

# Sheriff's Sale Notices for March 4, 2025

## SHERIFF'S SALE

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

## FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 4, 2025 at:

<https://www.bid4assets.com/philadelphia>  
10:00 AM EST  
Rochele Bilal, Sheriff

## PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").

2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.

3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

6. The sale of the property will not be stopped unless the Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each

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property he is deemed in Default and all of the consequences of a Default will apply.

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1<sup>st</sup>) 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 5<sup>th</sup> day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

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

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

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

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

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

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

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

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

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

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

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

WARNING: All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,  
ROCHELLE BILAL, Sheriff  
City and County of Philadelphia  
[www.OfficeofPhiladelphiaSheriff.com](https://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY MARCH 4, 2025

## SHERIFF'S SALE

**2503-301**  
**7037 Upland Street 19142** 40th Wd. 1,692 Sq Ft BRT #403257800 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAROLE A. HARRISON A/K/A CAROLE HARRISON AND CARLA HARRISON A/K/A CARLA T WOODSON, IN HER CAPACITY AS HEIR OF CAROLE ANN HARRISON A/K/A CAROLE HARRISON AND JOSEPH HARRISON, III IN HIS CAPACITY AS HEIR OF CAROLE ANN HARRISON A/K/A CAROLE HARRISON AND JASON HARRISON, IN HIS CAPACITY AS HEIR OF CAROLE ANN HARRISON A/K/A CAROLE HARRISON CP Jan. 2022 No. 01915 \$115,708.42 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2503-302**  
**424 West Brighthurst Street 19144** 12th Wd. 2,300 Sq Ft BRT #123110400 Improvements: Residential Dwelling RITA TALLEY, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF CATHERINE E. TALLEY AND SYLVIA WELLS, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF CATHERINE E. TALLEY AND GARY TALLEY SR., AKA GARY TALLEY IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CATHERINE E. TALLEY AND MARLO TALLEY, IN HIS CAPACITY AS HEIR OF CATHERINE E. TALLEY AND ANGELO TALLEY, IN HIS CAPACITY AS HEIR OF CATHERINE E. TALLEY AND NORMAN TALLEY, IN HIS CAPACITY AS HEIR OF CATHERINE E. TALLEY AND GAIL JACKSON IN HER CAPACITY AS HEIR OF CATHERINE E. TALLEY AND ROGER TALLEY, III IN HIS CAPACITY AS HEIR OF CATHERINE E. TALLEY AND ROSLYN TALLEY A/K/A ROSLYN DOWNING, IN HER CAPACITY AS HEIR OF CATHERINE E. TALLEY AND ROBIN DOVE A/K/A ROBIN TALLEY A/K/A ROBIN FRANKLIN IN HER CAPACITY AS HEIR OF CATHERINE E. TALLEY AND RODNEY TALLEY, IN HIS CAPACITY AS HEIR OF CATHERINE E. TALLEY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CATHERINE E. TALLEY CP May 2022 No. 00894 \$277,097.69 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2503-303**  
**3750 Clarendon Avenue 19114** 66th Wd. 1,121 Sq Ft BRT #888660035 Improvements: Residential Condominium ARLENE RITA FAY CP Nov. 2024 No. 01372 \$6,671.65 Gawthrop Greenwood, PC

**2503-304**  
**2244 East Washington Lane 19138** 50th Wd. 1,760 Sq Ft BRT #501393200 Improvements: Residential Property MARCELL K. GORDON, LLC AND MARCELL K. GORDON, INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR CP Oct. 2024 No. 01818 \$215,258.72 KML Law Group, P.C.

**2503-305**  
**137 South 49th Street 19139** 60th Wd. 1,824 Sq Ft BRT #601089200 Improvements: Residential Property ALBERT B. MOTLEY CP Apr. 2024 No. 01902 \$327,936.95 KML Law Group, P.C.

**2503-306**  
**2019 East Orleans Street 19134** 25th Wd. 1,472 Sq Ft BRT #252171800 Improvements: Residential Property YURIY MIRGORODSKIY CP Mar. 2024 No. 01473 \$29,569.10 KML Law Group, P.C.

**2503-307**  
**1862 North Taney Street 19121** 32nd Wd. 720 Sq Ft BRT #322204600 Improvements: Residential Property Subject To Mortgage URBAN SOCIETY GROUP LLC CP Feb. 2024 No. 02239 \$363,840.72 Friedman Vartolo LLP

**2503-308**  
**3523 Old York Road 19140** 43rd Wd. 1,730 Sq Ft BRT #432156000 Improvements: Residential Property Subject To Mortgage BLUE-PRINT REALTY LLC CP Jan. 2024 No. 02340 \$441,404.47 Friedman Vartolo LLP

**2503-309**  
**3174 South 18th Street 19145** 26th Wd. 1,424 Sq Ft BRT #262090000 Improvements: Residential Property Subject To Mortgage ANTHONY C ESPOSITO CP Feb. 2024 No. 01274 \$136,874.27 Saldutti Law Group

**2503-310**  
**1336 North 57th Street 19131** 34th Wd. 1,434 Sq Ft BRT #043103600 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELL R REED, DECEASED CP Dec. 2022 No. 00502 \$85,148.15 Albertelli Law

**2503-311**  
**247 South 55th Street 19139** 60th Wd. 1,564 Sq Ft BRT #603166400 Improvements: Residential Dwelling MICHAEL GILLIAM CP Nov. 2022 No. 02253 \$158,947.31 Albertelli Law

**2503-312**  
**4327 East Wingohocking Street 19124** 23rd Wd. 1,658 Sq Ft BRT #234208600 Improvements: Residential Property ANA GONZALEZ AKA ANA E. GONZALEZ AND MARTA GONZALEZ CP Aug. 2023 No. 01749 \$57,564.47 Hladik Onorato & Federman LLP

**2503-313**  
**1320 West Somerset Street 19132** 37th Wd. 865 Sq Ft BRT #372336800 Improvements: Residential Dwelling SHELESE D. GINYARD CP Apr. 2024 No. 01272 \$34,203.41 Hladik Onorato & Federman LLP

**2503-314**  
**4061 Filbert Street 19104** 6th Wd. 813 Sq Ft BRT #061008000 Improvements: Residential Dwelling AARON L WISE AS THE ADMINISTRATOR AND HEIR OF THE ESTATE OF ELSIE L. WISE A/K/A ELSIE LENA WISE A/K/A ELSIE WISE, DECEASED CP Apr. 2023 No. 02541 \$110,505.85 Hladik Onorato & Federman LLP

**2503-315**  
**1435 South Juniper Street 19147** 1st Wd. 1,020 Sq Ft BRT #012517600 Improvements: Residential Dwelling DUNAMIS HOMES SOLUTIONS LLC AND DANIEL LENDEH A/K/A DANIEL HALLIE LENDEH CP Jul. 2023 No. 01512 \$631,454.46 Hladik Onorato & Federman LLP

**2503-316**  
**7425 Andrews Avenue 19138** 10th Wd. 1,500 Sq Ft BRT #101141900 Improvements: Residential Dwelling Subject To Rent JAMIL BOTTOMS, IN HIS CAPACITY AS HEIR OF FRANK BOTTOMS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER FRANK BOTOMS, DECEASED CP May 2024 No. 00204 \$32,671.27 Brock & Scott, PLLC

**2503-317**  
**1618 South 27th Street 19145** 36th Wd. 891 Sq Ft BRT #364300600 Improvements: Residential Property CAROLYN JACKSON CP Jan. 2024 No. 01208 \$109,577.95 Brock & Scott, PLLC

**2503-318**  
**1824 Penfield Street 19126** 10th Wd. 1,096 Sq Ft BRT #101371700 Improvements: Residential Dwelling MAUREEN DONALDSON-RILEY, AS EXECUTRIX OF THE ESTATE OF EVADNEY L. DONALDSON A/K/A EVADNEY DONALDSON, DECEASED CP Nov. 2023 No. 00974 \$72,877.45 Powers Kim, LLC

**2503-319**  
**2331 West Somerset Street 19132** 11th Wd. 1,230 Sq Ft BRT #111041500 Improvements: Residential Single Family Attached DARRYL WILLIS, EXECUTOR OF THE ESTATE OF JOYCE ANN PHILLIPS CP Nov. 2022 No. 00510 \$50,162.94 Hladik Onorato & Federman LLP

**2503-320**  
**4214 Bleigh Avenue 19136** 41st Wd. 1,458 Sq Ft BRT #4121145900 Improvements: Residential Property Subject To Mortgage MICHAEL MANKIT POON AND JJ POON PROPERTIES, LLC CP Jul. 2022 No. 01442 \$189,862.89 Grady Law

**2503-321**  
**7169 Montague Street 19135** 41st Wd. 1,264 Sq Ft BRT #412264000 Improvements: Residential Property Subject To Mortgage MICHAEL MANKIT POON AND JJ POON PROPERTIES, LLC CP Jul. 2022 No. 01443 \$191,232.89 Grady Law

**2503-322**  
**2033 West Diamond Street 19121** 32nd Wd. 1,657 Sq Ft BRT #322271500 Improvements: Residential Property 2033 WEST DIAMOND, LLC BY ITS MANAGING MEMBER ALTHEA JUREIDINI CP Nov. 2019 No. 02395 \$289,553.01 KML Law Group, P.C.

**2503-323**  
**6414 City Avenue 19151** 34th Wd. 7,080 Sq Ft BRT #344186705 Improvements: Residential Property STEPHANIE A. WATKINS AND JOSEPH P. WATKINS CP Jun. 2018 No. 01304 \$627,923.97 KML Law Group, P.C.



## SHERIFF'S SALE

## 2503-324

**12008 Academy Road 19154** 66th Wd. 2,115 Sq Ft BRT #663343200 Improvements: Residential Property  
GARY D. RUSSELL CP Feb. 2024 No. 00714 \$138,178.12 Stern & Eisenberg, PC

## 2503-325

**1608 Loney Street 19111** 56th Wd. 3,169 Sq Ft BRT #561549100 Improvements: Commercial Property Subject To Mortgage Subject To Rent  
BEN INVESTMENT PROPERTY LLC AND NIR SAID BENABU AND ASHER BEN BENABOU CP Aug. 2024 No. 00758 \$65,562.13 Eisenberg, Gold & Agrawal, P.C.

## 2503-326

**240 West Albanus Street 19120** 42nd Wd. 910 Sq Ft BRT #422135400 Improvements: Residential Dwelling Subject To Mortgage  
FELIX BURGOS AND NIXZALIS MELENDEZ CP Dec. 2023 No. 02538 \$15,983.01 Padgett Law Group

## 2503-327

**5779 East Wister Street 19138** 17th Wd. 2,272 Sq Ft BRT #172529300 Improvements: Residential Dwelling Subject To Rent  
DARLENE MCCURRY, IN HER CAPACITY AS HEIR OF EUNICE ATKINSON A/K/A EUNICE FURSON ATKINSON, DECEASED AND ERNEST PORTER A/K/A KEVIN PORTER, IN HIS CAPACITY AS HEIR OF EUNICE ATKINSON A/K/A EUNICE FURSON ATKINSON, DECEASED AND ERNESTINE PORTER N/K/A ERNESTINE JOHNSON, IN HER CAPACITY AS HEIR OF EUNICE ATKINSON A/K/A EUNICE FURSON ATKINSON, DECEASED AND JOSEPH A. PORTER, SR. A/K/A JOSEPH PORTER, IN HIS CAPACITY AS HEIR OF EUNICE ATKINSON A/K/A EUNICE FURSON ATKINSON, DECEASED AND TIMOTHY W. PORTER, SR. A/K/A TIMOTHY W. PORTER A/K/A TIMOTHY PORTER, IN HIS CAPACITY AS HEIR OF EUNICE ATKINSON A/K/A EUNICE FURSON ATKINSON, DECEASED AND RICKY C. PORTER, IN HIS CAPACITY AS HEIR OF EUNICE ATKINSON A/K/A EUNICE FURSON ATKINSON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUNICE ATKINSON A/K/A EUNICE FURSON ATKINSON, DECEASED CP Jul. 2024 No. 03366 \$57,924.50 Brock & Scott, PLLC

## 2503-328

**5520 Upland Street 19143** 51st Wd. 899 Sq Ft BRT #514255500 Improvements: Residential Dwelling  
JOHN LESTER CP Jul. 2022 No. 02510 \$122,014.69 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

## 2503-329

**7167 North Uber Street 19138** 10th Wd. 1,690 Sq Ft BRT #101147700 Improvements: Residential Dwelling  
TYRONE R. JACKSON, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF EVANGELINA JACKSON A/K/A EVANGELINA FLORENCE JACKSON A/K/A ANGELINA FLORENCE JACKSON AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVANGELINA JACKSON A/K/A EVANGELINA FLORENCE JACKSON A/K/A ANGELINA FLORENCE JACKSON CP Apr. 2020 No. 01306 \$118,201.54 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

## 2503-330

**2211 North Uber Street 19132** 16th Wd. 1,887 Sq Ft BRT #162112600 Improve-

## SHERIFF'S SALE

ments: Residential Property Subject To Mortgage  
JABB OF PA LLC AND HASHIM MUMIN CP Jul. 2023 No. 02407 \$640,132.58 Friedman Vartolo LLP

## 2503-331

**1108 Durfor Street 19148** 39th Wd. 728 Sq Ft BRT #394095900 Improvements: Residential Property Subject To Mortgage  
NIKKI ERICA JOHNSON AKA NIKKI E. LATERRA CP Dec. 2023 No. 02483 \$162,958.63 Orlans Associates PC

## 2503-332

**3537 Drumore Drive 19154** 58th Wd. 1,619 Sq Ft BRT #662265800 Improvements: Residential Property Subject To Mortgage  
JOHN R. BARANOSKY, JR. CP Feb. 2024 No. 00510 \$212,744.61 Orlans PC

## 2503-333

**4767 Bleigh Avenue 19136** 65th Wd. 972 Sq Ft BRT #651024400 Improvements: Residential Property Subject To Mortgage  
FRANK J. LINEY, JR. AKA FRANK J. LINEY IN HIS CAPACITY AS HEIR OF SARAH LINEY AKA SARH E. LINEY, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SARAH LINEY AKA SARH E. LINEY, DECEASED CP Jan. 2024 No. 02682 \$74,833.81 Orlans PC

## 2503-334

**2123 North 22nd Street 19121** 32nd Wd. 1,629 Sq Ft BRT #322087400 Improvements: Residential Property Subject To Mortgage  
HARRIS76 INVESTMENTS, LLC CP Apr. 2024 No. 01004 \$293,761.08 Orlans PC

## 2503-335A

**2620 Frankford Avenue 19125** 31st Wd. 1,472 Sq Ft BRT #885374400 Improvements: Commercial Property Subject To Mortgage  
2626 FRANKFORD LLC CP Apr. 2021 No. 02914 \$3,853,759.55 Eisenberg, Gold & Agrawal, P.C.

## 2503-335B

**2622 Frankford Avenue 19125** 31st Wd. 1,474 Sq Ft BRT #311158700 Improvements: Commercial Property Subject To Mortgage  
2626 FRANKFORD LLC CP Apr. 2021 No. 02914 \$3,853,759.55 Eisenberg, Gold & Agrawal, P.C.

## 2503-336

**5554 Addison Street 19143** 60th Wd. 953 Sq Ft BRT #604130800 Improvements: Residential Dwelling  
WILLIAM HARRIS, AS SURVIVING HEIR OR SHERRILL R. COLEMAN AKA SHERRILL R. HARRIS AKA SHERRILL COLEMAN-HARRIS AKA PRINCESS SHERRI COLEMAN, DECEASED; AMIRRAH DILLARD, AS SURVIVING HEIR OR SHERRILL R. COLEMAN AKA SHERRILL R. HARRIS AKA SHERRILL COLEMAN-HARRIS AKA PRINCESS SHERRI COLEMAN, DECEASED; UNKNOWN SURVIVING HEIRS OF SHERRILL R. COLEMAN AKA SHERRILL R. HARRIS AKA SHERRILL COLEMAN-HARRIS AKA PRINCESS SHERRI COLEMAN, DECEASED CP Jul. 2019 No. 00686 \$95,700.68 Hladik Onorato & Federman LLP

## 2503-337

**330 Carson Street 19128** 21st Wd. 1,440 Sq Ft BRT #211167900 Improvements: Residential Property Subject To Mortgage  
INFINITY HOMES, LLC CP Oct. 2024 No. 02612 \$413,610.98 Eisenberg, Gold & Agrawal, P.C.

## 2503-338

**9164 Old Newtown Road 19115** 56th Wd. 5,580 Sq Ft BRT #562441820 Im-

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provements: Residential Property  
BARRY ESTERMAN; JACQUELINE MILLER CP Aug. 2014 No. 01177 \$487,615.47 KML Law Group, P.C.

## 2503-339

**1652 West Mentor Street 19141** 13th Wd. 1,024 Sq Ft BRT #132396600 Improvements: Residential Property  
RAD DIVERSIFIED REIT, INC. CP Oct. 2024 No. 00420 \$82,421.56 Hill Wallack LLP

## 2503-340

**1703 Arlington Street 19121** 32nd Wd. 1,608 Sq Ft BRT #321145600 Improvements: Residential Property  
DDH FUND, LP CP Oct. 2024 No. 00417 \$244,950.43 Hill Wallack LLP

## 2503-341

**7022 Algard Street 19135** 55th Wd. 2,240 Sq Ft BRT #552357800 Improvements: Residential Dwelling  
RAFAEL COLON CP Jul. 2023 No. 00237 \$46,169.98 McCabe Weisberg & Conway LLC

## 2503-342

**2841 North 9th Street 19133** 37th Wd. 863 Sq Ft BRT #372138200 Improvements: Residential Dwelling  
SIERRA WILLIAMS, KNOWN SURVIVING HEIR OF GLORIA J. WILLIAMS SHAPELLA MCDONALD, KNOWN SURVIVING HEIR OF GLORIA J. WILLIAMS AND UNKNOWN SURVIVING HEIR OF GLORIA J. WILLIAMS CP Jul. 2023 No. 01161 \$54,632.81 McCabe Weisberg & Conway LLC

## 2503-343

**1521 East Cheltenham Avenue 19124** 62nd Wd. 1,329 Sq Ft BRT #621083900 Improvements: Residential Property  
GILBERT SPOTWOOD, ET. AL. IN HIS CAPACITY AS HEIR, SUCCESSOR, ASSIGN TO LELAR SPOTWOOD, DECEASED AND BENJETTA SPOTWOOD, IN HER CAPACITY AS HEIR, SUCCESSOR, ASSIGN TO LELAR SPOTWOOD, DECEASED, AND LETITSHA SPOTWOOD, IN HER CAPACITY AS HEIR, SUCCESSOR, ASSIGN TO LELAR SPOTWOOD, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM UNDER LELAR SPOTWOOD, DECEASED CP Sep. 2021 No. 00292 \$149,955.51 Stark & Stark

## 2503-344

**1236 North 15th Street 19121** 47th Wd. 2,125 Sq Ft BRT #471189410 Improvements: Residential Property  
JACBUILT HOLDINGS INC CP Feb. 2024 No. 01442 \$622,048.55 Stradley Ronon Stevens & Young, LLP

## 2503-345

**2912 South Robinson Street 19142** 40th Wd. 1,066 Sq Ft BRT #402098900 Improvements: Residential Dwelling  
THIERNO O. TOUNKARA AND Cisse TOUNKARA CP Jan. 2024 No. 00984 \$98,243.51 McCabe Weisberg & Conway LLC

## 2503-346

**4428 Westminster Avenue 19104** 6th Wd. 1,150 Sq Ft BRT #062092000 Improvements: Residential Dwelling  
HORATIO PITMON, ADMINISTRATOR OF THE ESTATE OF CARNELIUS PITMON CP Dec. 2022 No. 01217 \$148,365.90 McCabe Weisberg & Conway LLC

## 2503-347 A

**1915 Clarence Street 19134** 45th Wd. 719 Sq Ft BRT #452124000 Improvements: Residential Single Family Attached  
MICHAEL KOPCZYNSKI CP Jan. 2021 No. 01883 \$5,715,769.35 Kivitz & Kivitz, P.C.

## SHERIFF'S SALE

## 2503-347 B

**1917 Clarence Street 19134** 45th Wd. 718 Sq Ft BRT #452124100 Improvements: Residential Dwelling  
MICHAEL KOPCZYNSKI CP Jan. 2021 No. 01883 \$5,715,769.35 Kivitz & Kivitz, P.C.

## 2503-348

**3125 North Taylor Street 19132** 38th Wd. 1,350 Sq Ft BRT #381036400 Improvements: Residential Dwelling  
OTHO MCDANIEL, IV CP Mar. 2024 No. 00955 \$80,189.71 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

## 2503-349

**3432 Richmond Street 19134** 45th Wd. 871 Sq Ft BRT #451151600 Improvements: Residential Dwelling  
WIESLAW CZAJKOWSKI CP Oct. 2022 No. 01917 \$49,040.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

## 2503-350

**523 South 55th Street 19143** 46th Wd. 1,552 Sq Ft BRT #463187200 Improvements: Residential Dwelling  
MAYNARD C COBB, INHIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BARBARA COBB BROWN A/K/A BARBARA E. CONN A/K/A BARBARA COBB CP Nov. 2021 No. 01274 \$156,621.42 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

## 2503-351

**4540 Richmond Street 19137** 45th Wd. 1,792 Sq Ft BRT #453308400 Improvements: Residential Property Subject To Mortgage  
MALLORY QUIRK AND STEVEN M. MCCLOSKEY JR. CP Apr. 2024 No. 00034 \$142,243.86 Friedman Vartolo LLP

## 2503-352

**5720 Osage Avenue 19143** 60th Wd. 905 Sq Ft BRT #604118500 Improvements: Residential Property Subject To Mortgage  
GGC4 LLC CP May 2024 No. 02114 \$164,198.84 Friedman Vartolo LLP

## 2503-353

**5516 West Girard Avenue 19131** 4th Wd. 1,800 Sq Ft BRT #041085300 Improvements: Residential Property Subject To Mortgage  
COMPLETE PROPERTY INVESTMENTS LLC CP Feb. 2024 No. 01288 \$522,328.50 Friedman Vartolo LLP

## 2503-354

**1712 South 18th Street 19145** 36th Wd. 1,120 Sq Ft BRT #363176000 Improvements: Residential Property Subject To Mortgage  
AIKEEM BRADSHAW AKA AIKEEM LEVAR BRADSHAW, KNOWN HEIR OF WILLIAM BRADSHAW, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM BRADSHAW, DECEASED CP Jan. 2022 No. 02100 \$148,804.02 Friedman Vartolo LLP

## 2503-355

**3128 North 27th Street 19132** 38th Wd. 812 Sq Ft BRT #381216400 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS AND/OR ASSIGNS OF CHARLES DOLES, AKA CHARLES P. DOLES, DECEASED CP Dec. 2019 No. 03578 \$11,544.04 Pressman & Doyle, LLC

## 2503-356

**6340 Baynton Street 19144** 59th Wd. 1,0693 Sq Ft BRT #775078000 Improvements: Residential Property Subject To Mortgage  
COMPELLING PEOPLE TO CHRIST MINISTRIES WORLD WIDE INC. CP Mar. 2024 No. 03363 \$257,027.55 Eisenberg, Gold & Agrawal, P.C.

## SHERIFF'S SALE

## 2503-357

**135 North 63rd Street 19139** 34th Wd. 2,813 Sq Ft BRT #341266800 Improvements: Residential Property Subject To Mortgage  
FRED PETERSON CP Sep. 2024 No. 00135 \$252,243.16 Eisenberg, Gold & Agrawal, P.C.

## 2503-358

**6704 Dicks Avenue 19142** 40th Wd. 1,088 Sq Ft BRT #406290500 Improvements: Residential Property  
JAMES L. CARRROLL CP Mar. 2022 No. 00256 \$95,726.63 KML Law Group, P.C.

## 2503-359

**1607 West Dauphin Street 19132** 16th Wd. 1,160 Sq Ft BRT #161269100 Improvements: Residential Property  
TEDANE JOSEPHS CP Jan. 2024 No. 00411 \$263,609.72 KML Law Group, P.C.

## 2503-360

**4229 Grisco Street 19124** 23rd Wd. 1,099 Sq Ft BRT #232440300 Improvements: Residential Property  
BARBARA JONES AKA BARBARA A. JONES CP Mar. 2024 No. 01180 \$32,723.92 KML Law Group, P.C.

## 2503-361

**6725 Castor Avenue 19149** 54th Wd. 1,898 Sq Ft BRT #871578810 Improvements: Residential Property Subject To Mortgage  
6725 CASTOR LLC CP Jan. 2024 No. 00558 \$238,586.93 Braverman Kaskey Garber

## 2503-362

**6751 Castor Avenue 19149** 54th Wd. 3,007 Sq Ft BRT #542142700 Improvements: Residential Property Subject To Mortgage  
6751 CASTOR LLC CP Jan. 2024 No. 00562 \$300,185.14 Braverman Kaskey Garber

## 2503-363

**7067 Castor Avenue 19149** 54th Wd. 1,893 Sq Ft BRT #871578970 Improvements: Residential Property Subject To Mortgage  
7067 CASTOR AVE LLC CP Jan. 2024 No. 00570 \$390,369.52 Braverman Kaskey Garber

## 2503-364

**6800 Castor Avenue 19149** 53rd Wd. 1,442 Sq Ft BRT #882925500 Improvements: Residential Property Subject To Mortgage  
6800 CASTOR LLC CP Jan. 2024 No. 00572 \$142,225.04 Braverman Kaskey Garber

## 2503-365

**2340 North 12th Street 19133** 37th Wd. 900 Sq Ft BRT #37123300 Improvements: Residential Property Subject To Mortgage  
2340 N. 12TH LLC CP Jan. 2024 No. 00580 \$98,185.57 Braverman Kaskey Garber

## 2503-366

**1119 West Nevada Street 19133** 37th Wd. 1,174 Sq Ft BRT #371319000 Improvements: Residential Property Subject To Mortgage  
1119 W NEVADA LLC CP Jan. 2024 No. 00584 \$147,465.24 Braverman Kaskey Garber

## 2503-367

**2213 North 11th Street 19133** 37th Wd. 864 Sq Ft BRT #371183600 Improvements: Residential Property Subject To Mortgage  
2213 N 11TH LLC CP Jan. 2024 No. 00582 \$188,887.95 Braverman Kaskey Garber

## 2503-368

**2924 Secane Drive 19154** 66th Wd. 900 Sq Ft BRT #663064600 Improvements: Residential Dwelling  
ANTHONY T. ROSS CP May 2024 No. 03340 \$200,777.51 Powers Kirn, LLC



SHERIFF'S SALE

**2503-369**

**3125 Marston Street 19132** 38th Wd. 609 Sq Ft BRT #381226400 Improvements: Residential Property  
J. MCCLOUD REALTY LLC CP May 2024 No. 01886 \$81,287.72 Kaplin Stewart Attorneys At Law

**2503-370**

**5909 Windsor Street 19143** 3rd Wd. 1,130 Sq Ft BRT #034091800 Improvements: Residential Property  
J. MCCLOUD REALTY LLC CP May 2024 No. 01883 \$159,345.69 Kaplin Stewart Attorneys At Law

**2503-371**

**5006 North 19th Street 19141** 17th Wd. 1,710 Sq Ft BRT #172343200 Improvements: Residential Property Subject To Mortgage  
COURTNEY CHIDDICK CP Oct. 2024 No. 00860 \$172,517.75 Weltman, Weinberg & Reis Co., LPA

**2503-372**

**4000 Gypsy Lane 19129** 21st Wd. 1,054 Sq Ft BRT #888210239 Improvements: Residential Property  
ARTHUR CALDWELL CP May 2024 No. 01136 \$181,504.63 KML Law Group, P.C.

**2503-373**

**969 East Godfrey Avenue 19124** 35th Wd. 3,683 Sq Ft BRT #351113100 Improvements: Residential Single Family Attached  
CHRISTOPHER M. PENDLETON A/K/A CHRISTOPHER PENDLETON AND TEYAUNA M. PENDLETON A/K/A TEYAUNA PENDLETON A/K/A T. PENDLETON CP Oct. 2023 No. 03085 \$154,690.34 KML Law Group, P.C.

**2503-374**

**4223 Neilson Street 19124** 33rd Wd. 810 Sq Ft BRT #332529300 Improvements: Residential Single Family Attached  
LATISHA BROWN A/K/A LATISHA LOVELACE CP Oct. 2022 No. 01520 \$115,645.64 Hladik Onorato & Federman LLP

**2503-375**

**6732 Paschall Avenue 19142** 40th Wd. 800 Sq Ft BRT #403173400 Improvements: Residential Single Family Attached Subject To Mortgage  
MARK DUHANEY CP Mar. 2024 No. 03068 \$109,875.89 Brock & Scott, PLLC

**2503-376**

**608 South 12th Street 19147** 2nd Wd. 495 Sq Ft BRT #023278060 Improvements: Residential Property Subject To Rent  
MICHAEL ROBINSON AND JOSHUA FREESE CP May 2024 No. 01263 \$286,223.06 Brock & Scott, PLLC

**2503-377A**

**6535 Grays Avenue 19142** 40th Wd. 1,104 Sq Ft BRT #406186100 Improvements: Residential Property  
SABALI LLC, A MARYLAND LIMITED LIABILITY COMPANY CP Apr. 2024 No. 01757 \$151,150.84 Stern & Eisenberg, P.C.

**2503-377B**

**2447 South Frazier Street 19143** 40th Wd. 1,114 Sq Ft BRT #402011500 Improvements: Residential Property  
SABALI LLC, A MARYLAND LIMITED LIABILITY COMPANY CP Apr. 2024 No. 01757 \$151,150.84 Stern & Eisenberg, P.C.

**2503-378**

**1526 South Opal Street 19146** 36th Wd. 672 Sq Ft BRT #363226000 Improvements: Residential Single Family Attached  
NEUMAN INVESTING LLC; MICHAEL NEUMAN; JACQUELINE PALACIO CP Jul. 2023 No. 01158 \$246,242.93 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland Llp

SHERIFF'S SALE

**2503-379**

**4611 Old York Road 19140** 49th Wd. 2,625 Sq Ft BRT #491519700 Improvements: Residential Single Family Attached  
TERRELL MOORE, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF LEE MITCHELL A/K/A LEEZER MITCHELL, DECEASED CP Dec. 2023 No. 00648 \$135,858.23 Stern & Eisenberg, P.C.

**2503-380**

**5440 Master Street 19131** 4th Wd. 1,773 Sq Ft BRT #041224700 Improvements: Residential Single Family Attached  
818 SOLUTIONS LLC CP Mar. 2024 No. 00590 \$199,793.03 Stern & Eisenberg, P.C.

**2503-381**

**3519 Emerald Street 19134** 45th Wd. 788 Sq Ft BRT #452327000 Improvements: Residential Property Subject To Mortgage  
URBAN SOCIETY GROUP LLC CP Mar. 2024 No. 01545 \$287,183.92 Friedman Vartolo LLP

**2503-382**

**941 Granite Street 19124** 35th Wd. 1,104 Sq Ft BRT #351142000 Improvements: Residential Property Subject To Rent  
JOANNE BRADLEY AKA JOANNE BRADLEY BERRY CP May 2023 No. 02620 \$124,609.10 Brock & Scott, PLLC

**2503-383**

**7611 Jay Pl 19153** 40th Wd. 1,800 Sq Ft BRT #405831700 Improvements: Residential Dwelling Subject To Rent  
GINA BORGES CP Oct. 2023 No. 01576 \$103,692.51 Brock & Scott, PLLC

**2503-384**

**910 East Stafford Street 19138** 59th Wd. 1,161 Sq Ft BRT #591032900 Improvements: Residential Property Subject To Mortgage  
DARRYL MCBRIDE AS ADMINISTRATOR OF THE ESTATE OF EBONY MCBRIDE, DECEASED CP Apr. 2024 No. 02779 \$149,826.32 Friedman Vartolo LLP

**2503-385**

**3031 Page Street 19121** 32nd Wd. 904 Sq Ft BRT #323096600 Improvements: Residential Property Subject To Mortgage  
UNIQUE INVESTMENT PLUS LLC CP Sep. 2024 No. 00108 \$74,377.75 McCarter & English, LLP

**2503-386**

**6162 Montague Street 19135** 55th Wd. 1,454 Sq Ft BRT #552285100 Improvements: Residential Property  
ANGEL L. LEON, III CP Mar. 2022 No. 00600 \$107,068.15 KML Law Group, P.C.

**2503-387**

**855 East Schiller Street 19134** 33rd Wd. 960 Sq Ft BRT #331193000 Improvements: Residential Property  
CARMEN ALVEREZ CP Aug. 2022 No. 01111 \$55,748.35 KML Law Group, P.C.

**2503-388**

**7315 Elbow Lane 19119** 9th Wd. 4,2336 Sq Ft BRT #092324900 Improvements: Residential Property Subject To Mortgage  
JAMES H. SAGE CP Mar. 2022 No. 00449 \$1,813,000.00 Weltman, Weinberg & Reis Co., LPA

**2503-389**

**5860 Spruce Street 19139** 60th Wd. 1,386 Sq Ft BRT #604169000 Improvements: Residential Property  
GSA CAPITAL INVESTMENT LLC CP Sep. 2023 No. 00357 \$338,735.37 Pincus Law Group, PLLC

**2503-390**

**8425 Ridgeway Street 19111** 63rd Wd. 2,633 Sq Ft BRT #061221600 Improvements: Residential Property  
FRED DELEO AKA FERDINAND DELEO AS HEIR OF ESTATE OF ELAINE DELEO, DECEASED; PATRICIA JOHN-SON, AS HEIR OF ESTATE OF ELAINE

SHERIFF'S SALE

DELEO, DECEASED; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, CLAIMING RIGHT, TITLE, AND INTEREST FROM OR UNDER THE ESTATE OF ELAIN DELEO, DECEASED CP Mar. 2023 No. 03459 \$160,812.02 Pincus Law Group, PLLC

**2503-391**

**328 North 41st Street 19104** 6th Wd. 1,176 Sq Ft BRT #061221600 Improvements: Row 2 Sty Masonry  
GSA CAPITAL INVESTMENT, LLC AND GYAS UDDIN CP Oct. 2023 No. 03157 \$232,627.82 Pincus Law Group, PLLC

**2503-392**

**457 Vernon Road 19119** 22nd Wd. 2,259 Sq Ft BRT #222037757 Improvements: Residential Property Subject To Mortgage  
DARNELL RUSSELL CP Jan. 2020 No. 02760 \$245,051.67 Friedman Vartolo LLP

**2503-393**

**8313 Woolston Avenue 19150** 50th Wd. 1,156 Sq Ft BRT #502075910 Improvements: Residential Property Subject To Mortgage  
PRISCILLA JAMES CP May 2017 No. 01457 \$109,295.78 Friedman Vartolo LLP

**2503-394**

**5319 Osage Avenue 19143** 60th Wd. 1,120 Sq Ft BRT #603095900 Improvements: Residential Property Subject To Mortgage  
THE NEW SEASON GROUP, LLC CP Jul. 2023 No. 02675 \$286,010.71 Friedman Vartolo LLP

**2503-395**

**3902 Palmetto Street 19124** 33rd Wd. 1,170 Sq Ft BRT #332181600 Improvements: Residential Property Subject To Mortgage  
STOKES & STOKES PROPERTIES, LLC CP May 2024 No. 01960 \$159,926.28 Friedman Vartolo LLP

**2503-396**

**917 South 50th Street 19143** 51st Wd. 1,134 Sq Ft BRT #511008800 Improvements: Residential Property  
TAMMI SINGLETON CP Jun. 2023 No. 02068 \$28,475.29 Friedman Vartolo LLP

**2503-397**

**5792 Dunlap Street 19131** 4th Wd. 1,365 Sq Ft BRT #043238700 Improvements: Residential Property  
THE UNKNOWN HEIRS OF DORIS WHITTINGTON A/K/A DORIS LORETTA WHITTINGTON CP Apr. 2024 No. 00327 \$97,495.56 Stern & Eisenberg, PC

**2503-398**

**1382 Kimberly Drive 19151** 34th Wd. 2,488 Sq Ft BRT #343299200 Improvements: Residential Property  
JEWELL DENT-SEARCY CP Mar. 2024 No. 00308 \$39,623.33 Stern & Eisenberg, P.C.

**2503-399**

**1812 Widener Place 19141** 17th Wd. 1,360 Sq Ft BRT #171184300 Improvements: Residential Property  
DEREK MCKNIGHT AND THE UNKNOWN HEIRS OF MIRIAM MCKNIGHT F/K/A MIRIAM TURNER CP Jun. 2023 No. 01568 \$120,756.42 Stern & Eisenberg, P.C.

**2503-400**

**7230 Jackson Street 19135** 41st Wd. 1,556 Sq Ft BRT #412313400 Improvements: Residential Property  
THE UNKNOWN HEIRS OF HELEN STOCKLIN, DECEASED AND WILLIAM B. STOCKLIN, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF HELEN STOCKLIN DECEASED CP Mar. 2023 No. 03420 \$111,893.26 Stern & Eisenberg, P.C.

SHERIFF'S SALE

**2503-401**

**7206 Limekiln Pike 19138** 10th Wd. 1,720 Sq Ft BRT #102072500 Improvements: Residential Single Family Attached  
THE UNKNOWN HEIRS OF GLADYS JONES, DECEASED CP May 2023 No. 03039 \$141,218.56 Stern & Eisenberg, P.C.

**2503-402**

**1924 West Erie Avenue 19140** 13th Wd. 1,808 Sq Ft BRT #131050000 Improvements: Residential Single Family Attached  
LARRY A. EVANS AND THERESA B. EVANS A/K/A THERESA MORRIS CP Jan. 2023 No. 01351 \$267,129.64 KML Law Group, P.C.

**2503-403**

**3418 North 20th Street 19140** 11th Wd. 1,349 Sq Ft BRT #112287700 Improvements: Residential Single Family Attached  
THE UNKNOWN HEIRS OF DORIS J. TAYLOR, DECEASED CP Mar. 2022 No. 00823 \$59,598.38 KML Law Group, P.C.

**2503-404**

**7916 Michener Avenue 19150** 50th Wd. 1,440 Sq Ft BRT #501121100 Improvements: Residential Single Family Attached  
BRANDON BRADFORD SOLELY IN HIS CAPACITY AS HEIR OF ALICE BRADFORD, DECEASED AND THE UNKNOWN HEIRS OF ALICE BRADFORD, DECEASED CP Oct. 2023 No. 00823 \$72,468.76 KML Law Group, P.C.

**2503-405**

**147 West Fern Street 19120** 61st Wd. 1,028 Sq Ft BRT #612210300 Improvements: Residential Single Family Attached  
MICHELLE Y. LINDSEY CP Nov. 2014 No. 03056 \$93,305.81 KML Law Group, P.C.

**2503-406**

**6341 Chester Avenue 19142** 40th Wd. 1,004 Sq Ft BRT #401222800 Improvements: Residential Single Family Attached  
LEONARD A. MURPHY CP Jul. 2017 No. 03033 \$68,423.41 KML Law Group, P.C.

**2503-407**

**6457 North Smedley Street 19126** 17th Wd. 1,280 Sq Ft BRT #172160300 Improvements: Residential Property  
BRENDA M. MITCHELL AND ALVIN J. MITCHELL CP Jun. 2017 No. 03203 \$97,551.83 Hill Wallack LLP

**2503-408**

**1943 Ashley Street 19138** 10th Wd. 1,260 Sq Ft BRT #101367800 Improvements: Residential Single Family Attached  
RAD DIVERSIFIED REIT, INC. CP Sep. 2024 No. 01235 \$153,225.64 Hill Wallack LLP

**2503-409**

**1330 North 59th Street 19151** 34th Wd. 1,376 Sq Ft BRT #342145900 Improvements: Residential Property  
ROBERT JENNINGS, SOLELY IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF LUCILLE JENNINGS, DECEASED AND ROBERTA JENNINGS-YANCY, SOLELY IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF LUCILLE JENNINGS, DECEASED CP Feb. 2022 No. 02190 \$214,612.23 Stern & Eisenberg, PC

**2503-410**

**1114 West Somerville Avenue 19141** 49th Wd. 1,498 Sq Ft BRT #493029100 Improvements: Residential Single Family Attached  
JOHN RICKETTS CP Jun. 2024 No. 02728 \$168,973.71 Stern & Eisenberg, P.C.

**2503-411**

**4338 Almond Street 19137** 45th Wd. 2,700 Sq Ft BRT #453191000 Improvements: Residential Single Family Attached  
ANY/ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE

SHERIFF'S SALE

ESTATE OF BERTHA M. GIMBEL, DECEASED CP Oct. 2018 No. 00478 \$237,344.68 Stern & Eisenberg, P.C.

**2503-412**

**4255 Mantua Avenue 19104** 6th Wd. 1,580 Sq Ft BRT #062116700 Improvements: Residential Dwelling  
CARIDAD ORTEGA GONZALEZ A/K/A CARDAD GONZALEZ ORTEGA CP May 2024 No. 03574 \$79,573.92 Per-rong Law LLC

**2503-414**

**1731 North 25th Street 19121** 29th Wd. 1,086 Sq Ft BRT #291330300 Improvements: Residential Dwelling Subject To Mortgage  
TIFFANY JONES, SURVIVING HEIR OF ANTHONY JONES, DECEASED AND ANISE JONES A/K/A ANTANISA JONES, SURVIVING HEIR OF ANTHONY JONES, DECEASED AND DUANE STOKES, SURVIVING HEIR OF ANTHONY JONES, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM UNDER ANTHONY JONES, DECEASED CP Oct. 2023 No. 02695 \$16,787.40 The Law Office Of Gregory Javardian

**2503-415**

**3813 North 17th Street 19140** 13th Wd. 1,470 Sq Ft BRT #131216100 Improvements: Residential Dwelling  
ROBERT FOAT AND CYNTHIA FOAT CP Jan. 2023 No. 00747 \$41,180.77 The Law Office Of Gregory Javardian

**2503-416**

**2048 North 62nd Street 19151** 34th Wd. 1,989 Sq Ft BRT #3422319700 Improvements: Residential Dwelling  
CARLTON F. JOHNSON AND CYNTHIA B. JOHNSON CP Apr. 2024 No. 00942 \$161,955.22 The Law Office Of Gregory Javardian

**2503-417**

**1412 North 62nd Street 19151** 34th Wd. 918 Sq Ft BRT #342307600 Improvements: Residential Dwelling  
CHARLES A.J. HALPIN, III, ESQUIRE, ADMINISTRATOR, CTA OF THE ESTATE OF QUEENIE GIBBS, DECEASED CP Apr. 2024 No. 01610 \$36,570.89 The Law Office Of Gregory Javardian

**2503-418**

**2223 Cedar Street 19125** 31st Wd. 990 Sq Ft BRT #312041400 Improvements: Residential Dwelling  
JOSEPH BOTTOMLEY, JR A/K/A JOSEPH BOTTOMLEY CP Feb. 2024 No. 00540 \$115,865.64 The Law Office Of Gregory Javardian

**2503-419**

**2231 North 16th Street 19132** 16th Wd. 1,034 Sq Ft BRT #161066800 Improvements: Residential Dwelling  
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICKY E. SUTTON A/K/A RICKY EARL SUTTON, DECEASED NO.00767 CP Sep. 2024 No. 00767 \$45,098.80 The Law Office Of Gregory Javardian

**2503-420**

**1217 Green Street 19123** 14th Wd. 1,581 Sq Ft BRT #888140786 Improvements: Residential Property  
LINDSEY AQUISITIONS, LLC CP May 2023 No. 02557 \$399,909.48 Stern & Eisenberg, P.C.

**2503-421**

**8048 Fayette Street 19150** 50th Wd. 1,176 Sq Ft BRT #502288100 Improvements: Residential Dwelling  
THE UNKNOWN HEIRS OF SMAUEL WILLIAMS A/K/A SAMUEL WILLIAMS CP Nov. 2023 No. 01850 \$169,156.46 Stern & Eisenberg, P.C.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p><b>2503-422</b>  <b>908 Hoffman Street 19148</b> 39th Wd. 742 Sq Ft BRT #393271600 Improvements: Residential Single Family Attached RAD DIVERSIFIED REIT, INC. CP Sep. 2024 No. 01257 \$217,230.17 Hill Wallack LLP</p> <p><b>2503-423</b>  <b>1300 East Sharpnack Street 19150</b> 50th Wd. 2,160 Sq Ft BRT #502327400 Improvements: Residential Single Family Attached UNKNOWN HEIRS, SUCCESSORS, AS-</p>	<p>SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDNA B. JOHNSON, DECEASED CP Nov. 2023 No. 01023 \$268,460.11 Hill Wallack LLP</p> <p><b>2503-424</b>  <b>3067 Chatham Street 19134</b> 25th Wd. 1,099 Sq Ft BRT #251405300 Improvements: Residential Single Family Attached RAD DIVERSIFIED REIT, INC. CP Sep. 2024 No. 01251 \$157,896.24 Hill Wallack LLP</p>	<p><b>2503-425</b>  <b>1512 West Glenwood Avenue 19132</b> 11th Wd. 1,007 Sq Ft BRT #111018300 Improvements: Residential Single Family Attached GUIZADO INVESTMENTS LLC CP Jul. 2024 No. 02933 \$122,200.67 Hill Wallack LLP</p> <p><b>2503-426</b>  <b>2144 North Natrona Street 19121</b> 32nd Wd. 900 Sq Ft BRT #323337600 Improvements: Residential Single Family Attached RAD DIVERSIFIED REIT, INC. CP Sep.</p>	<p>2024 No. 01254 \$103,273.76 Hill Wallack LLP</p> <p><b>2503-427</b>  <b>5924 Master Street 19151</b> 34th Wd. 1,913 Sq Ft BRT #342021200 Improvements: Residential Property SKYE PROPERTY GROUP LLC CP Jul. 2024 No. 01867 \$210,357.84 Hill Wallack LLP</p> <p><b>2503-428</b>  <b>1817 North 26th Street 19121</b> 32nd Wd. 960 Sq Ft BRT #322191600 Improve-</p>	<p>ments: Residential Single Family Attached REJOICES PROPERTY MANAGEMENT LLC CP Jun. 2024 No. 00812 \$212,028.31 Hill Wallack LLP</p> <p><b>2503-429</b>  <b>6151 Old York Road 19141</b> 17th Wd. 3,762 Sq Ft BRT #172016921 Improvements: Residential Property ROSALIND ROBINSON CP Dec. 2021 No. 3157 \$7,858.70 Kivitz &amp; Kivitz, P.C.</p>



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