

Sheriff’s Sale Notices for June 7, 2022

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>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, June 7, 2022 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, which are incurred by the Sheriff. Please be advised</p>	<p>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 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 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.</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>PAMELA R. PITTS C.P. March 2020 No. 1641 \$159,411.91 RAS Citron, LLC.</p> <p>2206-302 4774 Loring St 19136-4107 65th Wd. 946 Sq. Ft. BRT# 651028500 Improvements: Residential Property DAVID CONNOR A/K/A DAVID E. CONNOR, SHIRLEE E. COUNTS-CONNOR C.P. March 2020 No. 1413 \$96,137.38 RAS Citron, LLC.</p> <p>2206-303 429 Unruh Ave a/k/a 429 Unruh Street 19111-4631 35th Wd. 1,092 Sq. Ft. BRT# 353129000 Improvements: Residential Property GERALDINE MORGAN, EDWARD MORGAN C.P. September 2017 No. 587 \$175,963.87 Brock & Scott PLLC.</p> <p>2206-304 1211 Faunce St 19111-2720 56th Wd. 2,616 Sq. Ft. BRT# 561401200 Improvements: Residential Property DONNA MARIE GARVIN, DANIEL GARVIN C.P. March 2015 No. 480 \$113,847.05 Brock & Scott PLLC.</p> <p>2206-305 2123 N 59th St 19131-3001 52nd Wd. 1,408 Sq. Ft. BRT# 522254800 Improvements: Residential Property WILLIAM CARTER A/K/A WILLIAM P. CARTER C.P. October 2016 No. 4502 \$103,123.77 Brock & Scott PLLC.</p> <p>2206-306 4713 N 3rd St 19120-4101 42nd Wd. 1,023 Sq. Ft. BRT# 422429600 Improvements: Residential Property DIETRA C. SHOTER C.P. December 2016 No. 2202 \$79,080.95 Brock & Scott PLLC.</p> <p>2206-307 624 Wynnewood Rd 19151-3843 34th Wd. 2,500 Sq. Ft. BRT# 344223300 Improvements: Residential Property TARIE D. POWELL C.P. July 2017 No. 3196 \$131,114.99 Brock & Scott PLLC.</p> <p>2206-308 2620 N 33rd St 19132-2812 28th Wd. 1,410 Sq. Ft. BRT# 282253800 Improvements: Residential Property TERRENCE D. GREEN A/K/A TERRENCE GREEN C.P. December 2019 No. 3897 \$22,477.84 Brock & Scott PLLC.</p> <p>2206-309 1035 E Gorgas Ln 19150-3016 50th Wd. 2,830 Sq. Ft. BRT# 502420800 Improvements: Residential Property Subject to Mortgage WANDA MIAL C.P. September 2018 No. 3603 \$27,868.39 The Law Office of Gregory Javardian.</p> <p>2206-310 5819 Ellsworth St 19143-3015 3rd Wd. 1,975 Sq. Ft. BRT# 33131000 Improvements: Residential Property JOHNNETT LOGUIDICE C.P. October 2017 No. 1471 \$100,510.43 Obermayer Rebmann Maxwell & Hippel LLP.</p> <p>2206-311 1627 S 8th St 19148-1214 1st Wd. 2,415 Sq. Ft. BRT# 12189600 Improvements: Residential Property TONU VUONG, STACEY VUONG (INTERVENOR) C.P. October 2017 No. 227 \$357,582.18 Brock & Scott PLLC.</p> <p>2206-312 1328 Greeby St 19111-5527 53rd Wd. 2,693 Sq. Ft. BRT# 531142000 Improvements: Residential Property CHARLES A.J HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHAIM MARGOLIN, DECEASED C.P. October 2019 No. 3465 \$168,202.04 The Law Office of Gregory Javardian.</p> <p>2206-313 3658 Canby Dr 19154-2008 66th Wd. 2,417 Sq. Ft. BRT# 663388700 Improvements: Residential Property CHERYL NASO, IN HER CAPACITY AS HEIR OF CANDYCE M. HOLMSTRUP, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CANDYCE</p>	<p>M. HOLMSTRUP C.P. March 2021 No. 3088 \$80,964.41 Robertson, Anschutz, Schneid, Crane & Partners, PLLC.</p> <p>2206-314 3060 N 5th St 19133-2809 19th Wd. 1,296 Sq. Ft. BRT# 885849080 Improvements: Residential Property HWAL CHUN CHO, HAW SUCK CHO C.P. August 2019 No. 4493 \$59,434.77 The Law Office of Gregory Javardian.</p> <p>2206-315 139 S 61st St 19139-3043 3rd Wd. 1,208 Sq. Ft. BRT# 31171400 Improvements: Residential Property LANETTE WHITTED, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF LILLIAN WHITTED, ZSAVETTE WHITTED, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF LILLIAN WHITTED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LILLIAN WHITTED, DECEASED C.P. March 2019 No. 3815 \$59,492.14 LOGS Legal Group LLP.</p> <p>2206-316 2740 Miifflin St 19145-2516 48th Wd. 1,325 Sq. Ft. BRT# 482042300 Improvements: Residential Property SABRINA HALL, IN HER CAPACITY AS HEIR OF JAMES D. HALL, SR A/K/A JAMES HALL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JAMES D. HALL SR, A/K/A JAMES HALL, DECEASED, CHARLOTTE RENEE HALL, IN HER CAPACITY AS HEIR OF JAMES D. HALL, SR. A/K/A JAMES HALL SR, DECEASED, JAMES D. HALL, JR., IN HIS CAPACITY AS HEIR OF JAMES D. HALL, SR. A/K/A JAMES HALL A/K/A JOHN D. HALL SR., DECEASED C.P. June 2018 No. 3320 \$236,214.11 Brock & Scott PLLC.</p> <p>2206-317 2216 Bowler St 19115-3320 58th Wd. 3,063 Sq. Ft. BRT# 581061320 Improvements: Residential Property MICHAEL JOSEPH LAMOND, IN HIS CAPACITY AS HEIR OF DOLORES CARDINAL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES CARDINAL, DECEASED C.P. June 2015 No. 1999 \$157,642.23 LOGS Legal Group LLP.</p> <p>2206-318 4035 Meridian St 19136-3119 65th Wd. 2,698 Sq. Ft. BRT# 651158800 Improvements: Residential Property ALEXANDER KIPPERMAN, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF HAYWOOD B. NEUBY, JR. A/K/A HAYWOOD B NEUBY, BRITTANY PESCATOR, IN HER CAPACITY AS HEIR OF THE ESTATE OF HAYWOOD B. NEUBY, JR A/K/A HAYWOOD B NEUBY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HAYWOOD B. NEUBY, JR A/K/A HAYWOOD B NEUBY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA J. RIOS-NEUBY A/K/A LINDA J. RIOS, DECEASED C.P. January 2019 No. 2210 \$149,043.12 Brock & Scott PLLC.</p> <p>2206-319 633 W Olney Ave 19120-2219 61st Wd. 2,475 Sq. Ft. BRT# 612009100 Improvements: Residential Property ANTHONY COBB C.P. May 2013 No. 2365 \$113,433.38 LOGS Legal Group LLP.</p> <p>2206-320 5723 N Beechwood St 19138-2801 42nd Wd. 926 Sq. Ft. BRT# 172493900 Improvements: Residential Property ERIC MALCOLM, EXECUTOR OF THE ESTATE OF WALTER L. MALCOLM, JR</p>	<p>A/K/A WALTER A/K/A WALTER MALCOLM, JR DECEASED C.P. May 2019 No. 172 \$83,577.81 LOGS Legal Group LLP.</p> <p>2206-321 2817 N 28th St 19132-2512 38th Wd. 1,410 Sq. Ft. BRT# 381254700 Improvements: Residential Property UNKNOWN HEIRS OF MOLLY HAIRSTON C.P. September 2019 No. 1439 \$101,617.54 KML Law Group, P.C..</p> <p>2206-322 597 Alcott St 19120-1235 35th Wd. 1,028 Sq. Ft. BRT# 352079300 Improvements: Residential Property KALA ALLEN C.P. June 2019 No. 6302 \$74,478.95 KML Law Group, P.C..</p> <p>2206-323 2040 Webster St 19146-1337 30th Wd. 560 Sq. Ft. BRT# 301166100 Improvements: Residential Property GREGORY TATE C.P. March 2018 No. 3191 \$172,529.18 KML Law Group, P.C..</p> <p>2206-324 4523 Marple St 19136-3715 65th Wd. 1,117 Sq. Ft. BRT# 651110700 Improvements: Residential Property DONNA PRENDERGAST, MICHAEL SIEMIEN C.P. January 2015 No. 2895 \$65,429.24 KML Law Group, P.C..</p> <p>2206-325 4704 Tacony St 19137-1124 45th Wd. 1,600 Sq. Ft. BRT# 453425800 Improvements: Residential Property JACQUELINE CASTILLO C.P. February 2018 No. 1812 \$111,452.62 KML Law Group, P.C..</p> <p>2206-326 3514 Sussex Ln 19114-1814 66th Wd. 2,681 Sq. Ft. BRT# 661203800 Improvements: Residential Property MARGARET PIATKOWSKI C.P. January 2019 No. 1848 \$133,944.63 KML Law Group, P.C..</p> <p>2206-327 1853 S Sartain St 19148-2113 39th Wd. 696 Sq. Ft. BRT# 394584300 Improvements: Residential Property CARLO ALTIERI, SUSAN ALTIERI C.P. August 2017 No. 1413 \$235,158.26 KML Law Group, P.C..</p> <p>2206-328 3025 Redner St 19121-3509 30th Wd. 843 Sq. Ft. BRT# 292220600 Improvements: Residential Property CHARLES KANE C.P. November 2016 No. 2989 \$155,393.82 KML Law Group, P.C..</p> <p>2206-329 5814 N Howard St 19120-2416 61st Wd. 1,240 Sq. Ft. BRT# 612451000 Improvements: Residential Property DONALD J. YOUNG, JR AS ADMINISTRATOR OF THE ESTATE OF ANNA STRICKLAND, DECEASED C.P. July 2014 No. 2779 \$46,369.09 KML Law Group, P.C..</p> <p>2206-330 1312 Wells St 19111-4922 53th Wd. 1,170 Sq. Ft. BRT# 532016200 Improvements: Residential Property SHAHID BLEVINS C.P. June 2019 No. 7364 \$88,519.75 KML Law Group, P.C..</p> <p>2206-331 2224 N Wanamaker St 19131-2213 52nd Wd. 1,280 Sq. Ft. BRT# 522237100 Improvements: Residential Property LA’KIA S. ABEL C.P. July 2019 No. 1905 \$170,357.53 KML Law Group, P.C..</p> <p>2206-332 781 S 3rd St 19147-3325 2nd Wd. 1,233 Sq. Ft. BRT# 22134300 Improvements: Residential Property ALEXANDRA SAVU C.P. July 2019 No. 1440 \$292,838.81 KML Law Group, P.C..</p> <p>2206-333 1119 Rising Sun Ave 19140-5307 43rd Wd. 1,509 Sq. Ft. BRT# 431053700 Improvements: Residential Property THE UNKNOWN HEIRS OF DOROTHY E. THORNTON DECEASED C.P. October 2020 No. 692 \$20,111.25 KML Law Group, P.C..</p>

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<p>2206-334 9503 Meadowbrook Ave 19118-2625 9th Wd. 16,225 Sq. Ft. BRT# 91239500 Improvements: Residential Property JUDITH B. WESSELL, JULIAN C. WESSELL III C.P. March 2018 No. 1240 \$493,468.06 KML Law Group, P.C..</p>	<p>2206-347 6629 N Gratz St 19126-2633 10th Wd. 1,472 Sq. Ft. BRT# 101099300 Improvements: Residential Property Subject to Mortgage CHEYENNE D. LIPSEY A/K/A CHEYENNE D. BENJAMIN, SHAWN BENJAMIN A/K/A SHAWN H. BENJAMIN, THE UNITED STATES OF AMERICA C.P. November 2019 No. 1453 \$96,786.78 Stern & Eisenberg PC.</p>	<p>2206-355 1712 W 65th Ave 19126 17th Wd. 1,440 Sq. Ft. BRT# 171351000 Improvements: Residential Property 99 SOLUTIONS LLC, ANTHONY REDLEY, GUARANTOR C.P. November 2020 No. 589 \$187,223.96 KML Law Group, P.C. (1).</p>	<p>2206-367 3253 Tampa St 19134-1812 33rd Wd. 902 Sq. Ft. BRT# 331268000 Improvements: Residential Property MARISOL CORDERO, VALENTINA SEVILLA C.P. January 2020 No. 2004 \$34,276.84 KML Law Group, P.C..</p>	<p>1,180 Sq. Ft. BRT# 171257200 Improvements: Residential Property MONIQUE MARSHALL, CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF WILLIAM PALMER, SR A/K/A WILLIAM PALMER, DECEASED, WILLIAM PALMER, JR CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF THE ESTATE OF WILLIAM PAKMER, SR A/K/A WILLIAM PALMER, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTERNET FROM OR UNDER CHRISTINE ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN, SR A/K/A CHRISTINE CORLEY, DECEASED, JAMES E. ZIMMERMAN KNOWN HEIR OF CHRISTINE ZIMMERMAN A/K/A CHRISTINE CORLEY, DECEASED, ALLAN ZIMMERMAN, KNOWN HEIR OF CHRISTINE ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN, SR. A/K/A CHRISTINE CORLEY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM PLAMER, SR A/K/A WILLIAM PALMER, DECEASED, CHRISTINE ZIMMERMAN, IN HER CAPACITY AS HEIR OF CHRISTINE ZIMMERMAN A/K/A CHRISTINE ZIMMERMAN, SR A/K/A CHRISTINE CORLEY, DECEASED C.P. April 2019 No. 1742 \$59,250.62 LOGS Legal Group LLP.</p>
<p>2206-335 3125 Ruth St 19134-3132 25th Wd. 1,048 Sq. Ft. BRT# 252555200 Improvements: Residential Property JACOB TSIRKIN, JANET PIVOVAROVA C.P. March 2021 No. 1576 \$57,836.72 Parker McCay, Pa.</p>	<p>2206-348 2125 Stenton Ave 19138-2509 10th Wd. 1,273 Sq. Ft. BRT# 102338300 Improvements: Residential Property Subject to Mortgage ANDRE RAYNOR, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BRENDA C. RAYNOR A/K/A BRENDA CELESTINE RAYNOR, EIONNA A. RAYNOR, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BRENDA C. RAYNOR A/K/A BRENDA CELESTINE RAYNOR, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRENDA C. RAYNOR A/K/A BRENDA CELESTINE RAYNOR A/K/A BRENDA CELESTINE RAYNOR, DECEASED C.P. August 2018 No. 266 \$44,986.49 Stern & Eisenberg PC.</p>	<p>2206-356 2655 Massey St 19142 40th Wd. 1,240 Sq. Ft. BRT# 406118300 Improvements: Residential Property KEMP CARTER C.P. June 2019 No. 6732 \$80,618.69 KML Law Group, P.C. (1).</p>	<p>2206-368 5903 Frontenac St 19149-3632 53rd Wd. 1,706 Sq. Ft. BRT# 531266800 Improvements: Residential Property ANGEL L MATOS C.P. October 2019 No. 1445 \$81,012.70 KML Law Group, P.C. (1).</p>	
<p>2206-336 4338 Chippendale Streeta/k/aChippendale Avenue 19136 65th Wd. 1,200 Sq. Ft. BRT# 651122300 Improvements: Residential Property YVONNE GIBBS, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF STEVEN GIBBS, DECEASED C.P. April 2016 No. 2747 \$48,689.96 LOGS Legal Group LLP.</p>	<p>2206-349 4830 A St 19120-3941 42nd Wd. 1,669 Sq. Ft. BRT# 421292600 Improvements: Residential Property WESLEY THOMAS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAISY HALL, UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAISY HALL, DECEASED, REGINA PATRICIA HALL, KNOWN HEIR OF DAISY HALL, FATIMA CHARMAINE HALL, KNOWN HEIR OF DAISY HALL, LAKITA MONIQUE HALL, KNOWN HEIR OF DAISY HALL, ESTATE OF DAISY HALL C.P. March 2013 No. 3529 \$37,930.07 RAS Citron, LLC.</p>	<p>2206-357 229 E Cliveden St 19119-2312 22nd Wd. 2,542 Sq. Ft. BRT# 221045500 Improvements: Residential Property NANCY B. SQUIRES C.P. April 2019 No. 2128 \$130,535.60 KML Law Group, P.C. (1).</p>	<p>2206-369 4015 Claridge St 19124-5308 33rd Wd. 969 Sq. Ft. BRT# 332349900 Improvements: Residential Property DARIUS JOHNS C.P. April 2018 No. 1343 \$96,212.97 KML Law Group, P.C..</p>	
<p>2206-337 5438 N Fairhill St 19120-2711 61st Wd. 2,525 Sq. Ft. BRT# 612293600 Improvements: Residential Property JAMAR H. YOUNG AKA JAMAR YOUNG C.P. March 2020 No. 2767 \$63,348.09 KML Law Group, P.C..</p>	<p>2206-350 7302 Cresheim Rd 19119-4106 9th Wd. 1,038 Sq. Ft. BRT# 888200034 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRM OR ASSOCIATION CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER VALYRIE PATTON A/K/A VALYRIE LORRINE PATTON A/K/A VALERIE PATTON A/K/A VALERIE PATTON, SHARON A CUFFEE, IN HER CAPACITY AS HEIR OF THE ESTATE OF VALYRIE PATTON A/K/A VALYRIE LORRINE PATTON A/K/A VALERIE PATTON, SANDRA D. HILLER, IN HER CAPACITY AS HEIR OF THE ESTATE OF VALYRIE PATTON A/K/A VALYRIE LORRINE PATTON A/K/A VALERIE PATTON, PAMELA E. PAIGE, IN HER CAPACITY AS HEIR OF THE ESTATE OF VALYRIE PATTON A/K/A VALYRIE LORRINE PATTON C.P. November 2019 No. 1126 \$126,361.62 Parker McCay.</p>	<p>2206-358 7870 Anita Dr 19111-2808 56th Wd. 5,320 Sq. Ft. BRT# 561095200 Improvements: Residential Property ANGEL ALMONTE C.P. April 2018 No. 512 \$73,685.25 KML Law Group, P.C..</p>	<p>2206-370 245 E Durham St 19119-1825 22nd Wd. 1,989 Sq. Ft. BRT# 222166100 Improvements: Residential Property DIEGO FERRER, STEPHANIE FERRER C.P. August 2019 No. 1595 \$231,081.03 KML Law Group, P.C. (1).</p>	
<p>2206-338 1628 West Sparks Street, a/k/a 1628 Sparks Street 19141 17th Wd. 1,980 Sq. Ft. BRT# 171271200 Improvements: Residential Property JAMES NELSON C.P. December 2019 No. 2965 \$99,818.23 Brock & Scott PLLC.</p>	<p>2206-351 129 Marita St 19116-2312 58th Wd. 4,821 Sq. Ft. BRT# 582280800 Improvements: Residential Property LISA IOVANISCI, DAVID A. IOVANISCI C.P. May 2019 No. 1187 \$244,012.44 KML Law Group, P.C. (1).</p>	<p>2206-359 3647 Richmond St 19134-6223 45th Wd. 864 Sq. Ft. BRT# 451138300 Improvements: Residential Property JAMES DONADIO C.P. September 2020 No. 1858 \$240,302.75 KML Law Group, P.C..</p>	<p>2206-371 5451 N 6th St 19120-2705 61st Wd. 1,405 Sq. Ft. BRT# 612281400 Improvements: Residential Property TONY B. JENKINS JR C.P. October 2020 No. 878 \$50,207.74 KML Law Group, P.C..</p>	
<p>2206-339 2233 N Gratz St 19132-4336 16th Wd. 656 Sq. Ft. BRT# 162043700 Improvements: Residential Property WILLIAM L. KIRKPATRICK C.P. January 2020 No. 3420 \$100,836.40 KML Law Group, P.C..</p>	<p>2206-352 3053 A St 19134-2803 7th Wd. 952 Sq. Ft. BRT# 71372900 Improvements: Residential Property FRANCISCO N. RIVERA JR, AKA FRANCESICO RIVERA C.P. February 2020 No. 1989 \$20,054.88 KML Law Group, P.C. (1).</p>	<p>2206-360 3819 N 7th St 19140-3203 43rd Wd. 1,360 Sq. Ft. BRT# 432279000 Improvements: Residential Property ERIC MANUEL GUZAN SOLELY IN HIS CAPACITY AS HEIR OF HERIBERTO GUZMAN DECEASED, THE UNKNOWN HEIRS OF HERIBERTO GUZMAN DECEASED C.P. November 2019 No. 203 \$56,223.13 KML Law Group, P.C..</p>	<p>2206-372 1013 Slocum St 19150 50th Wd. 1,474 Sq. Ft. BRT# 502393600 Improvements: Residential Property CATHERINE A. ADAMS C.P. November 2018 No. 2463 \$157,771.07 McCabe, Weisberg & Conway, LLC.</p>	
<p>2206-340 5635 Westminster Ave 19131-4828 4th Wd. 825 Sq. Ft. BRT# 42183200 Improvements: Residential Property Subject to Mortgage SHARON GREENE C.P. January 2020 No. 2890 \$40,221.94 Stern & Eisenberg PC.</p>	<p>2206-353 5820 Weymouth St 19120-1137 35th Wd. 1,377 Sq. Ft. BRT# 352222400 Improvements: Residential Property THE UNKOWN HEIRS OF GEORGE WILLIAMS DECEASED C.P. August 2020 No. 667 \$98,671.41 KML Law Group, P.C. (1).</p>	<p>2206-361 2709 E Country Club Rd 19131-2831 52nd Wd. 2,596 Sq. Ft. BRT# 521371100 Improvements: Residential Property CHARLES BURROUGHS III C.P. April 2019 No. 1171 \$205,371.06 KML Law Group, P.C..</p>	<p>2206-373 1601 Worrell Street a/k/a 1601 East Worrell 19124-4425 33rd Wd. 1,339 Sq. Ft. BRT# 332039205 Improvements: Residential Property FELIX A DEMURO C.P. October 2016 No. 1486 \$151,386.57 KML Law Group, P.C. (1).</p>	
<p>2206-341 2531 S Philip St 19148-4722 39th Wd. 971 Sq. Ft. BRT# 391299800 Improvements: Residential Property WILLIAM BROWN A/K/A WILLIAM LOUIS BROWN, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF KATHERINE DUGAN A/K/A KATHERINE P. DUGAN C.P. February 2020 No. 2472 \$48,850.64 Brock & Scott PLLC.</p>	<p>2206-354 2527 W Harold St 19132-3608 28th Wd. 1,096 Sq. Ft. BRT# 281323400 Improvements: Residential Property VERON ACKRIDGE A/K/A VERNON ACKRIDGE, LORENZO BAILEY C.P. September 2018 No. 2614 \$33,610.19 KML Law Group, P.C. (1).</p>	<p>2206-362 5131 N 12th St 19141-2810 49th Wd. 2,105 Sq. Ft. BRT# 493114600 Improvements: Residential Property JEANNETTEA KNIGHT IN HER CAPACITY AS HEIR OF BERTHA MCMOORE, DECEASED, WARDELL MCMOORE JR., SOLELY IN HIS CAPACITY AS HEIR OF BERTHA MCMOORE, DECEASED C.P. August 2019 No. 4487 \$100,440.99 KML Law Group, P.C..</p>	<p>2206-374 1214 Shackamaxon St 19125-3914 18th Wd. 1,500 Sq. Ft. BRT# 181021700 Improvements: Residential Property WILLIAM J. FULLER JR. KNOWN SURVIVING HEIR OF ANNA CHAMBERS, MICHAEL J. FULLER KNOWN SURVIVING HEIR OF ANNA CHAMBERS, SAMANTHA FULLER KNOWN SURVIVING HEIR OF ANNA CHAMBERS, JAMES MICHAEL FULLER KNOWN SURVIVING HEIR OF ANNA CHAMBERS, DAVID H. FULLER JR. KNOWN SURVIVING HEIR OF ANNA CHAMBERS, UNKNOWN SURVIVING HEIRS OF ANNA CHAMBERS C.P. February 2019 No. 3016 \$210,006.54 McCabe, Weisberg & Conway, LLC.</p>	
<p>2206-342 1921 Tasker St 19145-1429 36th Wd. 917 Sq. Ft. BRT# 363061900 Improvements: Residential Property Subject to Mortgage NICHOLLA ANDERSON C.P. May 2014 No. 3511 \$89,010.43 Stern & Eisenberg PC.</p>		<p>2206-363 8616 Fayette St 19150-1904 50th Wd. 1,454 Sq. Ft. BRT# 502304400 Improvements: Residential Property LYNNISE CULLER SOLELY AS ADMINISTRATRIX OF THE ESTATE OF TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED, RAHMAN A. HAKIM SOLELY AS HEIR TO TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED, AND ALL UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER, KIA T. HAKIM-LEWIS INDIVIDUALLY AND AS HEIR TO TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED C.P. April 2016 No. 2221 \$49,516.62 KML Law Group, P.C..</p>	<p>2206-375 2445 S 9th St 19148-3715 39th Wd. 1,070 Sq. Ft. BRT# 393419800 Improvements: Residential Property CHARLES A.J HALPIN III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOANN RAFFA A/K/A JOANN D. RAFFA, DECEASED C.P. October 2021 No. 2284 \$18,635.26 The Law Office of Gregory Javardian.</p>	
<p>2206-343 6706 Ditman St 19135-2222 41st Wd. 2,250 Sq. Ft. BRT# 412346600 Improvements: Residential Property CHRISTOPHER G. TINGLEY C.P. June 2019 No. 7315 \$85,244.39 The Law Office of Gregory Javardian.</p>		<p>2206-364 5842 Spruce St 19139-3832 60th Wd. 1,232 Sq. Ft. BRT# 604168100 Improvements: Residential Property DORIS L KELLAM, TYRONE NORWOOD C.P. November 2018 No. 835 \$43,973.13 LOGS Legal Group LLP.</p>	<p>2206-376 6613 N Smedley St 19126-2757 10th Wd. 1,416 Sq. Ft. BRT# 101033500 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF NANDELL BROWN, BRIAN K. HILL A/K/A BRIAN HILL KNOWN SURVIVING HEIRS OF NANDELL BROWN, TOBIE HILL KNOWN SURVIVING HEIRS OF NANDELL BROWN, KIM HILL KNOWN SURVIVING HEIRS OF NANDELL BROWN, ANTHONY HILL, KNOWN SURVIVING HEIR OF NANDELL BROWN C.P. December 2017 No. 559 \$58,102.27 McCabe, Weisberg & Conway, LLC.</p>	
<p>2206-344 6056 Callowhill St 19151-4317 34th Wd. 1,710 Sq. Ft. BRT# 341042400 Improvements: Residential Property Subject to Mortgage TYRAIL FREDERICK STEWART, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CINDY STEWART, DECEASED C.P. July 2019 No. 4648 \$84,154.51 Stern & Eisenberg PC.</p>		<p>2206-365 1627 S Ringgold St 19145-1312 36th Wd. 728 Sq. Ft. BRT# 364156800 Improvements: Residential Property DARRELL RUSSELL SOLELY IN HIS CAPACITY AS HEIR OF JOAN L. RUSSELL DECEASED C.P. May 2019 No. 9303 \$173,804.18 KML Law Group, P.C..</p>	<p>2206-377 2865 N Garnet St 19132-2620 11th Wd. 1,280 Sq. Ft. BRT# 111232200 Improvements: Residential Property TABATHA JONES, KNOWN SERVIVING HEIR OF LEODUS JONES, GREGORY SCHELL, KNOWN SERVIVING HEIR OF LEODUS JONES, FREMILO JONES, KNOWN SERVIVING HEIR OF LEODUS JONES, ADRIENNE REDDEN, KNOWN SERVIVING HEIR OF LEODUS JONES, UNKNOWN KNOWN SERVIVING HEIR OF LEODUS JONES C.P. May 2018 No. 3535 \$152,845.94 McCabe, Weisberg & Conway, LLC.</p>	
<p>2206-345 210 Locust St 19106-3908 9th Wd. 683 Sq. Ft. BRT# 888052115 Improvements: Residential Property MAUREEN FLANIGAN C.P. April 2017 No. 2745 \$106,053.75 Parker McCay, Pa.</p>		<p>2206-366 3221 N 15th St 19140-5001 38th Wd. 2,220 Sq. Ft. BRT# 112162100 Improvements: Residential Property UNKOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF OLIVIA DORSEY C.P. May 2021 No. 1125 \$14,410.64 Manley Deas Kochalski LLC.</p>	<p>2206-378 2038 W Spencer St 19138-2445 17th Wd.</p>	
<p>2206-346 3035 N Taney St 19132-1241 38th Wd. 649 Sq. Ft. BRT# 381192200 Improvements: Residential Property Subject to Mortgage WILLIE HOWARD IN HIS CAPACITY AS HEIR OF PHYLLIS MONGTOMERY A/K/A PHYLLIS R. MONGTOMERY, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PHYLLIS MONGTOMERY A/K/A PHYLLIS R. MONGTOMERY, DECEASED C.P. August 2019 No. 3433 \$14,090.90 Stern & Eisenberg PC.</p>				<p>2206-382 5039 N 9th St 19141-3914 49th Wd. 1,466 Sq. Ft. BRT# 491287600 Improvements: Residential Property BARBARA BEAUFORT, ADMINISTRATRIX OF THE ESTATE OF GUNZER L. BEAUFORT, VICTOR COATES, SHAVONDA MCCLELLAN, UNITED STATES DEPARTMENT OF JUSTICE C.P. April 2019 No. 2481 \$106,639.20 LOGS Legal Group LLP.</p>
				<p>2206-383 9815 Dungan Rd 19115 58th Wd. 3,786 Sq. Ft. BRT# 581380900 Improvements: Residential Property OLEG KANIVETS C.P. January 2020 No. 3098 \$185,310.26 Romano, Garubo & Argentieri.</p>
				<p>2206-384 1652 Washington Ln 19138 10th Wd. 1,500 Sq. Ft. BRT# 102273600 Improvements: Residential Property CARLA L. DAIS, KNOWN SURVIVING HEIR OF CARL DAIS, UNKNOWN SURVIVING HEIRS OF CARL DAIS C.P. February 2019 No. 1014 \$170,519.04 McCabe, Weisberg & Conway, LLC.</p>
				<p>2206-385 31 N 58th St 19139-2410 4th Wd. 1,296 Sq. Ft. BRT# 42084700 Improvements: Residential Property JOSEPH JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, STEVEN JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, UNKNOWN SURVIVING HEIRS OF ELIZABETH BAKER C.P. February 2019 No. 87 \$71,982.16 McCabe, Weisberg & Conway, LLC.</p>
				<p>2206-386 171 E Walnut Ln 19144-2004 59th Wd. 8,250 Sq. Ft. BRT# 592073000 Improvements: Residential Property Subject to Mortgage WILLIAM STONE, JR. PERSONAL REPRESENTATIVE OF THE ESTATE OF NATHAN STONE, DECEASED C.P. November 2021 No. 2495 \$30,460.79 The Law Office of Gregory Javardian.</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2206-387 2739-41 Pratt St 19137-2103 45th Wd. 2,344 Sq. Ft. BRT# 453146600 Improvements: Residential Property DONNA L. WHITEHOUSE C.P. October 2018 No. 1558 \$116,484.02 The Law Office of Gregory Javardian.</p>	<p>L. LINDSAY, UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINNETTE L. LINDSAY C.P. July 2019 No. 1107 \$23,227.13 RAS Citron, LLC.</p>	<p>SON C.P. May 2018 No. 3270 \$53,897.28 Brock & Scott PLLC.</p>	<p>Duane Morris LLP.</p>	<p>2206-429 8030 Ditman St #82n a/k/a Unit 82n 19136-4402 65th Wd. 0 Sq. Ft. BRT# 888650982 Improvements: Residential Property SKIPPY SCULLY C.P. February 2015 No. 1476 \$45,308.34 Clemons Richter & Reiss.</p>
<p>2206-388 2235 W Ontario St 19140-4712 38th Wd. 1,520 Sq. Ft. BRT# 112069800 Improvements: Residential Property Subject to Mortgage LINDA WARREN C.P. December 2018 No. 435 \$26,542.84 Milstead & Associates LLC.</p>	<p>2206-399 855 E Cornwall St 19134-1905 33rd Wd. 1,029 Sq. Ft. BRT# 331126800 Improvements: Residential Property EDILBERTO ROSADO-CRUZ SOLELY IN HIS CAPACITY AS HEIR OF LADISLA CRUZ, DECEASED. THE UNKNOWN HEIRS OF LADISLA CRUZ, DECEASED C.P. June 2019 No. 7212 \$25,314.52 KML Law Group, P.C. (1).</p>	<p>2206-409 5345 Oakland St 19124-1221 62nd Wd. 1,645 Sq. Ft. BRT# 21405600 Improvements: Residential Property ANTHONY T. WARREN C.P. July 2019 No. 3957 \$97,896.51 KML Law Group, P.C..</p>	<p>2206-420 6851 Chester Ave 19142-1206 62nd Wd. 987 Sq. Ft. BRT# 403235700 Improvements: Residential Property SHAY JOHNSON, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE AND HEIR OF THE ESTATE OF VALORIE JOHNSON A/K/A VALERIE Y. JOHNSON A/K/A VALORIE Y. JOHNSON, MILTON D. JOHNSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF VALORIE JOHNSON A/K/A VALERIE Y. JOHNSON A/K/A VALORIE Y. JOHNSON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VALORIE JOHNSON A/K/A VALERIE Y. JOHNSON A/K/A VAL-ORIE Y. JOHNSON C.P. February 2019 No. 2743 \$101,247.04 Brock & Scott PLLC.</p>	<p>2206-430 1804 Bainbridge St 19146-1807 30th Wd. 2,000 Sq. Ft. BRT# 301059000 Improvements: Residential Property Subject to Mortgage JULIETT BARZILAYEVA A/K/A BAR-ZILAYEV C.P. August 2019 No. 558 \$153,926.03 Alan L. Frank Law Associates, P.C..</p>
<p>2206-389 1908 Stanwood St 19152-2621 56th Wd. 2,849 Sq. Ft. BRT# 562044700 Improvements: Residential Property EDNA SANDINE C.P. July 2019 No. 2314 \$175,273.82 Stern & Eisenberg PC.</p>	<p>2206-400 256 W Champlost Ave 19120-1810 61st Wd. 1,101 Sq. Ft. BRT# 612150400 Improvements: Residential Property Subject to Mortgage WAVE REALTY LLC C.P. July 2019 No. 4238 \$126,902.67 Brown McGarry Nimeroff LLC.</p>	<p>2206-410 5225 N 15th St 19141-1601 17th Wd. 1,806 Sq. Ft. BRT# 172044600 Improvements: Residential Property LOUISE MILBURN C.P. October 2018 No. 744 \$109,715.51 Brock & Scott PLLC.</p>	<p>2206-421 8030 Ditman St #4a a/k/a Unit 4a 19136-4402 65th Wd. 0 Sq. Ft. BRT# 888650904 Improvements: Residential Property CARMEN MOORE C.P. August 2018 No. 256 \$18,373.87 Clemons Richter & Reiss.</p>	<p>2206-431 6303 Crittenden St 19138-1031 22nd Wd. 2,610 Sq. Ft. BRT# 221316500 Improvements: Residential Property MELISSA CARTER, THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA C.P. April 2017 No. 2765 \$139,359.21 Brock & Scott PLLC.</p>
<p>2206-390 6532 N Beechwood St 19138-2506 59th Wd. 1,507 Sq. Ft. BRT# 591026000 Improvements: Residential Property MILDRED CHAVIS C.P. December 2019 No. 3470 \$88,388.39 KML Law Group , P.C..</p>	<p>2206-401 6148 Gillespie St 19135-3611 55th Wd. 1,280 Sq. Ft. BRT# 552424600 Improvements: Residential Property KAYLA LESSE C.P. February 2015 No. 866 \$121,428.42 KML Law Group, P.C..</p>	<p>2206-412 7817 Forrest Ave 19150-2105 50th Wd. 1,989 Sq. Ft. BRT# 502220600 Improvements: Residential Property CASSANDRA WRIGHT C.P. July 2018 No. 629 \$128,565.28 Brock & Scott PLLC.</p>	<p>2206-422 1819 S 28th St 19145-1701 48th Wd. 1,634 Sq. Ft. BRT# 482344600 Improvements: Residential Property MANISONE KEOMANIVANH C.P. August 2019 No. 1812 \$99,170.80 Brock & Scott PLLC.</p>	<p>2206-432 5015 Convent Ln #217 a/k/a 5015j South Convent Lane 19114 65th Wd. 0 Sq. Ft. BRT# 888650072 Improvements: Residential Property BARRY I BARTOLETT, HELEN BARTOLETT C.P. March 2022 No. 43 \$7,790.67 Clemons Richter & Reiss, P.C..</p>
<p>2206-391 6544 Windsor St 19142 40th Wd. 1,600 Sq. Ft. BRT# 403083000 Improvements: Residential Property PAIGE A. ROBINSON AKA PAIGE ROBINSON C.P. December 2019 No. 1804 \$106,905.13 KML Law Group , P.C..</p>	<p>2206-402 3123 Teesdale St 19152-4513 64th Wd. 2,447 Sq. Ft. BRT# 641164800 Improvements: Residential Property DONNA DONOHOE, BRIAN M. DONOHOE AKA BRIAN DONOHOE C.P. November 2017 No. 2775 \$217,346.04 KML Law Group, P.C..</p>	<p>2206-413 6448 Woodcrest Ave 19151-2407 34th Wd. 1,598 Sq. Ft. BRT# 344111300 Improvements: Residential Property BERTRUM T. NEWBY A/K/A BARTRUM T. NEWBY C.P. April 2015 No. 1049 \$63,515.62 Brock & Scott PLLC.</p>	<p>2206-423 436 Mark Pl 19115-1113 58th Wd. 12,871 Sq. Ft. BRT# 581094500 Improvements: Residential Property SAJI VARGHESE, ABI S VARGHESE C.P. November 2018 No. 3135 \$500,859.19 Brock & Scott PLLC.</p>	<p>2206-433 1927 Plymouth St 19138-2704 10th Wd. 1,200 Sq. Ft. BRT# 101319600 Improvements: Residential Property YOLAND L. EBO, CARLTON WILLIAMS, SOLELY AS HEIR OF THE ESTATE OF LINDA MARIE WILLIAMS, ROZLYN MARIE WILLIAMS, SOLELY AS ADMINISTRATRIX OF THE ESTATE OF LINDA MARIE WILLIAMS C.P. March 2018 No. 1575 \$83,990.27 Richard M. Squire & Associates, LLC.</p>
<p>2206-392 2529 S Alder St 19148-4426 39th Wd. 665 Sq. Ft. BRT# 394124500 Improvements: Residential Property Subject to Mortgage NANCY DESALIS A/K/A ANNUNZIATA DESALIS, JOHN DESALIS C.P. March 2017 No. 2741 \$199,513.65 Stern & Eisenberg PC.</p>	<p>2206-403 6344 N Opal St 19141-1416 17th Wd. 915 Sq. Ft. BRT# 172368800 Improvements: Residential Property AALIYAH LUCAS C.P. April 2018 No. 648 \$118,965.94 RAS Citron, LLC.</p>	<p>2206-414 4209 E Roosevelt Blvd a/k/a 4209 Roosevelt Boulevard 19124 23rd Wd. 1,728 Sq. Ft. BRT# 233018500 Improvements: Residential Property KELLY N BROWN, LARRY BROWN C.P. May 2019 No. 949 \$98,663.33 Brock & Scott PLLC.</p>	<p>2206-424 1716 Georges Ln 19131-3314 52nd Wd. 1,521 Sq. Ft. BRT# 521352200 Improvements: Residential Property MICHELE GOODMAN HOOPER A/K/A MICHELE GOODMAN-HOOPER A/K/A MICHELE GOODMAN C.P. March 2017 No. 2349 \$142,268.13 Brock & Scott PLLC.</p>	<p>2206-434 314 W Fisher Ave 19120-3215 42nd Wd. 1,290 Sq. Ft. BRT# 422247900 Improvements: Residential Property MELINDA CRAWLEY C.P. July 2019 No. 83 \$68,716.04 Richard M. Squire & Associates, LLC.</p>
<p>2206-393 4977 Pennway St 19124-3505 23rd Wd. 1,425 Sq. Ft. BRT# 233109000 Improvements: Residential Property JONATHAN RODRIGUEZ C.P. August 2018 No. 1531 \$115,486.51 KML Law Group, P.C. (1).</p>	<p>2206-404 8113 Crispin St 19136-2613 64th Wd. 1,950 Sq. Ft. BRT# 642023700 Improvements: Residential Property CHRISTOPHER RODRIGUEZ C.P. August 2013 No. 1846 \$166,046.62 KML Law Group, P.C..</p>	<p>2206-415 2811 S 65th St 19142-3304 40th Wd. 1,520 Sq. Ft. BRT# 406001291 Improvements: Residential Property JESSIE KELLER, ADMINISTRATOR OF THE ESTATE OF JESSIE WONLAH, DECEASED C.P. January 2019 No. 1392 \$68,391.14 LOGS Legal Group LLP.</p>	<p>2206-425 5224 Duffield St 19124-1364 62nd Wd. 847 Sq. Ft. BRT# 622240400 Improvements: Residential Property JERRY LI C.P. February 2020 No. 2320 \$50,599.07 Brock & Scott PLLC.</p>	<p>2206-435 703 Hagner St 19128-1409 21st Wd. 8,196 Sq. Ft. BRT# 214041128 Improvements: Residential Property UNKNOWN HEIRS OF THE ESTATE OF HENRY STEINBERG, JAMIE B. VITA, NICHOLAS VITA C.P. October 2018 No. 2639 \$274,870.24 Richard M. Squire & Associates, LLC.</p>
<p>2206-394 2053 Federal St 19146-2829 36th Wd. 1,340 Sq. Ft. BRT# 361035300 Improvements: Residential Property Subject to Mortgage CHRISTOPHER KING C.P. August 2017 No. 2883 \$161,850.57 Kivitz & Kivitz, P.C..</p>	<p>2206-405 2808 Chase Rd 19152-1602 57th Wd. 2,828 Sq. Ft. BRT# 571068200 Improvements: Residential Property NANCY L NOWAKOWSKI C.P. January 2020 No. 863 \$6,561.81 KML Law Group, P.C..</p>	<p>2206-416 3574 Cresson St 19129-1648 38th Wd. 1,175 Sq. Ft. BRT# 383123600 Improvements: Residential Property AMY G. HOGAN C.P. April 2019 No. 1721 \$154,055.09 Pincus Law Group, PLLC.</p>	<p>2206-426 310 Robbins St 19111-1200 35th Wd. 1,503 Sq. Ft. BRT# 53016300 Improvements: Residential Property JAMES WALL, AMBROSE WALL C.P. October 2018 No. 974 \$103,975.16 The Law Office of Gregory Javardian.</p>	<p>2206-436 5338 N 15th St 19141-1604 17th Wd. 1,792 Sq. Ft. BRT# 172064000 Improvements: Residential Property KERRY A PORTER, JR A/K/A KERRY A PORTER C.P. February 2019 No. 1031 \$113,027.61 Powers Kim, LLC.</p>
<p>2206-395 6227 Wheeler St 19142-2913 40th Wd. 844 Sq. Ft. BRT# 402172900 Improvements: Residential Property ERNEST SIMPSON A/K/A ERNEST E. SIMPSON, JR, KATHLEEN M. SIMPSON C.P. April 2019 No. 3349 \$65,106.75 McCabe, Weisberg & Conway, LLC.</p>	<p>2206-406 5009 Convent Lna/k/a5009k South Convent Lane 19114 65th Wd. 1,381 Sq. Ft. BRT# 888650041 Improvements: Residential Property HELENE S. KANTOR AS EXECUTRIX OF THE ESTATE OF BEATRICE STREITFELD DECEASED C.P. January 2020 No. 2798 \$139,536.41 KML Law Group, P.C..</p>	<p>2206-417 4913 Chancellor St 19139-4223 60th Wd. 2,010 Sq. Ft. BRT# 601051900 Improvements: Residential Property MONIQUE K. JONES, KNOWN SURVIVING HEIR OF GORDON JONES, MIKISHA A. JONES, KNOWN SURVIVING HEIR OF GORDON JONES, UNKNOWN SURVIVING HEIRS OF GORDON JONES C.P. August 2016 No. 1989 \$200,417.53 McCabe, Weisberg & Conway, LLC.</p>	<p>2206-427 417 E Gorgas Ln 19119-1319 22nd Wd. 6,570 Sq. Ft. BRT# 222118100 Improvements: Residential Property CHARLES A.J. HAPLIN, III, ESQUIRE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF JULIA S. BROOKS A/K/A JULIA BROOKS, DECEASED C.P. March 2018 No. 2749 \$247,739.45 The Law Office of Gregory Javardian.</p>	<p>2206-437 429 Shawmont Ave D 19128-4200 21st Wd. 1,208 Sq. Ft. BRT# 888210968 Improvements: Residential Property Subject to Mortgage STEVEN KEIFER C.P. March 2020 No. 303 \$9,110.03 Steven L Sugarman & Associates.</p>
<p>2206-396 10864 Modena Dr 19154-3916 66th Wd. 1,974 Sq. Ft. BRT# 662055600 Improvements: Residential Property JOHN A KETTELL C.P. July 2018 No. 30 \$182,339.60 RAS Citron, LLC.</p>	<p>2206-407 5138 Mebus St 19124-3030 23rd Wd. 1,568 Sq. Ft. BRT# 233067000 Improvements: Residential Property TERA C. HUTCHINS INDIVIDUALLY AND AS PLENARY GUARDIAN OF THE ESTATE OF STEVEN JEFFERSON, N INCAPACITATED PERSON C.P. July 2019 No. 1045 \$94,692.18 KML Law Group, P.C..</p>	<p>2206-418 6136 Washington Ave 19143-2915 3rd Wd. 1,862 Sq. Ft. BRT# 33122300 Improvements: Residential Property DARCEL COPES C.P. October 2016 No. 3754 \$131,690.32 Hill Wallack LLP.</p>	<p>2206-428 4323 N 9th St 19140-2226 43rd Wd. 1,110 Sq. Ft. BRT# 433394400 Improvements: Residential Property JOSE FERNANDO SANCHEZ C.P. November 2008 No. 2489 \$38,903.47 Hill Wallack LLP.</p>	
<p>2206-397 6041 Catharine St 19143-2305 3rd Wd. 2,082 Sq. Ft. BRT# 32191000 Improvements: Residential Property Subject to Mortgage TIFFANY SIMON C.P. February 2020 No. 1474 \$140,848.70 Manley Deas Kochalski LLC.</p>	<p>2206-408 6132 W Oxford St 19151-3428 34th Wd. 2,331 Sq. Ft. BRT# 871546280 Improvements: Residential Property VELDA WILSON A/K/A VELDA A. WIL-</p>	<p>2206-419 5741 N Lambert St 19138-2909 17th Wd. 960 Sq. Ft. BRT# 172413400 Improvements: Residential Property SHARRONE R. GREEN A/K/A SHARRONE GREEN C.P. May 2018 No. 2583 \$75,918.32</p>		

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