

# Sheriff's Sale Notices for May 3, 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 property to be sold at auction.

### THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, May 3, 2022 at:

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

#### PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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 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.

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.

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.

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.

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<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.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

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.

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.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

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)

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.

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.

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.

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.

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 ejection 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](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, MAY 3, 2022

2205-301  
7919 Pickering Ave 19150-0000, 50th Wd., 1620 Sq. Ft. BRT # 501236800 Improvements: Residential Property

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2205-302  
2037 Bonnaffon St A/K/A 2037 Bonnaffon Street 19142-1605, 40th Wd., 992 Sq. Ft. BRT # 403054600 Improvements: Residential Property

MOSES KAMARA, C.P. November 2018 No. 01762 \$86,947.57 KML Law Group, P.C.

2205-303  
229 E Rockland St 19120-3913, 42nd Wd., 1200 Sq. Ft. BRT # 421119200 Improvements: Residential Property

2205-304  
3228 D St 19134-1704, 7th Wd., 772.50 Sq. Ft. BRT # 73147700 Improvements: Residential Property  
WILFREDO CRUZ-ORTIZ, C.P. September 2019 No. 03078 \$47,196.45 KML Law Group, P.C.

2205-305  
603 E Cheltenham Ave 19120-1715, 35th Wd., 1088 Sq. Ft. BRT # 352010600 Improvements: Residential Property  
VALLON SHOWELL, WILLIAM SHOWELL III, C.P. July 2019 No. 03655 \$90,450.97 KML Law Group, P.C.

2205-306  
2009 S 65th St 19142-2008, 40th Wd., 983 Sq. Ft. BRT # 401205000 Improvements: Residential Property  
JOSEPH KAMARA, SOLELY IN HIS CAPACITY AS HEIR OF FRANCIS M. KAMARA, DECEASED, C.P. November 2020 No. 02120 \$42,088.82 KML Law Group, P.C.

2205-307  
1319 72nd Ave 19126-1725, 61st Wd., 2350.66 Sq. Ft. BRT # 611452400 Improvements: Residential Property  
JOHN T. WILSON, C.P. May 2020 No. 00928 \$175,887.51 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-308  
3133 Reach St 19134-2410, 33rd Wd., 708 Sq. Ft. BRT # 331317600 Improvements: Residential Property  
BERNICE TOWNSEND, C.P. January 2018 No. 00744 \$37,418.89 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-309  
614 Lawler Pl 19116-3319, 58th Wd., 4089 Sq. Ft. BRT # 582103100 Improvements: Residential Property  
IPOLITE MUMBLADZE A/K/A IPOLITE MUMRADZE, C.P. August 2019 No. 02182 \$200,668.50 LOGS Legal Group LLP.

2205-310  
828 E Hilton St 19134-1916, 33rd Wd., 712 Sq. Ft. BRT # 331053900 Improvements: Residential Property  
KEITH JACKSON, C.P. June 2019 No. 05782 \$55,424.21 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-311  
2917 S 67th St 19142-2604, 40th Wd., 3179 Sq. Ft. BRT # 406615800 Improvements: Residential Property Subject To Mortgage  
THOMAS G. MCGILL TAPPEH, GWEH NEMENTOBOR A/K/A NEMENTORBOR GWEH A/K/A GWEH TAPPEH, C.P. January 2018 No. 03507 \$198,342.63 Stern & Eisenberg, PC.

2205-312  
5710 Wynnefield Ave 19131-1229, 52th Wd., 3788 Sq. Ft. BRT # 522185100 Improvements: Residential Property Subject To Mortgage  
LAWRENCE F. BELL, C.P. September 2019 No. 04722 \$37,497.61 Stern & Eisenberg, PC.

2205-313  
6040 Webster St 19143-2316, 3th Wd., 1648 Sq. Ft. BRT # 33034100 Improvements: Residential Property Subject To Mortgage  
ALIYA A. MARTINEZ, C.P. October 2017 No. 04122 \$128,820.90 Stern & Eisenberg, PC.

2205-314  
1725 N 31st St 19121-2501, 32nd Wd., 930 Sq. Ft. BRT # 324195000 Improvements: Residential Property

ROBERT WONGUS, C.P. February 2019 No. 00332 \$97,654.22 LOGS Legal Group LLP.

2205-315  
6557 Wyncote Ave 19138-2513, 10th Wd., 1764 Sq. Ft. BRT # 102091600 Improvements: Residential Property  
ROSALYN LEONORE COTTRELLO, A/K/A ROSALYN LEONORE CRAWFORD, C.P. June 2021 No. 02335 \$78,381.70 KML Law Group, P.C. (1).

2205-316  
3423 Keim St 19134-1226, 33rd Wd., 623.04 Sq. Ft. BRT # 331280500 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIA E. QUINTANA, DECEASED, JUAN DELGADO-QUINTANA IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED, DAVID ORTIZ IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED IN THEIR CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED, HIRAM QUINTANA IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, MARIA QUINTANA IN HER CAPACITY AS HEIR OF MARIA E. QUINTANA, C.P. October 2018 No. 00582 \$13,476.06 KML Law Group, P.C.

2205-317  
2313 West Turner St 19121-2919, 29th Wd., 835.44 Sq. Ft. BRT # 291240100 Improvements: Residential Property  
THE UNKNOWN HEIRS OF ADLENE HICKS DECEASED, C.P. June 2019 No. 07362 \$49,619.81 KML Law Group, P.C.

2205-318  
2100 W 65th Ave Aka 2100 65th Avenue North 19138-0000, 17th Wd., 1520 Sq. Ft. BRT # 171355800 Improvements: Residential Property  
TAMEKA CHISOM SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. CHISOM A/K/A FREDDIE CHISOM DECEASED, ANTOINETTE M. CHISOM AKA ANTOINETTE M. BLOOMFIELD SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. CHISOM A/K/A FREDDIE CHISOM DECEASED, THE UNKNOWN HEIRS OF FREDDIE L. CHISOM A/K/A FREDDIE CHISOM DECEASED, C.P. October 2019 No. 00010 \$110,848.92 KML Law Group, P.C.

2205-319  
524 Lombard St 19147-1424, 5th Wd., 513.05 Sq. Ft. BRT # 512129300 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ISABELLE D. MURRAY, C.P. November 2019 No. 01744 \$424,126.63 RAS Citron, LLC.

2205-320  
2427 N 32nd St 19132-3307, 28th Wd., 961 Sq. Ft. BRT # 282184700 Improvements: Residential Property  
DAVID HARVEY, IN HIS CAPACITY AS HEIR OF MARION HARVEY, WENDY JOHNSON, IN HER CAPACITY AS HEIR OF MARION HARVEY, CRYSTAL HUTT, IN HER CAPACITY AS HEIR OF MARION HARVEY, DONALD HARVEY, IN HIS CAPACITY AS HEIR OF MARION HARVEY, RENEE JOHNSON, IN HER CAPACITY AS HEIR OF MARION HARVEY, DARLENE WYNN, IN HER CAPACITY AS HEIR OF MARION HARVEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAION HARVEY, C.P. February 2019 No. 01749 \$27,771.94 RAS Citron, LLC.

2205-321  
2403 Duncan St 19124-4111, 23rd Wd., 2250 Sq. Ft. BRT # 231013000 Improvements: Residential Property  
JOSEPH LAWLESS, C.P. February 2016 No. 03941 \$197,850.62 LOGS Legal Group LLP.

2205-322  
4564 Tackawanna St 19124-3748, 23rd Wd., 1221.13 Sq. Ft. BRT # 232337000 Improvements: Residential Property  
FRANCES M. BROOKS, C.P. July 2017 No. 02583 \$81,183.67 LOGS Legal Group LLP.

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2205-323  
5724 Vine St 19139-1235, 4th Wd., 1232 Sq. Ft. BRT # 42157900 Improvements: Residential Property Subject To Mortgage  
GLENN C. DAVIS, C.P. May 2018 No. 03346 \$95,376.06 Stern & Eisenberg, PC.

2205-324  
1542 Haines St Fka 1540 Haines Street 19126-2717, 10th Wd., 5707 Sq. Ft. BRT # 101262300 Improvements: Commercial Property Subject To Mortgage  
CONNECT A CARE NETWORK LLC, BENNIE PETTWAY, C.P. August 2020 No. 01727 \$169,864.42 Fein, Such, Kahn & Shepard, P.C.

2205-325  
4619 Devereaux Ave 19135-0000, 41st Wd., 2000 Sq. Ft. BRT # 411154100 Improvements: Residential Property  
SYEDA J. NAHAR, C.P. February 2020 No. 02108 \$87,138.45 Parker McCay.

2205-326  
1749 N Felton St 19151-3441, 34th Wd., 1455 Sq. Ft. BRT # 342341700 Improvements: Residential Property Subject To Mortgage  
KGCC PROPERTIES, LP, C.P. January 2019 No. 03401 \$136,797.82 Stern & Eisenberg, PC.

2205-327  
9429 Woodbridge Rd 19114-3420, 57th Wd., 4050 Sq. Ft. BRT # 572197462 Improvements: Residential Property  
KIM PHAM, DENNIS CHAV, A/K/A DENNIS CHAU, C.P. December 2016 No. 02965 \$405,032.38 Romano Garubo & Argentiari.

2205-328  
1021 Lakeside Ave 19126-2306, 61st Wd., 11225.19 Sq. Ft. BRT # 611438200 Improvements: Residential Property Subject To Mortgage  
18 DEGREES NORTH LLC, MALIK BENIN, ACQUANETTA M. BENIN, C.P. February 2015 No. 02076 \$349,174.33 Brown McGarry Nimmeroff LLC.

2205-329  
7733 Orpheus Place 19153-0000, 40th Wd., 1798 Sq. Ft. BRT # 405864200 Improvements: Residential Property Subject To Mortgage  
MICHAEL C. STEWART, C.P. June 2018 No. 02962 \$142,766.94 Kenya Bates, Esquire.

2205-330  
11893b Academy Rd Unit J-8 19154-2601, 66th Wd., 0 Sq. Ft. BRT # 888660471 Improvements: Residential Property  
JOSEPHINE TAYLOR, CHARLES BRIGHT, C.P. September 2018 No. 02501 \$25,496.29 Hladik Onorato & Federman, LLP.

2205-331  
6351 Buist Ave 19142-3106, 40th Wd., 868 Sq. Ft. BRT # 402260200 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE W. STEWART A/K/A GEORGE W. STEWART, SR., DECEASED, GEORGE W. STEWART, JR., IN HIS CAPACITY AS HEIR OF GEORGE W. STEWART A/K/A GEORGE W. STEWART, SR., DECEASED, C.P. January 2020 No. 03626 \$39,557.96 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

2205-332  
7116 Ogontz Ave 19138-2016, 10th Wd., 2280 Sq. Ft. BRT # 102015600 Improvements: Residential Property  
VERMELLE THOMAS, LUTHER THOMAS A/K/A LUTHER W. THOMAS, ALLAN THOMAS A/K/A ALLAN D. THOMAS, C.P. December 2016 No. 00502 \$46,748.96 Friedman Vartolo LLP.

2205-333  
12050 Abby Rd 19154-2620, 66th Wd., 1920 Sq. Ft. BRT # 662119013 Improvements: Residential Property  
KONSTANTINOS POLYCHRONAKIS, C.P. November 2020 No. 01331 \$113,225.01 Hill Wallack, LLP.

2205-334  
433 Knorr St 19111-4614, 35th Wd., 1485 Sq. Ft. BRT # 353147610 Improvements: Residential Property  
WILLIAM TRINDLE, C.P. August 2019 No. 04960 \$80,743.70 Hill Wallack, LLP.

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| <p><b>2205-335</b><br/> <b>4910 Kershaw St 19131-4517</b>, 43rd Wd., 980 Sq. Ft. BRT # 442134600 Improvements: Residential Property<br/>           JOAN REID A/K/A JOAN E. REID, C.P. October 2019 No. 00832 \$61,482.41 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC.</p> <p><b>2205-336</b><br/> <b>1226 Atwood Rd 19151-3109</b>, 34th Wd., 1331.25 Sq. Ft. BRT # 344342000 Improvements: Residential Property<br/>           RAFHIA R. FOSTER, C.P. July 2018 No. 03534 \$109,636.81 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC.</p> <p><b>2205-337</b><br/> <b>8821 Macon St 19152-1407</b>, 57th Wd., 1368 Sq. Ft. BRT # 571252300 Improvements: Residential Property<br/>           RAYMOND R. FISCHER, TINA MARIE FISCHER AKA TINAMARIE FISCHER, C.P. November 2018 No. 03217 \$206,212.59 Hill Wallack, LLP.</p> <p><b>2205-338</b><br/> <b>516 E Johnson St 19144-1001</b>, 22th Wd., 2950.57 Sq. Ft. BRT # 592179200 Improvements: Residential Property<br/>           MARK REDMANN, THE UNITED STATES OF AMERICA, C.P. February 2020 No. 01341 \$168,509.53 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC.</p> <p><b>2205-339</b><br/> <b>2110 S Lambert St 19145-3504</b>, 48th Wd., 892.08 Sq. Ft. BRT # 481354300 Improvements: Residential Property<br/>           REMONA A. GARY, C.P. January 2018 No. 00867 \$109,405.25 LOGS Legal Group LLP.</p> <p><b>2205-340</b><br/> <b>1461 Stevens St 19149-3227</b>, 54th Wd., 1028 Sq. Ft. BRT # 541049500 Improvements: Residential Property<br/>           BENJAMIN SWEAT SOLELY IN HIS CAPACITY AS HEIR OF JULIA SWEAT DECEASED, BRITTANY SWEAT SOLELY IN HER CAPACITY AS HEIR OF JULIA SWEAT DECEASED, JOHN SWEAT SOLELY IN HIS CAPACITY AS HEIR OF JULIA SWEAT DECEASED, LARRY SWEAT SOLELY IN HIS CAPACITY AS HEIR OF JULIA SWEAT DECEASED, C.P. August 2019 No. 04430 \$39,218.06 KML Law Group, P.C.</p> <p><b>2205-341</b><br/> <b>9831 Hoff St 19115-2206</b>, 58th Wd., 3240 Sq. Ft. BRT # 581416400 Improvements: Residential Property<br/>           STEVEN ARGONDEZZI SOLELY IN HIS CAPACITY AS HEIR OF VICENT ARGONDEZZI, DECEASED, THE UNKNOWN HEIRS OF VICENT ARGONDEZZI, DECEASED, C.P. May 2019 No. 01539 \$69,631.49 KML Law Group, P.C.</p> <p><b>2205-342</b><br/> <b>2117 Watkins St 19145-1926</b>, 36th Wd., 725 Sq. Ft. BRT # 363137700 Improvements: Residential Property<br/>           MONICA PELZER, C.P. February 2019 No. 01750 \$86,457.14 KML Law Group, P.C.</p> <p><b>2205-343</b><br/> <b>8348 Lynnwood Rd 19150-0000</b>, 50th Wd., 5183 Sq. Ft. BRT # 502031900 Improvements: Residential Property<br/>           UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GAIL KING A/K/A GAIL E. KING, SHAWN-TIAH KING, IN HER CAPACITY AS HEIR OF GAIL KING A/K/A GAIL E. KING, RACHEL EDMOND, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF GAIL KING A/K/A GAIL E. KING, KRISTA ALEXANDER, IN HER CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF GAIL KING A/K/A GAIL E. KING, C.K., A MINOR, IN HIS CAPACITY AS HEIR OF GAIL KING A/K/A GAIL E. KING, C.P. February 2019 No. 01443 \$225,686.26 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC.</p> <p><b>2205-344</b><br/> <b>1543 N Bouvier St 19121-4216</b>, 47th Wd., 1062 Sq. Ft. BRT # 471275400 Improvements: Residential Property<br/>           OMAR FISHER, C.P. October 2017 No. 00970 \$252,202.43 Milstead &amp; Associates LLC.</p> <p><b>2205-345</b><br/> <b>2122 S Opal St 19145-3606</b>, 48th Wd., 669.75 Sq. Ft. BRT # 481313200 Improvements: Residential Property<br/>           VINCENT IMBESI, JR. IN HIS CAPACITY AS HEIR OF VINCENT J. IMBESI, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VINCENT J. IMBESI, C.P. February 2020 No. 00759 \$150,620.85 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC.</p> | <p><b>2205-346</b><br/> <b>6806 Cottage St 19135-2202</b>, 55th Wd., 1750.50 Sq. Ft. BRT # 552397500 Improvements: Residential Property<br/>           UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL CUGINI A/K/A MICHAEL J. CUGINI, C.P. January 2020 No. 01279 \$50,723.75 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC.</p> <p><b>2205-347</b><br/> <b>11871 Academy Rd Unit H-4 19154-2601</b>, 66th Wd., 0 Sq. Ft. BRT # 888660450 Improvements: Residential Property Subject To Mortgage<br/>           ANTHONY C OKOYE, NWANAKA N NWABI, C.P. October 2017 No. 04309 \$8,972.08 Hladik Onorato &amp; Federman, LLP.</p> <p><b>2205-348</b><br/> <b>11829a Academy Rd Unit B3 19154-2601</b>, 66th Wd., 0 Sq. Ft. BRT # 888660407 Improvements: Residential Property Subject To Mortgage<br/>           CARLOS RODRIGUEZ, SERGEO GUILBAUD, C.P. June 2017 No. 02913 \$44,719.37 Hladik Onorato &amp; Federman, LLP.</p> <p><b>2205-349</b><br/> <b>4251 Neilson St 19124-4921</b>, 33rd Wd., 810 Sq. Ft. BRT # 332530700 Improvements: Residential Property Subject To Mortgage<br/>           RAQUEL TORRES, C.P. September 2019 No. 02502 \$99,198.59 Stern &amp; Eisenberg, PC.</p> <p><b>2205-350</b><br/> <b>4205 Decatur St 19136-3131</b>, 65th Wd., 1280 Sq. Ft. BRT # 651215500 Improvements: Residential Property<br/>           J.C., A MINOR SOLELY IN HER CAPACITY AS HEIR OF RALPH CHRISTOPHER CAPONE, DECEASED, C.P. May 2019 No. 00514 \$137,796.69 Hill Wallack, LLP.</p> <p><b>2205-351</b><br/> <b>4813 Knorr St 19135-2307</b>, 41st Wd., 2312 Sq. Ft. BRT # 412022000 Improvements: Residential Property<br/>           JOSEPH DENNIS JESUS, ADMINISTRATOR OF THE ESTATE OF MICHAEL D JESUS, DECEASED, C.P. January 2020 No. 03347 \$117,850.76 LOGS Legal Group LLP.</p> <p><b>2205-352</b><br/> <b>2653 Massey Street Assessed As 2653 Massey Street 19142-0000</b>, 40th Wd., 1240 Sq. Ft. BRT # 406118200 Improvements: Residential Property<br/>           SUSAN BAKER, A/K/A SUSAN T. BAKER, C.P. October 2019 No. 02408 \$83,753.60 LOGS Legal Group LLP.</p> <p><b>2205-353</b><br/> <b>3956-62 N 16th St 19140-3404</b>, 13th Wd., 6708 Sq. Ft. BRT # 882929590 Improvements: Residential Property Subject To Mortgage<br/>           ANDREA BYRD, DOROTHY CUNNINGHAM, C.P. September 2019 No. 02530 \$104,419.76 Stern &amp; Eisenberg, PC.</p> <p><b>2205-354</b><br/> <b>7731 Overbrook Ave 19151-2016</b>, 34th Wd., 1776 Sq. Ft. BRT # 343262100 Improvements: Residential Property Subject To Mortgage<br/>           KGCC PROPERTIES, L.P. C.P. April 2019 No. 00760 \$132,442.80 Stern &amp; Eisenberg, PC.</p> <p><b>2205-355</b><br/> <b>1828 Frankford Ave 19125-2403</b>, 18th Wd., 3990 Sq. Ft. BRT # 183050100 Improvements: Property<br/>           JEFFREY C MARSHALL, C.P. March 2020 No. 02361 \$147,492.25 BROCK &amp; SCOTT PLLC.</p> <p><b>2205-356</b><br/> <b>3509 Wellington St 19149-1617</b>, 55th Wd., 1424 Sq. Ft. BRT # 551479300 Improvements: Residential Property<br/>           MELITA KENDALL, C.P. December 2019 No. 01339 \$131,424.47 Brock &amp; Scott PLLC.</p> <p><b>2205-357</b><br/> <b>5718 Woodbine Ave 19131-2221</b>, 52th Wd., 3054.60 Sq. Ft. BRT # 522172300 Improvements: Residential Property<br/>           HERMAN DAVIS, JR. C.P. November 2017 No. 00614 \$182,786.66 Brock &amp; Scott PLLC.</p> <p><b>2205-358</b><br/> <b>1011 Lorraine St 19116-3415</b>, 58th Wd., 1652 Sq. Ft. BRT # 582213000 Improvements: Residential Property<br/>           KRISTEN SANCHEZ, MICHAEL J SANCHEZ, C.P. August 2012 No. 02337 \$267,570.44 Brock &amp; Scott PLLC.</p> <p><b>2205-359</b><br/> <b>5830 Addison St 19143-1204</b>, 60th Wd., 992 Sq. Ft. BRT # 604191900 Improvements: Residential Property<br/>           HATTIE MCCOY, ROBIN SCOTT, SEAN SCOTT, C.P. June 2018 No. 01598 \$24,024.34 KML Law Group, P.C. (1).</p> | <p><b>2205-360</b><br/> <b>6259 N Broad St 19141-2007</b>, 49th Wd., 1599 Sq. Ft. BRT # 493254900 Improvements: Residential Property Subject To Mortgage<br/>           BARRINGTON HYLTON, PHYLLIS F. HYLTON, C.P. April 2019 No. 04705 \$171,181.70 Stern &amp; Eisenberg, PC.</p> <p><b>2205-361</b><br/> <b>1131 E Sharpnack St 19150-3108</b>, 50th Wd., 1741.50 Sq. Ft. BRT # 502333400 Improvements: Residential Property Subject To Mortgage<br/>           INGRAM BELLAMY, ADMINSTRATRIX OF THE ESTATE OF GEORGIA BELLAMY, DECEASED, C.P. January 2019 No. 00095 \$64,666.85 Stern &amp; Eisenberg, PC.</p> <p><b>2205-362</b><br/> <b>11970 Academy Rd A/K/A 11970 Academy Road Apt 7 19154-0000</b>, 66th Wd., 6411 Sq. Ft. BRT # 662044216 Improvements: Residential Property Subject To Mortgage<br/>           DEBORAH TODD, C.P. September 2020 No. 00253 \$218,710.51 Stern &amp; Eisenberg, PC.</p> <p><b>2205-363</b><br/> <b>3209 Winter St 19104-2544</b>, 24th Wd., 1350 Sq. Ft. BRT # 241072800 Improvements: Residential Property Subject To Mortgage<br/>           BLACKWOOD REAL ESTATE DEVELOPEMENT &amp; SERVICES, LLC., C.P. July 2019 No. 03465 \$402,525.30 Stern &amp; Eisenberg, PC.</p> <p><b>2205-364</b><br/> <b>5314 Webster St 19143-2629</b>, 46th Wd., 1552 Sq. Ft. BRT # 462120400 Improvements: Residential Property Subject To Mortgage<br/>           ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVEISEES OF THE ESTATE OF CALVIN BEARD, DECEASED, EBONY NEAL SOLELY IN HER CAPACITY AS KNOWN HEIR TO THE ESTATE OF CALVIN BERAD, DECEASED, TERESA BEARD SOLELY IN HER CAPACITY AS KNOWN HEIR TO THE ESTATE OF CALVIN BERAD, DECEASED, VICTORIA NEAL, SOLELY IN HER CAPACITY AS KNOWN HEIR TO THE ESTATE OF CALVIN BEARD, DECEASED, C.P. January 2020 No. 02244 \$153,846.68 Stern &amp; Eisenberg, PC.</p> <p><b>2205-365</b><br/> <b>6816 Finch Pl 19142-2525</b>, 40th Wd., 1624 Sq. Ft. BRT # 406577500 Improvements: Residential Property<br/>           BOBBIE GIVENS, ELSIE NICHOLS, THE UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, C.P. February 2017 No. 04211 \$87,133.46 Manley Deas Kochalski LLC.</p> <p><b>2205-366</b><br/> <b>4608 N 12th St 19140-1228</b>, 49th Wd., 1292 Sq. Ft. BRT # 491457000 Improvements: Residential Property Subject To Mortgage<br/>           CANDACE L. POPE, DECEASED, TIMOTHY POPE, C.P. June 2019 No. 07312 \$15,844.84 The Law Office Of Gregory Javardian.</p> <p><b>2205-367</b><br/> <b>9877 Garvey Dr 19114-2115</b>, 65th Wd., 1806 Sq. Ft. BRT # 652476800 Improvements: Residential Property<br/>           STEPHEN G. BAPTISTA, C.P. December 2015 No. 02783 \$188,193.36 Brock &amp; Scott PLLC.</p> <p><b>2205-368</b><br/> <b>7034 Tulip St 19135-2009</b>, 41st Wd., 0 Sq. Ft. BRT # 412452705 Improvements: Residential Property<br/>           SHEILA L. FERGUSON, C.P. May 2017 No. 02591 \$216,886.57 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC.</p> <p><b>2205-369</b><br/> <b>1366 N 75th St 19151-2935</b>, 34th Wd., 1264.75 Sq. Ft. BRT # 343280300 Improvements: Residential Property<br/>           RASHEENA MUHAMMAD, C.P. May 2018 No. 01409 \$142,213.50 KML Law Group, P.C.</p> <p><b>2205-370</b><br/> <b>3352 Morning Glory Rd 19154-1820</b>, 66th Wd., 2160 Sq. Ft. BRT # 663035300 Improvements: Residential Property<br/>           RICHARD B. BREAREY, C.P. December 2019 No. 02996 \$50,815.40 Brock &amp; Scott PLLC.</p> <p><b>2205-371</b><br/> <b>5801 W Thompson St 19131-4119</b>, 4th Wd., 1266.50 Sq. Ft. BRT # 43030100 Improvements: Residential Property<br/>           TODD ARCHIE A/K/A TODD E. ARCHIE, C.P. April 2019 No. 04579 \$75,953.31 Stern &amp; Eisenberg, PC.</p> <p><b>2205-372</b><br/> <b>6515 N 18th St 19126-3402</b>, 17th Wd., 1424 Sq. Ft. BRT # 172272900 Improvements: Residential Property<br/>           99 SOLUTIONS LLC, ANTHONY REDLEY,</p> | <p>GUARANTOR, C.P. November 2020 No. 01178 \$179,192.30 KML Law Group, P.C. (1).</p> <p><b>2205-373</b><br/> <b>2006 W Cheltenham Ave 19138-2214</b>, 10th Wd., 1800 Sq. Ft. BRT # 101408500 Improvements: Residential Property<br/>           ANTHONY MORSE, C.P. May 2017 No. 04204 \$63,791.17 Hladik Onorato And Federman, LLP.</p> <p><b>2205-374</b><br/> <b>725 N 44th St 19104-1314</b>, 6th Wd., 1620 Sq. Ft. BRT # 61297110 Improvements: Residential Property<br/>           LAMAR SIMPSON, THERESA SIMPSON, C.P. June 2011 No. 02133 \$202,591.45 Hladik Onorato And Federman, LLP.</p> <p><b>2205-375</b><br/> <b>1617 Wolf St 19145-3838</b>, 26th Wd., 900 Sq. Ft. BRT # 261018000 Improvements: Residential Property<br/>           DANIEL A CARUSO, C.P. August 2019 No. 00049 \$50,876.84 KML Law Group, P.C. (1).</p> <p><b>2205-376</b><br/> <b>2034 S 22nd St 19145-2702</b>, 48th Wd., 1550 Sq. Ft. BRT # 482202600 Improvements: Residential Property<br/>           MARVIN CARTER, C.P. February 2021 No. 00509 \$38,839.65 HLADIK ONORATO AND FEDERMAN, LLP.</p> <p><b>2205-377</b><br/> <b>126 W Queen Ln 19144-6272</b>, 12th Wd., 1540 Sq. Ft. BRT # 123116500 Improvements: Residential Property<br/>           UNKNOWN SURVIVING HEIRS OF CYNTHIA L. SHIRLEY DECEASED, C.P. September 2020 No. 00016 \$82,771.79 Hladik Onorato And Federman, LLP.</p> <p><b>2205-378</b><br/> <b>2525 S. Massey St 19142-0000</b>, 40th Wd., 1252 Sq. Ft. BRT # 406113800 Improvements: Residential Property<br/>           TYRONE DÜREN, GLOBAL TRANSITIONAL HOUSING, INC., C.P. July 2019 No. 02862 \$84,232.75 Hladik Onorato And Federman, LLP.</p> <p><b>2205-379</b><br/> <b>592A Rosalie St 19120-1233</b>, 35th Wd., 1122 Sq. Ft. BRT # 352026900 Improvements: Residential Property<br/>           MICHAEL O. DAVIS, C.P. July 2019 No. 00742 \$130,784.75 Hladik Onorato And Federman, LLP.</p> <p><b>2205-380</b><br/> <b>128 West Wyneva Street, Aka 128 Wyneva Street 19144-3632</b>, 12th Wd., 1682 Sq. Ft. BRT # 123023500 Improvements: Residential Property<br/>           ANITA DREW, C.P. April 2019 No. 02286 \$125,805.41 McCabe, Weisberg &amp; Conway, LLC.</p> <p><b>2205-381</b><br/> <b>4325 E Wingohocking Street A/K/A 4325 Wingohocking Street 19124-3108</b>, 23rd Wd., 1752 Sq. Ft. BRT # 234208500 Improvements: Residential Property<br/>           LISA M MACKENZIE, C.P. March 2017 No. 03166 \$80,273.47 KML Law Group, P.C. (1).</p> <p><b>2205-382</b><br/> <b>4436 Aspen St 19104-1320</b>, 6th Wd., 2410 Sq. Ft. BRT # 611513600 Improvements: Residential Property<br/>           JOSEPH SAMUELS, C.P. July 2017 No. 01443 \$108,082.48 KML Law Group, P.C. (1).</p> <p><b>2205-383</b><br/> <b>6233 Ellsworth St 19143-2912</b>, 3rd Wd., 2365 Sq. Ft. BRT # 33141100 Improvements: Residential Property<br/>           CLAUDE A BLAGMON, C.P. September 2014 No. 04567 \$159,967.72 KML Law Group, P.C. (1).</p> <p><b>2205-384</b><br/> <b>6164 Kingsessing Ave 19142-2426</b>, 40th Wd., 1186 Sq. Ft. BRT # 401265800 Improvements: Commercial Property Subject To Mortgage<br/>           LOPEZ &amp; LAWRENCE DEVELOPMENTS LLC, C.P. May 2021 No. 00429 \$96,037.25 Norris McLaughlin.</p> <p><b>2205-385</b><br/> <b>627 Lawler St 19116-3317</b>, 58th Wd., 2826 Sq. Ft. BRT # 582098700 Improvements: Residential Property<br/>           RHODA BULKIN, C.P. February 2019 No. 02820 \$188,530.23 LOGS Legal Group LLP.</p> <p><b>2205-386</b><br/> <b>2022 68th Ave 19138-0000</b>, 10th Wd., 898 Sq. Ft. BRT # 102438100 Improvements: Residential Property<br/>           JAMES H. EDWARDS, III, C.P. January 2017 No. 01704 \$110,734.28 Parker McCay.</p> <p><b>2205-387</b><br/> <b>2933 N 27th St 19132-1243</b>, 38th Wd., 880 Sq. Ft. BRT # 381205400 Improvements: Residential Property Subject To Mortgage<br/>           INGRID M. SMITH, MAMIE SMITH, C.P.</p> | <p>December 2014 No. 03228 \$79,152.31 Stern &amp; Eisenberg, PC.</p> <p><b>2205-388</b><br/> <b>2208 Mount Vernon St 19130-3115</b>, 15th Wd., 1032 Sq. Ft. BRT # 152057500 Improvements: Residential Property<br/>           VINCENT C. ROGERS, C.P. July 2015 No. 01863 \$395,681.22 Parker McCay, PA.</p> <p><b>2205-389</b><br/> <b>215 W Penn St 19144-3903</b>, 11th Wd., 2832 Sq. Ft. BRT # 124025100 Improvements: Residential Property<br/>           TOBIAS JENKINS, C.P. April 2018 No. 01431 \$210,300.23 Parker McCay, PA.</p> <p><b>2205-390</b><br/> <b>6014 Palmetto St 19111-5728</b>, 35th Wd., 5109 Sq. Ft. BRT # 352290000 Improvements: Residential Property<br/>           UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARTHA PRZYBYSZEWski, DECEASED, C.P. July 2019 No. 02492 \$245,565.53 Hill Wallack, LLP.</p> <p><b>2205-391</b><br/> <b>1803 73rd Ave 19126-0000</b>, 10th Wd., 1141 Sq. Ft. BRT # 101349000 Improvements: Residential Property<br/>           JOYCE GILLIAM, C.P. December 2018 No. 03580 \$68,255.94 RAS Citron, LLC.</p> <p><b>2205-392</b><br/> <b>4201 Shelmire Ave 19136-3618</b>, 65th Wd., 1400 Sq. Ft. BRT # 651043100 Improvements: Residential Property<br/>           ANTHONY CANCELLIERE, III, C.P. November 2019 No. 01369 \$94,339.36 Hladik Onorato &amp; Federman, LLP.</p> <p><b>2205-393</b><br/> <b>4033 N 7th St 19140-2503</b>, 43rd Wd., 1110 Sq. Ft. BRT # 433092000 Improvements: Residential Property<br/>           IRENE D. LOVETT, C.P. October 2021 No. 00606 \$47,047.01 RAS Citron, LLC.</p> <p><b>2205-394</b><br/> <b>185 E Walnut Park Dr 19120-1024</b>, 61st Wd., 1800 Sq. Ft. BRT # 611361900 Improvements: Residential Property<br/>           ARLENE LYDNER, C.P. February 2019 No. 03133 \$143,042.92 KML Law Group, P.C. (1).</p> <p><b>2205-395</b><br/> <b>41 N Paxon St 19139-2749</b>, 43rd Wd., 1792 Sq. Ft. BRT # 441108000 Improvements: Residential Property<br/>           WILLIAM REID, C.P. May 2018 No. 03003 \$218,493.87 Powers Kirn, LLC.</p> <p><b>2205-396</b><br/> <b>2244 S 9th St 19148-3100</b>, 39th Wd., 965.56 Sq. Ft. BRT # 393430500 Improvements: Residential Property<br/>           Allen E Windrim, C.P. April 2013 No. 00633 \$182,429.46 Powers Kirn, LLC.</p> <p><b>2205-397</b><br/> <b>432 Harmon Rd 19128-4201</b>, 21th Wd., 1200 Sq. Ft. BRT # 212356600 Improvements: Residential Property<br/>           AMY M. BOCCUTI, KNOWN SURVIVING HEIR OF MARGUERITE T. BOCCUTI, PAUL M. BOCCUTI, KNOWN SURVIVING HEIR OF MARGUERITE T. BOCCUTI, UNKNOWN SURVIVING HEIRS OF MARGUERITE T. BOCCUTI, C.P. May 2019 No. 02019 \$210,658.72 McCabe, Weisberg &amp; Conway, LLC.</p> <p><b>2205-398</b><br/> <b>29 E Gowen Ave 19119-1610</b>, 9th Wd., 6202.56 Sq. Ft. BRT # 91040300 Improvements: Residential Property<br/>           WINFRED T HOLT, JR. C.P. July 2019 No. 00967 \$253,615.01 KML Law Group, P.C. (1).</p> <p><b>2205-399</b><br/> <b>6323 Hegerman St 19135-3301</b>, 41st Wd., 1428 Sq. Ft. BRT # 411382800 Improvements: Residential Property<br/>           THE UNKNOWN HEIRS OF JOHN BLAKLA DECEASED, C.P. June 2021 No. 00507 \$75,531.97 KML Law Group, P.C. (1).</p> <p><b>2205-400</b><br/> <b>864 E Chelton Ave 19138-1712</b>, 12th Wd., 1529 Sq. Ft. BRT # 122118900 Improvements: Residential Property<br/>           QUANDA BECK SOLELY IN HER CAPACITY AS HEIR OF WAYNE R. BECK DECEASED, THE UNKNOWN HEIRS OF WAYNE R. BECK DECEASED, C.P. June 2019 No. 07496 \$89,602.16 KML Law Group, P.C. (1).</p> <p><b>2205-401</b><br/> <b>6901-29 Valley Ave 19128-1541</b>, 21th Wd., 780 Sq. Ft. BRT # 888211067 Improvements: Residential Property<br/>           UNKNOWN HEIRS, SUCCESSORS ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER</p> |

## SHERIFF'S SALE

STEPHANIE CASELLA, DECEASED, VINCENT RAMBO, IN HIS CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, STEPHANIE CELLUCCU, MINOR, IN HER CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, EDWARD M. CASELLA, GUARDIAN AD LITEM TO STEPHANIE CELLUCCI, MINOR IN HER CAPACITY AS HEIR OF STEPHANIE CASELLA, DECEASED, PAUL RAMBO, IN HIS CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, GINA MARIE PARKER, IN HER CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, C.P. February 2019 No. 02620 \$63,070.99 Brock & Scott PLLC.

## 2205-402

**10830 W Pelle Cir 19154-0000**, 66th Wd., 1800 Sq. Ft. BRT # 662092218 Improvements: Residential Property  
JUSTINA ROONAN, C.P. August 2019 No. 04448 \$115,651.92 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

## 2205-403

**9334 Treaty Rd 19114-3510**, 57th Wd., 1200 Sq. Ft. BRT # 572269200 Improvements: Residential Property  
DARLENE ZORNEK A/K/A DARLENE MCLAUGHLIN ADMINISTRATRIX OF THE ESTATE OF JOSEPH MCLAUGHLIN & REAL OWNER, C.P. October 2019 No. 01953 \$164,518.17 McCabe, Weisberg & Conway, LLC.

## 2205-404

**1500 Marcy Pl 19115-4285**, 56th Wd., 1107 Sq. Ft. BRT # 888560525 Improvements: Residential Property  
JUNG K KIM, AKA JUNG KYUM KIM, C.P. January 2019 No. 01882 \$132,856.15 KML Law Group, P.C. (1).

## 2205-405

**2824 S Sydenham St 19145-4921**, 26th Wd., 960 Sq. Ft. BRT # 261240100 Improvements: Residential Property  
MAUREEN L. SOVANI, THOMAS PACE, C.P. August 2018 No. 00087 \$211,566.94 McCabe, Weisberg & Conway, LLC.

## 2205-406

**2537 S Massey St 19142-0000**, 40th Wd., 1252 Sq. Ft. BRT # 406114400 Improvements: Residential Property  
TYRONE DUREN, GLOBAL TRANSITIONAL HOUSING, INC, C.P. March 2019 No. 02570 \$50,614.54 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.

## SHERIFF'S SALE

## 2205-407

**11614 Hendrix Ter 19116-2529**, 58th Wd., 3600 Sq. Ft. BRT # 582374047 Improvements: Residential Property  
DIANE L. ROSSI, A/K/A DIANE ROSSI, SVAN HOUSING LLC, C.P. September 2019 No. 00731 \$120,748.00 Manley Deas Kochalski LLC.

## 2205-408

**3339 Decatur St 19136-3021**, 64th Wd., 1056 Sq. Ft. BRT # 642293400 Improvements: Residential Property  
MARGARET BAILEY-SWARTZ, JOHN BAILEY, MAUREEN TAYLOR, C.P. July 2019 No. 03395 \$104,230.00 McCabe, Weisberg & Conway, LLC.

## 2205-409

**5924 N 13th St 19141-3222**, 49th Wd., 2368 Sq. Ft. BRT # 493217300 Improvements: Residential Property Subject To Mortgage  
MELVIN T. SHARPE, JR., KNOWN HEIR OF THE ESTATE MELVIN T. SHARP, KAREN SHARP, KNOWN HEIR OF THE ESTATE MELVIN T. SHARP, JONATHAN BENNETT, THE UNKNOWN HEIRS, EXECUTORS AND DEVISEES TO THE ESTATE OF MELVIN T. SHARP, C.P. August 2016 No. 02357 \$365,627.48 Stern & Eisenberg, PC.

## 2205-410

**8408 Temple Rd 19150-1917**, 50th Wd., 1620 Sq. Ft. BRT # 501078200 Improvements: Residential Property  
THE UNKNOWN HEIRS OF TINA L. PETERSON, DECEASED, DOMINIQUE PETERSON-STEPHENS, SOLELY IN HER CAPACITY AS HEIR CAPACITY AS HEIR OF TINA L. PETERSON, DECEASED, DONTA PETERSON-STEPHENS, SOLELY IN HER CAPACITY AS HEIR CAPACITY AS HEIR OF TINA L. PETERSON, DECEASED, ISAAH JOSHUA SUTTON, SOLELY IN HIS CAPACITY AS HEIR OF TINA L. PETERSON, DECEASED, C.P. June 2019 No. 05257 \$155,749.09 KML Law Group, P.C. (1).

## 2205-411

**1101 East Dorset St 19150-0000**, 50th Wd., 6277.10 Sq. Ft. BRT # 502377000 Improvements: Residential Property  
KEANEN GROSS, C.P. December 2019 No. 02002 \$178,900.87 KML KML Law Group, P.C.

## 2205-412

**8508 Gibson Pl 19153-1529**, 40th Wd., 2160 Sq. Ft. BRT # 405100504 Improvements: Residential Property  
MARVIN LAMAR BURTON, C.P. December 2019 No. 00823 \$148,269.82 KML Law Group, P.C.

## 2205-413

## SHERIFF'S SALE

**723 W Annsbury St 19140-1301**, 49th Wd., 915 Sq. Ft. BRT # 491024300 Improvements: Residential Property  
JOSE LACEND JR., C.P. December 2018 No. 02690 \$16,841.26 KML Law Group, P.C.

## 2205-414

**227 W Champlost Ave 19120-0000**, 61st Wd., 1200 Sq. Ft. BRT # 612166000 Improvements: Residential Property  
VICENT TALIAFERRO, C.P. September 2019 No. 03803 \$74,592.83 KML Law Group, P.C.

## 2205-415

**8509 Kendrick Pl 19111-1360**, 63rd Wd., 2841 Sq. Ft. BRT # 632269600 Improvements: Residential Property  
KEVIN CLARK, C.P. January 2020 No. 02708 \$231,462.86 KML Law Group, P.C.

## 2205-416

**3852 Brown St 19104-1627**, 24th Wd., 1274 Sq. Ft. BRT # 243066500 Improvements: Residential Property  
CHARLES FARLEY, C.P. December 2017 No. 02999 \$43,935.88 Powers Kim, LLC.

## 2205-417

**6519 Dorcas St 19111-5405**, 53th Wd., 2229 Sq. Ft. BRT # 531205100 Improvements: Residential Property  
WANDA COTTOM, C.P. March 2019 No. 00624 \$216,126.74 KML Law Group, P.C.

## 2205-418

**139 N 55th St 19139-2503**, 4th Wd., 1050.10 Sq. Ft. BRT # 41159100 Improvements: Residential Property  
NICOLE NELSON, C.P. October 2018 No. 00989 \$98,986.58 KML Law Group, P.C.

## 2205-419

**6479 Milton St 19119-3951**, 22th Wd., 3997.50 Sq. Ft. BRT # 221309800 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER LOUISE B. SNOWDEN, C.P. October 2020 No. 00437 \$260,986.42 Pincus Law Group, PLLC.

## 2205-420

**3540 Conrad St 19129-1639**, 38th Wd., 1440 Sq. Ft. BRT # 382232500 Improvements: Residential Property Subject To Mortgage  
ANDREW B GARDNER, KELLY A GARDNER, C.P. July 2018 No. 02703 \$62,786.07 The Law Office Of Gregory Javardan.

## 2205-421

**4228 Decatur St 19136-3132**, 65th Wd., 1486 Sq. Ft. BRT # 651210400 Improvements: Residential Property  
CHRISTINE COLLINS, C.P. September 2019

## SHERIFF'S SALE

No. 03717 \$179,032.76 Hill Wallack, LLP.

## 2205-422

**140 E Ruscomb St 19120-3940**, 42nd Wd., 1260 Sq. Ft. BRT # 421159900 Improvements: Residential Property  
JONATHAN TOLIVER, C.P. August 2018 No. 02602 \$115,688.51 Hill Wallack, LLP.

## 2205-423

**2257 Brill St 19137-1318**, 45th Wd., 763.07 Sq. Ft. BRT # 453383900 Improvements: Residential Property Subject To Mortgage  
MANUEL DELAROSA, C.P. February 2020 No. 03551 \$167,377.93 Stern & Eisenberg, PC.

## 2205-424

**2023 Tulip St 19125-1911**, 31st Wd., 1884 Sq. Ft. BRT # 311257900 Improvements: Residential Property  
FRANCIS J. CZYZEWSKI, IN HIS CAPACITY AS HEIR OF MARY JO URBANSKI, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY JO URBANSKI, DECEASED, C.P. June 2021 No. 01169 \$122,131.89 Brock & Scott PLLC.

## 2205-425

**7601 Crittenden St, H2 19118-3228**, 9th Wd., 1156 Sq. Ft. BRT # 888200620 Improvements: Residential Property  
ROY S. TURNER, C.P. September 2018 No. 00729 \$40,070.48 Gleen M. Ross, Esquire.

## 2205-426

**242 E Mayfield St 19134-2810**, 7th Wd., 609 Sq. Ft. BRT # 71252100 Improvements: Residential Property Subject To Mortgage  
ROBERT D WILSON, C.P. March 2020 No. 02743 \$57,781.85 Stern & Eisenberg, PC.

## 2205-427

**8427 Thouron Ave 19150-0000**, 15th Wd., 2160 Sq. Ft. BRT # 502179900 Improvements: Commercial Property  
ANDRE COLLINS, C.P. February 2021 No. 02684 \$156,193.54 Gleen M. Ross, Esquire.

## 2205-428

**2838 Pratt St 19137-2212**, 45th Wd., 1638 Sq. Ft. BRT # 453143700 Improvements: Residential Property Subject To Mortgage  
ANY/ALL KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVES DEVISEES OF ALEXANDER J. SCHULKE, C.P. May 2019 No. 09133 \$137,000.24 Stern & Eisenberg, PC.

## 2205-429

**2907 Aramingo Ave 19134-4332**, 25th Wd.,

## SHERIFF'S SALE

1092 Sq. Ft. BRT # 251453900 Improvements: Residential Property Subject To Mortgage  
ANGEL L. DIAZ TORRES A/K/A ANGEL L DIAZ-TORRES, C.P. April 2019 No. 04576 \$51,091.72 Stern & Eisenberg, PC.

## 2205-430

**2514 Dickinson St 19146-4435**, 36th Wd., 750 Sq. Ft. BRT # 364037714 Improvements: Residential Property  
BRUCE L. RODES, JR., C.P. June 2014 No. 04925 \$141,473.91 James Smith Dietterick & Connelly, LLP.

## 2205-431

**1940 Sparks St 19141-0000**, 17th Wd., 1180 Sq. Ft. BRT # 171273000 Improvements: Residential Property  
UNKNOWN SURVING HEIRS OF JOSEPH STEWART, RANDY STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, GARY STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, FREDERICK L STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, ARTHUR STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, GLORIA STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, RODNEY STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, C.P. January 2018 No. 01989 \$78,269.12 McCabe, Weisberg & Conway, LLC.

## 2205-432

**590 Livezey St 19128-2451**, 21th Wd., 2650 Sq. Ft. BRT # 213345816 Improvements: Residential Property  
SANDRA JOYCE MAY A/K/A SANDRA J. MAY, C.P. July 2019 No. 02296 \$100,837.70 James Smith Dietterick & Connelly, LLP.

## 2205-433

**1933 E Huntingdon St 19125-1109**, 31st Wd., 1383 Sq. Ft. BRT # 314149710 Improvements: Residential Property  
DAVID SLAUGHTER, C.P. October 2015 No. 00200 \$136,024.59 James Smith Dietterick & Connelly, LLP.

## 2205-434

**6136 W Oxford St 19151-3428**, 34th Wd., 2256 Sq. Ft. BRT # 342093300 Improvements: Residential Property  
ERIC BROWN A/K/A ERIC S. BROWN, THE UNITED STATES OF AMERICA, C.P. September 2018 No. 03494 \$245,278.46 Hill Wallack, LLP.

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