

Sheriff’s Sale Notices for June 6, 2023

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>FIRST PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, June 6, 2023 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EDT Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention (“CDC”) and Pennsylvania Department of Health (“Department of Health”) due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com (“Bid4Assets”).</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (“Auction”). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit (“Deposit”) plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (“Auction Date”) and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.</p> <p>4. All properties are sold “AS IS” with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/ or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 (“Schedule of Proposed Distribution”).</p> <p>5. The plaintiff’s attorney shall submit the plaintiff’s upset price (“Upset Price”) to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff’s costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.</p> <p>6. The sale of the property will not be stopped unless The Sheriff’s Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.</p> <p>7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer’s premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.</p> <p>8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default (“Default”) and the down payment shall be forfeited by the bidder.</p> <p>9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.</p> <p>10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law,</p>	<p>which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder’s deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/ she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff’s Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff’s attorney shall enter any auction day postponements or stays on his/ her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff’s Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff’s grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff’s Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff’s sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary’s office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>WARNING: All Sheriff’s Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff’s office detects any suspicious and/ or fraudulent activity during any sale, at the Sheriff’s discretion, the bidder’s account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF’S SALE OF TUESDAY, JUNE 6, 2023</p> <p>2306-301 4406 Shelmire Ave 19136 41st Wd. 1,090 Sq.</p>	<p>Ft. BRT# 412221600 Improvements: Residential Property JANET D ONEILL C.P. January 2022 No. 2379 191123.81 Stern & Eisenberg</p> <p>2306-302 2559 South Sheilds St A/k/a 2559 Sheilds St 19142 40th Wd. 1,360 Sq. Ft. BRT# 406025000 Improvements: Residential Property PAULETTE TIDWELL C.P. March 2022 No. 890 53532.45 Stern & Eisenberg</p> <p>2306-303 2542 S Sartain St 19148 39th Wd. 665 Sq. Ft. BRT# 394218000 Improvements: Residential Property Subject to Mortgage RONALED NICODEMO C.P. January 2020 No. 33 146059.96 Brock & Scott PLLC</p> <p>2306-304 141 Benjamin Court Unit G-141 A/k/a 141 Benjamin Court #141 19114 57th Wd. 1,553 Sq. Ft. BRT# 888570482 Improvements: Residential Property NANCY POLIN C.P. November 2021 No. 467 242361.23 Powers Kim LLC</p> <p>2306-305 2860 S 15th St 19145 26th Wd. 1,328 Sq. Ft. BRT# 261173100 Improvements: Residential Property Subject to Mortgage MICHAEL CIANCAGLINI, BRIDGET LANDY C.P. July 2022 No. 1255 434687.74 Brock & Scott PLLC</p> <p>2306-306 6355 Hegerman St 19135 41st Wd. 1,436 Sq. Ft. BRT# 411384400 Improvements: Residential Property Subject to Mortgage DELORES KLINIEWSKA A/K/A DELORED H KLINIEWSKA C.P. June 2022 No. 1421 31705.76 Brock & Scott PLLC</p> <p>2306-307 5021 Rosehill St 19120 42nd Wd. 1,104 Sq. Ft. BRT# 421348800 Improvements: Residential Property PABLO CELEDONIO C.P. October 2016 No. 3531 69963.36 KML Law Group P.C.</p> <p>2306-308 4054 E Cheltenham Ave 19124 62nd Wd. 1,260 Sq. Ft. BRT# 622159320 Improvements: Residential Property TIMOTHY BOWIE C.P. January 2019 No. 145 246484.07 KML Law Group P.C.</p> <p>2306-309 2513 S 8th St 19148 39th Wd. 841 Sq. Ft. BRT# 393245900 Improvements: Residential Property LIA GOLDSBOROUGH C.P. November 2020 No. 627 127485.82 KML Law Group P.C.</p> <p>2306-310 8105 Large St 19152 56th Wd. 5,486.8 Sq. Ft. BRT# 562439200 Improvements: Residential Property GERALD MILLER C.P. May 2019 No. 1188 175937.86 KML Law Group P.C.</p> <p>2306-311 885 N Fallon St 19139 44th Wd. 1,791 Sq. Ft. BRT# 442199817 Improvements: Residential Property FRANCINE HENNIE DAUGHTE AND KNOWN HEIR OG FRANCINE HENNIE, ANY UNKNOWN HEIRS OF FRANCINE HENNIE C.P. September 2021 No. 2331 104766.3 Weltman, Weinberg & Reis</p> <p>2306-312 1833 Wilmont St 19124 23rd Wd. 2,062 Sq. Ft. BRT# 232135005 Improvements: Residential Property BELINDA HARRIS C.P. June 2016 No. 674 68534.83 KML Law Group P.C.</p> <p>2306-313 710 S 59th St 19143 3rd Wd. 1,248 Sq. Ft. BRT# 033193900 Improvements: Residential Property DANIEL WILMORE C.P. January 2021 No. 1123 101737.37 KML Law Group P.C.</p> <p>2306-314 5124 Valley St 19124 62nd Wd. 1,636 Sq. Ft. BRT# 622325900 Improvements: Residential Property LEONARD D TODD SR C.P. September 2019 No. 4235 90684.65 Brock & Scott PLLC</p>	<p>2306-315 1632 W Mentor St 19141 13th Wd. 1,040 Sq. Ft. BRT# 132395600 Improvements: Residential Property GENE KATSMAN C.P. September 2021 No. 424 86303.02 Parker Mccay</p> <p>2306-316 7619 Wyndale Ave 19151 34th Wd. 1,120 Sq. Ft. BRT# 343181200 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF GER-ALD D BROWN JR C.P. December 2019 No. 1691 206328.86 Mccabe, Weisberg, & Conway LLC</p> <p>2306-317 1116 S 51st St 19143 51st Wd. 2,958 Sq. Ft. BRT# 511179700 Improvements: Residential Property YVONNE E GEBRE C.P. October 2021 No. 753 285497.48 Mccabe, Weisberg, & Conway LLC</p> <p>2306-318 4413 Deerpath Lane 19154 66th Wd. 1,528 Sq. Ft. BRT# 662453100 Improvements: Residential Property CHERYL VATTER KNOWN SURVIVING HEIR OF MARIE VATTER, IRENE VATTER, KNOWN SURVIVING HEIR OF MARIE VATTER, UNKNOWN SURVIVING HEIR OF MARIE VATTER C.P. Octoner 2021 No. 1204 256710.28 Mccabe, Weisberg, & Conway LLC</p> <p>2306-319 2839 N 9th St 19133 37th Wd. 1,500 Sq. Ft. BRT# 372138100 Improvements: Residential Property Subject to Mortgage MIGUELINA PEREZ C.P. September 2021 No. 463 39949.04 Padgett Law Group</p> <p>2306-320 15 W Seymour St 19144 12th Wd. 1,752 Sq. Ft. BRT# 123052800 Improvements: Residential Property Subject to Mortgage UPPER ECHELON REALTY LLC C.P. August 2022 No. 2579 115425.52 Padgett Law Group</p> <p>2306-321 721 Davidson Rd 19118 9th Wd. 2,646 Sq. Ft. BRT# 092145800 Improvements: Residential Property Subject to Mortgage PAUL TETA C.P. August 2021 No. 1359 296568.99 Padgett Law Group</p> <p>2306-322 477 Franklin Mills Circle 19154 66th Wd. 36,502 Sq. Ft. BRT# 882695300 Improvements: Commercial Property RONAK FOODS LLC C.P. September 2020 No. 260 1385363.95 Berger Law Group P.C.</p> <p>2306-323 7448 Rhoads St 19151 34th Wd. 1,446 Sq. Ft. BRT# 343155400 Improvements: Residential Property CHITRA SETHURAMAN C.P. December 2016 No. 2380 127752.13 Mccabe, Weisberg, & Conway LLC</p> <p>2306-324 165 E Tulpehocken St 19144 59th Wd. 1,104 Sq. Ft. BRT# 592117700 Improvements: Residential Property PRISCILLA BUTLER, KNOWN SURVIVING HEIR OF KENNEDY C. STRAWBERRY C.P. December 2021 No. 115 80214.08 Mccabe, Weisberg, & Conway LLC</p> <p>2306-325 7323 Dicks Ave 19153 40th Wd. 1,088 Sq. Ft. BRT# 404340000 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF JOHN VACCA C.P. November 2019 No. 637 160187.2 Mccabe, Weisberg, & Conway LLC</p> <p>2306-326 3935 Glendale St 19124 33rd Wd. 1,125 Sq. Ft. BRT# 332441800 Improvements: Residential Property Subject to Mortgage ROLANDO CORNIEL C.P. July 2022 No. 1759 72145.61 Brock & Scott PLLC</p> <p>2306-327 2544 N Bouvier St 19132 16th Wd. 1,042 Sq. Ft. BRT# 161239900 Improvements: Residential Property Subject to Mortgage THE SECRET SOCIETY LLC C.P. August</p>	<p>2022 No. 2136 104288.59 Gingo Palumbo Law Group LLC</p> <p>2306-328 2638 Emily St 19145 48th Wd. 1,100 Sq. Ft. BRT# 482067900 Improvements: Residential Property DEVEEN DURHAM AS EXECUTRIX OF THE ESTATE OF DEONDA BARNETT DECEASED C.P. March 2022 No. 2553 69511.45 Hill Wallack LLP</p> <p>2306-329 1620 N 62nd St 19151 34th Wd. 1,550 Sq. Ft. BRT# 342314000 Improvements: Residential Property Subject to Mortgage ENRICO S CARR A/K/A ENRICO CARR C.P. December 2021 No. 1661 24720.22 Leop-old & Associates PLLC</p> <p>2306-330 939 N 43rd St 19104 6th Wd. 1,536 Sq. Ft. BRT# 062312900 Improvements: Residential Property FRANK ALBRIGHT C.P. March 2022 No. 2424 100859.78 Hill Wallack LLP</p> <p>2306-331 4311 E Howell Street 19135 62nd Wd. 1,424 Sq. Ft. BRT# 622180000 Improvements: Residential Property WILFRED CASTILLO C.P. June 2022 No. 61 176608.6 Hill Wallack LLP</p> <p>2306-332 2117 S Cecil St 19143 40th Wd. 1,736 Sq. Ft. BRT# 401036910 Improvements: Residential Property MUSTAFA ABDUL-LATEEF A/K/A MUSTAFA ABDUL LATEEF C.P. July 2018 No. 880 56946.97 Manley Deas Kochalski LLC</p> <p>2306-333 2616 S 72nd St 19153 40th Wd. 1,093 Sq. Ft. BRT# 404008500 Improvements: Residential Property JAMES R JACKSON A/K/A JAMES JACKSON DECEASED C.P. December 2018 No. 84 125331.96 Manley Deas Kochalski LLC</p> <p>2306-334 1817 Willington St 19121 32nd Wd. 1,036 Sq. Ft. BRT# 321103700 Improvements: Residential Property Subject to Mortgage MARGARET DAVIS A/K/A MARGARET CAULETTA DAVIS A/K/A MARGARET C DAVIS C.P. June 2017 No. 265 68147.73 Manley Deas Kochalski LLC</p> <p>2306-335 4207 Hartel Ave 19136 65th Wd. 3,812 Sq. Ft. BRT# 651192300 Improvements: Residential Property DAVID COLPE A/K/A DAVID G COLPE, SOPHIE D COLPE A/K/A SOPHIE DOLAN C.P. July 2022 No. 1704 52987.99 Manley Deas Kochalski LLC</p> <p>2306-336 1939 Ashley St 19138 10th Wd. 1,260 Sq. Ft. BRT# 101367600 Improvements: Residential Property Subject to Mortgage DENNIS POWELL C.P. December 2021 No. 897 15301.25 Larocca Hornik Rosen & Greenberg LLP</p> <p>2306-337 7128 Jackson St 19135 41st Wd. 1,454.1 Sq. Ft. BRT# 412309200 Improvements: Residential Property Subject to Mortgage EDWARD S ROCK A/K/A EDWARD ROCK, CHRISTINA ROCK C.P. August 2022 No. 744 130145.11 Eisenberg Gold & Agrawal P.C.</p> <p>2306-338 1537 E Tulpenhocken St 19138 10th Wd. 1,661 Sq. Ft. BRT# 102211700 Improvements: Residential Property Subject to Mortgage CECILY COUNCIL, IN HER CAPACITY AS HEIR OF WANDA COUNCIL, A/K/A WANDA DENISE COUNCIL, DECEASED, LYRON C. COUNCIL, A/K/A</p>

SHERIFF'S SALE

LYRON COUNCIL, IN HIS CAPACITY AS HEIR OF WANDA COUNCIL, A/K/A WANDA DENISE COUNCIL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WANDA COUNCIL, A/K/A WANDA DENISE COUNCIL, DECEASED C.P. December 2019 No. 3629 73579.22 Manley Deas Kochalski LLC

2306-340

5302 Harbison Ave 19124 62nd Wd. 1,237.27 Sq. Ft. BRT# 622467900 Improvements: Residential Property
ANY AND ALL KNOWN AND UNKNOWN, HEIRS, EXECUTORS AND ADMINISTRATORS OF THE ESTATE OF MARCELLUS D. HARRIS, DECEASED C.P. June 2022 No. 1217 50249.09 Stern & Eisenberg

2306-341

7349 Limekiln Pike 19138 50th Wd. 4,900 Sq. Ft. BRT# 501291300 Improvements: Residential Property
CHRISTOPHER ATKINSON AS ADMINISTRATOR OF THE ESTATE OF ISADORA C WAYSOME ATKINSON DECEASE C.P. April 2017 No. 452 84086.9 Manley Deas Kochalski LLC

2306-342

6437 N Sydenham St 19126 17th Wd. 1,328 Sq. Ft. BRT# 172090200 Improvements: Residential Property
AQEELA FOGEL, AKA AQEELA FOGLE, AS ADMINISTRATOR OF THE ESTATE OF RAYMOND FOGEL, UNKOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF NORMA FOGEL C.P. August 2019 No. 72 103158.07 Manley Deas Kochalski LLC

2306-343

5829 N Howard St 19120 61st Wd. 1,584.16 Sq. Ft. BRT# 612456500 Improvements: Residential Property
BARBARA CLEMENT A/K/A BARBARA CORRY A/K/A BARBARA JOHNSON C.P. February 2022 No. 295 20933.59 KML Law Group P.C.

2306-344

1838 E Pacific St 19134 45th Wd. 830 Sq. Ft. BRT# 452162900 Improvements: Residential Property
FRANK J HARDMAN C.P. June 2019 No. 5591 6972.28 KML Law Group P.C.

2306-345

853 E Rittenhouse St 19138 59th Wd. 2,586 Sq. Ft. BRT# 591132700 Improvements: Residential Property Subject to Mortgage
CYNTHIA N DUFF-THOMAS, SOLELY IN HER CAPACITY AS HEIR OF MARY LOU DUFF, DECEASED, UNKOWN HEIRS, SUCCESSORS AND OR ASSIGN OF MARY LOU DUFF, DECEASED C.P. December 2018 No. 2028 46857.17 Pressman & Doyle LLC

2306-346

4328 Malta St 19124 33rd Wd. 1,120 Sq. Ft. BRT# 332134100 Improvements: Residential Property
MARITZA NUNEZ AS ADMINISTRATRIX OF THE ESTATE OF CESAR A NUNEZ SR DECEASED C.P. October 2017 No. 3212 90567.93 Hill Wallack LLP

2306-347

5630 N Mascher St 19120 61st Wd. 1,890 Sq. Ft. BRT# 612434100 Improvements: Residential Property
SOPHEAK HIN C.P. January 2022 No. 561 110852.14 Hill Wallack LLP

2306-348

32 S 61st St 19139 3rd Wd. 1,300 Sq. Ft. BRT# 031174900 Improvements: Residential Property
ADELENA BLACKWELL C.P. March 2019 No. 81 109240.71 Pressman & Doyle LLC

2306-349

1829 S Alden St 19143 40th Wd. 1,293 Sq. Ft.

SHERIFF'S SALE

BRT# 401010400 Improvements: Residential Property
KIM ANH TRAN, LUCY PROPERTIES LLC C.P. November 2022 No. 2651 111957.83 Hladik Onorato & Federman LLP

2306-350

6929 Forrest Ave 19138 10th Wd. 1,500 Sq. Ft. BRT# 102528800 Improvements: Residential Property
JOHN GULLEDGE, A/K/A JOHN LEVON GULLEDGE, SOLELY IN HIS CAPACITY AS HEIR OF JOHN L SANDERLIN, A/K/A JOHN SANDERLIN DECEASED, CLARISE PARSON, SOLELY IN HER CAPACITY AS HEIR OF JOHN L, SANDERLIN DECEASED, UNKOWN HEIRS, SUCCESSORS AND/OR ASSIGNS OF JOHN L SANDERLIN DECEASED C.P. February 2019 No. 3018 49305.53 Pressman & Doyle LLC

2306-351

134 Manheim St 19144 12th Wd. 6,300 Sq. Ft. BRT# 123070100 Improvements: Residential Property
JANICE POMPEY C.P. November 2022 No. 2396 159705.17 Stern & Eisenberg

2306-352

19 W Seymour St 19144 12th Wd. 1,752 Sq. Ft. BRT# 123053000 Improvements: Residential Property Subject to Mortgage
UPPER ECHELON REALTY LLC C.P. August 2022 No. 2557 87617.68 Padgett Law Group

2306-353

2840 Fanshawe St 19149 55th Wd. 1,576 Sq. Ft. BRT# 551107200 Improvements: Residential Property
EDWARD DEWEES, LINDA DEWEES C.P. April 2022 No. 792 189768.8 Stern & Eisenberg

2306-354

4736 Baltimore Ave 19143 46th Wd. 2,845 Sq. Ft. BRT# 461092800 Improvements: Residential Property
ARTHUR RICKSIII, RENEE B RICKS C.P. May 2021 No. 2491 79902.38 Stern & Eisenberg

2306-355

1620 W Erie Ave 19140 13th Wd. 1,511 Sq. Ft. BRT# 131043400 Improvements: Residential Property
MERRILL JOHNSON, RASOOL NASIR, ADMINISTRATOR OF THE ESTATE OF MERRILL JOHNSON C.P. December 2015 No. 283 52065.32 Stern & Eisenberg

2306-356

429 Tasker St 19148 1st Wd. 1,024 Sq. Ft. BRT# 011296600 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE LOVE, DECEASED C.P. November 2021 No. 858 258530.31 Logs Legal Group LLP

2306-357

4011 Gilham St 19135 55th Wd. 960 Sq. Ft. BRT# 552132800 Improvements: Residential Property
MONIQUE S FERRER A/K/A MONIQUE FERRER C.P. January 2022 No. 901 99717.62 KML Law Group P.C.

2306-358

2358 N 12th St 19133 37th Wd. 1,384 Sq. Ft. BRT# 371234200 Improvements: Residential Property
FIVESIXTY LLC C.P. December 2022 No. 291 182084.51 Weber Gallagher Simpson Stapleton Fires Newby LLP

2306-359

1001 Oakmont St 19111 56th Wd. 1,046 Sq. Ft. BRT# 561371600 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE

SHERIFF'S SALE

OR INTEREST FROM OR UNDER NORMAN W. HILL DECEASED C.P. October 2021 No. 2012 134993.79 Logs Legal Group LLP

2306-360

1543 S Lindenwood St 19143 51st Wd. 825 Sq. Ft. BRT# 512062600 Improvements: Residential Property
MAXINE WILLIAMS, KNOWN HEIR OF MAGGIE BANKS A/K/A MAGGIE BROOKS, DECEASED, VIOLA BANKS, KNOWN HEIR OF MAGGIE BANKS A/K/A MAGGIE BROOKS, DECEASED, UNKNOWN HEIRS SUCCESSORS ASSIGN AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAGGIE BANKS A/K/A MAGGIE BROOKS, DECEASED C.P. September 2019 No. 2167 43297.48 Logs Legal Group LLP

2306-361

2400 N 50th St 19131 52nd Wd. 2,044 Sq. Ft. BRT# 521257200 Improvements: Residential Property
THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER STANFORD H. JAMES, DECEASED C.P. July 2022 No. 2380 354997.83 Hill Wallack LLP

2306-362

9445 Lansford St 19114 57th Wd. 3,590 Sq. Ft. BRT# 572312483 Improvements: Residential Property
JOSEPH W THOMPSON C.P. February 2018 No. 686 181689.98 Logs Legal Group LLP

2306-363

653 N 56th St 19131 4th Wd. 1,253 Sq. Ft. BRT# 0421216000 Improvements: Residential Property
TAMMIE EMMANUEL, CHARLOTTE STOKES C.P. March 2022 No. 150 49039.74 Eisenberg Gold & Agrawal P.C.

2306-364

6133 Jefferson St 19151 34th Wd. 1,492 Sq. Ft. BRT# 342070300 Improvements: Residential Property
THE REAL ESTATE INVESTMENT GROUP LLC A LIMITED LIABILITY COMPANY C.P. November 2022 No. 1282 204942.55 Stern & Eisenberg

2306-365

5924 Weymouth St 19120 35th Wd. 1,266 Sq. Ft. BRT# 352225400 Improvements: Residential Property
OLAYINKA BELL C.P. November 2017 No. 1785 111345.2 Duane Morris LLP

2306-366

7259 Ridge Ave 19128 21st Wd. 11,859 Sq. Ft. BRT# 214137520 Improvements: Residential Property
CHERYL A DOUGAR A/K/A CHERYL DOUGAR C.P. March 2021 No. 1812 127253.74 Hladik Onorato & Federman LLP

2306-367

1208 W Rockland St 19141 49th Wd. 2,264 Sq. Ft. BRT# 491117700 Improvements: Residential Property
MANAWAR ALAM C.P. August 2022 No. 154 77169.17 Manley Deas Kochalski LLC

2306-368

6337 Ditman St 19135 41st Wd. 1,283 Sq. Ft. BRT# 411234000 Improvements: Residential Property
JULIO CRESPO C.P. December 2019 No. 3311 122964.72 Richard M Squire & Associates LLC

2306-369

5707 Hadfield St 19143 51st Wd. 930 Sq. Ft. BRT# 513190600 Improvements: Residential Property
WANTEE BROWNE, IN HIS CAPACITY AS ADMINISTATOR AND HEIR OF THE ESTATE OF NELSON D. BROWNE A/K/A

SHERIFF'S SALE

NELSON BROWNE, NELSON BROWNE, JR IN HIS CAPACITY AS HEIR OF NELSON BROWNE A/K/A NELSON D. BROWNE DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NELSON D. BROWNE C.P. July 2019 No. 3499 105530.64 Robertson Anschutz Schneid Crane & Partners PLLC

2306-370

6142 Tackawanna St 19135 55th Wd. 1,785.92 Sq. Ft. BRT# 552239800 Improvements: Residential Property
BRYAN J GALIE C.P. April 2021 No. 94 70639.22 Hladik Onorato & Federman LLP

2306-371

1530 S Dorrance St 19146 36th Wd. 672 Sq. Ft. BRT# 363194505 Improvements: Residential Property
FINN LAND CORP C.P. February 2023 No. 1034 126185.22 Joseph P Kerrigan, Esq.

2306-372

2228 S Felton St Assessed As 2228 S Felton St 19142 40th Wd. 1,200 Sq. Ft. BRT# 401162700 Improvements: Residential Property Subject to Mortgage
EVAINA BARKLEY C.P. April 2022 No. 2477 65736.49 Barley Snyder LLP

2306-373

6707 Harley St Assessed As 6707 Harley St 19142 40th Wd. 1,638 Sq. Ft. BRT# 406374800 Improvements: Residential Property Subject to Mortgage
WISTERIA Y HARRIS A/K/A WISTERIA HARRIS C.P. July 2022 No. 594 197149.26 Barley Snyder LLP

2306-374

6039 N Park Ave 19141 49th Wd. 2,835 Sq. Ft. BRT# 4932232100 Improvements: Residential Property
CLIFTON LAMONT CONNELLY, AKA CLIFTON L. CONNELLY, A/K/A CLIFTON LAMONT THOMAS, CLAUDE THOMAS, A/K/A CLAUDE E. THOMAS, AUDREY M. THOMAS, A/K/A AUDREY THOMAS C.P. November 2016 No. 1235 91823.91 Manley Deas Kochalski LLC

2306-375

327 S 11th St 19107 5th Wd. 3,531 Sq. Ft. BRT# 871059950 Improvements: Residential Property
HARVEY LEE WEINREBE, ELLIS J REEDER III C.P. December 2022 No. 974 379844.71 Weber Gallagher Simpson Stapleton Fires Newby LLP

2306-376

1223 Spruce St 19107 5th Wd. 3,455 Sq. Ft. BRT# 881518600 Improvements: Residential Property
1223 SPRUCE STREET ASSOCIATES LP C.P. December 2022 No. 973 385224.52 Weber Gallagher Simpson Stapleton Fires Newby LLP

2306-377

1720 W Tioga St 19140 11th Wd. 12,500 Sq. Ft. BRT# 881070771 Improvements: Residential Property
ALL ABOVE LLC C.P. February 2023 No. 2092 306924.79 Kaplin Stewart Meloff Reiter & Stein P.C.

2306-378

9946 Jeanes St 19115 58th Wd. 3,000 Sq. Ft. BRT# 581218000 Improvements: Residential Property Subject to Mortgage
TERESA V GRUMBRECHT, PATRICK J GRUMBRECHT C.P. April 2017 No. 3200 191761.33 Brock & Scott PLLC

2306-379

23 N Millick St 19139 34th Wd. 938 Sq. Ft. BRT# 341112200 Improvements: Residential Property
JACQUELINE WILLIAMS, IN HER CAPACITY AS HEIR OF ELSIE B. WILLIAMS A/K/A ELSIE E. WILLIAMS A/K/A ELSIE WILLIAMS. LINDA WILLIAMS, IN HER

SHERIFF'S SALE

CAPACITY AS HEIR OF ELSIE B. WILLIAMS A/K/A ELSIE E. WILLIAMS A/K/A ELSIE WILLIAMS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE B. WILLIAMS A/K/A ELSIE WILLIAMS, DECEASED C.P. October 2019 No. 267 22967.81 Brock & Scott PLLC

2306-380

6137 Marseden St 19135 41st Wd. 1600 Sq. Ft. BRT# 411263400 Improvements: Residential Property
NICOLE M BUCHANAN C.P. May 2022 No. 2332 149724.08 Richard M Squire & Associates LLC

2306-381

3822 Salina Rd 19154 58th Wd. 1870 Sq. Ft. BRT# 662556000 Improvements: Residential Property
KELLY J FARRELL C.P. May 2021 No. 2023 196972.2 Richard M Squire & Associates LLC

2306-382

25 N Felton St 19139 34th Wd. 885 Sq. Ft. BRT# 341239900 Improvements: Residential Property
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF DEBORAH MCGREGOR A/K/A DEBORAH J. MCGREGOR DECEASED C.P. December 2022 No. 937 15923.42 Law Offices Of Gregory Javardian LLC

2306-383

1044 S Paxon St 19143 51st Wd. 1,013 Sq. Ft. BRT# 511188900 Improvements: Residential Property
DARRIN MANNING, PERSONAL REPRESENTATIVE OF THE ESTATE OF JEAN MANNING, DECEASED C.P. December 2019 No. 82 18080.3 Law Offices Of Gregory Javardian LLC

2306-384

6108 Locust St 19139 3rd Wd. 1,232 Sq. Ft. BRT# 031096100 Improvements: Residential Property
ALICE WORTHEY C.P. August 2019 No. 3191 42093 Manley Deas Kochalski LLC

2306-385

3435 B St 19134 7th Wd. 1,286 Sq. Ft. BRT# 073110400 Improvements: Residential Property
DIAN J. PALACIO, SOLELY IN HER CAPACITY AS HEIR OF BALBINO PALACIO ROA, A/K/A BALBINO E. PALACIO, A/K/A BALBINO EDUARDO PALACIO-ROA DECEASED, UNKNOWN HEIRS, SUCCESSORS AND/OR ASSIGNS OF BALBINO PALACIO ROA, A/K/A BALBINO E. PALACIO, A/K/A BALBINO EDUARDO PALACIO-ROA, DECEASED C.P. December 2018 No. 3519 33110.5 Pressman & Doyle LLC

2306-386

2023 Snyder Ave 19145 48th Wd. 1500 Sq. Ft. BRT# 481134500 Improvements: Residential Property
KHALIL RAINES, BERNADETTE RAINES C.P. August 2010 No. 953 1000000 Lopez Thompson Firm

2306-387A

1702 Cecil B Moore Ave 19121 47th Wd. 1,440 Sq. Ft. BRT# 871403235 Improvements: Residential Property Subject to Mortgage
Subject to Rent
WILLMINGTON EQUITIES LLC C.P. August 2022 No. 3234 1242821.5 Weir Greenblatt Pierce LLP

2306-387B

1704 Cecil B Moore Ave 19121 47th Wd. 1,400 Sq. Ft. BRT# 881147824 Improvements: Residential Property Subject to Mortgage
Subject to Rent
WILMINGTON EQUITIES LLC C.P. August 2022 No. 3234 1242821.5 Weir Greenblatt Pierce LLP

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at 215-557-2321 Email : jmcullough@alm.com