

# Sheriff’s Sale Notices for March 5, 2024

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p><b>FIRST PUBLICATION</b></p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 5, 2024 at:</p> <p><a href="https://www.bid4assets.com/philadelphia">https://www.bid4assets.com/philadelphia</a> 10:00 AM EST Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention (“CDC”) and Pennsylvania Department of Health (“Department of Health”) due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com (“Bid4Assets”).</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (“Auction”). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit (“Deposit”) plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (“Auction Date”) and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.</p> <p>4. All properties are sold “AS IS” with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/ or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 (“Schedule of Proposed Distribution”).</p> <p>5. The plaintiff’s attorney shall submit the plaintiff’s upset price (“Upset Price”) to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff’s costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.</p> <p>6. The sale of the property will not be stopped unless The Sheriff’s Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.</p> <p>7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer’s premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.</p> <p>8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default (“Default”) and the down payment shall be forfeited by the bidder.</p> <p>9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.</p>	<p>10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (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.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff’s Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff’s attorney shall enter any auction day postponements or stays on his/ her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff’s Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff’s grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff’s Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff’s sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary’s office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>WARNING: All Sheriff’s Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff’s office detects any suspicious and/ or fraudulent activity during any sale, at the Sheriff’s discretion, the bidder’s account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia <a href="http://www.OfficeofPhiladelphiaSheriff.com">www.OfficeofPhiladelphiaSheriff.com</a></p> <p><b>SHERIFF’S SALE OF TUESDAY, MARCH 5, 2024</b></p>	<p><b>2403-301</b> <b>2708 East Indiana Avenue 19134</b> 25th Wd. 1,127 Sq. Ft. BRT #251092400 Improvements: Residential Dwelling MARGARET WERYNSKI AND JOHN LEW-ISKI JR. C.P. Aug 2021 No. 02268 \$269,812.58 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2403-302</b> <b>2949 N. 9th Street 19133</b> 37th Wd. 1,827 Sq. Ft. BRT #881147296 Improvements: Residential Dwelling 17TH ST. LLC C.P. Apr 2023 No. 200403 \$616,447.19 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2403-303</b> <b>2710 North 19th Street 19132</b> 11th Wd. 838 Sq. Ft. BRT #111219700 Improvements: Residential Dwelling COLLIN BROWN, KNOWN SURVIVING HEIR OF CHARLES W. BROWN SR., COLLEEN P. BROWN, KNOWN SURVIVING HEIR OF CHARLES W. BROWN SR., AND UNKNOWN SURVIVING HEIRS OF CHARLES W. BROWN SR. C.P. Oct 2019 No. 01289 \$97,176.82 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2403-304</b> <b>2071 E Tioga Street 19134</b> 45th Wd. 996 Sq. Ft. BRT #452114400 Improvements: Residential Dwelling MARION F. PATTERSON AND ANTONIA LIND MARIE LONG-DEJESUS C.P. Jan 2023 No. 03027 \$124,528.33 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2403-305</b> <b>5221 Church Road 19131</b> 52nd Wd. 1,550 Sq. Ft. BRT #521213700 Improvements: Residential Dwelling RHONDA BURROUGHS-GRIFFINS, KNOWN SURVIVING HEIR OF MARIE BURROUGHS, UNKNOWN SURVIVING HEIRS OF MARIE BURROUGHS, AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. Sept 2022 No. 01663 \$200,455.21 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2403-306</b> <b>827 South Vogdes Street 19143</b> 46th Wd. 1,028 Sq. Ft. BRT #463201900 Improvements: Residential Dwelling NUHOME INVESTMENT PROPERTIES, LLC, C.P. Jul 2023 No. 01849 \$146,093.03 Padgett Law Group</p> <p><b>2403-307</b> <b>237 South Ithan Street 19139</b> 60th Wd. 945 Sq. Ft. BRT #604222000 Improvements: Residential Dwelling MUHAMMAD Q. HOGUE C.P. Apr 2023 No. 02711 \$47,465.26 Padgett Law Group</p> <p><b>2403-308</b> <b>5311 Market Street 19139</b> 44th Wd. 1,200 Sq. Ft. BRT #871201450 Improvements: Residential Dwelling DURTY DEVILZ PROPERTY INVESTMENTS LLC, C.P. Apr 2023 No. 01656 \$249,870.67 Padgett Law Group</p> <p><b>2403-309</b> <b>258 West Queen Ln 19144</b> 12th Wd. 1,126 Sq. Ft. BRT #123119500 Improvements: Residential Dwelling Subject To Mortgage NUHOME INVESTMENT PROPERTIES, LLC, C.P. Sept 2023 No. 01011 \$127,684.49 Padgett Law Group</p> <p><b>2403-310</b> <b>3148 North 6th Street Aka 3148 N 6th St 19133</b> 37th Wd. 1073 Sq. Ft. BRT #372010800 Improvements: Residential Property EUGENE ROXBURY AKA EUGENE J. ROXBURY C.P. Jan 2023 No. 0715 \$99,595.55 KML Law Group, P.C.</p> <p><b>2403-311</b> <b>1009 N 64th St 19151</b> 34th Wd. 3327 Sq. Ft. BRT #344243300 Improvements: Residential Property THE UNKNOWN HEIRS OF JOSEPH L. BARR DECEASED C.P. Sept 2022 No. 02787 \$225,492.62 KML Law Group, P.C.</p>	<p><b>2403-312</b> <b>5436 Ridgewood St 19143</b> 51st Wd. 1013 Sq. Ft. BRT #513249200 Improvements: Residential Property RUSSELL TRAVERS JR C.P. Sept 2021 No. 02119 \$171,905.43 KML Law Group, P.C.</p> <p><b>2403-313</b> <b>5707 Malvern Ave 19131</b> 52nd Wd. 1886 Sq. Ft. BRT #522117900 Improvements: Residential Property UNKNOWN HEIRS OF THURKIEL E. EPPS C.P. Oct 2021 No. 00149 \$119,963.73 KML Law Group, P.C.</p> <p><b>2403-314</b> <b>1907 S 29th St 19145</b> 48th Wd. 1,450 Sq. Ft. BRT #482379300 Improvements: Residential Property VINCENT DIGREGORIO C.P. May 2023 No. 00087 \$121,035.72 KML Law Group, P.C.</p> <p><b>2403-315</b> <b>3507 Nottingham Ln 19114</b> 66th Wd. 1260 Sq. Ft. BRT #661238600 Improvements: Residential Property SHARYN JACKSON C.P. Jun 2022 No. 00501 \$239,669.89 Powers Kim, LLC</p> <p><b>2403-316</b> <b>2713 N 11th St 19133</b> 37th Wd. 1,260 Sq. Ft. BRT #372222700 Improvements: Residential Property JEWELYN P. WILLIAMS A/K/A JEWELYN WILLIAMS EARLE T. WILLIAMS C.P. May 2023 No. 01179 \$20,333.35 Powers Kim, LLC</p> <p><b>2403-317</b> <b>312 E Eleanor St 19120</b> 42nd Wd. 1,260 Sq. Ft. BRT #421097200 Improvements: Residential Property ANNA BUKRITSKY C.P. Oct 2022 No. 00586 \$75,472.92 Powers Kim, LLC</p> <p><b>2403-318</b> <b>144 West Apsley St 19144</b> 12th Wd. 8,250 Sq. Ft. BRT #123004010 Improvements: Residential Property TIMOTHY M. JOHNSON C.P. Apr 2023 No. 03060 \$228,167.76 KML Law Group, P.C.</p> <p><b>2403-319</b> <b>4709 Disston St 19135</b> 15th Wd. 2,160 Sq. Ft. BRT #412039900 Improvements: Residential Property DELORES PETERS AND HARRY F. PETERS C.P. Jun 2022 No. 02271 \$139,173.98 KML Law Group, P.C.</p> <p><b>2403-320</b> <b>4709 Ashburner St 19136</b> 65th Wd. 1,200 Sq. Ft. BRT #652042400 Improvements: Residential Property CHRISTIAN NEGRON C.P. Oct 2022 No. 00524 \$137,371.74 Hill Wallack LLP</p> <p><b>2403-321</b> <b>3011 Redner St 19121</b> 29th Wd. 846.98 Sq. Ft. BRT #292219900 Improvements: Residential Property DIAMANTE ESTATES LLC C.P. Apr 2023 No. 01290 \$274,326.53 Hill Wallack LLP</p> <p><b>2403-322</b> <b>1430 N Corlies St 19121</b> 29th Wd. 926 Sq Fr BRT #292306210 Improvements: Residential Property PARKER ESTATES LLC C.P. Apr 2023 No. 01628 \$255,772.25 Hill Wallack LLP</p> <p><b>2403-323</b> <b>5815 Akron St 19149</b> 62nd Wd. 1,240 Sq. Ft. BRT #621440500 Improvements: Residential Property ALEZIA BREWER C.P. Dec 2022 No. 02201 \$151,114.36 KML Law Group, P.C.</p> <p><b>2403-324</b> <b>4946-48 W Stiles St 19131</b> 44th Wd. 1400 Sq. Ft. BRT #442095505 Improvements: Residential Property EMPRESS TASHA ALISA TIPPETT BEY A/K/A TASHA UNDERWOOD C.P. Oct 2020 No. 00064 \$118,863.23 KML Law Group, P.C.</p> <p><b>2403-325</b> <b>658 E Cornwall St 19134</b> 33rd Wd. 743 Sq. Ft. BRT #331114600 Improvements: Residen-</p>	<p>tial Property THE UNKNOWN HEIRS OF SHIRLEY BUTLER AKA SHIRLEY G. BUTLER, DECEASED C.P. Jan 2022 No. 00987 \$57,003.33 KML Law Group, P.C.</p> <p><b>2403-326</b> <b>5811 Chester Ave 19143</b> 40th Wd. 1,911 Sq. Ft. BRT #401113700 Improvements: Residential Property PHYLLIS BUCHANAN A/K/A PHYL BUCHANAN C.P. Dec 2022 No. 01653 \$154,675.10 Stern &amp; Eisenberg, PC</p> <p><b>2403-327</b> <b>5216 Montour Street 19124</b> 35th Wd. 1,360 Sq. Ft. BRT #351363500 Improvements: Residential Property PHILIP TRIBBLE C.P. May 2023 No. 00467 \$120,409.77 KML Law Group, P.C.</p> <p><b>2403-328</b> <b>912 Anchor St 19124</b> 35th Wd. 938 Sq. Ft. BRT #351270300 Improvements: Residential Property JOSEPH ATKINSON AND KIMBERLY ATKINSON C.P. Apr 2023 No. 02069 \$83,835.21 KML Law Group, P.C.</p> <p><b>2403-329</b> <b>3048 W Oxford St 19121</b> 29th Wd. 1370 Sq. Ft. BRT #292226200 Improvements: Residential Property REHAB QUEEN LLC C.P. Apr 2023 No. 01630 \$318,669.61 Hill Wallack LLP</p> <p><b>2403-330</b> <b>1433 N Corlies St 19121</b> 29th Wd. 1591.52 Sq. Ft. BRT #292303000 Improvements: Residential Property PARKER ESTATES LLC C.P. May 2023 No. 01523 \$240,006.45 Hill Wallack LLP</p> <p><b>2403-331</b> <b>1765 N 29th St 19121</b> 32nd Wd. 1,629 Sq. Ft. BRT #324179800 Improvements: Residential Property DIAMANTE INVESTMENT GROUP LIMITED LIABILITY COMPANY C.P. June 2023 No. 01320 \$245,046.49 Hill Wallack LLP</p> <p><b>2403-332</b> <b>3046 Redner St 19121</b> 29th Wd. 1845.65 Sq. Ft. BRT #292219000 Improvements: Residential Property DIAMANTE ESTATES LLC C.P. May 2023 No. 02043 \$193,700.23 Hill Wallack LLP</p> <p><b>2403-333</b> <b>1245 N Newkirk St 19121</b> 29th Wd. 1118 Sq. Ft. BRT #292108701 Improvements: Residential Property TWELVE FORTY FIVE LLC C.P. May 2023 No. 01519 \$191,845.39 Hill Wallack LLP</p> <p><b>2403-334</b> <b>3868 Alberta Pl 19154</b> 66th Wd. 1796 Sq. Ft. BRT #662584800 Improvements: Residential Property DEBORAH CAMPBELL AKA DEBBIE CAMPBELL, SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED THE UNKNOWN HEIRS OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED LINDA WILHELM SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH FRANZ AKA ELIZABETH M. FRANZ, DECEASED C.P. Dec 2022 No. 02099 \$248,012.12 KML Law Group, P.C.</p> <p><b>2403-335</b> <b>7450 Brockton Rd 19151</b> 34th Wd. 1,434 Sq. Ft. BRT #343146338 Improvements: Residential Dwelling DENITA L. THOMAS C.P. Oct 2022 No. 00675 \$95,389.82 Hladik Onorato And Federman LLP</p> <p><b>2403-336</b> <b>7259 Ridge Avenue 19128</b> 21st Wd. 11,859 Sq. Ft. BRT #214137520 Improvements: Residential Dwelling CHERYL A. DOUGAR A/K/A CHERYL DOUGAR C.P. Mar 2021 No. 01812 \$150,100.46 Hladik Onorato And Federman LLP</p>

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<p><b>2403-337</b> <b>3559 Sheffield Ave 19136</b> 64th Wd. 1,600 Sq. Ft. BRT #642229400 Improvements: Residential Dwelling MINH CHUNG LAM C.P. Jul 2023 No. 029699 \$175,072.43 Hladik Onorato And Federman LLP</p>	<p>Sq. Ft. BRT #421270800 Improvements: Residential Property YUNIOR ALEXANDER MOTA MORLA, IN HIS CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; MARIANELLA ROJAS, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; ALVARO ROJAS, IN HIS CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA ; ARIANA ROJAS, IN HER CAPACITY AS HEIR OF NELLY OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; PAOLLA ALCANTARA , IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; PAOLLA ALCANTARA, IN HER CAPACITY AS HEIR OF NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA; UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NELLY ALCANTARA A/K/A NELLY VICTORIA ALCANTARA A/K/A NELLY V. ALCANTARA C.P. Nov 2022 No. 01249 \$173,704.12 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p>	<p><b>2403-360</b> <b>1461 North 60th St Aka 1461 N 60th St 19151</b> 34th Wd. 1,350 Sq. Ft. BRT #342192100 Improvements: Residential Property PATRICIA STANCIL C.P. Sept 2022 No. 021716 \$28,703.08 KML Law Group, P.C.</p>	<p><b>2403-372</b> <b>1982 Medary Avenue 19141</b> 17th Wd. 1,455 Sq. Ft. BRT #171309500 Improvements: Residential Property HOWARD UPSEY C.P. Sept 2023 No. 01821 \$35,572.23 Kaplin Stewart Meloff Reiter &amp; Stein, P.C.</p>	<p>Property Subject To Mortgage 165 RENNER LLC A/K/A 265 RENNER LLC D/B/A 222 E. PRICE STREET LLC C.P. Feb 2023 No. 02781 \$451,288.55 Friedman Vartolo LLP</p>
<p><b>2403-338</b> <b>3120 N Rosewood St 19132</b> 11th Wd. 880 Sq. Ft. BRT #111144300 Improvements: Residential Dwelling MARVIN CAPPS AND THE UNITED STATES OF AMERICA C.P. Jul 2023 No. 03123 \$126,592.08 Hladik Onorato And Federman LLP</p>	<p><b>2403-339</b> <b>1637 N Corlies St 19121</b> 32nd Wd. 1924 Sq. Ft. BRT #324193900 Improvements: Residential Dwelling SIXTEEN THIRTY SEVEN LLC C.P. May 2023 No. 01525 \$265,582.07 Hladik Onorato And Federman LLP</p>	<p><b>2403-361</b> <b>4114 Princeton Ave 19135</b> 55th Wd. 3,249 Sq. Ft. BRT #552200000 Improvements: Residential Property RAYMOND W. VITALI, JR AND JAMIE A. VITALI C.P. Jan 2020 No. 03852 \$138,424.28 McCabe, Weisberg &amp; Conway, LLC</p>	<p><b>2403-373</b> <b>2415 S 20th St 19145</b> 26th Wd. 920 Sq. Ft. BRT #262150300 Improvements: Residential Property LINDA HALL; UNKOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MILDRED CHAMBERS; RAE K SEMIDEY C.P. Jan 2020 No. 00581 \$196,255.28 Manley Deas Kochalski LLC</p>	<p><b>2403-387</b> <b>224 Stearly St 19111</b> 35th Wd. 1,212 Sq. Ft. BRT #352169300 Improvements: Residential Property DONIELLE A/K/A DANIELLE N. FLETCHER C.P. Dec 2022 No. 02149 \$122,709.45 Romano, Garubo &amp; Argentieri</p>
<p><b>2403-340</b> <b>2827 N 9th St 19133</b> 37th Wd. 963 Sq. Ft. BRT #372137500 Improvements: Residential Dwelling ARMANDO HERNANDEZ C.P. Sept 2023 No. 00788 \$29,103.91 Hladik Onorato And Federman LLP</p>	<p><b>2403-350</b> <b>1425 N 29th St 19121</b> 29th Wd. 1,024 Sq. Ft. BRT #292156100 Improvements: Residential Property JAMES E. SMITH C.P. Jan 2023 No. 00548 \$177,685.32 Stern &amp; Eisenberg, PC</p>	<p><b>2403-362</b> <b>31 N 58th St 19139</b> 4th Wd. 1,160 Sq. Ft. BRT #042084700 Improvements: Residential Property JOSEPH JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, STEVEN JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, AND UNKNOWN SURVIVING HEIRS OF ELIZABETH BAKER C.P. Feb 2019 No. 00087 \$71,982.16 McCabe, Weisberg &amp; Conway, LLC</p>	<p><b>2403-374</b> <b>5824 Trinity St 19143</b> 40th Wd. 1,312 Sq. Ft. BRT #401106200 Improvements: Residential Property BEATRICE SMITH, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF WILLIAM WALTERS; UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF WILLIAM WALTERS C.P. Mar 2022 No. 00220 \$87,061.92 Manley Deas Kochalski LLC</p>	<p><b>2403-388</b> <b>7303 Malvern Ave 19151</b> 34th Wd. 1,443 Sq. Ft. BRT #344088100 Improvements: Residential Property Subject To Mortgage SCOTT R. WINFREE AND MONIQUE L. WINFREE C.P. Apr 2022 No. 01634 \$48,435.31 The Law Office Of Gregory Javardian</p>
<p><b>2403-341</b> <b>1946 E Pike St 19124</b> 45th Wd. 2,048 Sq. Ft. BRT #452217300 Improvements: Residential Dwelling RAFAEL RIVERA, AS SURVIVING HEIR OF ANIBAL RIVERA SERRANO, DECEASED, RAMON ROSA, AS SURVIVING HEIR OF ANIBAL RIVERA SERRANO, DECEASED AND UNKNOWN SURVIVING HEIRS OF ANIBAL RIVERA SERRANO, DECEASED C.P. Feb 2023 No. 02613 \$52,259.10 Hladik Onorato And Federman LLP</p>	<p><b>2403-351</b> <b>5422 Larchwood Ave 19143</b> 46th Wd. 1,056 Sq. Ft. BRT #463001300 Improvements: Residential Property THE UNKNOWN HEIRS OF PRISCILLA GOLPHIN, DECEASED C.P. Feb 2023 No. 01460 \$99,973.29 Stern &amp; Eisenberg, PC</p>	<p><b>2403-363</b> <b>727 S 58th St 19143</b> 46th Wd. 1,125 Sq. Ft. BRT #871217650 Improvements: Residential Property LASHAWN FARRAR C.P. Aug 2022 No. 03063 \$46,356.94 Richardson Law</p>	<p><b>2403-375</b> <b>1508 N Myrtlewood St 19121</b> 29th Wd. 778 Sq. Ft. BRT #292279100 Improvements: Residential Property SHAD REAL ESTATE LLC C.P. Mar 2023 No. 00511 \$257,093.59 Manley Deas Kochalski LLC</p>	<p><b>2403-389</b> <b>1402 S 54th St 19143</b> 51st Wd. 1,580 Sq. Ft. BRT #514002100 Improvements: Residential Property MONIQUE KNOX C.P. Jun 2023 No. 00556 \$128,165.99 Larocca Hornik Rosen &amp; Greenberg LLP</p>
<p><b>2403-342</b> <b>5429 Valley St 19124</b> 62nd Wd. 1,123 Sq. Ft. BRT #622333700 Improvements: Residential Property SPENCERETTE JONES C.P. Apr 2023 No. 02330 \$102,338.77 Brock &amp; Scott, PLLC</p>	<p><b>2403-352</b> <b>257 S 16th St 19102</b> 8th Wd. 3,872 Sq. Ft. BRT #881031500 Improvements: Commercial Property Subject To Mortgage USRE 257 LLC C.P. Sept 2023 No. 1940 \$12,455,556.90 Stradley Ronon Stevens &amp; Young, LLP</p>	<p><b>2403-364</b> <b>4650 Oakland St 19124</b> 23rd Wd. 1,927 Sq. Ft. BRT #234229900 Improvements: Residential Property YOLANDA S. BROWNLEE C.P. Apr 2018 No. 01509 \$49,387.93 Manley Deas Kochalski LLC</p>	<p><b>2403-376</b> <b>2936 W Lehigh Ave 19132</b> 28th Wd. 1,216 Sq. Ft. BRT #282378700 Improvements: Residential Property Subject To Rent LEVEL 4 HOLDINGS, LLC C.P. Jul 2023 No. 02292 \$123,278.05 Manley Deas Kochalski LLC</p>	<p><b>2403-390</b> <b>2261 N Van Pelt St 19132</b> 16th Wd. 1,120 Sq. Ft. BRT #162191100 Improvements: Residential Property JENEL S. ODOM C.P. Nov 2019 No. 00001 \$103,415.61 Stern &amp; Eisenberg, PC</p>
<p><b>2403-343</b> <b>3574 Emerald St 19134</b> 45th Wd. 1,072 Sq. Ft. BRT #452343600 Improvements: Residential Property ANNA BUKRITSKY C.P. Oct 2022 No. 01789 \$72,762.47 Brock &amp; Scott, PLLC</p>	<p><b>2403-353</b> <b>2220 Bonnaffon St 19142</b> 40th Wd. 953 Sq. Ft. BRT #403059400 Improvements: Residential Property SHE DOES FLIPS LLC; SUNSARAE GARDNER C.P. Oct 2023 No. 00033 \$187,421.90 Larocca Hornik Rosen &amp; Greenberg LLP</p>	<p><b>2403-365</b> <b>3317 Elliston Cir 19114</b> 66th Wd. 2,030 Sq. Ft. BRT #661159500 Improvements: Residential Property KEVIN SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; MICHAEL SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; PAMELA SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE; UNKOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DEBORAH M MCGUIRE C.P. Jul 2021 No. 00672 \$217,233.82 Manley Deas Kochalski LLC</p>	<p><b>2403-377</b> <b>16 N Salford Street 19139</b> 4th Wd. 1,210 Sq. Ft. BRT #042124600 Improvements: Residential Property STANLEY OKORO C.P. Jan 2023 No. 01177 \$189,936.82 Mester &amp; Schwartz, P.C.</p>	<p><b>2403-392</b> <b>2954 Cedar St 19134</b> 25th Wd. 1,200 Sq. Ft. BRT #251437800 Improvements: Residential Property UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHEN CHOMEN C.P. Nov 2019 No. 01003 \$49,131.29 Hladik Onorato And Federman LLP</p>
<p><b>2403-344</b> <b>3222 Salmon Street 19134</b> 45th Wd. 704 Sq St BRT #451178100 Improvements: Residential Property ADAM KUSZ C.P. Jun 2019 No. 05736 \$139,110.65 Logs Legal Group LLP</p>	<p><b>2403-354</b> <b>537 East Sanger Street 19120</b> 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. Oct 2018 No. 03961 \$109,148.23 KML Law Group, P.C.</p>	<p><b>2403-366</b> <b>1719 S Mole St 19145</b> 36th Wd. 616 Sq. Ft. BRT #365102800 Improvements: Residential Property GERTRUDE TAYLOR, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DOROTHY BARR-SMITH; UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF DOROTHY BARR-SMITH C.P. Mar 2023 No. 01169 \$167,558.99 Manley Deas Kochalski LLC</p>	<p><b>2403-378</b> <b>1318 Hale St 19111</b> 53rd Wd. 1,140.63 Sq. Ft. BRT #531031100 Improvements: Residential Property JOSEPH MCCAUSLAND AND SABRINA ASCH C.P. Apr 2023 No. 02890 \$198,696.81 Hill Wallack LLP</p>	<p><b>2403-393</b> <b>3871 Jasper St 19124</b> 45th Wd. 1,225 Sq. Ft. BRT #452375400 Improvements: Residential Property Subject To Mortgage WALTER CARRASQUILLO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CHRISTINE F. CARRASQUILLO A/K/A CHRISTINA CARRASQUILLO, DECEASED, UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER UNKOWN HEIRS, SUCCESSORS, AND ASSIGNS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE F. CARRASQUILLO A/K/A CHRISTINA CARRASQUILLO, DECEASED C.P. May 2023 No. 03287 \$145,482.93 Barley Snyder LLP</p>
<p><b>2403-346</b> <b>1515 N 61st St 19151</b> 34th Wd. 1,247 Sq. Ft. BRT #342242900 Improvements: Residential Property DIANE D. MYERS, AKA DIANE E. MYERS, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ELSIE D. MYERS; UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ELSIE D. MYERS C.P. Aug 2023 No. 01440 \$19,638.10 Manley Deas Kochalski LLC</p>	<p><b>2403-356</b> <b>624 Gerritt Street 19147</b> 1st Wd. 718 Sq. Ft. BRT #012036500 Improvements: Residential Property RODRIGO A. RAMIREZ C.P. Apr 2023 No. 00886 \$197,534.12 KML Law Group, P.C.</p>	<p><b>2403-367</b> <b>1817 Willington St 19121</b> 32nd Wd. 1,036 Sq. Ft. BRT #321103700 Improvements: Residential Property Subject To Mortgage MARGARET DAVIS, AKA MARGARET CAULETTA DAVIS, AKA MARGARET C DAVIS C.P. Jun 2017 No. 00265 \$68,147.73 Manley Deas Kochalski LLC</p>	<p><b>2403-379</b> <b>6222 N 10th St 19141</b> 49th Wd. 1,440 Sq. Ft. BRT #492193100 Improvements: Residential Property PHYLLIS OLIVER C.P. Sept 2014 No. 02488 \$230,727.26 Hill Wallack LLP</p>	<p><b>2403-394</b> <b>1818 S 31st St 19145</b> 48th Wd. 2,913 Sq. Ft. BRT #482409200 Improvements: Residential Property PAUL LEWIS SOLELY IN HIS CAPACITY AS HEIR OF BARBARA ROBINSON, AND THE UNKNOWN HEIRS OF BARBARA ROBINSON DECEASED C.P. May 2023 No. 02876 \$100,561.72 KML Law Group, P.C.</p>
<p><b>2403-347</b> <b>1912 S Chadwick St 19145</b> 26th Wd. 588 Sq. Ft. BRT #481215700 Improvements: Residential Property THOMAS BUXTON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF PETER BUXTON; UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF PETER BUXTON C.P. Aug 2023 No. 01443 \$86,539.48 Manley Deas Kochalski LLC</p>	<p><b>2403-357</b> <b>5438 N Fairhill St 19120</b> 61st Wd. 2,525 Sq. Ft. BRT #612293600 Improvements: Residential Property JAMAR H. YOUNG AKA JAMAR YOUNG C.P. Mar 2020 No. 02767 \$63,348.09 KML Law Group, P.C.</p>	<p><b>2403-368</b> <b>37 Wyneva St 19144</b> 12th Wd. 1,702 Sq. Ft. BRT #123027100 Improvements: Residential Property RASHAAN THOMAS, AKA RASHAAN G. THOMAS; SADE THOMAS C.P. Sep 2018 No. 02431 \$156,250.06 Manley Deas Kochalski LLC</p>	<p><b>2403-380</b> <b>2427-35 W York St 19132</b> 28th Wd. 44,903 Sq. Ft. BRT #884691100 Improvements: Residential Property Subject To Mortgage Subject To Rent WEST YORK HOLDING LLC AND CORNICHE CAPITAL, LLC AND DAVID EBRAHIMZADEH C.P. Jun 2023 No. 00016 \$6,225,629.93 Saldutti Law Group</p>	<p><b>2403-395</b> <b>1539 S 19th St 19146</b> 36th Wd. 1,040 Sq. Ft. BRT #363202600 Improvements: Residential Property MADELEINE WYKSTRA C.P. May 2023 No. 03236 \$193,561.02 KML Law Group, P.C.</p>
<p><b>2403-348</b> <b>5411 Vicaris St 19128</b> 21st Wd. 1,617 Sq. Ft. BRT #213221130 Improvements: Residential Property ELLIS LESACK; BEATRIZ LESACK C.P. Mar 2022 No. 02482 \$93,513.98 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p>	<p><b>2403-358</b> <b>10211 Ambridge Pl 19114</b> 66th Wd. 2,728 Sq. Ft. BRT #661047000 Improvements: Residential Property MARK GOWLAND AND JENNIFER LIS C.P. Jun 2019 No. 07211 \$79,379.64 KML Law Group, P.C.</p>	<p><b>2403-369</b> <b>157 Parker Ave 19128</b> 21st Wd. 5,459 Sq. Ft. BRT #212335040 Improvements: Residential Property Subject To Mortgage Subject To Rent FARIBORZ FALLAHNEJAD C.P. Sept 2023 No. 03189 \$209,773.01 Brown McGarry Nimeroff LLC</p>	<p><b>2403-381</b> <b>1521 N Franklin St Apt 4 19122</b> 20th Wd. 2184 Sq. Ft. BRT #888200758 Improvements: Residential Property Subject To Mortgage DANIEL ROACH A/K/A DANIEL D ROACH C.P. Jan 2023 No. 02612 \$341,240.46 McCabe, Weisberg &amp; Conway, LLC</p>	<p><b>2403-396</b> <b>1616 W Louden St 19141</b> 13th Wd. 1,120 Sq. Ft. BRT #132404000 Improvements: Residential Property SYDNEY GILLIAM C.P. Feb 2023 No. 01583 \$223,425.78 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p>
<p><b>2403-349</b> <b>5425 Rising Sun Ave 19120</b> 42nd Wd. 6,250</p>	<p><b>2403-359</b> <b>807 E Haines St 19138</b> 59th Wd. 17,520 Sq. Ft. BRT #592013000 Improvements: Residential Property MARIE JEROME AND JOSEPH EDDY JEROME, ADMINISTRATOR OF THE ESTATE OF MARIE TERESA JEROME, DECEASED AS ADMINISTRATOR ON FEBRUARY 23, 2023, PHILADELPHIA REGISTER OF WILLS FILE NUMBER A0856-2023 C.P. Dec 2015 No. 00282 \$333,789.80 KML Law Group, P.C.</p>	<p><b>2403-370</b> <b>1359 E Price St 19138</b> 59th Wd. 1,134 Sq. Ft. BRT #591100200 Improvements: Residential Property BLUEFACE ENTERPRISES LLC C.P. Oct 2023 No. 01068 \$289,008.34 Romano, Garubo &amp; Argentieri</p>	<p><b>2403-382</b> <b>5922 Chestnut St 19139</b> 46th Wd. 1,414 Sq. Ft. BRT #031028600 Improvements: Residential Property LUCILLE TRIBBLE C.P. Nov 2021 No. 00929 \$103,760.58 McCabe, Weisberg &amp; Conway, LLC</p>	<p><b>2403-397</b> <b>141 Benjamin Court, Unit G-141 A/k/a 141 Benjamin Court #141, 19114</b> 57th Wd. 1,553 Sq. Ft. BRT #888570482 Improvements: Residential Property UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>NANCY POLIN A/K/A NANCY JOAN POLIN, DECEASED C.P. Nov 2021 No. 00467 \$272,496.84 Powers Kirn, LLC</p> <p><b>2403-398</b> <b>7705 Cherokee St 19118</b> 9th Wd. 13,431 Sq. Ft. BRT #092321500 Improvements: Residential Property</p> <p>RICHARD A. MARTIN JR. ADMINISTRATOR OF THE ESTATE OF ERNA T. MARTIN AND GREGORY MARTIN ADMINISTRATOR OF THE ESTATE OF ERNA T. MARTIN C.P. Jun 2019 No. 06257 \$474,379.57 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2403-400</b> <b>5357 N Sydenham St 19141</b> 17th Wd. 1,680 Sq. Ft. BRT #172087400 Improvements: Resi-</p>	<p>dential Property JOHN PERRIN KNOWN SURVIVING HEIR OF CORNELL T. HALL, UNKNOWN SURVIVING HEIRS OF CORNELL T. HALL C.P. Sept 2019 No. 02003 \$94,200.93 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2403-401</b> <b>2227 N 21st St 19132</b> 16th Wd. 1,182 Sq. Ft. BRT #162175800 Improvements: Residential Property Subject To Mortgage SMART INVESTMENTS KG, LLC C.P. Jul 2023 No. 01195 \$790,601.01 Friedman Vartolo LLP</p> <p><b>2403-402-A</b> <b>1728 S Cleveland St 19145</b> 36th Wd. 630 Sq. Ft. BRT #363186300 Improvements: Residen-</p>	<p>tial Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks &amp; Frees, P.C.</p> <p><b>2403-402-B</b> <b>7162 Keystone St 19135</b> 65th Wd. 1,800 Sq. Ft. BRT #651304500 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks &amp; Frees, P.C.</p> <p><b>2403-403-A</b> <b>3549 Jasper St 19134</b> 45th Wd. 855 Sq. Ft. BRT #452369000 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No.</p>	<p>02040 \$188,742.72 Unruh, Turner, Burks &amp; Frees, P.C.</p> <p><b>2403-403-B</b> <b>1912 E Clearfield St 19134</b> 25th Wd. 899 Sq. Ft. BRT #252227700 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks &amp; Frees, P.C.</p> <p><b>2403-404-A</b> <b>3027 Agate St 19134</b> 25th Wd. 758 Sq. Ft. BRT #252330000 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks &amp; Frees, P.C.</p>	<p><b>2403-404-B</b> <b>3738 N Percy St 19140</b> 43rd Wd. 720 Sq. Ft. BRT #432339500 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks &amp; Frees, P.C.</p> <p><b>2403-404-C</b> <b>1632 E Hewson St 19125</b> 18th Wd. 798 Sq. Ft. BRT #181222300 Improvements: Residential Property GREGORY HANNAH C.P. Mar 2023 No. 02040 \$188,742.72 Unruh, Turner, Burks &amp; Frees, P.C.</p>

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