Sq. Ft. BRT# 562292400 Improvements: Residential Property MICHELLE GUILIANO, SOLELY IN HER CAPACITY AS HEIR OF SANDRA PESINI, DECEASED, AND JEFFREY PESINI,</p>	<p>SOLELY IN HIS CAPACITY AS HEIR OF SANDRA PESINI, DECEASED C.P. July 2021 No. 01303 \$227,521.49 KML Law Group, P.C.</p> <p>2203-394 6437 Tulip St 19135-3324 41st Wd. 4,866 Sq. Ft. BRT# 411448500 Improvements: Residential Property EAN J SMITH C.P. January 2019 No. 00410 \$138,954.40 LOGS Legal Group LLP</p> <p>2203-395 3509 Englewood St 19149-1613 55th Wd. 1,351 Sq. Ft. BRT# 551505600 Improvements: Residential Property JOHNNY CRUZ C.P. March 2016 No. 02045 \$148,764.56 KML Law Group, P.C.</p> <p>2203-396 5946 Cedar Ave 19143-1128 3rd Wd. 1,755 Sq. Ft. BRT# 032144800 Improvements: Residential Property MALIKA JONES C.P. October 2016 No. 04325 \$149,579.12 Robertson, Anachuttz, Schneid, Crane & Partners, PLLC</p> <p>2203-397 6630 Elmwood Ave 19142-2726 40th Wd. 1,136 Sq. Ft. BRT# 406230100 Improvements: Residential Property MAMUD JALLOH C.P. October 2014 No. 03158 \$93,135.81 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2203-398 2416 S 11th St 19148-3608 39th Wd. 945 Sq. Ft. BRT# 394197100 INTERMODAL CONTAINER CORP, AND FRANK BUONO C.P. December 2019 No. 02584 \$81,032.32 Law Office Of Andrew Lapat, LLC</p> <p>2203-399 5701 Warrington Ave 19143-5213 51st Wd. 1,600 Sq. Ft. BRT# 871234600 Improvements: Commercial Property Subject to Mortgage R & C PROPERTY LLC C.P. June 2019 No. 05433 \$99,376.79 James P. McGarrity Attorney At Law</p> <p>2203-400 3217 Hamilton St 19104-2516 24th Wd. 2,154 Sq. Ft. BRT# 241187700 Improvements: Commercial Property Subject to Mortgage W.N.B. INVESTMENTS, LLC C.P. January 2019 No. 00314 \$265,984.63 Stern & Eisenberg PC</p> <p>2203-401 5902 N Franklin St 19120-1313 61st Wd. 1,350 Sq. Ft. BRT# 612223900 Improvements: Residential Property LINDA RIVERS, INDIVIDUALLY AND AS POSSIBLE HEIR TO THE ESTATE OF CHARLES RIVERS, ET AL. C.P. May 2018 No. 00183 \$151,948.41 Romano, Garubo & Argentieri</p> <p>2203-402 2723 W Silver St 19132-2539 28th Wd. 754 Sq. Ft. BRT# 281412700 Improvements: Residential Property LORENZO E BAILEY. A/K/A LORENZO BAILEY, AND VERNON ACKRIDGE, A/K/A VERNON AKRIDGE C.P. October 2018 No. 00356 \$56,213.15 Romano, Garubo & Argentieri</p> <p>2203-403 1923 Ashley Rd 19138 10th Wd. 1,368 Sq. Ft. BRT# 101366800 ROY A BOND, AND DELOIS M BOND C.P. September 2018 No. 01569 \$120,288.00 Romano, Garubo & Argentieri</p> <p>2203-404 4645 Morris St 19144-4226 13th Wd. 1,534.78 Sq. Ft. BRT# 133140600 STEPHANIE RUCKER C.P. October 2019 No. 03149 \$124,535.86 Brock & Scott PLLC</p> <p>2203-405 8130 Lexington Ave 19152-3106 64th Wd. 3,845.1 Sq. Ft. BRT# 641112000 SALVATORE B COSTANZO C.P. September 2017 No. 03565 \$190,706.75 Brock & Scott PLLC</p> <p>2203-406 2629 S 70th St 19142-2103 40th Wd. 992 Sq. Ft. BRT# 406136000 Improvements: Residential Property WATKINS CHADY DWEH AKA WATKINS DWEH AKA ERIC FLAHN, AND SUZANA TARLEY C.P. May 2017 No. 02750 \$81,739.03 KML Law Group, P.C.</p> <p>2203-407 9534 James St A 19114-3028 65th Wd. 1,056 Sq. Ft. BRT# 888651347 Improvements: Residential Property DAVID P. CHARLTON C.P. August 2019 No. 01729 \$174,761.29 LOGS Legal Group LLP</p> <p>2203-408 2601 Pennsylvania Ave Unit 322 19130-2301</p>

SHERIFF'S SALE

15th Wd. 783 Sq. Ft. BRT# 888072602 Improvements: Residential Property Subject to Mortgage
STEPHEN C. VEITH, AND NICOLE V. VEITH C.P. July 2016 No. 01377 \$57,733.58
Marcus & Hoffman, PLLC

2203-409
8261 Williams Ave 19150-2010 50th Wd. 1,605 Sq. Ft. BRT# 502270400 Improvements: Residential Property
GERALD J NWANKWO C.P. February 2018 No. 02423 \$112,825.72
Friedman Vartolo LLP

2203-410
3551 N Watts St 19140-4239 43rd Wd. 1,514 Sq. Ft. BRT# 432188010 Improvements: Residential Property
ELLA DUBROVIN C.P. July 2020 No. 02291 \$32,683.03
Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2203-411
5029 Convent Ln 151 19114 65th Wd. 0 Sq. Ft. BRT# 888650139 Improvements: Residential Property
JOEY C. MUZYCHKA A/K/A JOEY CHRISTINIA MUZYCHKA C.P. January 2020 No. 00700 \$41,531.79
Clemons Richter & Reiss

2203-412
1943 Sigel St 19145-2029 48th Wd. 658 Sq. Ft. BRT# 481037700 Subject to Mortgage
FEDERAL HILL MANAGEMENT GROUP, LLC, AND CHARLES H. NOVOA, KEVIN BARBER C.P. February 2021 No. 00214 \$247,048.34
Fein, Such, Kahn & Shepard, PC

2203-413
2558 Frankford Ave 19125-1727 31st Wd. 1,147 Sq. Ft. BRT# 885371800 Subject to Mortgage
2558 FRANKFORD AVENUE, LLC C.P. June 2021 No. 02387 \$460,512.90
Kang Haggerty & Fetbroyt LLC

2203-414
136 E Westmoreland St 19134-1655 7TH Wd. 1,200 Sq. Ft. BRT# 073227500 Improvements: Residential Property
ANGEL MARTINEZ C.P. January 2017 No. 02879 \$40,000.00
Lee M. Herman Esquire

2203-415
2419 N Carlisle St 19132-4018 16th Wd. 868 Sq. Ft. BRT# 161013500 Improvements: Residential Property
JAMES RICHARD YOUNG AKA JAMES YOUNG C.P. December 2019 No. 01448 \$121,455.72
Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2203-416
726 W Nedro Ave 19120-1317 61st Wd. 2,556 Sq. Ft. BRT# 612082600
EVERETT BRADLEY, IN ITS CAPACITY AS HEIRS EDWARD BRADLEY, DECEASED, AND ERIC BRADLEY, IN ITS CAPACITY AS HEIRS EDWARD BRADLEY, DECEASED, AND TIFFANY BRADLEY, IN HER CAPACITY AS HEIRS EDWARD BRADLEY, DECEASED, AND STEPHANIE BRADLEY, IN HER CAPACITY AS HEIRS EDWARD BRADLEY, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD BRADLEY, DECEASED C.P. June 2019 No. 06863 \$125,814.58
Hill Wallack LLP

2203-417
4938 Chestnut St 19139-3516 60th Wd. 1,792 Sq. Ft. BRT# 601019500
CRYSTAL NORRIS A/K/A CRYSTAL VENTERS, IN HER CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF DORIS HENDERSON, DECEASED, AND UNKNOWN HEIR(S) OF THE ESTATE OF DORIS HENDERSON, DECEASED C.P. October 2019 No. 01811 \$316,767.61
Pincus Law Group, PLLC

2203-418
2031 Conlyn St 19138-2925 17th Wd. 1,019 Sq. Ft. BRT# 171148500 Improvements: Commercial Property
99 SOLUTIONS LLC C.P. August 2020 No. 01770 \$110,074.69
Hill Wallack LLP

2203-419
5913 N 21st St 19138-2921 17th Wd. 12,095 Sq. Ft. BRT# 172442100 Improvements: Commercial Property
99 SOLUTIONS LLC C.P. August 2020 No. 01781 \$126,042.84
Hill Wallack LLP

2203-420
4913 Paschall Ave 19143-5113 27th Wd. 2,678 Sq. Ft. BRT# 273169100 Improvements: Commercial Property
VICTORIA LESLEY ANN BUSCH A/K/A VICTORIA ANN BUSCH A/K/A VICTORIA BUSCH, AND ROCHELLE NEGRON C.P. September 2020 No. 00970 \$196,592.10
Hill Wallack LLP

2203-421
7722 Thouron Ave 19150 50th Wd. 1,345 Sq.

SHERIFF'S SALE

Ft. BRT# 502142900 Improvements: Residential Property
JERVAZZ E. BALLARD C.P. April 2016 No. 02127 \$173,561.05
KML Law Group, P.C.

2203-422
2750 Buckius St 19137-2041 45th Wd. 2,767.5 Sq. Ft. BRT# 453104900 Improvements: Residential Property
EILEEN BUSLER C.P. October 2018 No. 00998 \$138,771.97
KML Law Group, P.C.

2203-423
6639 Erdrick St 19135-2601 55th Wd. 1,303.25 Sq. Ft. BRT# 552277300 Improvements: Residential Property
JOSHUA L. DICUPE, AND CORRINE N. DICUPE C.P. March 2018 No. 00143 \$137,871.11
KML Law Group, P.C.

2203-424
427 Fern St 19120-1813 61st Wd. 1,200 Sq. Ft. BRT# 612204800 Improvements: Residential Property
ROSETTA KENNEDY A/K/A ROSETTA R. JACKSON, ADMINISTRATRIX OF THE ESTATE OF WILLIAM H. JACKSON A/K/A WILLIAM JACKSON. C.P. September 2018 No. 03076 \$39,494.55
McCabe, Weisberg & Conway, LLC

2203-425
3014 N Marshall St 19133-2436 37th Wd. 1,337.70 Sq. Ft. BRT# 372032100 Improvements: Residential Property
GENEVA DRUMMONDS C.P. April 2018 No. 02409 \$22,203.28
KML Law Group, P.C.

2203-426
5806 Christian St 19143-3002 3rd Wd. 1,240 Sq. Ft. BRT# 033059900 Improvements: Residential Property
GWENDOLYN SCOTT SOLELY IN HER CAPACITY AS HEIR OF NOTABELLE JOHNSON DECEASED, AND DIANA STOKES SOLELY IN HER CAPACITY AS HEIR OF NOTABELLE JOHNSON DECEASED C.P. October 2018 No. 01076 \$74,818.38
KML Law Group, P.C.

2203-427
3318 N Bailey St 19129-1308 38th Wd. 906.31 Sq. Ft. BRT# 381183300 Improvements: Residential Property
MARVIN PINKNEY, IN HIS CAPACITY AS HEIR OF ELEANOR SMITH, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELEANOR SMITH C.P. December 2018 No. 03581 \$47,941.11
RAS Citron, LLC

2203-428
1707 Page St 19121-2329 32nd Wd. 928 Sq. Ft. BRT# 321161800 Improvements: Residential Property
LENA LEWIS A/K/A LENA D. LEWIS, AND JAMES LEWIS A/K/A JAMES T. LEWIS, AND THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA C.P. May 2012 No. 00780 \$174,474.21
RAS Citron, LLC

2203-429
2511 N 31st St 19132-2925 28th Wd. 1,015.25 Sq. Ft. BRT# 282129100 Improvements: Residential Property
ALISHA PERRIN, KNOWN HEIR OF JURIE B. PERRIN, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JURIE B. PERRIN C.P. January 2018 No. 02281 \$97,167.87
RAS Citron, LLC

2203-430
5335 Darrah St 19124-1238 62nd Wd. 819 Sq. Ft. BRT# 622227800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN LUTZ A/K/A JOHN A. LUTZ C.P. June 2019 No. 07491 \$22,142.76
RAS Citron, LLC

2203-431
1128 Ritner St 19148 39th Wd. 1,088 Sq. Ft. BRT# 394107700
CHRISTOPHER DOUGLAS, AND TIZIANA DOUGLAS C.P. September 2020 No. 00262 \$128,153.32
Wilson Law Firm

2203-432
12484 Sweet Briar Rd 19154-1335 66th Wd. 1,930 Sq. Ft. BRT# 663182900 Improvements: Residential Property
CHRISTINA M. GALANAUGH, AND DANIEL R. GALANAUGH JR. C.P. February 2016 No. 04539 \$238,410.26
KML Law Group, P.C.

2203-433
6500 Hasbrook Ave 19111-5210 35th Wd. 1,847 Sq. Ft. BRT# 353192100 Improvements: Residential Property

SHERIFF'S SALE

STEVEN KLEPCZYNSKI C.P. August 2014 No. 00834 \$198,137.17
KML Law Group, P.C.

2203-434
2101-17 Chestnut St Unit 514 19103-3107 8th Wd. 465 Sq. Ft. BRT# 888111850 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEROY A. WAY, DECEASED C.P. July 2020 No. 01870 \$140,466.55
KML Law Group, P.C.

2203-435
6212 Chew Ave 19138-1006 59th Wd. 1,158.75 Sq. Ft. BRT# 592301800 Improvements: Residential Property
JAMES MONTGOMERY AS ADMINISTRATOR OF THE ESTATE OF JAMES R. MONTGOMERY A/K/A ROOSEVELT JAMES MONTGOMERY DECEASED C.P. November 2019 No. 03338 \$58,538.88
KML Law Group, P.C.

2203-436
1927 Haworth St 19124-2114 62nd Wd. 1,312 Sq. Ft. BRT# 622031500 Improvements: Residential Property
OLGA MARRERO, AND MARIA RODRIGUEZ C.P. April 2017 No. 02249 \$86,688.78
KML Law Group, P.C.

2203-437
6320 Cherokee St 19144-1902 59th Wd. 1,400.32 Sq. Ft. BRT# 593137800 Improvements: Residential Property
VIVIAN WOODBURY C.P. August 2016 No. 00647 \$85,730.41
RAS Citron, LLC

2203-438
3428 Brookview Rd 19154-3312 66th Wd. 192 Sq. Ft. BRT# 662370600 Subject to Mortgage
KIMBERLY SAMSEL C.P. December 2019 No. 01506 \$188,276.35
Vitti Law Group Inc.

2203-439
5959 Upland Way 19131-2233 52nd Wd. 1,320 Sq. Ft. BRT# 522010900 Improvements: Residential Property
WANDA HENRY C.P. June 2017 No. 00680 \$60,635.11
KML Law Group, P.C.

2203-440
2238 Sepviva St 19125-2518 31st Wd. 684 Sq. Ft. BRT# 311219600 Improvements: Residential Property
BARBARA TRAUTZ C.P. September 2019 No. 01635 \$193,424.64
KML Law Group, P.C.

2203-441
109 W Nedro Ave 19120-2423 61st Wd. 1,037 Sq. Ft. BRT# 612107200 Improvements: Residential Property
ROGER WALKER, AND LISA R WALKER C.P. February 2017 No. 03503 \$71,345.59
KML Law Group, P.C.

2203-442
7309 Brookhaven Rd 19151-2206 34th Wd. 1,478 Sq. Ft. BRT# 344153300 Improvements: Residential Property
LARRY PEARSON C.P. July 2018 No. 01842 \$74,870.63
KML Law Group, P.C.

2203-443
3880 Glendale St 19124-5508 33rd Wd. 960 Sq. Ft. BRT# 332427100 Improvements: Residential Property
REGINA GUYTON C.P. December 2018 No. 03860 \$159,908.85
KML Law Group, P.C.

2203-444
3102 Derry Rd 19154-2518 66th Wd. 2,006 Sq. Ft. BRT# 662542800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES J. MEISENZAHL, AND CHARLES MEISENZAHL III, IN HIS CAPACITY AS HEIR OF CHARLES J. MEISENZAHL, AND ESTHER TAYLOR, IN HER CAPACITY AS HEIR OF CHARLES J. MEISENZAHL, DECEASED, AND KENNETH MEISENZAHL JR, IN HIS CAPACITY AS HEIR OF CHARLES J. MEISENZAHL, DECEASED, AND ROBERT MEISENZAHL, IN HIS CAPACITY AS HEIR OF CHARLES J. MEISENZAHL, DECEASED, AND CHARLES J. MEISENZAHL, DECEASED, AND CHARLES J. MEISENZAHL, DECEASED, AND KENNETH MEISENZAHL, JR IN HIS CAPACITY AS HEIR OF CHARLES J. MEISENZAHL, DECEASED C.P. August 2018 No. 03141 \$191,019.56
Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2203-445
3103 N 32nd St 19132-1003 38th Wd. 1,159 Sq. Ft. BRT# 382176100 Improvements: Residential Property
DONTÉ JULIA, AS EXECUTOR AND HEIR OF THE ESTATE, AND DIONTE KING, IN HIS CAPACITY AS HEIR OF FREDIA L. WILLIAMS A/K/A FREDIA WILLIAMS, AND DIONTE KING, IN HIS CAPAC-

SHERIFF'S SALE

ITY AS HEIR OF FREDIA L. WILLIAMS A/K/A FREDIA WILLIAMS, AND COLONA ROBERTS, IN HER CAPACITY AS HEIR OF FREDIA L. WILLIAMS A/K/A FREDIA WILLIAMS C.P. September 2019 No. 02908 \$65,634.14
Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2203-446
1702 E Mayland St 19138 10th Wd. 1,360 Sq. Ft. BRT# 102256500 Improvements: Residential Property
DEVON KAMPER, IN HIS CAPACITY AS HEIR OF CONSTANCE A. KRAMER, AND CIARA KAMPER, IN HER CAPACITY AS HEIR OF CONSTANCE A KAMPER, AND UNKOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CONSTANCE A. KEMPER C.P. January 2019 No. 01474 \$121,543.09
Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2203-447
132 W Fisher Ave 19120-3241 42nd Wd. 1,054 Sq. Ft. BRT# 422241700 Improvements: Residential Property
DIONNE A. BREEDY, AND LENNOX O. BREEDY C.P. September 2019 No. 00708 \$80,273.42
KML Law Group, P.C.

2203-448
5804 Catharine St 19143-2418 3rd Wd. 1,240 Sq. Ft. BRT# 033000300 Improvements: Residential Property
CHRYSTEL BRYANT SOLELY IN HER CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, AND DARRYL BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, AND GARFIELD BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT DECEASED, AND KEVIN BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, AND PATRICIA BRYANT SOLELY IN HER CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, AND SEAN BRYANT SOLELY IN HIS CAPACITY AS HER OF SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, AND THE UNKNOWN HEIRS OF SAMMIE L. BRYANT DECEASED, AND THE UNKNOWN HEIRS OF SARAH J. BRYANT DECEASED C.P. May 2018 No. 03015 \$3,557.57
KML Law Group, P.C.

2203-449
261 Shawmont Ave 9B2 19128-4208 4TH Wd. 1,058 Sq. Ft. BRT# 888210497 Improvements: Residential Property
ESTATE OF ELIZABETH KIRK C/O ADMIN. MELISSA WHALEN C.P. July 2021 No. 02408 \$17,732.16
Marcus & Hoffman, P.C.

2203-450
1543 Devereaux Ave 19149-2802 54th Wd. 1,353 Sq. Ft. BRT# 541066500 Improvements: Residential Property
JOSEPHINE GORDON C.P. July 2019 No. 01748 \$37,448.10
KML Law Group, P.C.

2203-451
3129 Holly Rd 19154-1707 66th Wd. 2,826 Sq. Ft. BRT# 663017600 Improvements: Residential Property
TERRIANNE DENIKEN C.P. November 2015 No. 02815 \$59,956.15
KML Law Group, P.C.

2203-452
629 E Westmoreland St 19134-1829 33rd Wd. 923 Sq. Ft. BRT# 331103500 Improvements: Residential Property
CYNTHIA RIVERS C.P. September 2018 No. 00076 \$74,076.32
KML Law Group, P.C.

2203-453
6615 N Gratz St 19126-2633 10th Wd. 1,472 Sq. Ft. BRT# 101098600 Improvements: Residential Property
LAJEANNA PARKER C.P. August 2018 No. 00225 \$123,353.82
KML Law Group , P.C.

2203-454
1410 N 54th St 19131-3942 4th Wd. 1,004 Sq. Ft. BRT# 041284600 Improvements: Residential Property
LATIFAH RAWLS C.P. September 2018 No. 00604 \$100,490.87
KML Law Group, P.C.

2203-455
5033 Schuyler St 19144-4807 13th Wd. 2,763 Sq. Ft. BRT# 133158300 Improvements: Residential Property
ANTHONY WALL AND CHERISE NICOLE WALL C.P. July 2008 No. 02738 \$167,156.68
McCabe, Weisberg & Conway, LLC

2203-456
547 N Wanamaker St 19131-4839 4th Wd. 825 Sq. Ft. BRT# 043142300 Improvements: Residential Property
DORIS CLARK, IN HER CAPACITY AS HEIR OF BERNARD A. LEVINE, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT,TITLE

SHERIFF'S SALE

OR INTEREST FROM OR UNDER BERNARD A. LEVINE C.P. June 2019 No. 06689 \$50,032.15
Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2203-457
5428 Lebanon Ave 19131-3125 52nd Wd. 1,808 Sq. Ft. BRT# 522070600 Improvements: Residential Property
DAVIDA TRAVERS, IN HER CAPACITY AS HEIR OF JOAN G. MITCHELL, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOAN G. MITCHELL C.P. July 2019 No. 01918 \$110,281.41
Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2203-458
7349 Limekiln Pike 19138-1334 50th Wd. 4,900 Sq. Ft. BRT# 501291300 Improvements: Residential Property
CHRISTOPHER ATKINSON, AS ADMINISTRATOR OF THE ESTATE OF ISADORA C. WAYSOME ATKINSON DECEASED C.P. April 2017 No. 00452 \$84,086.90
Manley Deas Kochalski LLC

2203-459
751 W Allens Ln 19119-3311 9th Wd. 26,344 Sq. Ft. BRT# 092121100 Improvements: Residential Property
SYLVIA HITE, A/K/A SYLVIA ROBINSON-HITE, IN HER CAPACITY AS HEIR OF MAMIE LASHLEY, AND EDWARD HANCOCK, IN HIS CAPACITY AS HEIR OF MAMIE LASHLEY, AND TYCHEEF LASHLEY, IN HIS CAPACITY AS HEIR OF MAMIE LASHLEY, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAMIE LASHLEY C.P. February 2020 No. 00786 \$551,849.79
Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2203-460
4313 Westminster Ave 19104-1307 6th Wd. 2,916 Sq. Ft. BRT# 062102800 Improvements: Commercial Property
99 SOLUTIONS LLC C.P. September 2020 No. 00267 \$164,356.05
Hill Wallack LLP

2203-461
2164 Conlyn St 19138-2813 17th Wd. 918 Sq. Ft. BRT# 171137400 Improvements: Commercial Property
99 SOLUTIONS LLC C.P. December 2020 No. 01462 \$101,306.95
Hill Wallack LLP

2203-462
628 N 64th St 19151-3837 34th Wd. 2,500 Sq. Ft. BRT# 344246300 Improvements: Residential Property Subject to Mortgage
RUFUS JOHNSON C.P. August 2019 No. 01818 \$106,508.47
Friedman Vartolo LLP

2203-463
728 Mount Pleasant Rd 19119-3447 22nd Wd. 4,411 Sq. Ft. BRT# 223179000 Improvements: Residential Property
DEBRA HAIRSTON C.P. April 2017 No. 01926 \$302,109.32
Friedman Vartolo LLP

2203-464
5532 Hunter St 19131-3507 4th Wd. 1,472 Sq. Ft. BRT# 041260700 Improvements: Residential Property
DAMIEN PEURIFOY, POSSIBLE HEIR OF PATRICIA, DECEASED, AND PATRICIA PEURIFOY, INDIVIDUALLY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA PEURIFOY, DECEASED C.P. May 2021 No. 01218 \$58,740.26
Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2203-465A
4501 Sheffield Ave 19136 65th Wd. 15,394 Sq. Ft. BRT# 871297630 Improvements: Residential Property
EDWARD BRADLEY, AND JOSEPH WICKER C.P. August 2019 No. 03300 \$339,974.63
KML Law Group, P.C.

2203-465B
4503 Sheffield Ave 19136 65th Wd.. 15,394 Sq. Ft. BRT# 871297630 Improvements: Residential Property
EDWARD BRADLEY, AND JOSEPH WICKER C.P. August 2019 No. 03300 \$339,974.63
KML Law Group, P.C.