# Sheriff's Sale Notices for April 5, 2022

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

### THIRD PUBLICATION

property to be sold at auction.

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, April 5, 2022 at:

https://www.bid4assets.com/philadelphia 10:00 AM EDT Rochelle Bilal, Sheriff

PHILADELPHIA COUNTY MORTGAGE

- 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.
- 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 priceof 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.
- 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 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

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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  $5^{th}$  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. The Sheriff's Office, in its sole discretion.
- may cancel the sale after the auction closes for any
- The Plaintiff shall submit any pre-sale ostnonements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.
- 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.
- The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
- All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)
- 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.
- The Sheriff will not acknowledge a deed poll to any individual or entity using anunregistered 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.
- 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 bythe Sheriff.
- 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.
- 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.
- 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

# SHERIFF'S SALE OF TUESDAY, **APRIL 5, 2022**

1227 Kerper St, 19111-4927, 53rd Wd. 1,781 Sq. Ft., BRT# 532105800 Improvements: Residential Property SHERIFF'S SALE

STEVEN J. HAAS; JO ANN HAAS, C.P. January 2017, No. 04909, \$154,444.06, LOGS Legal Group LLP

### 2204-302

13054 Townsend Rd Unit J-4, 19154-1001, 66th Wd. 1,536 Sq. Ft., BRT# 888660135 Improvements: Residential Property

LASHAWN SCOTT; MICHAEL G. THOMP-SON, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ELIZABETH THOMP-SON; CHERYL E. YATES IN HER CAPAC-ITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF ELIZABETH THOMP-SON; DEBORAH L. SCOTT, IN HER CA-PACITY, AS CO-EXECUTRIX AND DE-VISEE OF THE ESTATE OF ELIZABETH THOMPSON, C.P. August 2017, No. 00008, \$119,293.65, LOGS Legal Group LLP

### 2204-303

**4641 Salmon St, 19137-2123,** 45th Wd. 1,788 Sq. Ft., BRT# 453288820 Improvements: Residential Property

EDWIN MINICH, SR.; NORBERG, C.P. April 2019, No. 01749, \$196,557.25, Brock & Scott PLLC

#### 2204-304

3306 H St 19134-1902, 33rd Wd. 1,005 Sq. Ft., BRT# 331344600 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, AS-SIGN AND ALL PERSON, FIRMS OR AS-SOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES HOLMES DECEASED; RAMONA HOLMES, KNOWN HEIR OF JAMES R. HOLMES DECEASED, C.P. September 2019, No. 03402, \$31,096.53, LOGS Legal

### 2204-305

4521 Van Kirk St, 19135-4034, 41st Wd. 5,000 Sq. Ft., BRT# 411097400 Improvements: Residential Property DOROTHY F. SNYDER A/K/A DOROTHY

SNYDER, C.P. October 2019, No. 01043, \$91,823.96, LOGS Legal Group LLP

# 2204-306

8546 Provident St, 19150-0000, 50th Wd. 1,448.9 Sq. Ft., BRT# 501177900 Improvements: Residential Property

GEORGE L. BROWN; UNITED STATES OF AMERICA DEPARTMENT OF THE TREA-SURY INTERNAL REVENUE SERVICE C.P. May 2017, No. 03029, \$92,934.04, LOGS Legal Group LLP

# 2204-307

**3211 Aramingo St., 19134-4404**, 45th Wd. 1,073 Sq. Ft., BRT# 451392300 Improvements: Residential Property ARMINDA L. PAZ, C.P. June 2016, No.

00302, \$137,573.21, KML Law Group, P.C.

# 2204-308

5440 Windsor St Assessed As 5440 Windsor Street, 19143-4826, 51st Wd. 947.71 Sq. Ft., BRT# 514079100 Improvements: Residential

SHARON CARRIKER, C.P. October 2017, No. 00981, \$69,564.23, LOGS Legal Group,

# 2204-309

**6420 Dicks Ave, 19142-3019,** 40th Wd. 1,426 Sq. Ft., BRT# 406283800 Improvements: Residential Property JONNITA CROSS, C.P. March 2021, No.

02506, \$90,059.63, KML Law Group, P.C.

4620 Naples St, 19124-3121, 23rd Wd 1,426.4 Sq. Ft., BRT# 234212900 Improvements: Residential Property

CYNTHIA N. RAMOS, C.P. November 2016, No. 01238, \$100,848.80, KML Law Group, P.C.

# 2204-311

1432 N 60th St, 19151-4203, 34th Wd. 1,396.5 Sq. Ft., BRT# 342208400 Improvements: Residential Property KIM LINDSAY, C.P. May, 2015, No. 02492,

\$113,418.20, KML Law Group, P.C.

# 2204-312

1221 N 53rd St. 19131-4308, 44th Wd 1 155 Sa. Ft., BRT# 442319400 Improvements: Residential Property

LESTER YOUNG; SHIRLEY YOUNG, C.P. October 2016, No. 01422, \$74,506,97, KML Law Group, P.C.

#### SHERIFF'S SALE

2204-313 7661 Brentwood Rd, 19151-2022. 34th Wd. 1,385.73 Sq. Ft., BRT# 343234300 Improvements: Residential Property

DEON A. PAYLOR, C.P. October 2017, No 01446, \$155,888.43, KML Law Group, P.C.

### 2204-314

3026 McKinley St, 19149-0000, 62nd Wd. 991 Sq. Ft., BRT# 621253000 Improvements:

Residential Property SHERRON M. MCAFEE, C.P. August 2017, No. 01731, \$109,292.96, KML Law Group,

#### 2204-315

316 W Fisher Ave Aka 316 West Fishers Avenue, 19120-3215, 42nd Wd. 1,144 Sq. Ft., BRT# 422248000 Improvements: Residential

DAVID ROMAN, C.P. April 2017, No. 02243, \$27,311.65, KML Law Group, P.C.

#### 2204-316

6059 Lawndale St, 19111-5723, 35th Wd. 1,646 Sq. Ft., BRT# 352324900 Improvements: Residential Property

NIYAH SMITH-WALKER; SHELDON WALKER, C.P. January 2017, No. 02611, \$162,539.40, KML Law Group, P.C.

3414 Cottman Ave, 19149-1604, 55th Wd. 1,600 Sq. Ft., BRT# 551517400 Improvements: Residential Property

DAISY HURTADO, C.P. December 2016, No. 00692, \$87,482.18, KML LAW GROIP, P.C.

### 2204-318

**8849 E Roosevelt Blvd, 19152-0000,** 57th Wd. 3,396 Sq. Ft., BRT# 571162500 Improvements: Residential Property FREDERICK C. JAMES, C.P. November

2017, No. 01556, \$141,139.98, KML Law Group, P.C.

# 2204-319

6554 N Smedley St, 19126-3536, 17th Wd. 1,360 Sq. Ft., BRT# 172176000 Improvements: Residential Property ALCINDIA HENDERSON, C.P. February

2019, No. 03108, \$88,986.21, Roberson, Anschutz, Crane & Partners, PLLC

# 2204-320

8568 Benton Ave, 19152-0000, 56th Wd. 3,675 Sq. Ft., BRT# 562425800 Improvements: Residential Property
PAUL LABRAKE, C.P. March 2019, No.

03375, \$162,005.50, LOGS Legal Group LLP

# 2204-321

1736 N 61st St, 19151-3923, 34th Wd. 1,455 Sq. Ft., BRT# 342265100 Improvements: Residential Property

DANIELLE WHITE-ROBINSON, C.P. February 2016, No. 00367, \$81,122.05, LOGS Legal

# 2204-322

**7317 Palmetto St, 19111-3630,** 56th Wd. 2,908 Sq. Ft., BRT# 561011100 Improvements: Residential Property

EDGAR LABOY, JR., C.P. March 2019, No. 02559, \$216,442.74, LOGO Legal Group LLP

# 2204-323

1431 S Etting St, 19146-3704, 36th Wd. 708 Sq. Ft., BRT# 364303800 Improvements: Residential Property

DRECO HOMES A/K/A DRECO HOMES LLC.; ALFRED BOTTONE; JOSEPH MAS-TRANDO C.P. October 2021 No. 02419 \$161,982.58, Eisenbeg, Gold & Agrawal,PC

# 2204-324

6035 Walnut St, 19139-3713, 3rd Wd. 1,710 Sq. Ft., BRT# 031058400 Improvements: Residential Property

99 SOLUTIONS LLC; ANTHONY REDLEY GUARANTOR, C.P. March 2021, No. 01667, \$186,382.28, KML Law Group, P.C.

# 2204-325

**912 Knorr St, 19111-4828,** 53rd Wd. 5,388 Sq. Ft., BRT# 532116700 Improvements: Residential Property

GERALDINE P. MORSE; UNITED STATES OF AMERICA, C.P. July, 2014, No. 00780, \$94,488.72, Manley Deas Kochalski LLC

# 2204-326

**1446 Creston St, 19149-3219,** 54th Wd. 1,280 Sq. Ft., BRT# 541007300 Improvements: Res-

idential Property
JESSICA COTTO AKA JESSICA M. COT-

### SHERIFF'S SALE

TO; ALEXANDER LEBRON, C.P. January 2017, No. 04381, \$67,349.93, Manley Deas Kochalski LLC

#### 2204-327

5437 Gainor Rd, 19131-1329, 52nd Wd. 3,125 Sq. Ft., BRT# 522107000 Improvements: Residential Property

LUCILLE JAMES AKA LOUCILLE JAMES, C.P. May 2019, No. 00237, \$50,289.62, Manley Deas Kochalski LLC

#### 2204-328

5235 Roosevelt Blvd Aka 5235 East Roosevelt Blvd, 19124-0000, 23rd Wd. 1,892 Sq. Ft.. BRT# 233026700 Improvements: Residen

UNKNOWN HEIRS AND/ OR ADMIN-ISTRATORS TO THE ESTATE OF AN-THONY TOLLERSON, AKA ANTHONY N. TOLLRESON, C.P. July 2019, No. 03011, \$91,812.85, Manley Deas Kochalski LLC

### 2204-329

105 Beth Dr, 19115-2702, 63rd Wd. 2,131 Sq. Ft., BRT# 632174000 Improvements: Residential Property

JACK BERMAN; SHERYL BERMAN, C.P. March 2017, No. 01975, \$398,536.65, Mc-Cabe, Weisberg & Conway, LLC

#### 2204-330

3255 Tampa St, 19134-1812, 33rd Wd. 902.4 Sq. Ft., BRT# 331268100 Improvements: Residential Property

MABEL E. HRITZ, IN HER CAPACITY OF HEIR OF PEARL OSTER A/K/A PEARLE OSTER, DECEASED, AND IN HER CA-PACITY AS HEIR OF MARION BEND-DECEASED; UNKNOWN HEIRS, SUCCESSORS. ASSIGNS. AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARION BENDER. DECEASED; UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEARL OSTER A/K/A PEARLE OSTER, DECEASED, C.P. May 2019, No. 00778, \$13,421.41, LOGS Legal Group LLP

# 2204-331

1612 Parrish St, 19130-2824, 15th Wd. 810 Sq. Ft., BRT# 152273200 Subject to Mortgage BULLDDOG REAL ESTATE PROPERTIES LLC; DANIEL CARROLL, C.P. June 2021, No. 01818, \$479,048.84, Kang Haggerty & Fetbroyt LLC,

2204-332 9722 Wynmill Rd, 19115-1804, 58th Wd. 11,700 Sq. Ft., BRT# 581195600 Improvements: Residential Property

ROBERT VECCHIONE, JR. AKA ROBERT J. VECCHIONE, JR., C.P. July 2019, No. 05048, \$259,753.41, Manley Deas Kochalski

# 2204-333

**6115 Washington Ave, 19143-2914,** 3rd Wd. 2.363 Sq. Ft., BRT# 33109100 Improvements: Residential Property

TONI BRINSON AKA TONI M BRINSON-TIMOTHY BRINSON AKA TIMOTHY D. BRINSON, C.P. January 2019, No. 01842, \$208,810.42, Manley Deas Kochalski LLC

1211 Overington St, 19124-3136, 23rd Wd. 1,582 Sq. Ft., BRT# 234079600 Improvements: Residential Property

CHRISTOPHER LEON. AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ADELINE LEON, AKA MA-RIE LOURDES DUPLESSY UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF ADELINE LEON, AKA MARIE LOURDES DUPLESSY, C.P. October 2019, No. 02302, \$30,738.32, Manley Deas Kochalski LLC

# 2204-335

6119 Lansdowne Ave. 19151-3933, 34th Wd. 1,520 Sq. Ft., BRT# 342053000 Improve-

ments: Residential Property
JERNISHA HENNIGAN AKA JERNISHA T. HENNIGAN, C.P. December 2019, No. 01144, \$93,010.99, Manley Deas Kochalski LLC

# 2204-336

**5422** Willows Ave, 19143-4130, 51st Wd. 1,222.5 Sq. Ft., BRT# 513213400 Improvements: Residential Property

SONYA RIGGS, C.P. October, 2011, No. 00038, \$92,674.94, KML Law Group, P.C.

SHERIFF'S SALE

#### SHERIFF'S SALE

#### 2204-337 8400 Favette St, 19150-1915. 50th Wd. 2 408 Sq. Ft., BRT# 502297700 Improvements: Res-

idential Property BRIAN REED. C.P. March 2018, No. 00827, \$180,885.82, KML Law Group, P.C.

#### 2204-338

1951 72nd Ave, 19150-0000, 10th Wd. 1,050 Sq. Ft., BRT# 101301400 Improvements: Res-

idential Property
JOURDON E. MCPHERSON AKA JOUR-DON MCPHERSON, C.P. October 2018, No. 01097, \$112,574.87, KML Law Group, P.C.

#### 2204-339

**1501 S Stanley St, 19146-3523,** 36th Wd. 0 Sq. Ft., BRT# 871550460 Improvements: Residential Property

REAL ESTATE DEVELOP-MENT, LLC, C.P. October 2018, No. 02919, \$124,197.74, Hladik Onorato & Federman,

#### 2204-340

127 W Godfrey Ave, 19120-1517, 61st Wd. 1,050 Sq. Ft., BRT# 611286600 Improve-

ments: Residential Property
DANA FLUELLEN, PERSONAL REPRE-SENTATIVE OF THE ESTATE OF JOHN-NIE FLUELLEN, DECEASED, C.P. February 2016, No. 04790, \$81,503,44. The Law Office of Gregory Javardian

#### 2204-341

6624 Woodland Ave, 19142-2223, 40th Wd. 2,400 Sq. Ft., BRT# 403150600 Improvements: Residential Property AIJOBORY INVESTMENT LLC, C.P. No-

vember 2019, No. 02718, \$136,588.00, Fox and Fox Attorneys at Law, P.C.

### 2204-342

1311 S 31st St, 19146-3505, 36th Wd. 924 Sq. Ft., BRT# 362267300 Improvements: Residential Property Subject to Mortgage

MDG REAL ESTATE, LLC, C.P. September 2020, No. 00702, \$216,704.24, Klehr Harrison Harvey Branzburg LLP

### 2204-343

1930 W Sparks St, 19141-0000, 17th Wd. 1,470 Sq. Ft., BRT# 171272500 Improvements: Residential Property
JUDITH DILL, C.P. March 2019, No. 00623,

\$143,056.15, KML Law Group, P.C.

**6053 Greenway Ave, 19142-2409,** 40th Wd. 2,359.8 Sq. Ft., BRT# 401308700 Improvements: Residential Property

GREGORY M. DOWNING JR A/K/A GREG-ORY M. DOWNING; JEREA LYNNE SHAW, C.P. May, 2015, No. 00062, \$152,745.57, KML Law Group, P.C.

# 2204-345

514 McKean St, 19148-0000, 55TH Wd. 1,007.5 Sq. Ft., BRT# 392033300 Improvements: Residential Property
FREDREKA LONG SOLELY IN HER CA-

PACITY AS HEIR OF WILLIE MAE LONG A/K/A WILLIE LONG, DECEASED; THE UNKNOWN HEIRS OF WILLIE MAE LONG A/KA WILLIE LONG, DECEASED, C.P. October 2016, No. 01261, \$240,009.62, KML Law Group, ,P.C.

# 2204-346

**2735 Stevens St, 19149-3521,** 62nd Wd. 1,835.77 Sq. Ft., BRT# 621207700 Improvements: Residential Property JUAN GONZALEZ, Ĉ.P. October 2017, No.

# 2204-347

00277, \$109,562.80, RAS Citron, LLC

2023 S Bucknell St, 19145-2607, 48th Wd. 806 Sq. Ft., BRT# 482293300 Improvements: Residential Property VIVIAN LEWIS, C.P. October 2019, No. 00629, \$99,886.65, RAS Citron, LLC

# 2204-348

1914 Monument St, 19121-0000, 32nd Wd. 658 Sq. Ft., BRT# 321139200 Improvements: Residential Property
TRUMEL COMBS, C.P. October 2019, No.

01273, \$70,502.34, RAS Citron, LLC

# 2204-349

 $1124~\mathrm{E}$  Slocum St, 19150-0000, 50th Wd. 1,835.77 Sq. Ft., BRT# 502387300 Improvements: Residential Property

INDIA ANN GREEN A/K/A INDIA A. GREEN A/K/A INDIA ANN CARROLL, AS EXECUTRIX AND HEIR OF THE ESTATE OF SYLVIA A. CARROLL A/K/A SYLVIA CARROLL A/K/A SYLVIA ANN CARROLL, C.P. September 2019, No. 03685, \$163,002.60, RAS Citron, LLC

2204-350 7715 Rugby St, 19150-2507, 50th Wd. 2,127.54 Sq. Ft., BRT# 502092900 Improve-

ments: Residential Property SHIRLEY MAE WOODEN, C.P. April 2018, No. 00516, \$149,872.02, RAS Citron, LLC

# SHERIFF'S SALE 2204-351

**2124 Verona Dr, 19145-5702,** 26th Wd. 0 Sq. Ft., BRT# 888260156 Improvements: Residen-

MARK JANSKY, C.P. July 2019, No. 04051 \$259,152.43, LOGS Legal Group LLP

**2922 N 13th St, 19133-1327,** 37th Wd. 1,548 Sq. Ft., BRT# 372275700 Improvements: Residential Property

KENNETH J. BURGESS A/K/A KENNETH BURGESS, C.P. September 2020, No. 00005, \$23,055.50, LOGS Legal Group LLP

#### 2204-353

1115 Chelten Ave Aka 1115 Chelten Ave, 19126-3646, 49th Wd. 5,022 Sq. Ft., BRT# 493059000 Improvements: Residential Prop-

DIANA W. CAMPBELL, C.P. June 2018, No. 01699, \$185,635.42, Manley Deas Kochalski

#### 2204-354

**4817 Rosalie St, 19135-4142,** 41st Wd. 900 Sq. Ft., BRT# 411087700 Improvements: Residential Property

DILAYLA D. DURAN, IN HER CAPAC-ITY AS HEIR OF JUAN D. DURAN, DE-CEASED; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUAN D. DURAN, C.P. March 2018, No. 02177, \$65,117.88, Manley Deas Kochalski LLC

#### 2204-355

1210 Jefferson St, 19122-3314, 20th Wd. 1,600 Sq. Ft., BRT# 201011200 Improvements: Residential Property

APRIL REEVES A/K/A ÁPRIL V. REEVES, C.P. September, 2013, No. 02666, \$124,535.37, Robertson, Anschultz, Schneid, Crane & Part-

### 2204-356

1124 S 54th St, 19143-4153, 51st Wd. 1,328 Sq. Ft., BRT# 513127600 Improvements: Residential Property

AIJOBORY INVESTMENT LLC, C.P. November 2019, No. 02711, \$90,221.58, Fox and Fox Attorneys at Law, P.C.

### 2204-357

 ${\bf 7156\ \ Gillespie\ \ St,\ \ 19135\text{-}1204,\ \ }{\rm 41st\ \ Wd.}$ 1,440 Sq. Ft., BRT# 412298100 Improvements: Residential Property

GILLIAM, JEKINA C. WADE, C.P. January 2018, No. 05056, \$89,358.22, Manley Deas

# 2204-358

**6148 W Oxford St, 19151-3428,** 34th Wd. 2,331.25 Sq. Ft., BRT# 342093900 Improvements: Residential Property

ANDREA N. CHANDLER IN HER CAPAC-ITY AS ADMINISTRATRIX, CTA AND DEVISEE OF THE ESTATE OF LEROY CHANDLER DECEASED; JOY HUTCHIN-SON, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LEROY CHANDLER DECEASED, C.P. August 2016, No. 02344, \$152,179.91, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

1806 72nd Ave A/k/a/ 1806 72nd Ave, 19126-**0000,** 50th Wd. 1,738 Sq. Ft., BRT# 101292600 Improvements: Residential Property BOUBACAR OUATTARA, C.P. May 2018, No. 00061, \$79,075.42, RAS Citron, LLC

# 2204-360

**419 Cobbs Creek Pkwy, 19143-1038,** 3rd Wd. 1,360 Sq. Ft., BRT# 032253100 Improvements: Residential Property
MICHELE BORUM, C.P. May, 2011, No.

00371, \$70,771.65, RAS Citron, LLC

# 2204-361

**4605** North Hurley St, 19120-4530, 42nd Wd. 1,200.16 Sq. Ft., BRT# 421445000 Improvements: Residential Property

IRIS LOPEZ, C.P. February 2016, No. 02054, \$27,885.65, KML Law Group, P.C.

# 2204-362

**2610 S Robinson St, 19142-3524,** 40th Wd. 1,096 Sq. Ft., BRT# 402095800 Improve-

ments: Residential Property
ESTATE OF WILSON BECKWITH A/K/A WILSON FRANKLIN BECKWITH A/K/A WILSON F. BECKWITH, JR. A/K/A WIL-SON FRANKLIN BECKWITH, JR.; PA-TRICIA L. YOUNG, INDIVIDUALLY AND AS A PERSONAL REPRESENTATIVE OF THE ESTATE OF WILSON BECKWITH A/K/A WILSON FRANKLIN BECKWITH A/K/A WILSON F. BECKWITH, JR., A/K/A WILSON FRANKLIN BECKWITH, JR.; UN-KNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSO-CIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILSON BECKWITH A/K/A WILSON FRANKLIN BECKWITH A/K/A WILSON F. BECK- WITH, JR. A/K/A WILSON FRANKLIN BECKWITH, JR., C.P. January 2018, No. 05703, \$32,094.88, RAS Citron, LLC

**1621 S Franklin St, 19148-1222,** 1st Wd. 630 Sq. Ft., BRT# 012186100 Improvements: Residential Property

CHERYL MCCLASHIE-GANT, C.P. October 2017, No. 05072, \$56,131.08, KML Law Group, P.C.

#### 2204-364

7329 Ogontz Ave, 19138-1305, 50th Wd. 1,888 Sq. Ft., BRT# 501308700 Improvements: Residential Property
ANDREA TABRON; EARL TABRON, C.P.

October, 2012, No. 00176, \$53,904.13, KML Law Group, P.C.

#### 2204-365

1215 N 56th St, 19131-4224, 4th Wd. 1,590 Sq. Ft., BRT# 041216800 Improvements: Residential Property

PATRICIA D SAMPLE, C.P. April 2017, No. 02762, \$40,087.48, KML Law Group, P.C.

**2204-366 518 Widener St, 19120-1319,** 61st Wd. 1,165 Sq. Ft., BRT# 612109100 Improvements: Residential Property

LISA J BROWN, C.P. July 2018, No. 01340, \$92,607.80, The Law Office of Gregory Javardian

### 2204-367

 $3650 \ Academy \ Rd, \ 19154-2040, \ 66th \ Wd.$ 1,800 Sq. Ft., BRT# 663353600 Improvements: Residential Property

DAVID RIES A/K/A DAVID P. REIS A/K/A DAVID REIS, C.P. April 2017, No. 01759, \$139,186.76, The Law Office of Gregory Javardian

#### 2204-368

**2328 Benson St, 19152-2504,** 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

**2204-369 4269 N Penn St, 19124-4540,** 23rd Wd. 1,603 Sq. Ft., BRT# 232413400 Improvements: Res-

JULIA ALVAREZ, DECEASED; RAMONA PEREZ, IN HER CAPACITY AS HEIR OF JULIA ALVAREZ; MIGUEL ALVAREZ, IN HIS CAPACITY AS HEIR OF JULIA ALVAREZ; IRMA ALVAREZ, IN HER CA-PACITY AS HEIR OF JULIA ALVAREZ; MARIA ALVAREZ, IN HER CAPACITY AS HEIR OF JULIA ALVAREZ; FREDDY AL-VAREZ, IN HIS CAPACITY AS HEIR OF JULIA ALVAREZ; ALBERTO ALVAREZ, IN HIS CAPACITY AS HEIR OF JULIA ALVA-REZ; LEO DELGADO, IN HIS CAPACITY AS HEIR OF JULIA ALVAREZ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JULIA ALVAREZ, C.P. July 2020, No. 01927, \$62,508.36, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

# 2204-370

5708 Drexel Rd, 19131-1204, 52nd Wd. 2,367.4 Sq. Ft., BRT# 522189100

MICHELPIA OWENS, CO-EXECUTOR OF THE ESTATE OF PAULA OWENS, DECEASED; BERNARD SMITH, CO-EXECUTOR OF THE ESTATE OF PAULA OWENS, DECEASED; UNITED STATES OF AMERICA, C.P. January, 2015, No. 03135, \$318,015.42, Richard M. Squire & Associates, LLC

# 2204-371

2629 S 67th St, 19142-2705, 40th Wd. 1,600 Sq. Ft., BRT# 406039100 Improvements: Residential Property

CRAWFORD W. LASSITER A/K/A CRAW-FORD WILLIAM LASSITER, JR., DE-CEASED; DAJUAN AMIR LASSITER A/K/A DAJUAN LASSITER, IN HIS CA-PACITY AS CO-ADMINISTRATOR OF THE ESTATE OF CRAWFORD W. LASSITER A/K/A CRAWFORD WILLIAM LASSITER, JR.; SHALIA IMANI LASSITER, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF CRAWFORD W. LAS-SITER A/K/A CRAWFORD WILLIAM LASSITER., JR.; UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CRAWFORD W. LASSITER A/K/A CRAWFORD WILLIAM LASSITER, JR., DECEASED, C.P. June 2019, No. 06489, \$131,973.40, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

2204-372 1552 N Peach St, 19131-4013, 44th Wd. 1,138.24 Sq. Ft., BRT# 442350400 Improvements: Residential Property

VANESSA LANDING, IN HER CAPACITY AS HEIR OF CHERYL LANDING,

DECEASED; UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHERYL LANDING, DECEASED, C.P. September 2020, No. 00170, \$86,460.83, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

SHERIFF'S SALE

#### 2204-373

**2619 Bonnaffon St A/k/a 2619 Bonaffon Street, 19142-2717,** 40th Wd. 1,114.78 Sq. Ft., BRT# 406071800 Improvements: Residential Property Subject to Mortgage GENNARO PORCO, C.P. June 2021, No. 01096, \$19,124.41, Parker McCay

### 2204-374

141 S Peach St, 19139-3346, 60th Wd. 1,200 Sa Ft BRT# 603129300 BAHCO FINANCIAL GROUP, LLC; BRU-NO BAHRI, C.P. July 2019, No. 02474, \$155,031.41, Pincus Law Group

#### 2204-375

8446 Bayard St, 19150-1610, 50th Wd. 2,555.31 Sq. Ft., BRT# 501206600 Improvements: Residential Property

LAWRENCE MEREDITH JR., SOLELY AS ADMINISTRATRIX OF THE ESTATE OF EMMA R. MEREDITH DECEASED; VEN-ITA KELLER, SOLELY AS CO-ADMIN-ISTRATRIX OF THE ESTATE OF EMMA R. MEREDITH DECEASED; VANESSA D MORANCY, SOLELY AS CO-ADMINISTRATRIX OF THE ESTATE OF EMMA R. MEREDITH, DECEASED; DWIGHT MER-EDITH, SOLELY AS HEIR TO EMMA R. MEREDITH DECEASED; YVETTE MEREDITH, SOLELY AS HEIR TO EMMA R. MEREDITH, DECEASED; YOLANDA R FOSTER, SOLELY AS HEIR TO EMMA R. MEREDITH, DECEASED; MALIK L. MEREDITH; AND THE UNITED STATES OF AMERICA, C.P. September 2016, No. 01815, \$86,268.96, Richard M. Squire & Associates, LLC

## 2204-376

**8022 Lindbergh Blvd, 19153-1601,** 40th Wd. 1,851.7 Sq. Ft., BRT# 405847516 Improvements: Residential Property GEORGE MAY, C.P. September 2017, No.

# 03577, \$139,912.81, KML Law Group, P.C. 2204-377

120 W Sharpnack St, 19119-4033, 22nd Wd. 1,997 Sq. Ft., BRT# 223037300 Improvements: Residential Property

COLIN BOLLERS, JOHAN BOLLERS, SHAMANE J. CAVE AKA SHAMANE CAVE, C.P. August 2017, No. 02887, \$222,403.03, KML Law Group, P.C.

# 2204-378

**1351 E Airdrie St, 19124-5540,** 33rd Wd. 878 Sq. Ft., BRT# 331241600 Improvements:

JANINE ANN TAYLOR AKA JANINE
A. TAYLOR, C.P. June 2017, No. 01938, \$30,084.16, KML Law Group, P.C.

# 2204-379

3005 Disston St, 19149-1902, 55th Wd. 1,801 Sq. Ft., BRT# 551307500 Improvements: Residential Property

BRETT J. REYNOLDS, C.P. December 2018, No. 02030, \$124,324.55, KML Law Group, P.C.

# 2204-380

3147 Agate St, 19134-4419, 25th Wd. 694 Sq. Ft., BRT# 252335800 Improvements: Residen

tial Property
MARKEYES ANDERSON, C.P. February 2018, No. 01811, \$48,328.27, KML Law Group, P.C.

**2204-381 6209 Chestnut St, 19139-2906,** 3rd Wd. 1,848 Sq. Ft., BRT# 031025900 Improvements: Res-

VERMILLE C. BLAKE, C.P. July 2017, No. 00212, \$66,655.44, KML Law Group, P.C.

# 2204-382

4661 James St, 19137-1103, 45th Wd. 1,413.21 Sq. Ft., BRT# 453417500 Improvements: Residential Property

JOSEPH ZWICHAROWSKI, JR A/K/A JO-SEPH ZWIACHAROWSKI, C.P. November 2016, No. 01919, \$136,627.50, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

# 2204-383

**2443 75th Ave, 19125-0000,** 50th Wd. 1,800 Sq. Ft., BRT# 501406100 Improvements: Residential Property

ALFRED GENTRY, C.P. October 2018, No. 01889, \$143,867.66, Parker McCay PA

# 2204-384

1007 N 6th St, 19125-0000, 5th Wd. 3,584 Sq. Ft BRT# 057159900 Improvements: Residential Property Subject to Mortgage

KEITH M. SCRIVEN, C.P. February 2020, No. 01031, \$654,930.79, PADGETT LAW

# SHERIFF'S SALE

2204-385 4453 Sherwood Rd, 19131-1525, 52nd Wd. 1,661 Sq. Ft., BRT# 521198500 Improve-

ments: Residential Property
ANTOINETTE RENEE BYRD, C.P. May 2019, No. 01185, \$248,401.15, Parker McCay

#### 2204-386

2352 W Thompson St, 19121-4819, 29th Wd. 1,127.52 Sq. Ft., BRT# 885615040 2352 W THOMPSON ST LLC; INNA OL-SON; JERRY OLSON, C.P. September 2021, No. 00816, \$618,857.08, Mattioni, Ltd.

#### 2204-387

**213 Tasker St, 19148-1324**, 1st Wd. 645.3 Sq. Ft., BRT# 011042700 Improvements: Residen-

tial Property
NADENE. SHEARSTONE A/K/A NADENE RENK: JOHN T. SHEARSTONE, C.P. April 2019, No. 03366, \$294,770.38, Hladik Onorato & Federman, LLP

2204-388 **1330 66th Ave, 19126-0000,** 49th Wd. 2,538.48 Sq. Ft., BRT# 493065400 Improve-

ments: Residential Property
HILTON LILLISTON; THERESA DRE-HER-LILLISTON, C.P. October 2019, No. 03069, \$253,799.72, Richard M. Squire & Associates, LLC

### 2204-389

**2141 S 2nd St, 19148-3324,** 39th Wd. 930 Sq. Ft., BRT# 391273400 Improvements: Residential Property

KIM GARTON; WILLIAM GARTON, C.P. July 2019, No. 00744, \$161,730.64, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

### 2204-390

**6231 Hope St, 19120-1506,** 61st Wd. 1,040 Sq. Ft., BRT# 611015800 Improvements: Residential Property

JEROME ROUSE, C.P. July 2019, No. 01970, \$77,285.45, Hladik Onorato & Federman, LLP

### 2204-391

**2124 Earp St, 19146-4532,** 36th Wd. 686 Sq. Ft., BRT# 361132300 Subject to Mortgage 2124 EARP STREET LLC, C.P. October 2019, No. 00180, \$280,687.53, Chartwell Law

2204-392

2118 N Marston St, 19121-1219, 32rd Wd.

700 Sq. Ft., BRT# 323198100 Improvements: Residential Property LINH NGUYEN AKA LINH THI NGUYEN, C.P. June 2019, No. 07213, \$44,188.22, KML

# Law Group, P.C.

**2204-393 3135 Agate St, 19134-4419**, 25th Wd. 694 Sq. Ft., BRT# 252335200 Improvements: Residen-

WILLIAM ERNEST JOHNSON III. UN-KNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSO-CIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALEX KRASHENINNIKOW, C.P. September 2018, No. 00721, \$63,718.68, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

# 2204-394

2101 Chestnut St Unit 1212, 19103-3136, 8th Wd. 538 Sq. Ft., BRT# 888112210 TREVOR L. MARSH; GARY R. ROSS-MANN, AS ADMINISTRATOR OF THE ESTATE OF GARY M. ROSSMANN A/K/A GARY MARK ROSSMANN, DECEASED, C.P. February 2020, No. 03192, \$187,323.58, Hladik Onorato & Federman, LLP

# 2204-395

**1446** N Vogdes St, 19131-0000, 4th Wd. 757.12 Sq. Ft., BRT# 041324300 Improvements: Residential Property
DAMAR ALSTON SOLELY IN HIS CA-

PACITY AS HEIR OF DORIS ALSTON DECEASED; LEFERE ALSTON, SOLELY IN HER CAPACITY AS HEIR OF DORIS ALSTON, DECEASED; TYRONE ALSTON, SOLELY IN HIS CAPACITY AS HEIR OF DORIS ALSTON, DECEASED; DARNICE B. ALSTON, SOLELY IN HER CAPACITY AS HEIR OF DORIS ALSTON, DECEASED; SAMUEL E. ALSTON, SOLELY IN HIS CA-PACITY AS HEIR OF DORIS ALSTON, DE-CEASED; LUCREATIA G. ALSTON, SOLE-LY IN HER CAPACITY AS HEIR OF DORIS ALSTON, DECEASED; VALERIE KIM ALSTON, SOLELY IN HER CAPACITY AS HEIR OF DORIS ALSTON, DECEASED, C.P. December 2018, No. 03771, \$70,164.00, KML Law Group, P.C.

# 2204-396

3438 F St, 19134-1225, 33rd Wd. 967.5 Sq. Ft., BRT# 331287900 Improvements: Residential Property

GLADYS MORALES, C.P. June 2019, No. 05726, \$35,241.96, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

2030 E Madison St, 19134-3223, 45th Wd. 1,444 Sq. Ft., BRT# 452014900 Improvements: Residential Property

#### SHERIFF'S SALE

KAREN P. PIPKIN AKA KAREN PIPKIN, C.P. November 2019, No. 01703, \$41,501.77, KML Law Group, P.C.

#### 2204-398

3349 Elliston Cir, 19114-1205, 66th Wd. 2,613 Sq. Ft., BRT# 661161100 Improvements: Residential Property

CATHERINE FLETCHER, EXECUTRIX OF THE ESTATE OF WILLIAM FLETCHER, DECEASED; AND THE UNITED STATES OF AMERICA, C.P. August 2019, No. 03458, \$162,569.52, Hladik Onorato & Federman,

**2204-399 3617 Wallace St, 19104-1932,** 24th Wd. 542 Sq. Ft., BRT# 242096600 Improvements: Residential Property

CHARLES ROUNDTREE HTTA CHARLES ROUNDTREE, III; DAWN N. ROUNDTREE, C.P. July 2019, No. 03013, \$57,221.07, KML Law Group, P.C.

2204-400 2959 N Hicks St, 19132-2221, 11th Wd. 716.36 Sq. Ft., BRT# 111170400 Improve-

ments: Residential Property
THE UNKNOWN HEIRS OF MARTHA L. ROBINSON, DECEASED; SHEILA SWANN MCLEAN, SOLEY IN HER CAPACITY AS HEIR OF MARTHA L. ROBINSON, DE-CEASED, C.P. April 2018, No. 02735, \$26,593.30, KML Law Group, P.C.

### 2204-401

**8105 Large St, 19152-2709,** 56th Wd. 5,487 Sq. Ft., BRT# 562439200 Improvements: Residential Property

GERALD MILLER, C.P. May 2019, No. 01188, \$136,334.45, KML Law Group, P.C.

#### 2204-402

5132 N 10th St, 19141-4008, 49th Wd. 1,172 Sq. Ft., BRT# 492180500 Improvements: Residential Property

MICHAEL JARMAN. IN HIS CAPACITY AS ADMINISTRATOR FOR THE ESTATE OF GLORIA JARMAN, DECEASED, C.P. September 2019, No. 03876, \$98,993.96, Hladik Onorato & Federman, LLP

### 2204-403

1513 S Bailey St, 19146-4413, 36th Wd. 708 Sq. Ft., BRT# 364269100 Improvements: Residential Property
LINDA HEINTZ, C.P. December 2019, No.

03147, \$82,834.15, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

# 2204-404

**7504 Beverly Rd, 19138-1415,** 50th Wd. 1,500 Sq. Ft., BRT# 501364700 Improvements: Residential Property

ANDREA C. STROTHERS, C.P. June 2017. No. 02656, \$55,273.06, KML Law Group, P.C.

# 2204-405

**6819 Guyer Ave, 19142-2518,** 40th Wd. 1,088 Sq. Ft., BRT# 406315300 Improvements: Residential Property

ANGELA O'DAY, C.P. December 2016, No. 00846, \$104,216.93, KML Law Group, P.C.

# 2204-406

**7431 Rockwell Ave, 19111-3007,** 63rd Wd. 3,204 Sq. Ft., BRT# 631113700 Improvements: Residential Property RUTH SULLIVAN, C.P. June 2019, No.

05506, \$206,724.40, Powers Kirn, LLC

# 2204-407

6731 Linmore Ave, 19142-1806, 40th Wd. 800 Sq. Ft., BRT# 403178600 Improvements: Residential Property

LINDA CODY, GWENDOLYN HARVEY. WILLIAM REDDICK, DIANE WILLIAMS, AS SURVIVING HEIRS OF BETTIE J. HART, DECEASED: UNKNOWN SUR-VIVING HEIRS OF BETTIE J. HART. DE-CEASED, C.P. December 2018, No. 03774, \$79,565.31, Hladik Onorato & Federman, LLP

# 2204-408

**7048 N Broad St, 19126-1713,** 10th Wd. 2,400 Sq. Ft., BRT# 101005400 Improvements: Residential Property

BETTY TAYLOR A/K/A BETTY JEAN TAY-LOR: DEPARMENT OF THE TREASURY-INTERNAL REVENUE SERVICE, UNITED STATES OF AMERICA, C.P. December, 2015, No. 01247, \$152,547.21, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

# 2204-409

2407 N 17th St, 19132-4441, 16th Wd. 1,073.6 Sq. Ft., BRT# 161152300 Improvements: Residential Property

SR SELECTIVE REAL ESTATE ACQUISI-TIONS - PHILLY LLC, COURTNEY ANNE FLIZABETH GUY GUARANTOR CP November 2020, No. 01353, \$309,486.74, KML Law Group, P.C.

# 2204-410

**813** N **64th St, 19151-3402,** 34th Wd. 3,240 Sq. Ft., BRT# 344240700 Improvements: Residential Property

CHERYL L. JONES, C.P. January 2018, No. 03130, \$238,958.55, KML Group, P.C.

SHERIFF'S SALE

#### 2204-411

7328 Claridge St, 19111-3623, 56th Wd. 3,164.5 Sq. Ft., BRT# 561043100 Improvements: Residential Property

MARGARET GRABER, C.P. September 2018, No. 00629, \$129,515.84, KML Law Group, P.C.

#### 2204-412

**7335 N 19th St, 19126-1541,** 10th Wd. 1,320 Sq. Ft., BRT# 101116400 Improvements: Residential Property

CYNTHIA COOPER, C.P. October 2017, No. 02112, \$83,260.30, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

#### 2204-413

2615 S 73rd St, 19153-2411, 40th Wd. 1,120 Sq. Ft., BRT# 404072100 Improvements: Residential Property

EDWIN DENNIS, C.P. July 2017, No. 01455, \$71,164.49, KML Law Group, P.C.

#### 2204-414

4638 Adams Ave, 19124-3113, 23rd Wd. 1,456 Sq. Ft., BRT# 234007600 Improvements: Residential Property
MARIE D CAMILIEN, A/K/A MARIE DE-

NISE CAMILIEN A/K/A MARIE JOACHIM; JAMES CAMILIEN, C.P. September 2018, No. 02126, \$119,286.96, Powers Kirn, LLC

#### 2204-415

3890 M St, 19124-5517, 33rd Wd. 1,275 Sq. Ft., BRT# 332453500 Improvements: Residen-

ZAHIRA ROSADO MONTANEZ A/K/A ZAHIRA ROSADO, ERICA MONTANEZ, ALEXEIR A. MONTANEZ, AS SURVIV-ING HEIRS OF ALEXIA A. MONTANEZ, DECEASED; AND UNKNOWN SURVIV-ING HEIRS OF ALEXIS A. MONTANEZ, DECEASED, C.P. July 2021, No. 00372, \$60,378.92, Hladik Onorato & Federman, LLP

#### 2204-416

1700 Kennedy St, 19124-1302, 62nd Wd. 1,630 Sq. Ft., BRT# 622156510 Improvements: Residential Property

ROBERT FULFORD AKA ROBERT FUL-FORD III: WENDY B. FULFORD, C.P. October 2018, No. 02291, \$68,481.66, KML Law

# 2204-417

**5544 N Lawrence St, 19120-2808,** 42nd Wd. 2,134 Sq. Ft., BRT# 422492000 Improvements: Residential Property

JEFFREY ELLIOTT A/K/A JEFFERY EL-LIOTT A/K/A BOSS LOUIS ELLIOTT; MARK HAMPTON; UNITED STATES OF AMERICA, C.P. September 2019, No. 03789, \$106,188.99, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

# 2204-418

**5412 Catharine St, 19143-2510,** 46th Wd. 1,503 Sq. Ft., BRT# 463101400 Improvements: Residential Property

BARBARA J. DUNBÂR, C.P. October 2016, No. 00493, \$150,154.75, Hladik Onorato & Federman, LLP

# 2204-419

134 West Gale St A/k/a 134 W. Gale Street, 19120-2916, 42nd Wd. 1,800 Sq. Ft., BRT# 422298600 Improvements: Residential Prop-

NORRIS GREEN; JANET REED, C.P. February 2019, No. 02621, \$102,635.78, Powers Kirn, LLC

# 2204-420

2285 Bryn Mawr Ave, 19131-2509, 52nd Wd. 37,500 Sq. Ft., BRT# 521266700 Improvements: Residential Property
TARANI A JOHNSON, C.P. April, 2010, No.

01188, \$392,000.00, Powers Kirn, LLC

# 2204-421

5151 N 8th St, 19120-3107, 49th Wd. 1,008 Sq. Ft., BRT# 492125200 Improvements: Residential Property

DOROTHY MCCROWELL, C.P. December 2019, No. 00080, \$64,651.14, Powers Kirn,

# 2204-422

217 W Champlost Ave, 19120-0000, 61st Wd. 1.200 Sq. Ft., BRT# 612166500 Improvements: Residential Property

JAMAR A CLEVELAND; BERTINA CLEVELAND A/K/A BERTINA RENEE CLEVELAND A/K/A BERTINA RENEE KELLAM, C.P. March 2017, No. 02722, \$106,893,68, Powers Kirn, LLC

# 2204-423

1916 Evarts St, 19152-1209, 35th Wd. 4,125 Sq. Ft., BRT# 562241500 Improvements: Residential Property

JOSEPH WALDMAN; HANNAH WALD-MAN, C.P. January 2018, No. 02282, \$120,698.65, Powers Kirn, LLC

# SHERIFF'S SALE 2204-424

2157 Furley St, 19138-2807, 50th Wd. 910 Sq. Ft., BRT# 171114300 Improvements: Residential Property

EDNA R LATHAN A/K/A EDNA RENEE LATHAM, C.P. August 2019, No. 04423, \$73,107.45, STERN & EISENBERG, P.C.

#### 2204-425

**2421 S Percy St, 19148-3729,** 39th Wd. 940 Sq. Ft., BRT# 393444500 Improvements: Residential Property

KEITH T MCATEER; PIYAPORN CHUN-MUANG, C.P. April 2016, No. 00714, \$119,937.28, Stern & Eisenberg PC

#### 2204-426

**6736 Bass St, 19119-2101,** 22nd Wd. 728 Sq. Ft., BRT# 222196000 Improvements: Residential Property BRUCE SQUARE, C.P. July 2019, No. 03586,

# 2204-427

\$46,873.28, LOGS Legal Group LLP

130-36 Bread Street, #104 A/k/a 136 North Bread Street, Apt 104 19106-1919, 5th Wd. 703 Sq. Ft., BRT# 888055704 Improvements: Residential Property Subject to Mortgage GERALD R. VITEK, C.P. July 2018, No. 02215, \$209,777.81, Stern & Eisenberg P.C.

### 2204-428

2701 Lardner St, 19149-3515, 62nd Wd. 1,541.25 Sq. Ft., BRT# 621185700 Improvements: Residential Property KEVIN M. MCNULTY, C.P. August 2017, No.

03071, \$127,769.05, LOGS Legal Group LLP

### 2204-429

**5603 Master St, 19131-3833,** 4th Wd. 863 Sq. Ft., BRT# 43034900 Subject to Mortgage ANTHONY E. CARDWELL AND COR-NELLA A. CARDWELL, INDIVIDUALLY AND AS HUSBAND AND WIFE, OWN-ERS OF REAL PROPERTY AND TENANT/ OCCUPANT, C.P. April 2019, No. 01159, \$70,606.14, Chartwell Law

#### 2204-430

2665 Aramingo Ave, 19125-2331, 31st Wd. 1,324.8 Sq. Ft., BRT# 312147800 Improvements: Residential Property
JOANNE M. HAMILL, C.P. January 2018,

No. 04396, \$161,083.82, LOGS Legal Group

## 2204-431

2119 Verona Dr A/k/a 2119 Vernon Drive, The Villa At Packer Park, Lot No. 62-31a A/k/a 2119 Verona Drive, Unit 62 Philadel**phia Pa 19145, 19145-5702,** 26th Wd. 1,750 Sq. Ft., BRT# 888260122 Improvements: Residential Property Subject to Mortgage USIK CHONG, CHONG YEUN YU, C.P. November 2020, No. 01913, \$318,017.61, Stern

# 2204-432

& Eisenberg P.C.

3115 W Dakota St, 19132-3313, 28th Wd. 930 Sq. Ft., BRT# 282307700 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TI-TLE OR INTEREST FROM OR UNDER PA-TRICIA GREEN, DECEASED; KATHLEEN CAPERS, KNOWN HEIR OF PATRICIA GREEN, DECEASED, C.P. June 2019, No. 07138, \$104,661.58, LOGS Legal Group LLP

# 2204-433

4327 Lancaster Ave, 19104-1303, 6th Wd. 2,485 Sq. Ft., BRT# 882933825 Improvements: Commercial Property QI HUA HUANG, C.P. August, 2012, No.

# 02838, \$61,400.00, Kivitz & Kivitz, P.C. 2204-434

5123 Kershaw St. 19131-4417, 44th Wd. 930 Sq. Ft., BRT# 442148500 Subject to Mortgage ANTHONY E. CARDWELL AND COR-NELLA A. CARDWELL, INDIVIDUALLY AND AS HUSBAND AND WIFE, OWN-ERS OF REAL PROPERTY AND TENANT/ OCCUPANT, C.P. April 2019, No. 01160, \$70.549.16. Chartwell Law

# 2204-435

6617 N 21st St, 19138-2607, 10th Wd. 1,578.6 Sq. Ft., BRT# 102087400 Improvements: Residential Property Subject to Mortgage JANETTA L. CARR, IN HER CAPAC-ITY AS HEIR OF PRISCILLA CARR, DECEASED: UNKNOWN HEIRS, SUC-CESSORS ASSIGNS AND ALL PERSON FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERNET FROM OR UNDER PRISCILLA CARR, DECEASED C.P. November 2019, No. 00645, \$27,320.49, Stern & Eisenberg P.C.

# 2204-436

835 N 27th St, 19130-1805, 15th Wd. 934 Sq. Ft.. BRT# 151305000 Improvements: Residential Property

GERARD P. HIGGINS, C.P. February 2019, No. 01559, \$309,336.15, The Law Office of Gregory Javardian

#### 2204-437

SHERIFF'S SALE

2342 Fitzwater St. 19146-1709, 30th Wd. 0 Sq. Ft., BRT# 888303064 Improvements: Residential Property
JOHN WHITE, C.P. April 2019, No. 01480,

\$208,170.16, LOGS Legal Group LLP

#### 2204-438

**5451 Diamond St, 19131-3110,** 19th Wd. 1,633 Sq. Ft., BRT# 522094900 Improvements: Residential Property

ALIYAH NEWMAN (REAL OWNER); AN-THONY BAXTER (EXECUTOR OF THE ESTATE OF JACQUELYN BELL); TA-HIRA PETERKIN (REAL OWNER), C.P. November, 2010, No. 03259, \$73,451.67, Robertson, Anschultz, Schneid, Crane & Partners, PLLC

**5719 Hope St, 19120-2409,** 61st Wd. 1,365 Sq. Ft., BRT# 612463200 Improvements: Residential Property Subject to Mortgage JOCELYN ROYSTER A/K/A JOCELYN SMITH, SOLELY AS KNOWN HEIR TO THE ESTATE OF JACK M. ROYSTER A/K/A JACK ROYSTER A/K/A JACKIE MITCH-ELL ROYSTER A/K/A JACKIE M. ROYS-TER; THE UNKOWN HEIRS OF THE ES-TATE OF JACK M. ROYSTER A/K/A JACK ROYSTER A/K/A JACKIE MITCHELL ROYSTER A/K/A JACKIE M ROYSTER, C.P. January 2019, No. 01911, \$101,655.45,

### 2204-440

Stern & Eisenberg P.C.

6056 W Girard Ave, 19151-4325, 34th Wd. 1,624 Sq. Ft., BRT# 341057400 Improvements: Residential Property Subject to

Mortgage DANA T ANDREWS A/K/A DANA AN-DREWS IN HER CAPACITY AS ADMINIS-TRATRIX OF THE ESTATE OF ELIZABETH MORGAN; ELVERA MORGAN, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELIZABETH MORGAN; LORENE MOR-GAN, UKNOWN HEIRS, SUCCESSORS ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ELIZABETH MORGAN, DECEASED, C.P. January 2019, No. 02301, \$56,683.65, Stern & Eisenberg P.C.

# 2204-441

**4727 Edmund St, 19124-2809,** 23rd Wd. 2,000 Sq. Ft., BRT# 232392700 Improvements: Residential Property

HAROLD RHONDES III, C.P. January 2018, No. 05107, \$20,542.87, KML Law Group, P.C.

# 2204-442

246 Christian St A/k/a 901 South Third Street, 19147-4217, 2nd Wd. 1,131 Sq. Ft., BRT# 871502110 Improvements: Residential

DURWOOD HANKINSON, C.P. February 2016, No. 03629, \$485,032.26, KML Law Group, P.C.

# 2204-443

**1804 Sulis St, 19141-1021,** 17th Wd. 1,270 Sq. Ft., BRT# 171031600 Improvements: Residential Property

THOMAS CUNNINGHAM, KNOWN SUR-VIVING HEIR OF LODDIE M. FISHER; STEVEN CUNNINGHAM, KNOWN SUR-VIVING HEIR OF LODDIE M. FISHER; TIFFANY CUNNINGHAM, KNOWN SURVIVING HEIR OF LODDIE M. FISH-ER; UNKNOWN SURVIVING HEIRS OF LODDIE M. FISHER, C.P. June 2018, No. 01722, \$35,688.14, Romano Garubo &

# 2204-444

**6820 Marsden St, 19135-2220,** 41st Wd. 1,267 Sq. Ft., BRT# 412373500 Subject to

MARLON IOHNSON: DONNA M STITH-JOHNSON, C.P. July 2019, No. 02312, \$133,386.30, Weltman, Weinberg & Reis Co., LPA

2204-445 2025 N 62nd St, 19151-3207, 34th Wd. 4,012 Sq. Ft., BRT# 342304200 Improvements: Res-

idential Property THEODORE W. MCBRIDE, JR., KNOWN SURVIVING HEIR OF THEODORE MC-BRIDE: JAMES MCBRIDE, KNOWN SUR-VIVNG HEIR OF THEODORE MCBRIDE; OCTAVIA MCBRIDE, KNOWN SURVIV-ING HEIR OF THEODORE MCBRIDE UNKNOWN SURVIVING HEIRS OF THE-ODORE MCBRIDE, C.P. March 2017, No. 01291, \$340,209.33, McCabe, Weisberg & Conway, LLC

# 2204-446

1543 Page St, 19121-2317, 32nd Wd. 812 Sq. Ft., BRT# 321023500 Improvements: Residential Property Subject to Mortgage
JAMES A. LEWIS; LENA D. LEWIS, C.P.

April 2019, No. 03888, \$148,089.91, Stern & Eisenberg P.C.

#### 2204-447 **2841 Knorr St, 19149-2518,** 55th Wd. 1,152

SHERIFF'S SALE Sq. Ft., BRT# 551204300 Improvements:

Residential Property ERNST LERICHE A/K/A ERNEST LERI-CHE; MERYTONY PIERRE-JEAN, C.P. February 2018, No. 02168, \$184,483.80, McCabe, Weisberg & Conway, LLC

#### 2204-448

**1205 Stirling St, 19111-5837,** 53rd Wd. 1,360 Sq. Ft., BRT# 531054300 Improvements: Residential Property

NATIVITA DUBUISSON; DAUNOUN DU-BUISSON A/K/A DAUDOUIN DUBUIS-SON; GERALDINE BERNADIN, C.P. February, 2015, No. 02366, \$161,958.16, McCabe, Weisberg & Conway, LLC

**2204-449 6651 Erdrick St, 19135-2601,** 55th Wd. 1,292 Sq. Ft., BRT# 552277900 Improvements: Residential Property

SCOTT WENDEL; ELIZABETH P. WEN-DEL, C.P. November 2019, No. 03981, \$64,525.26, McCabe, Weisberg & Conway,

### 2204-450

4861 Merion Ave, 19131-4608, 52nd Wd. 980 Sq. Ft., BRT# 521021800 GROUP HOMES, LLC, C.P. November 2021.

No. 00865, \$75,000.00, Banks & Banks 2204-451 2042 E Somerset St, 19134-4045, 25th Wd.

# 1,139 Sq. Ft., BRT# 252019300 MARCIA RUBIN, C.P. January, 2022, No. 00887, \$155,000.00, Banks & Banks

2204-452 4954 N Warnock St, 19141-3911, 49th Wd. 1,132 Sq. Ft., BRT# 491387900 GROUP HOMES, LLC, C.P. November 2021,

### No. 00870, \$250,000.00, Banks & Banks

2204-453 **6639 Crowson St, 19119-2203,** 22nd Wd. 1,703.53 Sq. Ft., BRT# 871528280 Improvements: Residential Property Subject to Mort-

BRANDI N. JEFFERSON A/K/A BRANDI JEFFERSON, C.P. August 2019, No. 04922, \$309,571.41, Stern & Eisenberg P.C.

# 2204-454

6013 Walnut St. 19139-3713, 3rd Wd. 1,710.44 Sq. Ft., BRT# 31057300 Improvements: Residential Property Subject to Mort-

KENNETH J. BARNES, SADIE PEREZ, C.P. May 2016, No. 03677, \$55,769.61, Stern & Eisenberg P.C.

# 2204-455

147 Meehan Ave, 19119-0000, 22nd Wd. 1,446 Sq. Ft., BRT# 222094100 Improve-

ments: Residential Property EDWARD A. TURNER, C.P. September 2016, No. 01828, \$197,522.67, McCabe, Weisberg & Conway, LLC

2204-456 2507 S 2nd St, 19148-4717, 39th Wd. 1,081 Sq. Ft., BRT# 391274100 Improvements: Res-

idential Property JACK LEYENAAR; DAWN MEENAN, C.P. September 2016, No. 02730, \$225,614.97, McCabe, Weisberg & Conway, LLC

2204-457 **5042 Gainor Rd, 19131-3306,** 52nd Wd. 1,536 Sq. Ft., BRT# 521158600 Improvements: Residential Property

PIERRETTE NIX-PEARSON A/K/A PIER-

RETTE V. NIX-PEARSON, C.P. October

### 2016, No. 04596, \$123,228.50, McCabe, Weisberg & Conway, LLC 2204-458

1811 Widener Pl, 19141-0000, 17th Wd. 1,503 Sq. Ft., BRT# 171193800 Improvements: Residential Property SONYA BELL A/K/A SONYA TROXEL, IN

HER CAPACITY AS HEIR OF MORRIS L. MOLL A/K/A LEON MORRIS MOLL AND UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSON, FIRMS, OR AS-SOCIATIONS CLAIMING RIGHT, TITILE OR INTEREST FROM OR UNDER MORRIS L. MOLL A/K/A LEON MORRIS MOLL, C.P. December 2019, No. 01964, \$141,045.92, McCabe, Weisberg & Conway, LLC

# 2204-459

15095 Wildflower Way, 19116-1534, 58th Wd. 2,783 Sq. Ft., BRT# 583231095 Improve-

ments: Residential Property
MAUREEN E. TEMPLE VENABLE, AD-MINISTRATRIX OF THE ESTATE OF CHARLES VENABLE, C.P. August 2019, No. 04667, \$373,448.66, McCabe, Weisberg & Conway, LLC

# 2204-460

**1958 Goodnaw St, 19115-4721,** 56th Wd. 2,081 Sq. Ft., BRT# 562293300 Improvements: Residential Property

DOMINICK DESIMONE, IN HIS CAPAC-ITY AS HEIR OF THERESA A. MARTIN, DECEASED MORTGAGOR AND REAL SHERIFF'S SALE

#### SHERIFF'S SALE

OWNER; HELEN DESIMONE, IN HER CAPACITY AS HEIR OF THERESA A. MARTIN, DECEASED MORTGAGOR AND REAL OWNER; MARY MARCIANTE, IN HER CAPACITY AS HEIR OF THERESA A. MARTIN, DECEASED MORGAGOR AND REAL OWNER; THERESA DEL-GAISO, IN HER CAPACITY AS HEIR OF THERESA A. MARTIN, DECEASED MORTGAGOR AND REAL OWNER; UN-KNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSO-CIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THERESA A. MARTIN, DECEASED MORTGAGOR AND REAL OWNER, C.P. August 2018, No. 02997, \$146,646.45, McCabe, Weisberg & Conway, LLC

#### 2204-461

911 Pine St, 19107, 5th Wd. 1,920 Sq. Ft., BRT# 881507400

STEPHEN M. KANYA, C.P. April 2018, No. 01748, \$276,982.20, Robert M. Cambridge,

#### 2204-462

**6209 Lansdowne Ave, 19151-3401,** 34th Wd. 1,446 Sq. Ft., BRT# 342054900 NAKIYA WRIGHT, C.P. March 2017, No.

# 01498, \$112,008.71, Brock & Scott PLLC 2204-463

**5516 Cedar Ave, 19143-1930,** 46th Wd. 1,600 Sq. Ft., BRT# 463049000 Improvements: Res-

idential Property Subject to Mortgage UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS AND ALL PERSON, FIRMS OR AS-SOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN CHRISTIAN F/K/A EVERLYN JEAN BAX-TER, DECEASED, C.P. July 2018, No. 01765, \$54,777.22, Stern & Eisenberg P.C.

**2204-464 5765 N 17th St, 19141-1714,** 17th Wd. 1,760 Sq. Ft., BRT# 172189900

DONNA M EDMONDS, IN HER CAPACITY AS ADMINISTRATOR CTA AND DEVISEE OF THE ESTATE OF LEOLA EVERETT, C.P. June 2016, No. 01373, \$110,183.33, Brock & Scott PLLC

### 2204-465

2538 Cedar St, 19125-3119, 31st Wd. 1,176 Sq. Ft., BRT# 312036100

FÉLICIA A JEFFERSON, C.P. June 2017, No. 01736, \$93,753.63, Brock & Scott PLLC

#### SHERIFF'S SALE

2204-466 **5140 Pennway St, 19124-3021,** 23rd Wd. 1,568 Sq. Ft., BRT# 233100300

RICARDO I. LOPEZ JR, C.P. February, 2015, No. 03016, \$130,809.76, Brock & Scott PLLC

#### 2204-467

181 W Champlost Street A/k/a 181 West Champlost Avenue, 19120-0000, 61st Wd. 1,140 Sq. Ft., BRT# 612168300 GEMONE NEWTON, C.P. December 2019,

No. 00115, \$100,768.14, Brock & Scott PLLC

#### 2204-468

1247 Hellerman St, 19111-5528, 53rd Wd. 1,224 Sq. Ft., BRT# 531134000 REGINA ROANE, KIA HAILEY, C.P. May, 2013, No. 02768, \$92,593.48, Brock & Scott

### 2204-469

**6144 Webster St, 19143-2218,** 3rd Wd. 3,316 Sq. Ft., BRT# 33037400 Improvements: Resi-

JOREE PETTY, C.P. May 2016, No. 02317, \$99,431.08, Manley Deas Kochalski LLC

#### 2204-470

**4841 Darrah St, 19124-2734,** 23rd Wd. 840 Sq. Ft., BRT# 232244500 Improvements: Res-

idential Property
UNKNOWN HEIRS AND/OR ADMINIS-TRATORS OF THE ESTATE OF CORNELL GAMBRELL, AKA CORNELL GAMPBRELL, AKA CORNELL GAMRELL, C.P. August 2019, No. 00766, \$14,839.29, Manley Deas Kochalski LLC

**2204-471 5463 Vicaris St, 19128-2826,** 21st Wd. 1,600 Sq. Ft., BRT# 213221182 Improvements: Res-

DANIEL WELLMAN, DECEASED, C.P. December 2018, No. 00242, \$107,817.12, The Law Office of Gregory Javardian

### 2204-472

**2533 N Cleveland St, 19132-3820,** 16th Wd. 674 Sq. Ft., BRT# 162027100 Improvements: Residential Property Subject to Mortgage CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JANETTE M. WHARTON A/K/A JANETTE MARIE WHORTON, DECEASED, C.P. December 2019, No. 02874, \$27,682.91, The Law Office of Gregory Javardian,

# 2204-473

1124 Marlborough St, 19125-4139, 18th Wd.

2,436 Sq. Ft., BRT# 181055000 Subject to

Mortgage CHRISTIE MOORE; LOUIS MOORE, C.P. June 2018, No. 00388, \$259,541.48, Stern & Eisenberg P.C.

**2204-474 4813 N 12th St, 19141-3407,** 49th Wd. 2,042.5 Sq. Ft., BRT# 491449400

REGINALD CHARLEMAGNE, C.P. August 2018, No. 00994, \$79,499.49, Brock & Scott

### 2204-475

4266 Parkside Ave, 19104-1021, 6th Wd. 1,680.21 Sq. Ft., BRT# 62226100 Improvements: Residential Property Subject to Mort-

GLORIA BROOKS, C.P. April 2017, No. 00745, \$373,593.01, Stern & Eisenberg P.C.

#### 2204-476

3037 F St, 19134-2432, 33rd Wd. 878.37 Sq. Ft., BRT# 331290300 Improvements: Residential Property Subject to Mortgage

NITZA M. DE JESUS, AS KNOWN HEIR TO THE ESTATE OF WILFREDO DE JESUS A/K/A WILFREDO DE JESUS CORREA, DECEASED; WILFREDO C. DE JESUS, AS KNOWN HEIR TO THE ESTATE OF WIL-FREDO DE JESUS A/K/A WILFREDO DE JESUS CORREA, DECEASED; NOEL DE JESUS, AS KNOWN HEIR TO THE ESTATE OF WILFREDO DE JESUS A/K/A WILFREDO DE JESUS CORREA, DECEASED; ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESATE OF WIL-FREDO DE JESUS A/K/A WILFREDO DE JESUS CORREA, DECEASED; ALMA DIL-LA RODRIGUEZ ORTIZ A/K/A ALMA D. RODRIGUEZ, AS KNOWN HEIR TO THE ESTATE OF WILFREDO DE JESUS A/K/A WILFREDO DE JESUS CORREA, DE-CEASED, C.P. September 2020, No. 02089, \$36,486.07, Stern & Eisenberg P.C.

2204-477 2603 N 4th St, 19133-3103, 19th Wd. 1,764 Sq. Ft., BRT# 192129600 Improvements: Res-

idential Property
MIGDALIA GONZALEZ A/K/A MIDGALIA GONZALEZ; RICHARD VELEZ, C.P. January 2019, No. 01600, \$125,160.25, Stern & Eisenberg PC

### 2204-478

**5638 Heiskell St, 19144-1342,** 12th Wd. 878.37 Sq. Ft., BRT# 122164200 Improvements:

Residential Property Subject to Mortgage BILLY C. HARPER; DOROTHY F. HARPER; CHERYL L. MCKENNEY; WILLIAM J. MCKENNEY, C.P. July 2019, No. 01106, \$49,150.19, Stern & Eisenberg P.C.

SHERIFF'S SALE

#### 2204-479

**5316 N 12th St. 19141-2902.** 49th Wd. 1.750 Sq. Ft., BRT# 493135800 Improvements: Residential Property KEASHA PAULHILL, C.P. November 2018,

No. 03200, \$85,288.06, KML Law Group, P.C.

**3421 N 22nd St, 19140-4704,** 11th Wd. 1,632 Sq. Ft., BRT# 112306000 Improvements: Residential Property Subject to Mortgage ERIC LITTLE; TRACEY HORTON, C.P. March 2016, No. 01707, \$81,180.16, Stern & Eisenberg P.C.

#### 2204-481

2315 W Clearfield St, 19132-1426, 11th Wd. 1,118 Sq. Ft., BRT# 111119700 Improvements: Residential Property NICOLAS ZAPATA, C.P. October 2019, No.

03002, \$59,398.62, Manley Deas Kochalski

**2204-482 5235 Castor Ave, 19124-1742,** 23rd Wd. 4,494.36 Sq. Ft., BRT# 234194100 MARY M BATES, C.P. March 2017, No. 00591, \$214,097.92, Brock & Scott PLLC

#### 2204-483

**924 Kendrick St, 19111-1406,** 63rd Wd. 2,802 Sq. Ft., BRT# 632022600 Improve-

ments: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANCY S. HILDEBRAND, DECEASED, C.P. May 2019, No. 01889, \$138,756.79, LOGS Legal Group LLP

**2204-484A 7640 Williams Ave, 19150-2214,** 50th Wd. 3,000 Sq. Ft., BRT# 502239600 Improvements: Residential Property DANIEL WILSON, C.P. June 2017, No. 02327, \$218,434.70, LOGS Legal Group LLP

# 2204-484B

**7642 Williams Ave, 19150-2214,** 50th Wd. 3,125 Sq. Ft., BRT# 502239700 Improvements: Residential Property DANIEL WILSON, C.P. June 2017, No.

02327, \$218,434.70, LOGS Legal Group LLP

SHERIFF'S SALE

### 2204-485A

 $5855 \ \, Sylvester \ \, St, \,\, 19149\text{-}3325, \,\, 62 \mathrm{nd} \ \, \mathrm{Wd}.$ 

1,168.86 Sq. Ft., BRT# 621378700 RODERICK J DUTTON, IN HIS CAPAC-ITY AS HEIR OF RODERICK J. DUTTON DECEASED, JR; LATASHA DUTTON, IN HER CAPACITY AS HEIR OF RODERICK J. DUTTON; EARL PAGE, IN HIS CAPACITY AS HEIR OF RODERICK J. DUTTON, DECEASED; MINOR #1, IN HIS CAPACITY AS HEIR OF RODERICK J. DUTTON DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RODER-ICK J. DUTTON, DECEASED, C.P. March 2019, No. 00621, \$76,669.11, Brock & Scott PLLC

### 2204-485B

5855R Sylvester St, 19149-3325, 62nd Wd. 1,169 Sq. Ft., BRT# 621381800

RODERICK J DUTTON, IN HIS CAPAC-ITY AS HEIR OF RODERICK J. DUTTON DECEASED, JR; LATASHA DUTTON, IN HER CAPACITY AS HEIR OF RODER-ICK J. DUTTON; EARL PAGE, IN HIS CAPACITY AS HEIR OF RODERICK J. DUTTON, DECEASED; MINOR #1, IN HIS CAPACITY AS HEIR OF RODERICK J. DUTTON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RODER-ICK J. DUTTON, DECEASED, C.P. March 2019, No. 00621, \$76,669.11, Brock & Scott PLLC

#### 2204-486A

5011 Saul St, 19124-2635, 62nd Wd. 2,125 Sq. Ft., BRT# 621459200 Improvements: Residential Property

MELVIN CHAPPELL, JR., C.P. February 2016, No. 04458, \$136,193.65, KML Law Group, P.C.

### 2204-486B

5014R Leiper St, 19124-2631, 62nd Wd. 2,492 Sq. Ft., BRT# 621472200 Improvements: Residential Property
MELVIN CHAPPELL, JR., C.P. February

2016, No. 04458, \$136,193.65, KML Law





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# THE LEGAL DIRECTORY

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