

Sheriff’s Sale Notices for April 4, 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, April 4, 2023 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EDT Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention (“CDC”) and Pennsylvania Department of Health (“Department of Health”) due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com (“Bid4Assets”).</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (“Auction”). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit (“Deposit”) plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (“Auction Date”) and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.</p> <p>4. All properties are sold “AS IS” with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/ or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 (“Schedule of Proposed Distribution”).</p> <p>5. The plaintiff’s attorney shall submit the plaintiff’s upset price (“Upset Price”) to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff’s costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.</p> <p>6. The sale of the property will not be stopped unless The Sheriff’s Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.</p> <p>7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer’s premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.</p> <p>8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default (“Default”) and the down payment shall be forfeited by the bidder.</p> <p>9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.</p> <p>10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law,</p>	<p>which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder’s deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff’s Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff’s attorney shall enter any auction day postponements or stays on his/ her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff’s Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff’s grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff’s Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff’s sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary’s office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>WARNING: All Sheriff’s Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff’s office detects any suspicious and/ or fraudulent activity during any sale, at the Sheriff’s discretion, the bidder’s account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>55th Wd. 2495.65 Sq. Ft. BRT# 552301000 Improvements: Residential Property RALPH GLORIOSO, INDIVIDUALL AND D/B/A/ DR. FLUSHING 60% INTEREST C.P. September 2016 No. 02383 \$12,937.00 Kivitz & Kivitz</p> <p>2304-301 4617 Leshar Street 19124 23rd Wd. 2,000 Sq. Ft. BRT# 232237600 Improvements: Residential Property Subject to Mortgage PNC REO ACQUISITIONS, LLC C.P. August 2022 No. 00822 \$115,485.41 Kivitz & Kivitz</p> <p>2304-302 301 Friendship Street 19111 35th Wd. 2530 Sq. Ft. BRT# 353176000 Improvements: Residential Property IVEY L. GALITAN C.P. May 2022 No. 02311 \$193,111.44 KML Law Group, P.C.</p> <p>2304-303 5613 Pemberton Street 19143 46th Wd. 900 Sq. Ft. BRT# 463059800 Improvements: Residential Property Subject to Mortgage CONSIGLIERE BUSINESS CONSULTING LLC C.P. May 2022 No. 01810 \$115,551.46 Braveman Kaskey Garber P.C.</p> <p>2304-304 967 East Vernon Road 19150 50th Wd. 2525 Sq. Ft. BRT# 502406800 Improvements: Residential Property ANTHONY DUNSTON, IN HIS CAPACITY AS HEIR OF JANE HOWARD, DARRYL BURNETT, IN HIS CAPACITY AS HEIR OF JANE HOWARD, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANE HOWARD C.P. June 2019 No. 06693 \$219,309.51 Robertson Anschutz Schneid Crane & Partners PLLC</p> <p>2304-305 225 West Nedro Avenue A/k/a/ 225 Nedro Avenue 19120 61st Wd. 992 Sq. Ft. BRT# 612101200 Improvements: Residential Property ROCHELLE ALVEREST, GREGORU T. ALVEREST C.P. June 2022 No. 01485 \$74,381.29 KML Law Group, P.C.</p> <p>2304-306 7105 Oxford Avenue 19111 53rd Wd. 1850 Sq. Ft. BRT# 532375915 Improvements: Residential Property JOHN KERR C.P. March 2019 No. 03379 \$163,790.79 Brock & Scott PLLC</p> <p>2304-307 5041 Arch Street 19139 44th Wd. 1232 Sq. Ft. BRT# 441018000 Improvements: Residential Property LORRAINE SMALLEY ,TYESE SMALLEY C.P. April 2013 No. 01793 \$94,559.53 Pincus Law Group PLLC</p> <p>2304-308 2101-17 Chestnut Street Unit 609 19103 8th Wd. 465 Sq. Ft. BRT# 888111892 Improvements: Residential Property Subject to Mortgage KEVIN GATTO C.P. October 2021 No. 01745 \$32,843.48 Shnyder Law Firm, LLC</p> <p>2304-309 6710 N Smedley Street 19126 10th Wd. 1421 Sq. Ft. BRT# 101040600 Improvements: Residential Property DOROTHY ROBINSON C.P. March 2022 No. 00380 \$98,105.05 Logs Legal Group LLP</p> <p>2304-310 545 S Salford Street 19143 3rd Wd. 910 Sq. Ft. BRT# 032211000 Improvements: Residential Property Subject to Mortgage LINDA HENDERSON A/K/A LINDA RAG-LAND C.P. July 2022 No. 00897 \$75,780.04 Brock & Scott PLLC</p> <p>2304-311 1848 North Bucknell Street 19121 32nd Wd. 651 Sq. Ft. BRT# 322139200 Improvements: Residential Property TASHA BUTLER SOLEY IN HER CAPACITY AS HEIR OF CATHERINE RUDD, DECEASED AND THE UNKNOWN HEIRS OF CATHERINE RUDD DECEASED C.P. September 2021 No. 02306 \$62,287.82 KML Law Group, P.C.</p>	<p>2304-312 1319 E Carey Street 19124 33rd Wd. 840 Sq. Ft. BRT# 331246500 Improvements: Residential Property Subject to Mortgage LUCY PROPERTIES LLC C.P. April 2022 No. 02208 \$189,670.61 Friedman Vartolo LLP</p> <p>2304-313 2404 North 54th Street 19131 52nd Wd. 8697 Sq. Ft. BRT# 522207400 Improvements: Residential Property Subject to Mortgage DEBORAH MOORE C.P. August 2019 No. 01618 \$154,370.13 Dwaldmanlaw, P.C.</p> <p>2304-314 5260 Jackson Street 19124 62nd Wd. 3000 Sq. Ft. BRT# 622398600 Improvements: Residential Property THERESA CROSBY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JAMES D. HASTY, SR., JAMES HASTY, JR., IN HIS CAPACITY AS HEIR OF JAMES D. HASTY, SR, UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES D. HASTY, SR, ROXANNE MCKNIGHT, IN HER CAPACITY AS HEIR OF JAMES D. HASTY, SR. C.P. August 2019 No. 03220 \$61,480.93 Robertson Anschutz Schneid Crane & Partners PLLC</p> <p>2304-315 2509 S 66th Street 19142 40th Wd. 20500 Sq. Ft. BRT# 406012600 Improvements: Residential Property CHRIST EMPOWERMENT TEMPLE C.P. June 2022 No. 01932 \$63,481.80 Kivitz & Kivitz</p> <p>2304-316 1834 East Madison Street 19134 45th Wd. 1099 Sq. Ft. BRT# 452009800 Improvements: Residential Property JOSEFA MARTINEZ C.P. June 2022 No. 01815 \$45,789.09 KML Law Group, P.C.</p> <p>2304-317 1627 South Ringgold Street 19145 36th Wd. 728 Sq. Ft. BRT# 364156800 Improvements: Residential Property DARRELL RUSSELL SOLELY IN HIS CAPACITY AS HEIR OF JOAN L. RUSSELL DECEASED C.P. May 2019 No. 09303 \$173,804.18 KML Law Group, P.C.</p> <p>2304-318 6901 Valley Avenue Unit D-1 19128 21st Wd. 780 Sq. Ft. BRT# 888211031 Improvements: Residential Property IRBY D. DAVIS C.P. December 2020 No. 00321 \$93,416.58 Clemons Richter & Reiss, P.C.</p> <p>2304-319 3418 Edgemont Street 19134 45th Wd. 1144 Sq. Ft. BRT# 451220900 Improvements: Residential Property JOSEPH LEIPERT, MELISSA SLOAN C.P. May 2022 No. 02603 \$153,991.63 Robertson Anschutz Schneid Crane & Partners PLLC</p> <p>2304-320 6155 Catharine Street 19143 3rd Wd. 1758.89 Sq. Ft. BRT# 032194100 Improvements: Residential Property KIM ANDERSON C.P. October 2019 No. 02083 \$112,018.66 KML Law Group, P.C.</p> <p>2304-321 421 Spruce Street 19106 5th Wd. 2348 Sq. Ft. BRT# 051140800 Improvements: Residential Property FRAN ROSENSTOCK C.P. March 2010 No. 00796 \$989,336.37 Mccabe, Weisberg & Conway, LLC</p> <p>2304-322 6359 West Columbia Avenue 19151 34th Wd. 1680 Sq. Ft. BRT# 344069200 Improvements: Residential Property KATHLEEN JACKOMINIC C.P. September 2021 No. 00782 \$150,539.17 Logs Legal Group LLP</p> <p>2304-323 3643 North Darien Street 19140 43rd Wd. 720 Sq. Ft. BRT# 432105800 Improvements: Residential Property CRYSTAL COPELAND C.P. August 2021 No. 00260 \$62,631.77 Logs Legal Group LLP</p>	<p>2304-324 318 West Berkley Street A/k/a/ 318 Berkley Street 19144 13th Wd. 1280 Sq. Ft. BRT# 133010200 Improvements: Residential Property BERTHA L. JONES C.P. December 2021 No. 00933 \$51,980.03 Logs Legal Group LLP</p> <p>2304-325 3123 Bancroft Street A/k/a 3123 N Bancroft Street 19132 11th Wd. 747 Sq. Ft. BRT# 111198500 Improvements: Residential Property TRUMEL ROUNDTREE C.P. April 2022 No. 01084 \$48,741.80 Logs Legal Group LLP</p> <p>2304-326 6644 Algard Street 19135 55th Wd. 1412 Sq. Ft. BRT# 552354000 Improvements: Residential Property FRANK ALWAQUE, JR., KNOWN HEIR OF FRANK J. ALWAQUE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK J. ALWAQUE, DECEASED C.P. April 2022 No. 00042 \$129,850.85 Logs Legal Group LLP</p> <p>2304-327 1845 Nedro Avenue A/k/a 1845 West Nedro Avenue 19141 17th Wd. 1739 Sq. Ft. BRT# 17117280 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCES TOWNSEND-COLEMAN, DECEASED, CARLTON COLEMAN, III, KNOWN HEIR OF FRANCES TOWNSEND-COLEMAN, DECEASED C.P. November 2021 No. 00106 \$51,720.11 Logs Legal Group LLP</p> <p>2304-328 1029 Friendship Street 19111 53rd Wd. 2541 Sq. Ft. BRT# 535303700 Improvements: Residential Property ELNORA BALMORES, JOHN J. BALMORES C.P. November 2017 No. 02603 \$173,173.52 Robertson Anschutz Schneid Crane & Partners PLLC</p> <p>2304-329 8836 Roosevelt Boulevard 19115 56th Wd. 4177 Sq. Ft. BRT# 562464000 Improvements: Residential Property DEBORAH CAMPBELL A/K/A/ DOBORAH STEVENSON A/K/A/ DEBORAH STEPHENSON, LINDA WILHELM C.P. September 2018 No. 03504 \$155,343.43 Stern & Eisenberg P.C.</p> <p>2304-330 2157 Fanshawe Street 19149 54th Wd. 1825 Sq. Ft. BRT# 541147000 Improvements: Residential Property CORNELIA F. SELLINGER C.P. December 2019 No. 02878 \$13,376.30 Law Offices Of Gregory Javardian LLC</p> <p>2304-331 2821 West Girard Avenue 19130 29th Wd. 1800 Sq. Ft. BRT# 871133200 Improvements: Residential Property JAMES SMITH C.P. June 2022 No. 02157 \$576,298.34 Stern & Eisenberg P.C.</p> <p>2304-332 4160 Stirling Street 19135 55th Wd. 1245 Sq. Ft. BRT# 552048800 Improvements: Residential Property CHARLES A.J. HALPIN III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF KARL SEIBERLING, DECEASED, LIS SEIBERLING C.P. September 2021 No. 02019 \$62,044.38 Law Offices Of Gregory Javardian LLC</p> <p>2304-333 783 North Preston Street 19104 6th Wd. 1309 Sq. Ft. BRT# 061189900 Improvements: Residential Property EQUESTRIAN PROPERTIES LLC C/O LARRY MCINTOSH C.P. September 2022 No. 00014 \$309,372.84 Stern & Eisenberg P.C.</p> <p>2304-334 1622 West Godfrey Avenue 19141 17th Wd. 1480 Sq. Ft. BRT# 171284400 Improvements: Residential Property FLORINE MOORE C.P. March 2020 No.</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
01877 \$95,907.16 Law Offices Of Gregory Javardian LLC	S REDDING A/K/A TERENCE REDDING C.P. March 2019 No. 01019 \$155,427.36 Pincus Law Group PLLC	MINNIE HARRIS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MINNIE L. HARRIS A/K/A MINNIE HARRIS C.P. September 2021 No. 02305 \$202,033.18 Robertson Anschutz Schneid Crane & Partners PLLC	Sq. Ft. BRT# 871545590 Improvements: Residential Property LARRY MCDONALD C.P. March 2022 No. 02131 \$231,713.70 McCabe, Weisberg & Conway, LLC	Residential Property Subject to MortgageSubject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC
2304-335 2122-38 South 58th Street 19143 42nd Wd. 14014 Sq. Ft. BRT# 882969990 Improvements: Residential Property IBRAHIM CAMARA C.P. February 2022 No. 02824 \$261,594.56 Stern & Eisenberg P.C.	2304-344 2112 Robbins Avenue A/k/a Robbins Street 19149 62nd Wd. 1208 Sq. Ft. BRT# 621276400 Improvements: Residential Property JOSEPH STANCIL, IN THEIR CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JAMES F. STANCIL, DECEASED, TERESA STANCIL A/K/A TERESA A. STANCIL, INDIVIDUALLY AND IN THEIR CAPACITY AS HEIR OF THE ESTATE OF JAMES F. STANCIL, DECEASED C.P. November 2021 No. 00095 \$126,150.22 Duane Morris LLP	2304-352 5544 Spruce Street 19139 60th Wd. 1149.75 Sq. Ft. BRT# 604071200 Improvements: Residential Property SHIRAH H ISRAEL C.P. February 2022 No. 02171 \$196,443.53 KML Law Group, P.C.	2304-360 1705 Panama Street 19103 8th Wd. 558.62 Sq. Ft. BRT# 081042310 Improvements: Residential Property PATRICIA J. CARROLL C.P. March 2019 No. 01221 \$302,275.28 Pincus Law Group PLLC	2304-364A 12301 Mcnulty Road Unit J 19154 66th Wd. 2207 Sq. Ft. BRT# 884292556 Improvements: Residential Property Subject to MortgageSubject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC
2304-336 345e Clarkson Avenue 19120 42nd Wd. 1582.5 Sq. Ft. BRT# 421238700 Improvements: Residential Property ANY AND ALL KNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF ESTATE OF ROBERTA A KILGO DECEASED C.P. November 2022 No. 00103 \$66,827.19 Stern & Eisenberg P.C.	2304-345 111 North Yewdall 19139 4th Wd. 1132 Sq. Ft. BRT# 041115000 Improvements: Residential Property SHIQUITA POLLARD C.P. February 2020 No. 03199 \$84,261.59 Hladik Onorato & Federman, LLP	2304-353 624 W Godfrey Avenue 19126 61st Wd. 3007 Sq. Ft. BRT# 611271100 Improvements: Residential Property ERICK DOBY C.P. December 2019 No. 01160 \$213,916.87 Brock & Scott PLLC	2304-361 3714 Frankford Avenue 19124 45th Wd. 2179 Sq. Ft. BRT# 452286200 Improvements: Residential Property CARMEN DIAZ AS ADMINISTRATRIX OF ESTATE OF ISRAEL SANTIAGO C.P. December 2019 No. 01947 \$42,559.36 Manley Deas Kochalski LLC	2304-364B 12301 Mcnulty Road Unit K 19154 66th Wd. 4271 Sq. Ft. BRT# 884292557 Improvements: Residential Property Subject to MortgageSubject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC
2304-337 1818 N Judson Street 19121 32nd Wd. 708 Sq. Ft. BRT# 322127900 Improvements: Residential Property IP INVESTMENTS 18 LLC C/O COREY PETTY C.P. September 2022 No. 01233 \$222,710.68 Stern & Eisenberg P.C.	2304-346 1937 Lardner Street 19149 62nd Wd. 1176 Sq. Ft. BRT# 621177300 Improvements: Residential Property WILLIAM M BATES C.P. May 2022 No. 02224 \$107,514.37 Hill Wallack LLP	2304-354 5436 Erdrick Street 19124 62nd Wd. 1123 Sq. Ft. BRT# 622338900 Improvements: Residential Property GLORIA D WILLIAMS C.P. April 2019 No. 04063 \$78,065.61 Brock & Scott PLLC	2304-362A 12301 Mcnulty Road Unit D 19154 66th Wd. 1808 Sq. Ft. BRT# 884292550 Improvements: Residential Property Subject to Mortgage Subject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC	2304-364C 12301 Mcnulty Road Unit L 19154 66th Wd. 4144 Sq. Ft. BRT# 884292558 Improvements: Residential Property Subject to MortgageSubject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC
2304-338 215 Comly Street 19120 35th Wd. 1395 Sq. Ft. BRT# 352144400 Improvements: Residential Property JAMES PLEZ C.P. June 2022 No. 00077 \$50,875.44 Stern & Eisenberg P.C.	2304-347 4223 Neilson Street 19124 33rd Wd. 1200 Sq. Ft. BRT# 332529300 Improvements: Residential Property LATISHA BROWN A/K/A LATISHA LOVELACE C.P. October 2022 No. 01520 \$115,645.64 Hladik Onorato & Federman, LLP	2304-355 1706 Scattergood Street 19124 62nd Wd. 1002 Sq. Ft. BRT# 622124400 Improvements: Residential Property ANTHONY WILLIAMS, SHARON WILLIAMS C.P. March 2018 No. 03044 \$64,825.93 KML Law Group, P.C.	2304-362B 12301 Mcnulty Road Unit E 19154 66th Wd. 2433 Sq. Ft. BRT# 884292551 Improvements: Residential Property Subject to Mortgage Subject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC	2304-365 2001 Devereaux Avenue 19149 62nd Wd. 4025 Sq. Ft. BRT# 871583910 Improvements: Residential Property THANN PHAM C.P. August 2022 No. 00834 \$32,856.35 Roach Law LLC
2304-339 1948 South 65th Street 19142 40th Wd. 1310 Sq. Ft. BRT# 871187660 Improvements: Residential Property CHARLES ROBERT COOPER SR. A/K/A CHARLES R COOPER SR. C.P. August 2022 No. 02857 \$176,596.59 Stern & Eisenberg P.C.	2304-348 4211 Tudor Street 19136 41st Wd. 1460 Sq. Ft. BRT# 412138200 Improvements: Residential Property Subject to Mortgage CRAIG R HECHLER, JOANNE K HECHLER C.P. May 2018 No. 01266 \$131,710.32 Manley Deas Kochalski LLC	2304-356 12501 Medford Road 19154 66th Wd. 2000 Sq. Ft. BRT# 663256000 Improvements: Residential Property HAROLD WILLIAM MYER A/K/A/ HAROLD W. MYER, RAYMOND K MYER, CYNTHIA LORRAINE VITALI C.P. March 2016 No. 00995 \$159,941.85 Brock & Scott PLLC	2304-362C 12301 Mcnulty Road Unit F 19154 66th Wd. 2433 Sq. Ft. BRT# 884292552 Improvements: Residential Property Subject to MortgageSubject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC	2304-366 4439 Main Street 19127 21st Wd. 1218 Sq. Ft. BRT# 882779600 Improvements: Residential Property 4439 MAIN STREET ASSOCIATES LLC, USH PARTNERS LLC, ERIC S KRETSCHMAN, 58 YORK PATNERS LLC, 544 YORK PARTNERS LLC, BERNIE'S UC LLC, HIDDEN VALLEY PARTNERS, LLC, ORELAND ASSOCIATES II LLC, YORK STREET EQUITIES LLC C.P. October 2019 No. 03037 \$960,924.26 Saldutti Law Group
2304-340 6776 Germantown Avenue 19119 22nd Wd. 1742 Sq. Ft. BRT# 871528620 Improvements: Residential Property VINCENT M. HARRIS C.P. July 2019 No. 02302 \$226,516.13 KML Law Group, P.C.	2304-349 6214 Gillespie Street 19135 55th Wd. 1136 Sq. Ft. BRT# 552425400 Improvements: Residential Property RUBIN BONNY, BRENDA J MOON C.P. January 2021 No. 01467 \$135,506.44 Hill Wallack LLP	2304-357 4522 Mckinley Street 19135 41st Wd. 1980 Sq. Ft. BRT# 411156300 Improvements: Residential Property KATHY GENTILE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DENISE MARIE KALATA, AKA DENISE M. KALATA, AKA DENISE KALATA, UNKNOWN HEIRS, AND/ OR ADMINISTRATORS TO THE ESTATE OF DENISE MARIE KALATA, A/K/A DENISE M. KALATA, AKA DENISE KALATA C.P. June 2022 No. 02446 \$133,812.09 Manley Deas Kochalski LLC	2304-363A 12301 Mcnulty Road Unit G 19154 66th Wd. 1940 Sq. Ft. BRT# 884292553 Improvements: Residential Property Subject to Mortgage Subject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC	
2304-341 1301 West Moyamensing Avenue 19148 39th Wd. 2627 Sq. Ft. BRT# 871558040 Improvements: Residential Property Subject to Mortgage WOPIRB LLC C.P. October 2022 No. 01340 \$511,084.34 Fein, Such, Kahn & Shepard P.C.	2304-350 2229 Cantrell Street 19145 48th Wd. 658 Sq. Ft. BRT# 482080400 Improvements: Residential Property TAWAN DAVIS, FAMILY HOUSING LLC C.P. December 2021 No. 01726 \$218,113.43 KML Law Group, P.C.	2304-358 18 West Seymour Street 19144 12th Wd. 4200 Sq. Ft. BRT# 123049000 Improvements: Residential Property Subject to Mortgage PATRICIA A. BRETT C.P. February 2022 No. 02087 \$113,148.08 Brock & Scott PLLC	2304-363B 12301 Mcnulty Road Unit H 19154 66th Wd. 3355 Sq. Ft. BRT# 884292554 Improvements: Residential Property Subject to Mortgage Subject to Rent 12301 MCNULTY ROAD LP C.P. April 2022 No. 02364 \$4,146,244.85 Brown McGarry Nimeroff LLC	
2304-342 507 East Brighthurst Street 19144 12th Wd. 920 Sq. Ft. BRT# 121119800 Improvements: Residential Property PHYLLIS A GRAVES A/K/A/ PHYLLIS GRAVES C.P. January 2022 No. 01561 \$64,818.29 Robertson Anschutz Schneid Crane & Partners PLLC	2304-351 5252 Walnut Street 19139 60th Wd. 1500 Sq. Ft. BRT# 602057400 Improvements: Residential Property JAKE ARTHUR HARRIS, IN HIS CAPACITY AS HEIR OF MINNIE L. HARRIS A/K/A	2304-359 501 North 63rd Street 19151 34th Wd. 3660	2304-363C 12301 Mcnulty Road Unit I 19154 66th Wd. 637 Sq. Ft. BRT# 884292555 Improvements:	

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