

Sheriff’s Sale Notices for March 7, 2023

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 7, 2023 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EST Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention (“CDC”) and Pennsylvania Department of Health (“Department of Health”) due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com (“Bid4Assets”).</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (“Auction”). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit (“Deposit”) plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (“Auction Date”) and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.</p> <p>4. All properties are sold “AS IS” with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 (“Schedule of Proposed Distribution”).</p> <p>5. The plaintiff’s attorney shall submit the plaintiff’s upset price (“Upset Price”) to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff’s costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.</p> <p>6. The sale of the property will not be stopped unless The Sheriff’s Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.</p> <p>7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer’s premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.</p> <p>8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% purchase due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default (“Default”) and the down payment shall be forfeited by the bidder.</p> <p>9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.</p> <p>10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law,</p>	<p>which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder’s deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff’s Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff’s attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff’s Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff’s grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff’s Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff’s sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary’s office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>WARNING: All Sheriff’s Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff’s office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff’s discretion, the bidder’s account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>Fr. BRT # 051058010 Improvements: Residential Property Subject to Mortgage LISA COLTON AKA LISA G. COLTON C.P. September 2015 No. 00357 \$753,423.57 Milstead & Associates LLC</p> <p>2303-302 905 E Vernon Road 19150 50th Wd. 3,146 Sq. Ft. BRT # 502045700 Improvements: Residential Property BRYAN MCGRAW C.P. February 2017 No. 08014 \$217,035.34 Parker McCay P.A.</p> <p>2303-303 5407 Arlington Street 19131 52nd Wd. 1,792 Sq. Ft. BRT # 522062200 Improvements: Residential Property JAMES WARREN, SR., AS ADMINSTRATOR AND HEIR OF THE ESTATE OF WILLIE MCCRAY, ANNIE L BUTLER IN HER CAPACITY AS HEIR OF WILLIE MCCRAY, WILLIE MCCRAY, JR IN HIS CAPACITY AS HEIR OF WILLIE MCCRAY, JOHN STEVEN MCCRAY IN HIS CAPACITY AS HEIR OF WILLIE MCCRAY, UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RGHT, TITLE OR INTEREST FROM UNDER WILLIE MCCRAY C.P. March 2019 No. 00084 \$180,192.29 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p> <p>2303-304 1543 South 32nd Street 19146 32nd Wd. 767 Sq. Ft. BRT # 364461400 Improvements: Residential Property SB PROPERTY GROUP LLC , MAURICIO BARDALES C.P. May 2022 No. 00372 \$192,398.83 Larocca Hornik Rosen & Greenberg LLP</p> <p>2303-305 315 S. Camac Street 19107 7th Wd. 640 Sq. Ft. BRT # 053140200 Improvements: Residential Property Subject to Mortgage HOWARD E. MITCHELL, JR., IN HIS CAPACITY AS AN HEIR TO THE ESTATE OF NADINE H. MITCHELL, DECEASED, AND ALL KNOWN AND UNKNOWN HEIRS; C.P. August 2018 No. 01728 \$237,476.89 Friedman Vartolo LLP</p> <p>2303-306 1838 Fuller Street 19152 56th Wd. 2,533.03 Sq. Ft. BRT # 562013000 Improvements: Residential Property CHARLES HOWARD, GINA HOWARD C.P. April 2022 No. 01961 \$132,977.95 KLM Law Group PC</p> <p>2303-307 2328 Benson Street 19152 56th Wd. 3,116 Sq. Ft. BRT # 562136500 Improvements: Residential Property JAMMIE M. LYANI C.P. October 2016 No. 01533 \$180,448.62 The Law Office Of Gregory Javardian</p> <p>2303-308 154 W Godfrey Avenue 19120 61st Wd. 1,050 Sq. Ft. BRT # 611280300 Improvements: Residential Property Subject to Mortgage MICHAEL JOHNSON; CYNTHIA M. JOHNSON AKA CYNTHIA JOHNSON C.P. June 2017 No. 01164 \$104,550.05 Milstead & Associates LLC</p> <p>2303-309 6122 Walnut Street 19139 3rd Wd. 1,414 Sq. Ft. BRT # 031070300 Improvements: Residential Property CORA L. PARKS C.P. September 2020 No. 01880 \$84,339.27 RAS Cintron, LLC</p> <p>2303-310 340 North 59th Street 19139 4th Wd. 750 Sq. Ft. BRT # 042245500 Improvements: Residential Property UNKNOWN HEIRS SUCCESSORS ASSIGN AND ALL PERSONS FIRM OR ASSOCIATION CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER TEDDIE R LINDSY A/K/A TEDDIE R LINDSEY JR PAMELA ISHAM, IN HER CAPACITY AS HEIR OF PAMELA LINDSEY A/K/A PAMELIA LINDSEY, ZACHERY ISHAM IN HIS CAPACITY AS HEIR OF PAMELA LINDSY A/K/A PAMELA LINDSEY A/K/A PAMELA LINDSEY, UNKNOWN HEIRS SUCCESSORS ASSIGN AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM</p>	<p>OR UNDER PAMELA LINDSEY A/K/A/ PAMELA LINDSEY C.P. March 2019 No. 01427 \$73,729.72 RAS Cintron, LLC</p> <p>2303-311 6457 N Smedley Street 19126 17th Wd. 1,310 Sq. Ft. BRT # 172160300 Improvements: Residential Property Subject to Mortgage BRENDA MITCHELL; ALVIN J MITCHELL C.P. June 2017 No. 03203 \$51,998.63 Milstead & Associates LLC</p> <p>2303-312 4441 N 5th Street 19140 7th Wd. 1,091 Sq. Ft. BRT # 072185500 Improvements: Residential Property ERIC TORRES, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ANGELO L. MEDINA; UNKNOWN HEIRS, AND/OR ADMINSTRATORS TO THE ESTATE OF ANGELO L. MEDINA C.P. May 2022 No. 00232 \$47,356.15 Manley Deas Kochalski LLC</p> <p>2303-313 1400 Adams Avenue 19124 23rd Wd. 1,072 Sq. Ft. BRT # 234011700 Improvements: Residential Property JOSEPH K. DOUGLAS C.P. December 2018 No. 00083 \$57,735.59 McCabe, Weisberg, & Conway LLC</p> <p>2303-314 7710 Cedarbrook Street 19150 50th Wd. 1,440 Sq. Ft. BRT # 501245900 Improvements: Residential Property KIESHA S RODNEY, KNOWN HEIR OF NORMA RODNEY, MICHELLE RODNEY-KAHAN, KNOWN HEIR OF NORMA RODNEY, UNKOWN HEIRS OF NORMA RODNEY C.P. July 2022 No. 02640 \$81,965.99 Parker McCay P.A.</p> <p>2303-315 7619 Jay Place 19153 40th Wd. 2,636 Sq. Ft. BRT # 405832100 Improvements: Residential Property ANTONIO R. CLAY A/K/A ANTONIO CLAY; FAYE D. RAY AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA JOHNSON-CLAY, DECEASED C.P. January 2018 No. 03280 \$215,817.22 Hladik Onorato And Federman LLP</p> <p>2303-316 4114 Princeton Avenue 19135 55th Wd. 1,512 Sq. Ft. BRT # 552200000 Improvements: Residential Property RAYMOND W. VITALI, JR AND JAMIE A VITALI C.P. January 2020 No. 03852 \$138,424.28 McCabe, Weisberg, & Conway LLC</p> <p>2303-317 5320 Kershaw Street 19131 44th Wd. 1,211 Sq. Ft. BRT # 442142500 Improvements: Residential Property DERRICK G. MESQUITA, LORNA MESQUITA C.P. July 2022 No. 01142 \$62,127.44 Friedman Vartolo LLP</p> <p>2303-318 150 N 2nd Street 19106 5th Wd. 2,178 Sq. Ft. BRT # 871508240 Improvements: Residential Property Subject to Mortgage OJO PROPERTIES, LP C.P. December 2021 No. 01225 \$1,453,189.46 Eisenberg, Gold & Agrawal, PC</p> <p>2303-319 1501 S Stanley St 19146 36th Wd. 1,480 Sq. Ft. BRT # 871550460 Improvements: Residential Property LEWIS REAL ESTATE DEVELOPMENT , LLC C.P. October 2018 No. 02919 \$124,197.74 Hladik Onorato And Federman LLP</p> <p>2303-320 4814 E Thompson Street 19137 45th Wd. 2,034 Sq. Ft. BRT # 453228500 Improvements: Residential Property UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF REGINA DISCHER C.P. July 2022 No. 02455 \$55,090.80 Manley Deas Kochalski LLC</p> <p>2303-321 5140 Pennway Street 19124 23rd Wd. 1,564 Sq. Ft. BRT # 233100300 Improvements: Residential Property</p>	<p>RICARDO I. LOPEZ JR C.P. February 2015 No. 03016 \$130,809.76 Brock & Scott, PLLC</p> <p>2303-322 3420 Shelmire Avenue 19136 64th Wd. 1,604 Sq. Ft. BRT # 642170200 Improvements: Residential Property ANGELICA M MARQUEZ C.P. December 2013 No. 02406 \$134,785.85 Brock & Scott, PLLC</p> <p>2303-323 7009 Woodbine Avenue 19151 34th Wd. 12,880 Sq. Ft. BRT # 344136700 Improvements: Residential Property LORRAINE ROBINSON C.P. April 2017 No. 00590 \$577,235.52 Hladik Onorato And Federman LLP</p> <p>2303-324 230 East Montana Street 19119 22nd Wd. 1,064 Sq. Ft. BRT # 221140000 Improvements: Residential Property EDWARD K. AMOS A/K/A EDWARD AMOS C.P. April 2022 No. 01723 \$75,526.47 Stern & Eisenberg PC</p> <p>2303-325 1115 E Hotter St. 19150 50th Wd. 1,595 Sq. Ft. BRT # 502345800 Improvements: Residential Property MICHELLE HELMS, IN HER CAPACITY AS HEIR OF FRANCINE WOMACK, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMNG RIGHT TITLE, OR INTEREST FROM OR UNDER FRANCINE WOMACK C.P. November 2018 No. 01103 \$133,729.82 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p> <p>2303-326 2601 North 30th Street 19132 28th Wd. 960.75 Sq. Ft. BRT # 282070101 Improvements: Residential Property Subject to Mortgage ELM ST, LLC; CHRISTOPHER NORWOOD C.P. October 2021 No. 00324 \$485,536.75 Friedman Vartolo LLP</p> <p>2303-327 1113 Stewart Pl 19116 58th Wd. 4,152 Sq. Ft. BRT # 582017432 Improvements: Residential Property COLEMAN GREEN C.P. October 2019 No. 01042 \$209,123.09 Brock & Scott, PLLC</p> <p>2303-328 6340 Sherwood Road 19151 34th Wd. 4,800 Sq. Ft. BRT # 344161600 Improvements: Residential Property Subject to Mortgage SAUSAN E. KASSAR C.P. February 2018 No. 00972 \$325,034.16 Friedman Vartolo LLP</p> <p>2303-329 8313 Woolston Avenue 19150 50th Wd. 1,156 Sq. Ft. BRT # 502075910 Improvements: Residential Property Subject to Mortgage PRISCILLA JAMES C.P. May 2017 No. 01457 \$109,295.78 The Lynch Law Group</p> <p>2303-330 2856 Nautilus Rd 19154 66th Wd. 5,500 Sq. Ft. BRT # 662520800 Improvements: Residential Property KELLIANN SMITHERS C.P. December 2018 No. 00455 \$175,909.15 Brock & Scott, PLLC</p> <p>2303-331 938 Marcella St 19124 35th Wd. 1,078 Sq. Ft. BRT # 351124200 Improvements: Residential Property Subject to Mortgage KEITH D WILLSE A/K/A KEITH WILLSE C.P. December 2019 No. 04501 \$67,796.34 Milstead & Associates LLC</p> <p>2303-332 7606 Algon Avenue 19111 56th Wd. 3,789 Sq. Ft. BRT # 561122800 Improvements: Residential Property Subject to Mortgage SAJEDUL ISLAM C.P. April 2022 No. 00040 \$193,680.89 Vitti Law Group, Inc.</p> <p>2303-333 2216 W. Norris Street 19121 32nd Wd. 1,456 Sq. Ft. BRT # 322242700 Improvements: Residential Property TWENTY TWO SIXTEEN NORRIS LLC C.P. September 2022 No. 00391 \$233,044.05 Hill Wallack LLP</p>

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<p>2303-334 1732 N 29th Street 19121 32nd Wd. 1,300 Sq. Ft. BRT # 324183300 Improvements: Residential Property DIAMANTE INVESTMENT GROUP LIMITED LIABILITY COMPANY C.P. October 2022 No. 00776 \$235,376.54 Hill Wallack LLP</p>	<p># 351212800 Improvements: Residential Property SHERRI L. ASHFORD AS ADMINIS-TRATIX OF THE ESTATE OF CRYSTAL LITTLE DECEASED C.P. October 2018 No. 03961 \$109,148.23 KLM Law Group PC</p>	<p>2303-350 5142 Knox Street 19144 12th Wd. 1,625 Sq. Ft. BRT # 123189600 Improvements: Residential Property SHEILA D. HARRIS A/K/A SHEILA D. FORREST, IN HER CAPACITY AS HEIR OF RUBY S. FORREST A/K/A RUBY SYLVIA FORREST, DECEASED, SYLVIA K. FORREST, IN HER CAPACITY AS HEIR OF RUBY S FORREST A/K/A RUBY SYLVIA FORREST , DECEASED, KEISHA K. FORREST, IN HER CAPACITY AS HEIR OF RUBY S. FORREST A/K/A RUBY SYLVIA FORREST, DECEASED, SHEONTE STEVENS A/K/A SHEONTE ALISHA FORREST STEVENS, IN HER CAPACITY AS HEIR OF RUBY S. FORREST A/K/A RUBY SYLVIA FORREST, DECEASED, SAMIRAH ABDUL KARIM A/K/A SAMIRAH HASINAH ABDUL-KARIM, IN HER CAPACITY AS HEIR OF RUBY S.FORREST A/K/A RUBY SYLVIA FORREST DECEASED. UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUBY S. FORREST A/K/A RUBY SYLVIA FORREST, DECEASED C.P. April 2020 No. 00847 \$88,556.67 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>	<p>2303-356 638 East Thayer Street 19134 33rd Wd. 637 Sq. Ft. BRT # 331136900 Improvements: Residential Property PIPER INVESTMENT GROUP, LLC, ERIC PIPER, B & B FUTURE INVESTMENTS, L.L.C C.P. June 2021 No. 02472 \$62,954.52 Duane Morris LLP</p>	<p>MADE PROPERTIES LLC C.P. September 2022 No. 02854 \$1,375,278.67 Eisenberg, Gold & Agrawal, PC</p>
<p>2303-335 2032 W Spencer Street 19138 17th Wd. 1,180 Sq. Ft. BRT # 171256900 Improvements: Residential Property GERALDINE BROOKS, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF ARNETHA BARNES, ARLINE KING A/K/A ARLENE KING, IN HER CAPACITY AS HEIR OF ARNETHA BARNES, ARNETHA BARNES; DECEASED C.P. November 2021 No. 00867 \$174,701.19 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>	<p>2303-343 1223 West Airdrie Street 19140 43rd Wd. 1,680 Sq. Ft. BRT # 432211700 Improvements: Residential Property VERNON D ACKRIDGE A/K/A VERNON ACKRIDGE C.P. September 2022 No. 00765 \$43,981.47 Hladik Onorato And Federman LLP</p>	<p>2303-357 351 Fitzgerald Street 19148 39th Wd. 728 Sq. Ft. BRT # 392179200 Improvements: Residential Property NICK QUEEN A/K/A NICK F. QUEEN C.P. May 2022 No. 00895 \$281,727.96 Stern & Eisenberg PC</p>	<p>2303-364 712 West Champlost Avenue 19120 61st Wd. 1,682 Sq. Ft. BRT # 612148200 Improvements: Residential Property Subject to Mortgage LISA S. LESANE C.P. January 2021 No. 00944 \$33,910.77 Leopold & Associates, PLLC</p>	
<p>2303-336 1554 North Marston Street 19121 29th Wd. 1,050 Sq. Ft. BRT # 292085200 Improvements: Residential Property ASHLEY THOMAS GUARANTOR, RESTORE WITHIN LLC C.P. September 2021 No. 00798 \$204,121.87 KLM Law Group PC</p>	<p>2303-344 1616 South 57th Street 19143 51st Wd. 1,464 Sq. Ft. BRT # 513148300 Improvements: Residential Property Subject to Mortgage, Subject to Rent QUENTIN L. ROGERS, CHRISTOPHER L. TRAYLOR C.P. August 2022 No. 00103 \$80,620.17 Fox Rothschild LLP</p>	<p>2303-358 8049 Leon Street 19136 64th Wd. 1,371.72 Sq. Ft. BRT # 642045700 Improvements: Residential Property Subject to Mortgage CARLITO FORCHION, (SOLELY IN HIS CAPACITY AS HEIR OF CARL FORCHION, DECEASED) THE UNKNOWN HEIRS OF CARL FORCHION DECEASED C.P. January 2022 No. 00203 \$188,519.38 Friedman Vartolo LLP</p>	<p>2303-365 8114 Gilbert Street 19150 50th Wd. 4,561 Sq. Ft. BRT # 502118100 Improvements: Residential Property PEARL I. MONTGOMERY C.P. November 2021 No. 01486 \$142,948.12 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>	
<p>2303-337 5242 Sylvester Street 19124 62nd Wd. 1,582 Sq. Ft. BRT # 621363900 Improvements: Residential Property KIRZA SANCHEZ C.P. March 2021 No. 01342 \$100,784.10 KLM Law Group PC</p>	<p>2303-345 5934 Palmetto St 19120 35th Wd. 1,064 Sq. Ft. BRT # 352288200 Improvements: Residential Property TYVIA A. PINDER A/K/A TYVIA A. ROBINSON, AS ADMINISTRATRIX OF THE ESTATE OF ALEX D. ROBINSON, DECEASED C.P. May 2022 No. 00593 \$126,760.44 Hill Wallack LLP</p>	<p>2303-351 11742 Brandon Place 19154 66th Wd. 2,002 Sq. Ft. BRT # 662024500 Improvements: Residential Property Subject to Mortgage ELIZABETH M. SLATER, GEORGE S. SLATER C.P. April 2019 No. 02078 \$265,452.48 Friedman Vartolo LLP</p>	<p>2303-359 4622 Hawthorne Street 19124 23rd Wd. 1,222.72 Sq. Ft. BRT # 232281700 Improvements: Residential Property ANY AND ALL KNOWN AND UNKNOWN HEIRS EXECUTORS AMINISTRATORS AND DEVISSEES OF THE ESTATES OF EDWARD J. HEYWARD, DECEASED C.P. April 2022 No. 01524 \$97,035.57 Stern & Eisenberg PC</p>	
<p>2303-338 2921 West Oxford Street 19121 32nd Wd. 1,232 Sq. Ft. BRT # 324008900 Improvements: Residential Property Subject to Mortgage HAKEEM ANTHONY,SHAD REAL ESTATE,LLC C.P. February 2022 No. 01315 \$321,207.59 Friedman Vartolo LLP</p>	<p>2303-346 5530 Catharine Street 19143 46th Wd. 1,486 Sq. Ft. BRT # 463105200 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF AMY M ALLSTON AND SHARON KAY ALLSTON, KNOWN SURVIVING HEIR OF AMY M. ALLSTON C.P. May 2016 No. 00635 \$86,870.42 McCabe, Weisberg, & Conway LLC</p>	<p>2303-352 1418 North Etting Street 19121 29th Wd. 784 Sq. Ft. BRT # 292069000 Improvements: Residential Property Subject to Mortgage C2D2 INVESTMENTS, LLC C.P. October 2022 No. 00408 \$171,262.51 Padgett Law Group</p>	<p>2303-366 7413 Sommers Road 19138 50th Wd. 1,768 Sq. Ft. BRT # 501329200 Improvements: Residential Property JEROME SHULER, IN HIS CAPACITY AS HEIR OF MARIUS A. REGION A/K/A MARIUS REGION; UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIUS A. REGION A/K/A MARIUS REGION C.P. November 2021 No. 01499 \$143,326.73 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>	
<p>2303-339 6100 Gelnmore Street 19143 40th Wd. 720 Sq. Ft. BRT # 402143000 Improvements: Residential Property MICHAEL A. LANIER C.P. April 2022 No. 02377 \$38,310.78 Manley Deas Kochalski LLC</p>	<p>2303-347 519 East Courtland Street 19120 42nd Wd. 1,050 Sq. Ft. BRT # 421027700 Improvements: Residential Property YOLANDA CARABALLO C.P. April 2018 No. 02011 \$59,666.21 McCabe, Weisberg, & Conway LLC</p>	<p>2303-353 3335 Ashfield Lane, 19114 66th Wd. 5,402 Sq. Ft. BRT # 661166800 Improvements: Residential Property JUDITH A. TRAINA C.P. June 2019 No. 06691 \$207,889.16 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>	<p>2303-367 122 W Courtland Street 19140 42th Wd. 2,000 Sq. Ft. BRT # 422034000 Improvements: Residential Property DANIEL BRYAN, JR C.P. February 2020 No. 02545 \$172,288.08 Robertson, Anschutz, Shneid, Crane& Parterns, PLLC</p>	
<p>2303-340 1333 Knorr Street 19111 53rd Wd. 2,815 Sq. Ft. BRT # 532140500 Improvements: Residential Property Subject to Mortgage AHMED ISAA ALI A/K/A AHMED ALI; KATHLEEN ALI C.P. February 2022 No. 01677 \$135,882.59 Brock & Scott, PLLC</p>	<p>2303-348 3744 Morrell Avenue 19114 66th Wd. 3,642 Sq. Ft. BRT # 661129403 Improvements: Residential Property ANTHONY T. MATLACK A/K/A ANTHONY MATLACK C.P. March 2022 No. 01006 \$341,635.61 Stern & Eisenberg PC</p>	<p>2303-354 2214 South Garnet Street 19145 26th Wd. 686 Sq. Ft. BRT # 262135500 Improvements: Residential Property Subject to Mortgage CALEB MILNE, EUNYOUNG KIM MILNE C.P. June 2017 No. 01601 \$137,969.50 The Law Office Of Gregory Javardian</p>	<p>2303-368 6601 Montague Street 19135 55th Wd. 2,495.65 Sq. Ft. BRT # 552301000 Improvements: Residential Property RALP GLORIOSO, INDIVIDUALLY AND D/B/A DR. FLUSHING 60% INTEREST C.P. December 2016 No. 02383 \$12,937.00 Kivitz & Kivitz P.C.</p>	
<p>2303-341 430 West Hortter Street 19119 22nd Wd. 3,574 Sq. Ft. BRT # 223059400 Improvements: Residential Property GREGORY L. MEDEARIS C.P. May 2017 No. 01910 \$362,290.68 Stern & Eisenberg PC</p>	<p>2303-349 6107 Walton Avenue 19143 3rd Wd. 1,409 Sq. Ft. BRT # 032167700 Improvements: Residential Property BURTON THOMAS LOVE, JR AS ADMINISTRATOR OF THE ESTATE OF BURTON LOVE, AND 6107 WALTON AVE LAND TRUST C.P. March 2022 No. 02772 \$42,855.01 Parker McCay P.A.</p>	<p>2303-355 3217 Hamilton Street 19104 24th Wd. 2,154 Sq. Ft. BRT # 241187700 Improvements: Residential Property Subject to Mortgage W. N. B. INVESTMENTS LLC, TYRELL A. WHITE C.P. January 2019 No. 00314 \$265,984.63 Stern & Eisenberg PC</p>	<p>2303-369-A 1825 S Cecil Street 19143 40th Wd. 795 Sq. Ft. BRT # 401029800 Improvements: Residential Property MARY MILDRED ROBINSON-SMALLEY C.P. April 2009 No. 01587 \$59,850.71 Kivitz & Kivitz P.C.</p>	
<p>2303-342 537 East Sanger Street A/k/a 537 Sanger Street 19120 35th Wd. 1,109 Sq. Ft. BRT</p>			<p>2303-369-B 1827 S Cecil Street 19143 40th Wd. 795 Sq. Ft. BRT # 401029900 Improvements: Residential Property MARY MILDRED ROBINSON-SMALLEY C.P. April 2009 No. 01587 \$59,850.71 Kivitz & Kivitz P.C.</p>	

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