

# Sheriff's Sale Notices for June 4, 2024

## 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, June 4, 2024 at:

<https://www.bid4assets.com/philadelphia>  
10:00 AM EDT  
Rochele 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 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.

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.

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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 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 an 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, JUNE 4, 2024

## SHERIFF'S SALE

### 2406-301

**6506 Hegerman St 19135** 41st Wd. 1,313 Sq. Ft. BRT #411367800 Improvements: Residential Property  
JERRY ARMSTRONG JR C.P. Nov 2022 No. 01322 \$43,151.32 KML Law Group, P.C.

### 2406-302

**462 E Cosgrove St 19144** 59th Wd. 1,094 Sq. Ft. BRT #592049100 Improvements: Residential Property  
SHAKITA GREEN SOLELY IN HER CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED, THE UNKNOWN HEIRS OF EFFIE L. GREEN DECEASED, DARIAN PRIOLEAU SOLELY IN HIS CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED, LAJUANE PRIOLEAU SOLELY IN HER CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED, SHANA PRIOLEAU SOLELY IN HER CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED NAIRDA WASHINGTON SOLELY IN HER CAPACITY AS HEIR OF EFFIE L. GREEN, DECEASED C.P. June 2022 No. 02381 \$83,881.31 KML Law Group, P.C.

### 2406-303

**629 W Johnson St 19144** 21st Wd. 1,290 Sq. Ft. BRT #213102100 Improvements: Residential Property  
STANLEY A. ZAWISLAK C.P. Feb 2023 No. 00044 \$192,355.41 KML Law Group, P.C.

### 2406-304

**10211 Ambridge Pl 19114** 66th Wd. 2,728 Sq. Ft. BRT #661047000 Improvements: Residential Property  
MARK GOWLAND & JENNIFER LIS C.P. Jun 2019 No. 07211 \$79,379.64 KML Law Group, P.C.

### 2406-305

**1217 S 46th St 19143** 27th Wd. 2,860 Sq. Ft. BRT #272162000 Improvements: Residential Property  
LISA MARIE FRANCIS-RICHBURG, SOLELY IN HER CAPACITY AS HEIR OF RAYMOND FRANCIS, DECEASED, TISA FRANCIS, SOLELY IN HER CAPACITY AS HEIR OF RAYMOND FRANCIS, DECEASED, AND THE UNKNOWN HEIRS OF RAYMOND FRANCIS, DECEASED, AND THE UNKNOWN HEIRS OF RAYMOND FRANCIS, DECEASED C.P. Dec 2019 No. 00184 \$320,360.92 KML Law Group, P.C.

### 2406-306

**3720 Clarendon Ave 19114** 66th Wd. 1,739 Sq. Ft. BRT #661262900 Improvements: Residential Property  
BARBARA BLANDFORD & KRISTIE PAYNE C.P. Jan 2023 No. 01349 \$322,730.80 KML Law Group, P.C.

### 2406-307

**4037 Balwynne Park Rd 19131** 52nd Wd. 2,240 Sq. Ft. BRT #521403900 Improvements: Residential Property  
SAMANTHA INGRAM AND ANDRE Z. INGRAM AKA ANDRE INGRAM C.P. Aug 2023 No. 01828 \$158,944.18 KML Law Group, P.C.

### 2406-308

**5417 W Thompson St 19131** 4th Wd. 2,300 Sq. Ft. BRT #041219400 Improvements: Residential Property  
ROSEMARY M. POOLE C.P. Feb 2022 No. 00271 \$77,300.13 KML Law Group, P.C.

### 2406-309

**3204 Atmore Rd 19154** 66th Wd. 2,680 Sq. Ft. BRT #663109600 Improvements:

## SHERIFF'S SALE

Residential Property  
TRACY E. BLAKE C.P. Mar 2022 No. 01821 \$167,033.78 KML Law Group, P.C.

### 2406-310

**5634 N Sydenham St 19141** 17th Wd. 1,504 Sq. Ft. BRT #172104300 Improvements: Residential Property  
TYNEK BUTLER, SOLELY IN HIS CAPACITY AS HEIR OF LATANYA JACKSON, DECEASED, KENDRA JACKSON, SUMMER JACKSON, THE UNKNOWN HEIRS OF LATANYA JACKSON C.P. May 2022 No. 01017 \$198,924.14 KML Law Group, P.C.

### 2406-311

**4425-27 1/2 N Lawrence St 19140** 7th Wd. 4,830 Sq. Ft. BRT #072158900 Improvements: Residential Property  
IDELFONSO RODRIGUEZ JR. A/K/A IDELFONSO RODRIGUEZ C.P. Aug 2016 No. 01446 \$96,966.38 KML Law Group, P.C.

### 2406-312

**1921 E Cambria St 19134** 25th Wd. 1283 Sq. Ft. BRT #252100200 Improvements: Residential Property  
YVONNE KIRKLAND C.P. Jan 2022 No. 02352 \$50,494.76 KML Law Group, P.C.

### 2406-313

**1012 Daly St 19148** 39th Wd. 728 Sq. Ft. BRT #394080110 Improvements: Residential Property  
MY A. PHUN C.P. Jun 2022 No. 01015 \$148,326.16 KML Law Group, P.C.

### 2406-314

**238 S 56th St 19139** 60th Wd. 1,320 Sq. Ft. BRT #604214500 Improvements: Residential Property  
RALPH LEVER HATWOOD C.P. May 2022 No. 00283 \$90,507.42 KML Law Group, P.C.

### 2406-315

**1940 S Ithan St 19143** 51st Wd. 953 Sq. Ft. BRT #514229600 Improvements: Residential Property  
KENNETH WARNER C.P. Oct 2022 No. 01893 \$79,328.33 KML Law Group, P.C.

### 2406-316

**6139 Master St 19151** 34th Wd. 735 Sq. Ft. BRT #342030900 Improvements: Residential Property  
MURTH MARIE WILLIAMS, AS ADMINISTRATRIX OF THE ESTATE OF WINSTON WILLIAMS JR, DECEASED C.P. Oct 2022 No. 02610 \$50,544.75 KML Law Group, P.C.

### 2406-317

**1225 E Johnson St 19138** 22nd Wd. 3,263 Sq. Ft. BRT #221018700 Improvements: Residential Property Subject To Mortgage  
CHATYRA LAKINYA DICKERSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIRESS OF THE ESTATE OF LARRY MANIGO C.P. Feb 2023 No. 02115 \$268,991.48 Brock & Scott PLLC

### 2406-318

**5021 W Girard Ave 19131** 44th Wd. 1,220 Sq. Ft. BRT #442086800 Improvements: Residential Property Subject To Mortgage  
LAURA JENKINS A/K/A LAURA B. JENKINS, IN HER CAPACITY AS ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF ELIZA E. JOHNSON A/K/A ELIZA JOHNSON-JENKINS A/K/A ELIZA JENKINS A/K/A ELIZA JOHNSON JENKINS; ETTA P. JENKINS, IN HER CAPACITY AS DEVISEE

## SHERIFF'S SALE

OF THE ESTATE OF ELIZA E. JOHNSON A/K/A ELIZA JOHNSON-JENKINS A/K/A ELIZA JENKINS A/K/A ELIZA JOHNSON JENKINS; THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA C.P. July 2018 No. 00834 \$50,511.93 Brock & Scott PLLC

### 2406-319

**161 W Grange Ave 19120** 61st Wd. 1,374 Sq. Ft BRT #612073800 Improvements: Residential Property Subject To Mortgage  
VANESSA D. AVENT C.P. Aug 2022 No. 02251 \$38,091.37 Brock & Scott PLLC

### 2406-320

**5121 Locust St 19139** 60th Wd. 1,785 Sq. Ft. BRT #602075500 Improvements: Residential Property  
DEIDRE PECK, AS HEIRESS TO THE ESTATE OF CHRISTINE PECK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHRISTINE PECK, DECEASED C.P. May 2023 No. 01498 \$134,282.87 Brock & Scott PLLC

### 2406-321

**3219 Mount Vernon St 19104** 24th Wd. 1,306 Sq. Ft. BRT #242068010 Improvements: Residential Property Subject To Mortgage  
YIZHOU JIANG C.P. July 2023 No. 02703 \$192,664.36 Brock & Scott PLLC

### 2406-322

**1123 Grant Ave 19115** 63rd Wd. 6,015 Sq. Ft. BRT #632118100 Improvements: Residential Property  
DAVID LEE STALLER, HEIR TO THE ESTATE OF IRVING STALLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGN, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST UNDER OR FROM IRVING STERLING, DECEASED C.P. July 2023 No. 03091 \$248,835.59 Brock & Scott PLLC

### 2406-323

**6727 Large St 19149** 54th Wd. 2350 Sq. Ft. BRT #542240100 Improvements: Residential Property  
UNKNOWN HEIRS OF TYRONE BUSH, DECEASED C.P. Nov 2022 No. 01445 \$153,349.39 KML Law Group, P.C.

### 2406-324

**6212 W Stiles St 19151** 34th Wd. 1,566 Sq. Ft. BRT #341066300 Improvements: Residential Property  
LILLIAN BROADDUS SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, PAULETTE COLEMAN SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, SHELLEY EDMUNDS SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, TONYA EDMUNDS SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, WILLIAM H. EDMUNDS DECEASED, WILLIAM H. EDMUNDS, III SOLELY IN HIS CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS DECEASED, NATALIE EDMUNDS-GUNTER SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
DECEASED, YAZMEN GUNTER, SOLELY IN HER CAPACITY AS HEIR OF BOTH LILLIAN E. EDMUNDS AND WILLIAM H. EDMUNDS, DECEASED, THE UNKNOWN HEIRS OF LILLIAN E. EDMUNDS DECEASED AND THE UNKNOWN HEIRS OF WILLIAM H. EDMUNDS DECEASED C.P. Jun 2019 No. 06525 \$80,579.54 KML Law Group, P.C.	2,629 Sq. Ft. BRT #541303500 Improvements: Residential Property EMMAIVETTE VASQUEZ C.P. Apr 2018 No. 02498 \$112,903.84 Logs Legal Group LLP	02526 \$251,792.51 Pincus Law Group, PLLC	<b>2406-359</b> <b>1645 N Newkirk St 19121</b> 32nd Wd. 790 Sq. Ft. BRT #324152301 Improvements: Residential Property Subject To Mortgage ARMYNAVYFLIPS LIMITED LIABILITY COMPANY C.P. Nov 2023 No. 02232 \$283,596.68 Friedman Vartolo LLP	ments: Residential Property JOHN E. SANFORD C.P. Apr 2016 No. 01372 \$118,222.99 McCabe, Weisberg & Conway, LLC
<b>2406-325</b> <b>3132 Tilton St 19134</b> 25th Wd. 618 Sq. Ft. BRT #251215700 Improvements: Residential Property Subject To Mortgage SFR PHILADELPHIA LLC C.P. Jul 2023 No. 00110 \$142,096.69 Friedman Vartolo LLP	<b>2406-336</b> <b>2936 Tulip St 19134</b> 25th Wd. 946 Sq. Ft. BRT #252367600 Improvements: Residential Property JAMES W. JORDAN C.P. Jan 2023 No. 02071 \$165,673.81 Logs Legal Group LLP	<b>2406-347</b> <b>858 Medway Rd 19115</b> 58th Wd. 5,778 Sq. Ft. BRT #581160801 Improvements: Residential Property EFTHIMIA MALTEZOS A/K/A EFFIE MALTEZOS C.P. Jan 2017 No. 03782 \$196,474.32 Pincus Law Group, PLLC	<b>2406-360</b> <b>6146 Delancey St 19143</b> 3rd Wd. 960 Sq. Ft. BRT #032027500 Improvements: Residential Property Subject To Mortgage GARDEN PROPERTIES, LLC C.P. Sept 2023 No. 01688 \$118,802.82 Friedman Vartolo LLP	<b>2406-370</b> <b>2804 W Girard Ave 19130</b> 29th Wd. 3,084 Sq. Ft. BRT #871400245 Improvements: Residential Property ROUND-UP, S-LLC & KIRK WHITFIELD & LEUTELIA SAMPSON-WHITFIELD AND BULLNOSE CONSTRUCTION & CONSULTANTS, INC. C.P. Aug 2023 No. 00605 \$682,763.01 Romano Garubo & Argentieri
<b>2406-326</b> <b>1555 N Edgewood St 19151</b> 34th Wd. 991 Sq. Ft. BRT #342223000 Improvements: Residential Property Subject To Mortgage RUSSELL ENTERPRISES C.P. Mar 2023 No. 01436 \$149,241.35 Friedman Vartolo LLP	<b>2406-337</b> <b>421 W Godfrey Ave 19120</b> 61st Wd. 1,305 Sq. Ft. BRT #611296100 Improvements: Residential Property LEANDER ROBINSON, SR. AND FELICIA ROBINSON C.P. Feb 2023 No. 02680 \$196,466.11 Logs Legal Group LLP	<b>2406-348</b> <b>5153 Fairhill Street, Aka 5153 North Fairhill Street 19120</b> 49th Wd. 1,650 Sq. Ft. BRT #492095400 Improvements: Residential Property CHANNA COBS C.P. Jan 2020 No. 03325 \$82,128.87 Manley Deas Kochalski LLC	<b>2406-362</b> <b>5131 Harlan St 19131</b> 44th Wd. 1,354 Sq. Ft. BRT #442174000 Improvements: Residential Property Subject To Mortgage ADDIE K. BRICE; DARNELL RUSSELL MANAGEMENT LLC C.P. Oct 2022 No. 01366 \$224,340.63 Friedman Vartolo LLP	<b>2406-371</b> <b>1330 66th Ave 19126</b> 49th Wd. 2,538 Sq. Ft. BRT #493065400 Improvements: Residential Property THERESA DREHER-LILLISTON AND HILTON LILLISTON C.P. Oct 2019 No. 03069 \$253,799.72 Romano Garubo & Argentieri
<b>2406-327</b> <b>531 N 63rd St 19151</b> 34th Wd. 1650 Sq. Ft. BRT #341274300 Improvements: Residential Property Subject To Mortgage MOOMOOO LLC C.P. Jan 2023 No. 02632 \$592,140.74 Friedman Vartolo LLP	<b>2406-338</b> <b>1234 S 19th St 19146</b> 36th Wd. 1,104 Sq. Ft. BRT #361173300 Improvements: Residential Property ANITA B. GASKIN, ADMINISTRATRIX OF THE ESTATE OF MINA FIELDS, DECEASED C.P. Apr 2023 No. 02817 \$229,072.61 Logs Legal Group LLP	<b>2406-349</b> <b>1422 S 21st St 19146</b> 36th Wd. 923 Sq. Ft. BRT #363270600 Improvements: Residential Property THE VILMA-RAYMON GROUP, LLC; SIMONE BURRELL C.P. May 2023 No. 01635 \$197,206.91 Larocca Hornik Rosen & Greenberg LLP	<b>2406-363</b> <b>1645 Wynsam St 19138</b> 10th Wd. 1,880 Sq. Ft. BRT #102196100 Improvements: Residential Property ALAN R. THOMAS; KHALILAH THOMAS-PITTMAN; DEREK PITTMAN C.P. Jun 2023 No. 02596 \$93,836.61 Robert, Anschutz, Schmeid, Crane & Partners	<b>2406-372</b> <b>5711 Wyndale Ave 19131</b> 52nd Wd. 2,089 Sq. Ft. BRT #522135700 Improvements: Residential Property Subject To Mortgage SAMUEL BAILEY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF SAMUEL O'NEAL, AKA SAMUEL L. O'NEAL, AKA SAMUEL ONEAL; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF SAMUEL O'NEAL, AKA SAMUEL L. O'NEAL, AKA SAMUEL ONEAL C.P. Jan 2023 No. 02877 \$78,225.51 Manley Deas Kochalski LLC
<b>2406-329</b> <b>1700 N Dover St 19121</b> 32nd Wd. 866 Sq. Ft. BRT #871543130 Improvements: Residential Property Subject To Mortgage GATSBY ENTERTAINMENT LLC C.P. Oct 2023 No. 01117 \$705,077.46 Friedman Vartolo LLP	<b>2406-340</b> <b>11919 Waldemire Dr 19154</b> 66th Wd. 1,755 Sq. Ft. BRT #662134700 Improvements: Residential Property JENNIFER KRALLE STANTON, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF ETHEL KRALLE; JAMES KRALLE, JR., IN HIS CAPACITY AS HEIR OF ETHEL KRALLE; MATTHEW KRALLE, IN HIS CAPACITY AS HEIR OF ETHEL KRALLE; R.K., A MINOR IN HIS CAPACITY AS HEIR OF ETHEL KRALLE; A.K., A MINOR IN HIS CAPACITY AS HEIR OF ETHEL KRALLE C.P. Dec 2019 No. 00006 \$280,252.33 Robert, Anschutz, Schmeid, Crane & Partners	<b>2406-350</b> <b>1808 W Susquehanna Ave 19121</b> 87th Wd. 2,466 Sq. Ft. BRT #871541880 Improvements: Residential Property SHARP INTEGRAL SHOP LLC AND ROBERT MCCLENDON C.P. Nov 2023 No. 01976 \$325,853.26 Romano Garubo & Argentieri	<b>2406-364</b> <b>3318 Gurley Rd 19154</b> 66th Wd. 2,000 Sq. Ft. BRT #663115700 Improvements: Residential Property MEGAN JABLONSKI, IN HER CAPACITY AS HEIR OF MARY ANN SABARA F/K/A MARY ANN SMITH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SABARA F/K/A MARY ANN SMITH C.P. Mar 2022 No. 01302 \$217,807.81 Robert, Anschutz, Schmeid, Crane & Partners	<b>2406-373</b> <b>1802 Arthur St 19152</b> 56th Wd. 2,574 Sq. Ft. BRT #562052900 Improvements: Residential Property CYNTHIA JOY HAUPTMANN C.P. Aug 2023 No. 02073 \$124,196.26 Hill Wallack LLP
<b>2406-330</b> <b>5558 Blakemore St 19138</b> 12th Wd. 774 Sq. Ft. BRT #122277200 Improvements: Residential Property Subject To Mortgage ANDRE CHRISTIE C.P. Dec 2023 No. 00864 \$130,433.92 Friedman Vartolo LLP	<b>2406-341</b> <b>322 S 56th St 19143</b> 60th Wd. 1,233 Sq. Ft. BRT #604217900 Improvements: Residential Property RANCHO LLC C.P. May 2023 No. 03227 \$223,364.10 Hladik, Onorato & Federman, LLP	<b>2406-351</b> <b>5004 N 10th St 19141</b> 49th Wd. 1,680 Sq. Ft. BRT #491357000 Improvements: Residential Property SHIRLEY WHITE AKA SHIRLEY AL-EXANDER WHITE C.P. Oct 2022 No. 00591 \$29,427.43 Parker Mccay P.A.	<b>2406-365</b> <b>4355 Salmon St 19137</b> 45th Wd. 2,235 Sq. Ft. BRT #453280100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DON A. SHERMAN A/K/A DON ANDREW SHERMAN C.P. Nov 2022 No. 00368 \$83,143.68 Robert, Anschutz, Schmeid, Crane & Partners	<b>2406-374</b> <b>652 E Wensley St 19134</b> 33rd Wd. 756 Sq. Ft. BRT #331130200 Improvements: Residential Property JOSE MATINEZ, HEIR OF THE ESTATE OF IVETTE COLON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IVETTE COLON, DECEASED C.P. Feb 2022 No. 01951 \$32,267.67 Hill Wallack LLP
<b>2406-331</b> <b>5747 North Beechwood St 19138</b> 17th Wd. 868 Sq. Ft. BRT #172495100 Improvements: Residential Property MARITA V. MARTIN AND ANGELA V. LUNDY C.P. Mar 2020 No. 00330 \$105,511.05 Logs Legal Group LLP	<b>2406-342</b> <b>325 W Ashdale St 19120</b> 42nd Wd. 1,008 Sq. Ft. BRT #422183600 Improvements: Residential Property TIARA LEWIS C.P. Jun 2023 No. 02888 \$141,396.61 Hladik, Onorato & Federman, LLP	<b>2406-352</b> <b>7606 Algon Ave 19111</b> 56th Wd. 3,789 Sq. Ft. BRT #561122800 Improvements: Residential Property Subject To Mortgage SAJEDUL ISLAM C.P. Apr 2022 No. 00040 \$193,680.89 Vittli Law Group, Inc.	<b>2406-366</b> <b>7703 Jason Pl 19153</b> 40th Wd. 1,800 Sq. Ft. BRT #405851800 Improvements: Residential Property AUDREY M WHITAKER C.P. Dec 2022 No. 01845 \$110,660.53 Robert, Anschutz, Schmeid, Crane & Partners	<b>2406-375</b> <b>6726 Ditman St 19135</b> 41st Wd. 2,250 Sq. Ft. BRT #412347600 Improvements: Residential Property Subject To Mortgage LAWRENCE WILLIAM POWELL, JR. AND JACQUELINE POWELL C.P. July 2023 No. 00335 \$120,852.52 Hill Wallack LLP
<b>2406-332</b> <b>5229 Jefferson St 19131</b> 52nd Wd. 1,232 Sq. Ft. BRT #521031800 Improvements: Residential Property JOSEPH BUTTS, ADMINISTRATOR OF THE ESTATE OF ELLA L. BUTTS, DECEASED C.P. Jun 2023 No. 00460 \$102,920.80 Logs Legal Group LLP	<b>2406-343</b> <b>5436 Whitby Avenue 19143</b> 51st Wd. 1,223 Sq. Ft. BRT #513155900 Improvements: Residential Property FRESBINDO ESPANA ROMERO, PHILIP MENAGED AND LEGANCY REAL ESTATE DEVELOPMENT LLC C.P. Nov 2023 No. 01593 \$115,338.68 Hladik, Onorato & Federman, LLP	<b>2406-353</b> <b>1236 Hale St 19111</b> 53rd Wd. 1,800 Sq. Ft. BRT #531030000 Improvements: Residential Property PIERROT A. WIDEMAN C.P. Aug 2023 No. 02079 \$141,293.79 Powers Kim, LLC	<b>2406-367</b> <b>220 N Paxon St 19139</b> 44th Wd. 1,152 Sq. Ft. BRT #441118600 Improvements: Residential Property NAKARIE CARTER C.P. Sept 2023 No. 01033 \$132,185.45 McCabe, Weisberg & Conway, LLC	<b>2406-376</b> <b>3502 Dows Rd 19154</b> 66th Wd. 1,614 Sq. Ft. BRT #662288600 Improvements: Residential Property RONALD M. BOESENHOFER III AKA RONALD BOESENHOFER III AKA RONALD BOESENHOFER C.P. Sep 2023 No. 01503 \$201,174.11 KML Law Group, P.C.
<b>2406-333</b> <b>6713 Paschall Ave 19142</b> 40th Wd. 1,156 Sq. Ft. BRT #403164700 Improvements: Residential Property FREDA SEVILLE C.P. Aug 2023 No. 02547 \$34,394.87 Robert, Anschutz, Schmeid, Crane & Partners	<b>2406-344</b> <b>2253 Disston St 19149</b> 54th Wd. 1,490 Sq. Ft. BRT #542075100 Improvements: Residential Property KIMBERLY A. GLASER C.P. Jan 2023 No. 00700 \$105,974.88 Hladik, Onorato & Federman, LLP	<b>2406-354</b> <b>1618 W Toronto St 19132</b> 11th Wd. 798 Sq. Ft. BRT #111094000 Improvements: Residential Property RUSSELL L. WILLIAMS AND 1618 WEST TORONTO LLC C.P. Jun 2023 No. 00714 \$71,703.57 Eisenbery, Gold & Agrawal, P.C.	<b>2406-368</b> <b>1101 W Nevada St 19133</b> 37th Wd. 1,889 Sq. Ft. BRT #871552090 Improvements: Residential Property DENIECE YOUNG C.P. Jan 2022 No. 01648 \$62,000.00 McCabe, Weisberg & Conway, LLC	<b>2406-377</b> <b>3421 Ella St 19134</b> 7th Wd. 1,050 Sq. Ft. BRT #073078600 Improvements: Residential Property EZEQUIEL RODRIGUEZ C.P. Mar 2023 No. 03120 \$14,268.67 Manley Deas Kochalski LLC
<b>2406-334</b> <b>225 Zeralda St 19144</b> 13th Wd. 1,152 Sq. Ft. BRT #133024600 Improvements: Residential Property MARGARITE WILLIAMS, IN HER CAPACITY AS HEIR OF POLLY CARMICHAEL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER POLLY CARMICHAEL C.P. Jan 2022 No. 01981 \$280,090.55 Robert, Anschutz, Schmeid, Crane & Partners	<b>2406-345</b> <b>4213 N 7th St 19140</b> 43rd Wd. 1,305 Sq. Ft. BRT #433302900 Improvements: Residential Property BERNARD V. JONES; MARIAN THOMAS C.P. Feb 2023 No. 01256 \$60,699.22 Manley Deas Kochalski LLC	<b>2406-355</b> <b>3021 Diamond St 19121</b> 32nd Wd. 1,485 Sq. Ft. BRT #323129501 Improvements: Residential Property MATRIARCH 097013 LLC C.P. Oct 2023 No. 01934 \$308,293.57 Weber Gallaher Simpson Stapleton Fires & Newby, LLP	<b>2406-369</b> <b>5917 N Hutchinson St 19141</b> 49th Wd. 1,088 Sq. Ft. BRT #492155800 Improve-	
<b>2406-335</b> <b>5914 E Roosevelt Blvd 19149</b> 54th Wd.				

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<p><b>2406-379</b>  <b>2618 S Jessup St 19148</b> 39th Wd. 708 Sq. Ft. BRT #394200200 Improvements: Residential Property  EMILIA MARTINO C.P. Sep 2023 No. 00182 \$30,361.91 Manley Deas Kochalski LLC</p>	<p>WRIGHT C.P. Aug 2023 No. 03353 \$14,310.92 Hladik, Onorato &amp; Federman, LLP</p>	<p>JEANETTE OKULA, DECEASED AND MARGIE KRAUS, AS KNOWN HEIR TO JEANETTE OKULA, DECEASED AND PENNY K. NICHOLLS, AS KNOWN HEIR TO JEANETTE OKULA, DECEASED AND THE UNKNOWN HEIRS OF JEANETTE OKULA, DECEASED AND THOMAS J ARTHUR C.P. May 2023 No. 01559 \$99,052.10 Stern &amp; Eisenberg, PC</p>	<p><b>2406-408</b>  <b>1708 Kennedy St 19124</b> 62nd Wd. 2,152 Sq. Ft. BRT #622156530 Improvements: Residential Property  CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOSEPH GOLOFF A/K/A JOSEPH MORRIS GOLOFF, DECEASED C.P. Dec 2023 No. 03140 \$12,951.55 Law Office Of Gregory Javardian, LLC</p>	<p>CORETRUST PARTNERS, LLC C.P. Jan 2024 No. 03059 \$78,521,392.94 Duane Morris LLP</p>
<p><b>2406-380</b>  <b>6105 Harley Ave 19142</b> 40th Wd. 1133 Sq. Ft. BRT #402285800 Improvements: Residential Property  ROBERT F. GARBER C.P. Jun 2022 No. 01814 \$50,444.76 KML Law Group, P.C.</p>	<p><b>2406-391</b>  <b>2542 W York St 19132</b> 28th Wd. 728 Sq. Ft. BRT #281243300 Improvements: Residential Property  MANUEL MORALES RIVERA AND NHS INVESTMENTS, LLC C.P. Nov 2023 No. 00157 \$131,922.69 Hladik, Onorato &amp; Federman, LLP</p>	<p><b>2406-402</b>  <b>1208 W Rockland St 19141</b> 49th Wd. 2,264 Sq. Ft. BRT #491117700 Improvements: Residential Property Subject To Mortgage  UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MANAWAR ALAM, AKA MANAWAR ALAM, SR, DECEASED C.P. Aug 2023 No. 01558 \$93,064.68 Brock &amp; Scott PLLC</p>	<p><b>2406-409</b>  <b>2109 Melvin St 19131</b> 52nd Wd. 1,293 Sq. Ft. BRT #522246500 Improvements: Residential Property Subject To Mortgage Subject To Rent  MILEHI, LLC C.P. July 2023 No. 00388 \$206,492.13 Hourigan, Kluger &amp; Quinn, PC</p>	<p><b>2406-418 B</b>  <b>4411 South Broad St 19112</b> 39th Wd. 337832 Sq. Ft. BRT #885612920 Improvements: Commercial Property Subject To Mortgage Subject To Rent  KIM FIVE CRESCENT DRIVE LLC C/O CORETRUST PARTNERS, LLC C.P. Jan 2024 No. 03059 \$78,521,392.94 Duane Morris LLP</p>
<p><b>2406-381</b>  <b>7499 Briar Rd 19138</b> 50th Wd. 1504 Sq. Ft. BRT #501345100 Improvements: Residential Property  CONSUELLA TENNESSEE C.P. Jan 2022 No. 01919 \$166,529.96 KML Law Group, P.C.</p>	<p><b>2406-392</b>  <b>1934 74th Ave 19138</b> 10th Wd. 1,138 Sq. Ft. BRT #101386400 Improvements: Residential Property  ETHEL O. BOYD A/K/A ETHEL WHITE LOWERY BOYD C.P. Jan 2016 No. 00941 \$109,246.40 Hladik, Onorato &amp; Federman, LLP</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-410</b>  <b>1307 N 6th St Apt 1 19122</b> 18th Wd. 2,159 Sq. Ft. BRT #888180970 Improvements: Residential Property  JONATHAN GLOVER C.P. May 2023 No. 02774 \$280,632.09 Robertson, Anschutz, schneid, Crane &amp; Partners, PLLC</p>	<p><b>2406-419</b>  <b>8029 Lindbergh Blvd 19153</b> 40th Wd. 1,290 Sq. Ft. BRT #405844700 Improvements: Residential Property  FREDERICK FAIRFAX, JR., ADMINISTRATOR OF THE ESTATE OF FRED LONNIE FAIRFAX, DECEASED C.P. Dec 2021 No. 01718 \$174,345.97 Logs Legal Group LLP</p>
<p><b>2406-382</b>  <b>3111 Windish St 19152</b> 64th Wd. 1270 Sq. Ft. BRT #641198500 Improvements: Residential Property  DANIELLE HEIM AND STEPHEN C. HEIM C.P. Sep 2023 No. 00780 \$216,809.14 KML Law Group, P.C.</p>	<p><b>2406-393</b>  <b>159 N 55th St 19139</b> 4th Wd. 1,096 Sq. Ft. BRT #041160100 Improvements: Residential Property  LEWIS MUNDEN, JR. C.P. Mar 2022 No. 01856 \$118,594.52 Hladik, Onorato &amp; Federman, LLP</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-410</b>  <b>1307 N 6th St Apt 1 19122</b> 18th Wd. 2,159 Sq. Ft. BRT #888180970 Improvements: Residential Property  JONATHAN GLOVER C.P. May 2023 No. 02774 \$280,632.09 Robertson, Anschutz, schneid, Crane &amp; Partners, PLLC</p>	<p><b>2406-420</b>  <b>475 Howell St 19120</b> 35th Wd. 2,813 Sq. Ft. BRT #352135300 Improvements: Residential Property  DELENA BURRY, KNOWN HEIR OF DANNETTE D. BURRY, DECEASED DORYANN BURRY, KNOWN HEIR OF DANNETTE D. BURRY, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DANNETTE D. BURRY, DECEASED C.P. Apr 2023 No. 00636 \$123,390.93 Logs Legal Group LLP</p>
<p><b>2406-383</b>  <b>969 N Randolph St 19123</b> 5th Wd. 1,260 Sq. Ft. BRT #057145500 Improvements: Residential Property  UTA M. FELLECHNER C.P. Dec 2022 No. 00688 \$236,800.49 Stern &amp; Eisenberg, PC</p>	<p><b>2406-394</b>  <b>3640 Newberry Rd 19154</b> 66th Wd. 2500 Sq. Ft. BRT #662525900 Improvements: Residential Property  GINA SFORZA AND SEAN F. O'NEILL C.P. Jan 2022 No. 00745 \$264,947.17 Hladik, Onorato &amp; Federman, LLP</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-411</b>  <b>2550 N Gratz St 19132</b> 16th Wd. 672 Sq. Ft. BRT #162068500 Improvements: Commercial Property Subject To Mortgage  2323 NORTH LLC C.P. Dec 2023 No. 02460 \$96,715.85 Mccarter &amp; English, LLP</p>	<p><b>2406-421</b>  <b>6155 Walnut Street 19139</b> 3rd Wd. 1,200 Sq. Ft. BRT #031062000 Improvements: Residential Property  JST HOLDINGS LLC ABDUL HASHEM C.P. Jan 2024 No. 00337 \$105,201.67 Duane Morris LLP</p>
<p><b>2406-384</b>  <b>2111 S 6th St 19148</b> 39th Wd. 1,230 Sq. Ft. BRT #392331100 Improvements: Residential Property  CYNTHIA DENIESE STEVENS-ANDING, AS ADMINISTRATOR TO THE ESTATE OF VINIE D. STEVENS A/K/A VINIE STEVENS, ROBERT STEVENS, VINIE D. STEVENS A/K/A VINIE STEVENS C.P. Oct 2022 No. 02642 \$49,115.75 Stern &amp; Eisenberg, PC</p>	<p><b>2406-395</b>  <b>448 E Pleasant St 19119</b> 22nd Wd. 1,600 Sq. Ft. BRT #222068800 Improvements: Residential Property  VIDAL RAMOND BELCHER, EXECUTOR OF THE ESTATE OF DEBRA Y. BELCHER, DECEASED C.P. Feb 2023 No. 01285 \$5,121.48 Hladik, Onorato &amp; Federman, LLP</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-412</b>  <b>2644 Agate St 19125</b> 31st Wd. 742 Sq. Ft. BRT #312000700 Improvements: Residential Property  LINAN CORP. C.P. Oct 2023 No. 01318 \$137,340.00 Joseph P. Kerrigan, Esq.</p>	<p><b>2406-422-A</b>  <b>24 Collom St Aka 24 East Collom St 19144</b> 12th Wd. 915 Sq. Ft. BRT #121060800 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC</p>
<p><b>2406-385</b>  <b>4651 Benson St 19136</b> 65th Wd. 1,436 Sq. Ft. BRT #652057400 Improvements: Residential Property  THE UNKNOWN HEIRS OF CAROLYN TILDON A/K/A CAROLINE J. TILDON, DECEASED C.P. Aug 2022 No. 02175 \$82,359.64 Stern &amp; Eisenberg, PC</p>	<p><b>2406-396</b>  <b>3539 Churchill Ln 19114</b> 66th Wd. 2,827 Sq. Ft. BRT #661176200 Improvements: Residential Property  FRANK SACKOSKY AND IRENE SACKOSKY C.P. Jul 2023 No. 02826 \$55,768.65 Hladik, Onorato &amp; Federman, LLP</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-412</b>  <b>2644 Agate St 19125</b> 31st Wd. 742 Sq. Ft. BRT #312000700 Improvements: Residential Property  LINAN CORP. C.P. Oct 2023 No. 01318 \$137,340.00 Joseph P. Kerrigan, Esq.</p>	<p><b>2406-422-B</b>  <b>653 E Wishart St 19134</b> 33rd Wd. 700 Sq. Ft. BRT #331030100 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC</p>
<p><b>2406-386</b>  <b>5403 N 12th St 19141</b> 49th Wd. 2,116 Sq. Ft. BRT #493117100 Improvements: Residential Property  SHARONN THOMAS C.P. Apr 2023 No. 00194 \$100,311.88 Stern &amp; Eisenberg, PC</p>	<p><b>2406-397</b>  <b>7923 Anita Dr 19111</b> 56th Wd. 3,633 Sq. Ft. BRT #561101500 Improvements: Residential Property  DAVID DELGADO C.P. Feb 2017 No. 08175 \$194,214.35 Hladik, Onorato &amp; Federman, LLP</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-412</b>  <b>2644 Agate St 19125</b> 31st Wd. 742 Sq. Ft. BRT #312000700 Improvements: Residential Property  LINAN CORP. C.P. Oct 2023 No. 01318 \$137,340.00 Joseph P. Kerrigan, Esq.</p>	<p><b>2406-422-C</b>  <b>2924 W Clementine St 19132</b> 38th Wd. 490 Sq. Ft. BRT #381330300 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC</p>
<p><b>2406-387</b>  <b>4729 N Camac St 19141</b> 49th Wd. 1,347 Sq. Ft. BRT #491473400 Improvements: Residential Property  NADEZHADA LEVIYEVA A/K/A NADEZHADA LEVIYEVA C.P. Feb 2023 No. 02540 \$86,383.65 Stern &amp; Eisenberg, PC</p>	<p><b>2406-398</b>  <b>9330 Academy Rd 19114</b> 57th Wd. 8,460 Sq. Ft. BRT #572336900 Improvements: Residential Property  ROOSEVELT R. RIMORIN AND SALVACION M. RIMORIN C.P. July 2022 No. 00025 \$200,486.32 Stern &amp; Eisenberg, PC</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-412</b>  <b>2644 Agate St 19125</b> 31st Wd. 742 Sq. Ft. BRT #312000700 Improvements: Residential Property  LINAN CORP. C.P. Oct 2023 No. 01318 \$137,340.00 Joseph P. Kerrigan, Esq.</p>	<p><b>2406-423-A</b>  <b>623 E Wishart St 19134</b> 33rd Wd. 700 Sq. Ft. BRT #331028600 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski LLC</p>
<p><b>2406-388</b>  <b>3333 Vista St 19136</b> 64th Wd. 1,702 Sq. Ft. BRT #642161300 Improvements: Residential Property  GLENN STEINER, HEATHER A. STEINER A/K/A HEATHER STEINER C.P. Dec 2022 No. 02487 \$48,993.24 Stern &amp; Eisenberg, PC</p>	<p><b>2406-399</b>  <b>11035 Knights Rd 19154</b> 66th Wd. 12,650 Sq. Ft. BRT #662218830 Improvements: Residential Property  EDWARD C TOMASZEWSKI, JR C.P. Jan 2018 No. 04890 \$232,623.62 Stern &amp; Eisenberg, PC</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-412</b>  <b>2644 Agate St 19125</b> 31st Wd. 742 Sq. Ft. BRT #312000700 Improvements: Residential Property  LINAN CORP. C.P. Oct 2023 No. 01318 \$137,340.00 Joseph P. Kerrigan, Esq.</p>	<p><b>2406-423-B</b>  <b>2424 N Gratz St 19132</b> 16th Wd. 725 Sq. Ft. BRT #162064100 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski LLC</p>
<p><b>2406-389</b>  <b>7831 Venus Pl 19153</b> 40th Wd. 1,621 Sq. Ft. BRT #405882100 Improvements: Residential Property  GERTRUDE LILLEY, JOHN LILLEY C.P. Mar 2023 No. 03237 \$180,078.31 Stern &amp; Eisenberg, PC</p>	<p><b>2406-400</b>  <b>2126 S 8th St 19148</b> 39th Wd. 1,808 Sq. Ft. BRT #393254500 Improvements: Residential Property  MICHAEL SHOEMAKER AND WILLIAM R. TOUGHILL C.P. Mar 2023 No. 02503 \$153,732.52 Stern &amp; Eisenberg, PC</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-412</b>  <b>2644 Agate St 19125</b> 31st Wd. 742 Sq. Ft. BRT #312000700 Improvements: Residential Property  LINAN CORP. C.P. Oct 2023 No. 01318 \$137,340.00 Joseph P. Kerrigan, Esq.</p>	<p><b>2406-423-C</b>  <b>3436 Hartville St 19134</b> 7th Wd. 696 Sq. Ft. BRT #073180600 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski LLC</p>
<p><b>2406-390</b>  <b>3236 Fontaine Ave A/k/a 3236 Fountain St 19153</b> 32nd Wd. 953 Sq. Ft. BRT #323107200 Improvements: Residential Property  DONALD WRIGHT AND LAUREEN</p>	<p><b>2406-401</b>  <b>6126 Vandike St 19135</b> 41st Wd. 1,056 Sq. Ft. BRT #411331100 Improvements: Residential Property  DEBORAH J. NICHOLLS-ELDRED, AS KNOWN HEIR TO JEANETTE OKULA, DECEASED AND JOSEPH D. NICHOLLS, AS KNOWN HEIR TO</p>	<p><b>2406-403</b>  <b>5904 N 7th St 19120</b> 61st Wd. 1,375 Sq. Ft. BRT #612240700 Improvements: Residential Property Subject To Mortgage  GERALD SMITH, IN HIS CAPACITY AS HEIR OF MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANN SMITH A/K/A MARYANNE LORETTA SMITH, DECEASED C.P. July 2023 No. 02507 \$62,299.73 Brock &amp; Scott PLLC</p>	<p><b>2406-412</b>  <b>2644 Agate St 19125</b> 31st Wd. 742 Sq. Ft. BRT #312000700 Improvements: Residential Property  LINAN CORP. C.P. Oct 2023 No. 01318 \$137,340.00 Joseph P. Kerrigan, Esq.</p>	<p><b>2406-423-C</b>  <b>3436 Hartville St 19134</b> 7th Wd. 696 Sq. Ft. BRT #073180600 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01638 \$1,289,113.45 Manley Deas Kochalski LLC</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p><b>2406-424-A</b>  <b>2825 N Newkirk St 19132</b> 38th Wd. 1056 Sq. Ft. BRT #381264300 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski LLC</p>	<p>OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,289,113.45 Manley Deas Kochalski LLC</p>	<p><b>2406-429-C</b>  <b>911 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393285400 Improvements: Residential Property Subject To Mortgage  LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p>	<p><b>2406-432-A</b>  <b>588 E Godfrey Ave 19120</b> 35th Wd. 1242 Sq. Ft. BRT #351094800 Improvements: Residential Property Subject To Rent  MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p>	<p><b>2406-436</b>  <b>2127 S 3rd St 19148</b> 39th Wd. 1,059 Sq. Ft. BRT #391343000 Improvements: Residential Property  MICHAEL ASTER, IN HIS CAPACITY AS HEIR OF PATRICIA ASTER; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER PATRICIA ASTER C.P. Jan 2022 No. 02164 \$206,764.87 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p>
<p><b>2406-424-B</b>  <b>844 E Westmoreland St 19134</b> 33rd Wd. 811 Sq. Ft. BRT #331099800 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski LLC</p>	<p><b>2406-427</b>  <b>750 E Madison St 19134</b> 33rd Wd. 750 Sq. Ft. BRT #331066000 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski LLC</p>	<p><b>2406-430-A</b>  <b>355 Gilham St 19111</b> 35th Wd. 2500 Sq. Ft. BRT #353090190 Improvements: Residential Property Subject To Rent  MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p>	<p><b>2406-432-B</b>  <b>2239 Brighton St 19149</b> 54th Wd. 1796 Sq. Ft. BRT #542102600 Improvements: Residential Property Subject To Rent  MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p>	<p><b>2406-437</b>  <b>614 N Pallas St 19151</b> 6th Wd. 1,029 Sq. Ft. BRT #061291800 Improvements: Residential Property  WANDA L. TUCK, IN HER CAPACITY AS HEIR OF WILLIAM M. CRAWLEY; UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER WILLIAM M. CRAWLEY C.P. Nov 2021 No. 00678 \$125,515.49 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p>
<p><b>2406-424-C</b>  <b>2932 Mascher St Aka 2932 North Mascher St 19133</b> 7th Wd. 679 Sq. Ft. BRT #071111300 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,127,265.30 Manley Deas Kochalski LLC</p>	<p><b>2406-428-A</b>  <b>901 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393282900 Improvements: Residential Property Subject To Mortgage  LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p>	<p><b>2406-430-B</b>  <b>1232 Greeby St 19111</b> 53rd Wd. 1122 Sq. Ft. BRT #531139000 Improvements: Residential Property Subject To Rent  MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p>	<p><b>2406-432-C</b>  <b>7127 Montague St 19135</b> 41st Wd. 1241 Sq. Ft. BRT #412261900 Improvements: Residential Property Subject To Rent  MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p>	<p><b>2406-438</b>  <b>2424 E Somerset St 19134</b> 25th Wd. 1,440 Sq. Ft. BRT #251002800 Improvements: Residential Property  JUDITH C. SWALLOW C.P. Sep 2021 No. 02407 \$219,044.55 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p>
<p><b>2406-425-A</b>  <b>2429 W Oakdale St 19132</b> 28th Wd. 852 Sq. Ft. BRT #281350000 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC</p>	<p><b>2406-428-B</b>  <b>903 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393283000 Improvements: Residential Property Subject To Mortgage  LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p>	<p><b>2406-431-A</b>  <b>6340 Martins Mills Rd 19111</b> 35th Wd. 2545 Sq. Ft. BRT #353297500 Improvements: Residential Property Subject To Rent  MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p>	<p><b>2406-433</b>  <b>5951 Kemble Avenue 19138</b> 17th Wd. 1,688 Sq. Ft. BRT #172324001 Improvements: Residential Property  PROPERTY CARE BUSINESS LLC C.P. Jan 2023 No. 00222 \$138,117.76 Weber Gallaher Simpson Stapleton Fires &amp; Newby, LLP</p>	<p><b>2406-439</b>  <b>3723 Clarendon Ave A/k/a 3723 Clarendon Ave 19114</b> 66th Wd. 1,760 Sq. Ft. BRT #661264800 Improvements: Residential Property  BRANDY VIOLET GRUBER C.P. May 2023 No. 03047 \$196,701.54 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p>
<p><b>2406-425-B</b>  <b>1741 W Ontario St 19140</b> 11th Wd. 1230 Sq. Ft. BRT #112061000 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01641 \$1,321,145.89 Manley Deas Kochalski LLC</p>	<p><b>2406-428-C</b>  <b>905 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393283100 Improvements: Residential Property Subject To Mortgage  LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p>	<p><b>2406-431-B</b>  <b>6327 Martins Mills Rd 19111</b> 35th Wd. 3004 Sq. Ft. BRT #353302900 Improvements: Residential Property Subject To Rent  MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p>	<p><b>2406-434</b>  <b>2510 N Bouvier Street 19132</b> 16th Wd. 1,042 Sq. Ft. BRT #161238200 Improvements: Residential Property  BOUVIER INVESTMENTS LLC C.P. Oct 2023 No. 01303 \$200,913.18 Weber Gallaher Simpson Stapleton Fires &amp; Newby, LLP</p>	<p><b>2406-435</b>  <b>4910 Reno Street 19139</b> 44th Wd. 1,012 Sq. Ft. BRT #441292900 Improvements: Residential Property Subject To Mortgage  WYNNS ENTERPRISES LLC C.P. Feb 2024 No. 02183 \$185,250.00 Weir Greenblatt Pierce LLP</p>
<p><b>2406-426-A</b>  <b>2830 Rosehill St 19134</b> 7th Wd. 1125 Sq. Ft. BRT #071413000 Improvements: Residential Property Subject To Rent  OHL 1 LLC C.P. Aug 2023 No. 01636 \$1,289,113.45 Manley Deas Kochalski LLC</p>	<p><b>2406-429-A</b>  <b>907 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393283200 Improvements: Residential Property Subject To Mortgage  LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p>	<p><b>2406-431-C</b>  <b>1326 Greeby St 19111</b> 53rd Wd. 1272 Sq. Ft. BRT #531141900 Improvements: Residential Property Subject To Rent  MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p>	<p><b>2406-435</b>  <b>4910 Reno Street 19139</b> 44th Wd. 1,012 Sq. Ft. BRT #441292900 Improvements: Residential Property Subject To Mortgage  WYNNS ENTERPRISES LLC C.P. Feb 2024 No. 02183 \$185,250.00 Weir Greenblatt Pierce LLP</p>	<p><b>2406-439</b>  <b>3723 Clarendon Ave A/k/a 3723 Clarendon Ave 19114</b> 66th Wd. 1,760 Sq. Ft. BRT #661264800 Improvements: Residential Property  BRANDY VIOLET GRUBER C.P. May 2023 No. 03047 \$196,701.54 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p>
<p><b>2406-426-B</b>  <b>2443 N Douglas St 19132</b> 28th Wd. 713 Sq. Ft. BRT #282217500 Improvements: Residential Property Subject To Rent</p>	<p><b>2406-429-B</b>  <b>909 Emily St 19148</b> 30th Wd. 726 Sq. Ft. BRT #393284000 Improvements: Residential Property Subject To Mortgage  LYM DEVELOPMENT LLC C.P. Dec 2022 No. 01606 \$2,588,956.32 Wilentz, Goldman &amp; Spitzer P.A.</p>	<p><b>2406-431-C</b>  <b>1326 Greeby St 19111</b> 53rd Wd. 1272 Sq. Ft. BRT #531141900 Improvements: Residential Property Subject To Rent  MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. May 2021 No. 01845 \$3,831,038.95 Friedman, Schuman, P.C.</p>	<p><b>2406-435</b>  <b>4910 Reno Street 19139</b> 44th Wd. 1,012 Sq. Ft. BRT #441292900 Improvements: Residential Property Subject To Mortgage  WYNNS ENTERPRISES LLC C.P. Feb 2024 No. 02183 \$185,250.00 Weir Greenblatt Pierce LLP</p>	<p><b>2406-439</b>  <b>3723 Clarendon Ave A/k/a 3723 Clarendon Ave 19114</b> 66th Wd. 1,760 Sq. Ft. BRT #661264800 Improvements: Residential Property  BRANDY VIOLET GRUBER C.P. May 2023 No. 03047 \$196,701.54 Robertson, Anschutz,schneid, Crane &amp; Partners, PLLC</p>

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