

# Sheriff’s Sale Notices for May 2, 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><b>THIRD PUBLICATION</b></p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, May 2, 2023 at:</p> <p><b>https://www.bid4assets.com/philadelphia</b> 10:00 AM EDT Rochelle Bilal, Sheriff</p> <p><b>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</b></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 (1<sup>st</sup>) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder’s deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5<sup>th</sup> day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff’s Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff’s attorney shall enter any auction day postponements or stays on his/ her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff’s Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff’s grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff’s Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff’s sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary’s office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>WARNING: All Sheriff’s Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff’s office detects any suspicious and/ or fraudulent activity during any sale, at the Sheriff’s discretion, the bidder’s account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>Sq. Ft. BRT# 323081100 Improvements: Commercial Property CALVARE PROPERTIES LLC C.P. November 2022 No. 00364 \$196,625.57 Hill Wallack LLP</p> <p><b>2305-302</b> <b>1523 W Butler Street 19140</b> 13th Wd. 1361 Sq. Ft. BRT# 131083900 Improvements: Residential Property RENEE EBON A/K/A RENEE SMITH C.P. September 2021 No. 00506 \$45,563.09 Hill Wallack LLP</p> <p><b>2305-303</b> <b>6141 Locust Street 19139</b> 3rd Wd. 1410 Sq. Ft. BRT# 031089300 Improvements: Residential Property THERESA M. GLENN C.P. March 2022 No. 00971 \$118,014.72 KML Law Group P.C.</p> <p><b>2305-304</b> <b>534 Arthur Street 19111</b> 63rd Wd. 2350 Sq. Ft. BRT# 631340800 Improvements: Residential Property MATTHEW BIRTEL C.P. April 2022 No. 00397 \$182,713.72 Brock And Scott</p> <p><b>2305-305</b> <b>2923 Gelena Road 19152</b> 57th Wd. 1134 Sq. Ft. BRT# 571086400 Improvements: Residential Property TIMOTHY WALLACE, KNOWN SURVIVING HEIR OF MARY D. CORR, JOHN WALLACE A/K/A JOHANNA WALLACE, KNOWN SURVIVING HEIR OF MARY D CORR, MICHELE WALLACE, KNOWN SURVIVING HEIR OF MARY D CORR, UNKNOWN SURVIVING HEIRS OF MARY D CORR October 2018 No. 00705 \$172,318.96 Mccabe Weisberg &amp; Conway, LLC</p> <p><b>2305-306</b> <b>21 W Seymour Street 19144</b> 12th Wd. 1752 Sq. Ft. BRT# 123053100 Improvements: Residential Property Subject to Mortgage UPPER ECHELON REALTY LLC C.P. August 2022 No. 02542 \$95,303.87 Padgett Law Group</p> <p><b>2305-307</b> <b>2101 Medary Avenue 19138</b> 17th Wd. 1320 Sq. Ft. BRT# 171323300 Improvements: Residential Property RASHEEDAH J. HART C.P. May 2019 No. 09236 \$109,806.22 Mccabe Weisberg &amp; Conway, LLC</p> <p><b>2305-308</b> <b>1136 North 65th Street 19151</b> 34th Wd. 1495 Sq. Ft. BRT# 344314300 Improvements: Residential Property STEVEN ELLIOT BROWN A/K/A STEVEN BROWN C.P. August 2018 No. 01816 \$171,527.98 Powers Kirm LLC</p> <p><b>2305-309</b> <b>8502 Lyons Place 19153</b> 40th Wd. 2155.50 Sq. Ft. BRT# 405181421 Improvements: Residential Property FRED L. EDWARDS C.P. May 2013 No. 03040 \$107,841.71 KML Law Group P.C.</p> <p><b>2305-310</b> <b>6962 Cedar Park 19138</b> 10th Wd. 930 Sq. Ft. BRT# 102502100 Improvements: Residential Property ESTATE OF PRESTINA ALEXANDER, BRUCE E. HEARNS AKA BRUCE HEARNS, ADMINISTRATOR OF THE ESTATE OF PRESTINA E. ALEXANDER AKA PRESTINA ALEXANDER, DECEASED MORTGAGE AND REAL OWNER, REGINA SPARKS, ADMINISTRATOR OF THE ESTATE OF PRESTINA E. ALEXANDER AKA PRESTINA ALEXANDER, DECEASED MORTGAGE AND REAL OWNER C.P. February 2017 No. 03393 \$101,196.33 KML Law Group P.C.</p> <p><b>2305-311</b> <b>1929 W Butler Street A/K/A 1929 Sparks Street 19141</b> 17th Wd. 1739 Sq. Ft. BRT# 171280500 Improvements: Residential Property Subject to Mortgage CHARLENE KEITH C.P. July 2022 No. 01011 \$93,203.79 Leopold &amp; Associates PLLC</p> <p><b>2305-312</b> <b>7412 Sandpiper Place 19153</b> 40th Wd. 1958</p>	<p>Sq. Ft. BRT# 406701310 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSOR ASSIGN AND ALL PERSONS FIRM OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTREST FROM OR UNDER EMMA D. WILLIAMS ,DECEASED AND USA C.P. September 2021 No. 00380 \$105,515.57 Hill Wallack LLP</p> <p><b>2305-313</b> <b>606 E Woodlawn Street 19144</b> 12th Wd. 1840 Sq. Ft. BRT# 122083400 Improvements: Residential Property ALICE INGRAM, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF PAUL INGRAM DECEASED C.P. November 2022 No. 00380 \$19,596.98 Hladik Onorato &amp; Federman LLP</p> <p><b>2305-314</b> <b>5015 Gransback Street 19120</b> 42nd Wd. 1280 Sq. Ft. BRT# 421517500 Improvements: Residential Property FRANCINE WHITMORE C.P. December 2022 No. 01996 \$108,909.76 Hladik Onorato &amp; Federman LLP</p> <p><b>2305-315</b> <b>1610 South 54th Street 19143</b> 51st Wd. 975 Sq. Ft. BRT# 514154200 Improvements: Residential Property SHARIF PROCTOR C.P. April 2021 No. 01618 \$51,204.73 Stark &amp; Stark Pc</p> <p><b>2305-316</b> <b>185 W Wyomong Avenue 19140</b> 42nd Wd. 49352 Sq. Ft. BRT# 884187530 Improvements: Commercial Property Subject to Mortgage UNKNOWN HEIRS / ADMINISTRATORS OF ESTATE OF DAVID M. WHITNACK C.P. May 2022 No. 00664 \$461,810.29 Jscd Law Offices</p> <p><b>2305-317</b> <b>5724 Vine Street 19139</b> 4th Wd. 1232 Sq. Ft. BRT# 042157900 Improvements: Residential Property GLENN C DAVIS C.P. May 2018 No. 03346 \$96,376.06 Stern &amp; Eisenberg</p> <p><b>2305-318</b> <b>863 N 66th Street 19151</b> 34th Wd. 1005 Sq. Ft. BRT# 344359900 Improvements: Residential Property VANETTA ROBINSON C.P. January 2018 No. 01181 \$124,116.44 Stern &amp; Eisenberg</p> <p><b>2305-319</b> <b>3321 Fuller Street 19136</b> 64th Wd. 1400 Sq. Ft. BRT# 642306841 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSON, FIRMSMOR ASSOCIATIONS CLAIMING RIGHT ,TITLE OR INTEREST FIRM OR UNDER KATHLEEN M. WOOD, DEEASED C.P. May 2022 No. 01545 \$47,954.21 Hill Wallack LLP</p> <p><b>2305-320</b> <b>4652 Silverwood Street 19128</b> 21st Wd. 1098 Sq. Ft. BRT# 211533800 Improvements: Residential Property JAMES T. HILLANBRAND AND CAROL LYNN HILL N/K/A CAROL LYNN HILLANBRAND C.P. April 2019 No. 03619 \$120,160.54 Law Offices Of Gregory Javardian LLC</p> <p><b>2305-321</b> <b>1846 E Russell Street 19134</b> 45th Wd. 601.88 Sq. Ft. BRT# 452089000 Improvements: Residential Property EDWARD ROSS C.P. March 2022 No. 02393 \$33,848.23 KML Law Group P.C.</p> <p><b>2305-322</b> <b>4324 Penn Street 19124</b> 23rd Wd. 1441 Sq. Ft. BRT# 234281800 Improvements: Residential Property JAMES E. JOHNSON C.P. February 2020 No. 01238 \$61,656.84 KML Law Group P.C.</p> <p><b>2305-323</b> <b>5442 Erdrick Street 19124</b> 62nd Wd. 1123 Sq. Ft. BRT# 622339200 Improvements: Residential Property HECTOR L. COLON C.P. February 2022 No. 02134 \$111,754.81 KML Law Group P.C.</p>	<p><b>2305-324</b> <b>4228 Tudor Street 19136</b> 41st Wd. 1188 Sq. Ft. BRT# 412131600 Improvements: Residential Property FRANCES A. HUTCHEY C.P. March 2022 No. 01496 \$40,866.74 KML Law Group P.C.</p> <p><b>2305-325</b> <b>1043 W Tabor Street 19141</b> 49th Wd. 1575 Sq. Ft. BRT# 492060800 Improvements: Residential Property AUDREY HOGAN C.P. November 2022 No. 01258 \$8,672.82 Law Offices Of Gregory Javardian LLC</p> <p><b>2305-326</b> <b>4338 Parrish Street 19104</b> 6th Wd. 1305 Sq. Ft. BRT# 062054700 Improvements: Residential Property ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVEISEES OF THE ESTATE OF MARION M. HENDERSON DECEASED, SHARRI B. HENDERSON, HEIR OF THE ESTATE OF MARION M. HENDERSON, DECEASED C.P. August 2022 No. 01230 \$139,994.75 Kivitz &amp; Kivitz P.C.</p> <p><b>2305-327</b> <b>1863 Nedro Avenue 19141</b> 17th Wd. 3235 Sq. Ft. BRT# 171173700 Improvements: Residential Property Subject to Mortgage LOUIS B STEVENS AKA LOUIS B STEVENS SR IN THIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JACQUELINE STEVENS ET AL C.P. February 2020 No. 03255 \$39,434.38 Robertson Anshultz Schneid Crane &amp; Partners PLLC</p> <p><b>2305-328</b> <b>6404 N Park Avenue 19126</b> 49th Wd. 2900 Sq. Ft. BRT# 493243000 Improvements: Residential Property SHIRRETHA THURMOND C.P. February 2018 No. 02085 \$339,838.80 Eckert Seamans Cherin &amp; Mellott LLC</p> <p><b>2305-329</b> <b>1508 W Chew Avenue 19141</b> 17th Wd. 1472 Sq. Ft. BRT# 171096300 Improvements: Residential Property HAZEL MYRICK DEVON CANNON C.P. September 2020 No. 00008 \$123,166.73 Robertson Anshultz Schneid Crane &amp; Partners PLLC</p> <p><b>2305-330</b> <b>2019 Buckus Street A/K/A 2019 E Buckus Street 19124</b> 45th Wd. 1078 Sq. Ft. BRT# 452213900 Improvements: Residential Property VICTOR MAIA C.P. June 2022 No. 01051 \$22,050.84 Robertson Anshultz Schneid Crane &amp; Partners PLLC</p> <p><b>2305-331</b> <b>1273 S Taylor Street 19146</b> 36th Wd. 1128 Sq. Ft. BRT# 361388200 Improvements: Residential Property LYLES &amp; LEWIS DEVELOPMENT LLC C.P. July 2022 No. 00280 \$278,254.45 Hill Wallack LLP</p> <p><b>2305-332</b> <b>1630 Creston Street 19149</b> 62nd Wd. 693 Sq. Ft. BRT# 621141600 Improvements: Residential Property RENEE DEL ROSSI ADMINISTRATRIX OF THE ESTATE OF JOHN A. PETERS C.P. March 2022 No. 00916 \$128,191.57 Mccabe Weisberg &amp; Conway, LLC</p> <p><b>2305-333</b> <b>58 E Pleasant Street 19119</b> 22nd Wd. 1290 Sq. Ft. BRT# 22062100 Improvements: Residential Property RICHARD W. SCHUBERT C.P. June 2022 No. 01855 \$107,932.14 Mccabe Weisberg &amp; Conway, LLC</p> <p><b>2305-334</b> <b>369 Larkspur Street 19116</b> 58th Wd. 1732 Sq. Ft. BRT# 582271000 Improvements: Residential Property MARK HALSMAN, KNOWN SURVIVING HEIR OF HENRY HERB HALSMAN, SHERI COHEN- SILVER, KNOWN SURVIVING HEIR OF HENRY HERB HALMAN, SHERI COHEN- SILVER, KNOWN SURVIVING HEIR OF HENRY HERB HALMAN C.P. November 2021 No. 02184 \$222,611.25 Mccabe Weisberg &amp; Conway, LLC</p>



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<div>2305-335</div> <div>2403 S 72nd Street 19142 40th Wd. 1124 Sq. Ft. BRT# 404002900 Improvements: Residential Property RUBEN J. GACHELIN C.P. August 2019 No. 02367 \$81,046.01 KML Law Group P.C.</div>	<div>2305-344</div> <div>5635 Boyer Street 19138 12th Wd. 1426 Sq. Ft. BRT# 122253300 Improvements: Residential Property JANIE JAMES, KNOWN SURVIVING HEIR OF MARGARET TOOMER AND UNKNOWN SURVIVING HEIRS OF MARGARET TOOMER C.P. November 2021 No. 02465 \$88,256.13 Mccabe Weisberg &amp; Conway, LLC</div>	<div>2305-353</div> <div>5451 Diamond Street 19131 19th Wd. 1633 Sq. Ft. BRT# 522094900 Improvements: Residential Property ALIYAH NEWMAN (REAL OWNER), TAHIRA PETERKIN (REAL OWNER) ANTHONY BAXTER (EXECUTOR OF THE ESTATE OF JACQUELYN BELL C.P. November 2010 No. 03259 \$73,451.67 Robertson Anshultz Schneid Crane &amp; Partners PLLC</div>	<div>4793 Sq. Ft. BRT# 522149200 Improvements: Residential Property THE UNKNOWN HEIRS OF LUCILLE WILLIAMS-MINIX DECEASED, NICHOL MINIX SOLELY IN HER CAPACITY AS HEIR OF LUCILLE WILLIAMS-MINIX AKA LUCILLE G. WILLIAMS-MINIX,, DECEASED C.P. October 2021 No. 01094 \$306,407.91 KML Law Group P.C.</div>	<div>SHARON GREER HICKS C.P. June 2022 No. 01453 \$127,220.68 Stern &amp; Eisenberg</div>
<div>2305-336</div> <div>6500 Crescentville Road 19120 61st Wd. 1125 Sq. Ft. BRT# 611003500 Improvements: Residential Property JAMES R. LEWIS C.P. June 2022 No. 00051 \$137,793.85 Richard M Squire &amp; Associates LLC</div>	<div>2305-345</div> <div>5028 Pennway Street 19124 23rd Wd. 1568 Sq. Ft. BRT# 233096200 Improvements: Residential Property FRANKLIN GUZMAN C.P. October 2017 No. 03181 \$65,347.52 Robertson Anshultz Schneid Crane &amp; Partners PLLC</div>	<div>2305-354</div> <div>9237 Convent Avenue 19114 57th Wd. 6000 Sq. Ft. BRT# 572227100 Improvements: Residential Property BARBARA BOSSERT, IN HER CAPACITY AS HEIR OF BARBARA E. NACKE, BARBARA BOSSERT, IN HER CAPACITY AS HEIR OF BARBARA E. NACKE, UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT , TITLE OR INTEREST FROM OR UNDER BARBARA E. NACKE C.P. March 2021 No. 01464 \$238,453.86 Robertson Anshultz Schneid Crane &amp; Partners PLLC</div>	<div>2305-360</div> <div>1415 Lardner Street 19149 54th Wd. 1090 Sq. Ft. BRT# 541033500 Improvements: Residential Property MARK JONES, IN HIS CAPACITY AS HEIR OF MAXINE JONES A/K/A MAX-INE L. JONES, DARYLL JONES, IN HIS CAPACITY AS HEIR OF MAXINE JONES A/K/A MAXINE L. JONES C.P. May 2019 No. 01854 \$43,898.21 Robertson Anshultz Schneid Crane &amp; Partners PLLC</div>	<div>2305-368</div> <div>5824 Trinity Street 19143 40th Wd. 1312 Sq. Ft. BRT# 401106200 Improvements: Residential Property BEATRICE SMITH, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF WILLIAM WALTERS, UNKOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF WILLIAM WALTERS C.P. March 2022 No. 00220 \$87,061.92 Manley Deas Kochalski LLC</div>
<div>2305-337</div> <div>1436 Van Kirk Street 19149 7th Wd. 1504 Sq. Ft. BRT# 621109600 Improvements: Residential Property ROXANNE CORPREW A/K/A ROXANNE GILLARD-CORPREW C.P. March 2022 No. 00368 \$123,314.91 Richard M Squire &amp; Associates LLC</div>	<div>2305-346</div> <div>4823 Old York Road 19141 49th Wd. 1974 Sq. Ft. BRT# 491523800 Improvements: Residential Property Subject to Mortgage JOHN J. ETIM C.P. June 2022 No. 02466 \$56,417.44 Leopold &amp; Associates PLLC</div>	<div>2305-355</div> <div>1033 Herbert Street A/K/A 1033 E Herbert Street 19124 23rd Wd. 1369 Sq. Ft. BRT# 234086200 Improvements: Residential Property THE UNKNOWN HEIRS OF ERICA L. BYRD, DECEASED, LARIQ BYRD SOLELY IN HIS CAPACITY AS HEIR OF ERICA L. BYRD, DECEASED, FELICITY L.BYRD SOLELY IN HER CAPACITY AS HEIR OF ERICA L. BYRD, DECEASED, CHASE BYRD SOLELY IN HIS CAPACATY AS HEIR OF ERICA L. BYRD, DECEASED C.P. January 2018 No. 04950 \$44,687.74 KML Law Group P.C.</div>	<div>2305-361</div> <div>2945 N Ringgold Street 19132 38th Wd. 574 Sq. Ft. BRT# 381017600 Improvements: Residential Property KAREN MASON A/K/A KAREN MOORE, IN HER CAPACITY AS HEIR OF WADE MOORE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WADE MOORE C.P. November 2021 No. 01090 \$42,109.88 Robertson Anshultz Schneid Crane &amp; Partners PLLC</div>	<div>2305-369</div> <div>3574 Churchill Lane 19114 66th Wd. 2186.28 Sq. Ft. BRT# 661173000 Improvements: Residential Property ESTATE OF JOAN M. STEWART, LAST RECORD OWNER/MORTGAGOR, KAREN L. STEWART, KNOWN HEIR OF JOAN M. STEWART, KELLY ANN HOPPE, KNOWN HEIR OF AND JOAN M. STEWART C.P. January 2021 No. 00080 \$232,096.65 Romano Garubo And Argentieri</div>
<div>2305-338</div> <div>518 Widener Street 19120 61st Wd. 1165 Sq. Ft. BRT# 612109100 Improvements: Residential Property LISA J. BROWN C.P. July 2018 No. 01340 \$92,607.80 Law Offices Of Gregory Javardian LLC</div>	<div>2305-347</div> <div>735 Melon Place Unit B F/K/A 735 Melon Terrace Unit B 19123 10th Wd. 615 Sq. Ft. BRT# 888140214 Improvements: Residential Property EDWARD BLAINE C.P. August 2022 No. 00515 \$10,627.37 Fenningham Dempster &amp; Coval LLP</div>	<div>2305-356</div> <div>2012 W Spencer Street 19138 17th Wd. 1180 Sq. Ft. BRT# 171255900 Improvements: Residential Property ODELL R. COLEMAN, JR., ADMINISTRATOR OF THE ESTATE OF GERALDINE L. COLEMAN A/K/A GERALDINE COLEMAN, DECEASED, UNKNOWN MINOR HEIR OF GERALDINE L. COLEMAN A/K/A GERALDINE COLEMAN, DECEASED C.P. March 2019 No. 03126 \$86,112.90 KML Law Group P.C.</div>	<div>2305-362</div> <div>126 N 59th Street 19139 4th Wd. 1103 Sq. Ft. BRT# 042114200 Improvements: Residential Property THERESA A. MOORE C.P. August 2019 No. 00696 \$67,330.26 Robertson Anshultz Schneid Crane &amp; Partners PLLC</div>	<div>2305-370</div> <div>4135 I Street 19124 33rd Wd. 1170 Sq. Ft. BRT# 332171500 Improvements: Residential Property GRAZYNA SCHULLER C.P. January 2018 No. 02276 \$64,393.55 Stern &amp; Eisenberg</div>
<div>2305-339</div> <div>3137 Arbor Street 19134 7th Wd. 621 Sq. Ft. BRT# 071463000 Improvements: Residential Property ERNEST JACKSON C.P. April 2021 No. 00556 \$54,007.57 Stern &amp; Eisenberg</div>	<div>2305-348</div> <div>6241 N 4th Street 19101 61st Wd. 1725 Sq. Ft. BRT# 611062900 Improvements: Residential Property Subject to Mortgage DEREK MAYHEW C.P. July 2022 No. 01514 \$101,241.75 Fein Such Kahn &amp; Shepard P.C.</div>	<div>2305-357</div> <div>5144 Knox Street 19144 12th Wd. 1760 Sq. Ft. BRT# 123189700 Improvements: Residential Property JOYCE BABB C.P. February 2022 No. 02200 \$106,393.90 KML Law Group P.C.</div>	<div>2305-363</div> <div>1721 S Dorrance Street 19145 36th Wd. 630 Sq. Ft. BRT# 363191200 Improvements: Residential Property ELIZABETH G. ROSS A/K/A ELIZABETH ROSS C.P. September 2021 No. 02444 \$203,104.57 Robertson Anshultz Schneid Crane &amp; Partners PLLC</div>	<div>2305-371</div> <div>245 E Durham Street 19119 22nd Wd. 1989 Sq. Ft. BRT# 222166100 Improvements: Residential Property DIEGO FERRER, STEPHANIE FERRER C.P. August 2019 No. 01595 \$231,081.03 KML Law Group P.C.</div>
<div>2305-340</div> <div>7702 Cedarbrook Avenue 19150 50th Wd. 1128 Sq. Ft. BRT# 501245500 Improvements: Residential Property KURT D. GREEN C.P. August 2022 No. 00518 \$98,284.35 Mccabe Weisberg &amp; Conway, LLC</div>	<div>2305-349</div> <div>4737 Hawthome Street 19124 23rd Wd. 1528 Sq. Ft. BRT# 232293010 Improvements: Residential Property ROBERT D. WILSON C.P. June 2022 No. 00402 \$76,835.72 Parker Mccay</div>	<div>2305-358</div> <div>166 Ridgefield Road 19154 66th Wd. 1254 Sq. Ft. BRT# 662319000 Improvements: Residential Property CRAIG QUEDENFELD C.P. January 2022 No. 02353 \$189,728.39 KML Law Group P.C.</div>	<div>2305-364</div> <div>3307 Decatur Street 19136 64th Wd. 2064 Sq. Ft. BRT# 642291800 Improvements: Residential Property ESTATE OF BENNETT SLACK DECEASED WANDA SLACK ADMINISTRATRIX C.P. April 2022 No. 02226 \$146,740.23 KML Law Group P.C.</div>	<div>2305-372</div> <div>7711 Burholme Avenue 19111 63rd Wd. 3320 Sq. Ft. BRT# 631020005 Improvements: Residential Property ANDREW CAHILL A/K/A ANDREW E CAHILL, KAITLYN REINHEIMER A/K/A KAITLYN REINHEIMER C.P. January 2022 No. 02355 \$220,798.74 KML Law Group P.C.</div>
<div>2305-341</div> <div>3083 Tilton Street 19134 25th Wd. 672 Sq. Ft. BRT# 251204700 Improvements: Residential Property MICHAEL R. SCHAUFFELE C.P. April 2022 No. 02011 \$72,758.40 Mccabe Weisberg &amp; Conway, LLC</div>	<div>2305-351</div> <div>2025 Bonnaffon Street A/K/A 2025 Bonasson Street 19142 40th Wd. 960 Sq. Ft. BRT# 403054000 Improvements: Residential Property COREY J. BROWN C.P. August 2022 No. 02608 \$68,646.49 Mccabe Weisberg &amp; Conway, LLC</div>	<div>2305-359</div> <div>5403 Woodcrest Avenue 19131 52nd Wd.</div>	<div>2305-365</div> <div>211 N 59th Street 19139 4th Wd. 1424 Sq. Ft. BRT# 042236600 Improvements: Residential Property WILLIAM R. HARRIS JR. C.P. April 2014 No. 01558 \$124,507.03 KML Law Group P.C.</div>	<div>2305-373</div> <div>1101 E Dorset Street 19150 50th Wd. 6277.1 Sq. Ft. BRT# 502377000 Improvements: Residential Property KEANEN GROSS C.P. December 2019 No. 02002 \$178,900.87 KML Law Group P.C.</div>
<div>2305-342</div> <div>2721 N Dover Street 19132 28th Wd. 791 Sq. Ft. BRT# 281147500 Improvements: Residential Property GLOW REALTY INVESTMENTS LLC A LIMITED LIABILITY COMPANY C.P. November 2022 No. 01294 \$125,272.57 Stern &amp; Eisenberg</div>	<div>2305-352</div> <div>921 East Gorgas Lane 19150 50th Wd. 3160 Sq. Ft. BRT# 502418515 Improvements: Residential Property Subject to Mortgage FERMAN MOODY, TIANA SPRING MARVA SPRINGLE C.P. September 2015 No. 02866 \$303,177.87 Mccabe Weisberg &amp; Conway, LLC</div>		<div>2305-366</div> <div>5319 N 15th Street 19141 17th Wd. 1170 Sq. Ft. BRT# 172046200 Improvements: Residential Property</div>	<div>2305-374</div> <div>1840 73rd Avenue 19126 50th Wd. 1280 Sq. Ft. BRT# 101343100 Improvements: Residential Property Subject to Mortgage BAXTER ESTATES LLC, MARC BAXTER C.P. January 2021 No. 01156 \$139,279.95 Padgett Law Group</div>

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