# Sheriff's Sale Notices for July 2, 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, July 2, 2024 etc.

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

- 1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").
- 2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.
- 3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a  $\ensuremath{\mathsf{Ten}}$  Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to 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
- 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.
- 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

### SHERIFF'S SALE

property he is deemed in Default and all of the consequences of a Default will apply.

- 10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised 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  $(1^{St})$  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 th 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
- 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
- 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 anunregistered 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 bythe 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 ejectment 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

# SHERIFF'S SALE OF MONDAY JULY 2, 2024

# 2407-301

**7331 East Walnut Lane 19138** 10th Wd. 1,740 Sq Ft BRT #101200800 Improvements: Residential Property

DORIS E. FITCHETT CP Nov. 2021 No. 00530 \$141,383.96 McCabe, Weisberg & Conway, LLC

#### 2407-302

**5604 North 2nd Street 19120** 61st Wd. 1,886 Sq Ft BRT #612418100 Improvements: Residential Property THEODORE LOCKHART CP Feb. 2023

No. 01720 \$69,635.47 Brock & Scott, PLLC

#### 2407-303

7728 Cedarbrook Avenue 19150 50th Wd. 1,440 Sq Ft BRT #501246800 Improvements: Residential Property MADGE MCKENZIE CP Mar. 2023 No. 01564 \$39,454.28 Brock & Scott, PLLC

### 2407-304

**9877 Garvey Drive 19114** 65th Wd. 12,425 Sq Ft BRT #652476800 Improvements: Residential Property

STEPHEN G BAPTISTA CP Dec. 2015 No. 02783 \$188,193.36 Brock & Scott, PLLC

#### 2407-305

**12639 Biscayne Drive 19154** 66th Wd. 1,791 Sq Ft BRT #663409800 Improvements: Residential Property

RYAN J MONAGHAN CP Feb. 2023 No. 02882 \$177,517.27 Brock & Scott, PLLC

# 2407-306

**6432** North 15th Street 19126 17th Wd. 1,674 Sq Ft BRT #172072300 Improvements: Residential Property

LESTER JARRETT CP Dec. 2021 No. 01589 \$172,308.89 LOGS Legal Group, LLP

# 2407-307

**2929 Jenks Street 19137** 45th Wd. 735 Sq Ft BRT #45311900 Improvements: Residential Property
JUDITH J. LOPEZ CP Jun. 2022 No.

01911 \$93,089.62 LOGS Legal Group, LLP

# 2407-308

**1441 North 55th Street 19131** 4th Wd. 1,678 Sq Ft BRT #041304200 Improvements: Residential Property

FRANK JOHNSON AND FRANK JOHNSON CP May. 2023 No. 02115 \$154,323.02 LOGS Legal Group, LLP

# 2407-309

**6947** North 19th Street 19126 10th Wd. 1,728 Sq Ft BRT #101114200 Improvements: Residential Property KYLE ENTY CP Dec. 2021 No. 01162

\$191,175.90 LOGS Legal Group, LLP

# 2407-310

5933 North Franklin Street 19120 61st Wd. 1,140 Sq Ft BRT #612227600 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS,

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER CAROLYN C. BLACKMON, DECEASED CP Dec. 2021 No. 01178 \$205,122.53 LOGS Legal Group, LLP

# 2407-311

**5823** North 15th Street 19141 17th Wd. 1,290 Sq Ft BRT #172050600 Improvements: Residential Property

MICHAEL HENRY, SR., ADMINISTRATOR OF ROBERT HENRY, DECEASED

### SHERIFF'S SALE

CP Nov. 2021 No. 0814 \$112,436.54 LOGS Legal Group, LLP

#### 2407-312

**316 Titan Street 19147** 2nd Wd. 1,584 Sq Ft BRT #021327700 Improvements: Residential Property

JAMES FEGGINS JR., ADMINISTRATOR OF THE ESTATE OF FRANCES FEGGINS, DECEASED CP Jul. 2022 No. 01013 \$285,052.53 LOGS Legal Group, LLP

#### 2407-313

**6740 Kindred Street 19149** 54th Wd. 1,425 Sq Ft BRT #542257800 Improvements: Residential Property

BARBARA J. TAYLOR CP Apr. 2013 No. 03616 \$170,234.95 LOGS Legal Group, LLP

#### 2407-314

**7909 Buist Avenue 19153** 40th Wd. 1,360 Sq Ft BRT #405755905 Improvements: Residential Property

YOLANDA S. GANS, ADMINISTRATRIX OF ESTATE OF GREGORY K. GANS, DECEASED CP Aug. 2023 No. 02796 \$227,318.19 LOGS Legal Group, LLP

#### 2407-315

**3545 Oakmont Street 19136** 64th Wd. 1,568 Sq Ft BRT #642196700 Improvements: Residential Property

ANTHONY TUDISCO CP Feb. 2023 No. 01351 \$138,199.72 LOGS Legal Group, LLP

# 2407-316

1247 Marlborough Street 19125 18th Wd. 1,472 Sq Ft BRT #181066200 Improvements: Residential Property RUTH STAAB CP Mar. 2022 No. 01268 \$269,785.97 LOGS Legal Group, LLP

# 2407-317

6528 Cottage Street 19135 55th Wd. 1,176 Sq Ft BRT #552392400 Improvements: Residential Property DAMONN DERISSE A/K/A D. DERISSE CP Aug. 2023 No. 00642 \$163,819.22 LOGS Legal Group, LLP

# 2407-318

**32 Meehan Avenue 19119** 22nd Wd. 1,600 Sq Ft BRT #222080400 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER JAMES MARTIN, DECEASED CP Feb. 2022 No. 01065 \$52,485.44 LOGS Legal Group, LLP

# 2407-319

144 West Apsley Street 19144 12th Wd. 3,503 Sq Ft BRT #123004010 Improvements: Residential Property TIMOTHY M. JOHNSON CP Mar. 2023 No. 03060 \$228,167.76 KML Law Group,

# 2407-320

1962 Plymouth Street 19138 10th Wd. 858 Sq Ft BRT #101312100 Improvements: Residential Property JENNIFER ROSS CP Nov. 2022 No. 01925 \$170,993.12 LOGS Legal Group, LLP

# 2407-321

**1850 Pennington Road 19151** 34th Wd. 1,120 Sq Ft BRT #343334000 Improvements: Residential Property JKL INVESTMENTS LLC CP Dec. 2023

### SHERIFF'S SALE

No. 01198 \$150,048.58 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

#### 2407-322

**5339 Yocum Street 19143** 51st Wd. 1,002 Sq Ft BRT #512092200 Improvements: Residential Property

AG PROFILIC PROPERTY GROUP, LLC CP Jan. 2024 No. 03046 \$192,338.35 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

### 2407-323

**907 Murdoch Road 19150** 50th Wd. 2,965 Sq Ft BRT #502516300 Improvements: Residential Property

NICO NESMITH IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ROOSEVELT NESMITH A/K/A ROOSEVELT B. NESMITH CP Jul. 2023 No. 00937 \$135,265.38 Brock & Scott PLLC

#### 2407-324

1534 North Newkirk Street 19121 29th Wd. 1,050 Sq Ft BRT #292125500 Improvements: Residential Property 1534 NORTH NEWKIRK REAL ESTATE, LLC CP Dec. 2023 No. 01732 \$246,668.09 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

### 2407-325

6720 North Smedley Street 19126 10th Wd. 1,240 Sq Ft BRT #101041100 Improvements: Residential Property JAMES PATRICK A/K/A JAMES A. PATRICK CP May. 2023 No. 01241 \$87,767.81 Brock & Scott, PLLC

# 2407-326

6200 Hasbrook Avenue 19111 35th Wd. 1,857 Sq Ft BRT #353188300 Improvements: Residential Property
NOEL MADRIGAL A/K/A NOEL GARCIA MADRIGAL CP Jul. 2022 No. 01801 \$85,362.08 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

# 2407-327

**1929 North 32nd Street 19121** 32nd Wd. 1,274 Sq Ft BRT #323314600 Improvements: Residential Property

NEXT GENERATION ENTERPRISES, LLC CP Oct. 2023 No. 02362 \$400,398.16 Kaplin, Stewart, Meloff, Reiter & Stein, P.C..

# 2407-328

**5832 Kemble Avenue 19141** 17th Wd. 1,248 Sq Ft BRT #172329700 Improvements: Residential Property

ASHLEY E LANDIS-MUSILA CP Oct. 2022 No. 00474 \$224,221.48 KML Law Group, P.C..

# 2407-329

**2517 South Chadwick Street 19145** 26th Wd. 690 Sq Ft BRT #261319200 Improvements: Residential Property

DELON T CARTER AKA DELON SHIPLEY, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF JOHN SHIPLEY CP Oct. 2022 No. 02602 \$146,801.97 KML Law Group, P.C..

# 2407-330

122 East Meehan Avenue 19119 22nd Wd. 1,643 Sq Ft BRT #222082200 Improvements: Residential Property KIMBERLY MULDOR SOLELY IN HER CAPACITY AS KNOWN HEIR OF JACQUELINE YVONNE MULDOR CP Aug. 2023 No. 01229 \$127,456.93 Stern & Eisenberg, P.C..

2407-354

#### SHERIFF'S SALE

### 2407-331

512 South Yewdall Street 19143 46th Wd. 984 Sq Ft BRT #463170800 Improvements: Residential Property

LORETTA VENYRIS A/K/A LORETTA HARBIN A/K/A LORETTA HARBIN VENYRIS CP Aug. 2023 No. 01857 \$142,858.04 Stern & Eisenberg, P.C..

### 2407-332

7100 North Broad Street 19126 10th Wd. 4,185 Sq Ft BRT #101005600 Improvements: Residential Property JEFFREY B MALONE CP Oct. 2023 No. 00985 \$135,043.55 Stern & Eisenberg,

### 2407-333

P.C..

2553 South 62nd Street 19142 40th Wd. 1,099 Sq Ft BRT #402104800 Improvements: Residential Property

TYRONE DUREN AND GLOBAL TRANSITIONAL HOUSING INC CP Feb. 2023 No. 00879 \$77,723.35 Stern & Eisenberg, P.C..

### 2407-334

6049 Haverford Avenue 19151 34th Wd. 1,232 Sq Ft BRT #342002200 Improvements: Residential Property

ESTON MONTGOMERY CP Jun. 2023 No. 02056 \$57,141.28 Stern & Eisenberg,

#### 2407-335

718 East Price Street 19144 59th Wd. 1,901 Sq Ft BRT #591061700 Improvements: Residential Property

HAIRSTON INVESTMENTS LLC CP Oct. 2023 No. 01358 \$164,394.36 Stern & Eisenberg, P.C..

### 2407-336

1627 South Ithan Street 19143 51st Wd. 942 Sq Ft BRT #514036700 Improvements: Residential Property

SONYA MARTIN A/K/A SONYA T. CLAYTON, SOLELY IN HER CAPAC-ITY AS HEIR OF ELVIRA B. MARTIN, DECEASED CP Jul. 2023 No. 02582 \$29,297.70 Stern & Eisenberg, P.C..

# 2407-337

2709 South Alder Street 19148 39th Wd. 958 Sq Ft BRT #395260500 Improvements: Residential Property

JOSEPH MICALI CP Jun. 2023 No. 02247 \$258,696.89 Stern & Eisenberg,

# 2407-339

4452 North Franklin Street 19140 43rd Wd. 970 Sq Ft BRT #433346900 Improvements: Residential Property

LONNEV PROPERTIES LLC CP Nov. 2023 No. 01971 \$103,261.28 Stern & Eisenberg, P.C..

# 2407-340

2917 South 67th Street 19142 40th Wd. 317,970 Sq Ft BRT #406615800 Improvements: Residential Property Subject To Mortgage

THOMAS G MCGILL TAPPEH CP Jan. 2018 No. 03507 \$220,796.58 Stern & Eisenberg, P.C..

# 2407-341

2705 South Beulah Street 19148 39th Wd. 960 Sq Ft BRT #395201700 Improvements: Residential Property

CAROL BORMANN, KNOWN HEIR OF ROLF G. BORMANN, DECEASED CP Apr. 2019 No. 04569 \$102,339.92 LOGS Legal Group, LLP

# 2407-342

1029 South 54th Street 19143 51st Wd. 1,236 Sq Ft BRT #511067300 Improvements: Residential Property Subject To Mortgage

RICHARD R CROSBY A/K/A RICH-ARD ROBERT CROSBY III CP Sep. 2023 No. 01030 \$63,013.81 Hill Wallack

# 2407-343

507 South 57th Street 19143 46th Wd. 1,232 Sq Ft BRT #463233700 Improve-

### SHERIFF'S SALE

ments: Residential Property Subject To Mortgage

507 S 57TH ST LLC CP Jan. 2024 No. 01266 \$227,300.11 Orlans Associates PC

### 2407-344

2715 North 12th Street 19133 37th Wd. 2,094 Sq Ft BRT #372248600 Improvements: Residential Property RITE CAPITAL LLC CP Oct. 2023 No. 00872 \$627,901.58 Hill Wallack LLP

#### 2407-345

1123 South 46th Street 19143 46th Wd. 2,244 Sq Ft BRT #461173300 Improvements: Residential Property

WILLIAM LAKINS ESTATE OF WIL-LIAM E LAKINS A/K/A WILLIAM LAKINS JR CP Aug. 2013 No. 031186 Robertson, Anschutz, \$764,251,25 Schneid, Crane & Partners, PLLC

### 2407-346

7124 Oxford Avenue 19111 35th Wd. 5,874 Sq Ft BRT #353315100 Improvements: Residential Property JENNIFER CHYBINSKI CP Apr. 2020

No. 00992 \$173,601.28 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

#### 2407-347

7510 East Tulpehocken Street 19138 50th Wd. 1,728 Sq Ft BRT #501376500 Improvements: Residential Property JUANITA N PARKER CP Jul. 2019 No. 00735 \$153,407.82 Parker McCay

### 2407-348

2733 Titan Street 19146 36th Wd. 880 Sq Ft BRT #362066900 Improvements: Residential Property

UNKOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIM-ING RIGHT, TITLE, OR INTEREST FROM OR UNDER ISLEY M SHARP, DECEASED CP Dec. 2019 No. 02448 \$122,640.95 Albertelli Law

# 2407-349

7700 Temple Road 19150 50th Wd. 1,119 Sq Ft BRT #501057200 Improvements: Residential Property

CAROL HARPER SOLEY IN HER CAPACITY AS HEIR OF BERNICE HARPER, DECEASED KYLE HARPER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE HARPER, DECEASED ROBERT HARPER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE HARPER, DECEASED CP Jan. 2022 No. 00799 \$111,716.01 KML Law Group, P.C..

# 2407-350

3238 East Street 19134 7th Wd. 1,064 Sq Ft BRT #073192200 Improvements: Residential Property

THERESA ANDINO, SOLELY IN CA-PACITY AS HEIR OF ANGEL C. AN-DINO, SR DECEASED CP Feb. 2022 No. 01502 \$43,630.82 Powers Kirn, LLC

# 2407-351

5411 West Jefferson Street 19131 4th Wd. 15,484 Sq Ft BRT #041272600 Improvements: Residential Property Subject To Mortgage

CTR PROPERTY SOLUTIONS LLC CP Jul. 2023 No. 01966 \$235,223.44 Friedman Vartolo LLP

# 2407-352

1225 East Cheltenham Avenue 19124 35th Wd. 1,080 Sq Ft BRT #352019500 Improvements: Residential Property CAROLE SHEPPARD CP Aug. 2021 No. 02137 \$105,245.97 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

# 2407-353

219 North Hobart Street 19139 4th Wd. 994 Sq Ft BRT #042228300 Improvements: Residential Property

UNKNOWN HEIRS, DEVISEES, AND/ OR PERSONAL REPRESENTATIVES OF JOSEPH MCCLENON, DECEASED CP Jun. 2022 No. 01794 \$64,252.99 Brock & Scott, PLLC

#### SHERIFF'S SALE

1236 East Mount Airy Avenue 19150 50th Wd. 1,811 Sq Ft BRT #502485200 Improvements: Residential Property CAROLYN SAMPSON-BROWN, A/K/A CAROLYN F. BROWN CP July. 2018 No. 02690 \$173,278.14 Pressman & Dovle, LLC

### 2407-355

6337 Ditman Street 19135 41st Wd. 1,283 Sq Ft BRT #411234000 Improvements: Residential Property JULIO CRESPO CP Dec. 2019 No. 03311 \$122,964.72 Brock & Scott, PLLC

### 2407-357

 $\textbf{1019 North 63rd Street 19151} \ 34 th \ Wd.$ 8,000 Sq Ft BRT #342363400 Improvements: Residential Property TIA BRITTINGHAM CP Jun. 2023 No. 01346 \$431,398.21 Brock & Scott, PLLC

### 2407-358

4426 North Franklin Street 19140 43rd Wd. 960 Sq Ft BRT #433345600 Improvements: Residential Property

UNKOWN HEIRS, SUCCESSORS AND ASSIGNS, AND ALL PERSONS, FIRMS ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHELE DEL JESUS CP May. 2023 No. 03017 \$74,072.71 Brock & Scott, PLLC

### 2407-359

9704 Glenhope Road 19115 58th Wd. 6,600 Sq Ft BRT #056141350 Improvements: Residential Property ROBYN L GUENTHER CP Feb. 2022 No. 02331 \$282,971.91 KML Law Group,

### 2407-360

P.C..

1236 East Moyamensing Avenue 19147 2nd Wd. 480 Sq Ft BRT #021398800 Improvements: Residential Property JAMES SMITH AKA JAMES R. SMITH CP Jan. 2020 No. 03746 \$177,975.66 KML Law Group, P.C..

# 2407-361

147 Fern Street 19120 61st Wd. 1,027 Sq Ft BRT #612210300 Improvements: Residential Property

MICHELLE Y. LINDSEY CP Nov. 2014 No. 03056 \$93,305.81 KML Law Group,

# 2407-362

1229 South Warnock Street 19147 02nd Wd. 714 Sq Ft BRT #021563100 Improvements: Residential Property JENNIFER DETWILER CP Nov. 2022 No. 00291 \$205,357.77 KML Law Group,

# 2407-363

120 West Sharpnack Street 19119 22nd Wd. 1,997 Sq Ft BRT #223037300 Improvements: Residential Property COLLIN BOLLERS, JOHAN BOLLERS, SHAMANE J. CAVE AKA SHA-MANE CAVE CP Aug. 2017 No. 02887 \$326,440.72 KML Law Group, P.C..

# 2407-364

2411 Cecil B Moore Avenue 19121 29th Wd. 1,280 Sq Ft BRT #291261800 Improvements: Residential Property CHILDS MANAGEMENT GROUP LLC. SHEJDIE CHILDS CP Sept. 2023 No. 01662 \$369,927.07 KML Law Group,

# 2407-365

**5830 Addison Street 1943** 60th Wd. 992 Sq Ft BRT #604191900 Improvements: Residential Property HATTIE MCCOY, ROBIN SCOTT,

SEAN SCOTT CP Jun. 2018 No. 01598 \$24,024.34 KML Law Group, P.C..

# 2407-366

3025 Comly Road 19154 66th Wd. 1,999 Sq Ft BRT #662482500 Improvements: Residential Property

JAMES C. JACOBS CP Sept. 2023 No. 00786 \$120,725.08 KML Law Group, P.C..

# SHERIFF'S SALE

2407-367 2401 South Marshall Street 19148 39th Wd. 784 Sq Ft BRT #393128300 Improvements: Residential Property Subject To Mortgage Subject To Rent OVH PARTNERS 2401, LLC CP Sept2023 No. 02217 \$299,802.96 Richard Brent Somach

### 2407-368

2020 North 8th Street 19122 20th Wd. 1,536 Sq Ft BRT #202114600 Improvements: Residential Property YIZHOU JIANG CP May. 2023 No.  $02602\ \$233,\!800.36\ \mathrm{Brock}\ \&\ \mathrm{Scott},\ \mathrm{PLLC}$ 

### 2407-369

732 Brighton Street 19111 53rd Wd. 2,690 Sq Ft BRT #532244100 Improvements: Residential Property

NATACHA E. AUDAIN; THE UNITED STATES OF AMERICA C/O THE UNIT-ED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA CP Oct. 2017 No. 00075 \$156,773.50 Brock & Scott, PLLC

### 2407-370

**6041 Colgate Street 19111** 35th Wd. 1,612 Sq Ft BRT #352279400 Improvements: Residential Property

DAWN THORNE, IN HER CAPACITY

AS ADMINISTRATRIX OF THE ES-TATE OF IRENE V. THORNE A/K/A IRENE THORNE:UNKNOWN HEIRS , SUCCESSORS, ASSIGNS, AND ALL PERSONS,FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM UNDER IRENE V. THORNE A/K/A IRENE THORNE DECEASED; THOMAS THORNE, IN HIS CAPACITY AS HEIR OF VER-DIA THORNE, DECEASED HEIR OF THE ESTATE OF IRENE V. THORNE, A/K/A IRENE THORNE; ROBERT THORNE IN HIS CAPACITY AS HEIR OF VERDIA THORNE, DECEASED HEIR OF THE ESTATE OF IRENE V. THORNE, A/K/A IRENE THORNE: CYNTHIA THORNE IN HER CAPAC-ITY AS HEIR OF VERDIA THORNE, DECEASED HEIR OF THE ESTATE OF IRENE V. THORNE, A/K/A IRENE THORNE; KENNETH THORNE IN HIS CAPACITY AS HEIR OF VERDIA THORNE, DECEASED HEIR OF THE ESTATE OF IRENE V. THORNE, A/K/A IRENE THORNE; UNKNOWN HEIRS , SUCCESSORS, ASSIGNS, AND ALL PERSONS,FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM UNDER VERDIA THORNE, DECEASED HEIR OF THE ESTATE OF IRENE V. THORNE A/ KA/ IRENE THORNE CP Jan. 2017 No. 00054 \$160,963.09 Brock & Scott, PLLC

# 2407-371

1031 East Phil Ellena Street 19150 50th Wd. 3,114 Sq Ft BRT #502359400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, AND ALL PERSONS,

FIRMS OR ASSOCIATIONS CLAIM-ING RIGHT, TTILE OR INTEREST FROM OR UNDER JULIA CONWAY; ANGELA CONWAY, IN HER CAPAC-ITY AS HEIRESS OF JULIA CONWAY, CP Feb. 2023 No. 00244 \$142,282.82 Brock & Scott, PLLC

# 2407-372

5418 Bingham Street 19120 35th Wd. 3,058 Sq Ft BRT #351321400 Improvements: Residential Property

NABELL DIN IN HIS/HER CAPAC-ITY AS HEIR OF MARTHA DIN DE-CEASED, SHABEEL DIN IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN DECEASED, SHAROON DIN IN HIS/ HER CAPACITY AS HEIR OF MAR-THA DIN DECEASED, SHEREZ DIN IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN DECEASED, THE UN-KNOWN HEIRS OF MARTHA DIN DECEASED CP Nov. 2021 No. 00239 \$86,066.58 KML Law Group, P.C..

# SHERIFF'S SALE

2407-373 2603 South Shields Street 19142 40th Wd. 1,296 Sq Ft BRT #406025300 Improvements: Residential Property

MARY N SARKODIE FKA MARY COL-LINS CP Mar. 2023 No. 02581 \$85,869.04 KML Law Group, P.C..

### 2407-374

6628 Vandike Street 19135 41st Wd. 1,481 Sq Ft BRT #411338300 Improvements: Residential Property

THE UNKNOWN HEIRS OF BER-NARD JOHN BRADLEY ECEASED BERNARD BRADLEY JR. SOLELY IN HIS CAPACITY AS HEIR OF BER-NARD JOHN BRADLEY, DECEASED; KATHLEEN DEMPSEY SOLELY IN HER CAPACITY AS HEIR OF BER-NARD JOHN BRADLEY, DECEASED: SHARON GUSHUE SOLELY IN HER CAPACITY AS HEIR OF BERNARD JOHN BRADLEY, DECEASED CP Apr. 2023 No. 00089 \$88,950.62 KML Law Group, P.C..

### 2407-375

**5454 Windsor Street 19143** 51st Wd. 925 Sq Ft BRT #514079800 Improvements: Residential Property

5454 WINDSOR ST LLC CHRISTO-PHER SCHEPIS, GURANTOR CP Jan. 2024 No. 00107 \$177,286.35 KML Law Group, P.C..

### 2407-376

1165 Atwood Road 19151 34th Wd. 1,240 Sq Ft BRT #344328400 Improvements: Residential Property

NAKIA M. FERIBEE CP Nov. 2017 No. 02191 \$105,016.70 KML Law Group,

### 2407-377

125 East Louden Street 19120 42nd Wd. 2,025 Sq Ft BRT #421084100 Improvements: Residential Property

WILLIAM J. WALKER, JR. A/K/A WIL-LIAM WALKER, JR CP Sept. 2011 No. 03754 \$68,016.47 Brock & Scott, PLLC

2407-378 1310 Disston Street 19111 53rd Wd. 5,000 Sq Ft BRT #532197600 Improvements: Residential Property

WILLIAM C. FREEMAN AKA WIL-LIAM FREEMAN CP Jun2023 No. 00641 \$174,049.74 KML Law Group, P.C..

# 2407-379

2153 West Grange Avenue 19138 17th Wd. 848 Sq Ft BRT #171126600 Improvements: Residential Property

ROSITA PERRY, IN HER CAPACITY AS HEIR OF NANCY L. PERRY; UN-KNOWN HEIRS, SUCCESSORS, AS-SIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NANACY L.PERRY CP Jan2023 No. 01195 \$66,801.06 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

# 2407-380

913 Pratt Street 19124 35th Wd. 930 Sq Ft BRT #351118400 Improvements: Residential Property

CARMEN MIRANDA CP Aug. 2022 No. 03138 \$61,853.49 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

# 2407-381

7901 Cedarbrook Avenue 19150 50th Wd. 2,684 Sq Ft BRT #501259200 Improvements: Residential Property JERINE A. DOUGLAS CP Jul. 2015 No. 00222 \$276,186.26 Ras Citron, LLC

# 2407-382

6122 Edmund Street 19135 41st Wd. 1,190 Sq Ft BRT #411390300 Improvements: Residential Property

DANIEL J. HAIG SOLELY IN HIS CA-PACITY AS HEIR OF PATRICIA RYAN A/K/A PATRICIA HAIG, DECEASED JOHN F. RYAN SOLELY IN HIS CA-PACITY AS HEIR OF PATRICIA RYAN A/K/A PATRICIA HAIG, DECEASED

### SHERIFF'S SALE

THE UNKNOWN HEIRS OF PATRICIA RYAN A/K/A PATRICIA HAIG DECEASED CP Feb. 2022 No. 02066 \$23,325.54 KML Law Group, P.C..

### 2407-383

**5335 Pine Street 19143** 60th Wd. 1,264 Sq Ft BRT #603085300 Improvements: Residential Property

TAWNY T. GATES SOLELY IN HER CAPACITY AS HEIR OF JAMES W. TURNER, DECEASED RORI TURNER SOLELY IN HER CAPACITY AS HEIR OF JAMES W. TURNER, DECEASED SHANE TURNER SOLELY IN HIS CAPACITY AS HEIR OF JAMES W. TURNER, DECEASED BARI ALISON TURNER SOLELY IN HER CAPACITY AS HEIR OF JAMES W. TURNER, DE-CEASED JAMES W. TURNER SOLELY IN HIS CAPACITY AS HEIR OF JAMES W. TURNER, DECEASED TARI SID-NEY TURNER- KEYS SOLELY IN HER CAPACITY AS HEIR OF JAMES W. TURNER, DECEASED CP Apr. 2022 No. 01636 \$127,328.78 KML Law Group,

### 2407-384

**4749** C Street 19120 42nd Wd. 1,309 Sq Ft BRT #421370900 Improvements: Residential Property

F. JAVIER PALOMEQUE CP Aug. 2023 No. 02056 \$46,922.35 KML Law Group, P.C..

### 2407-385

**145 West Queen Lane 19144** 12th Wd. 2,842 Sq Ft BRT #124002000 Improvements: Residential Property SHANE D. DUNBAR CP Jul. 2023 No.

### 2407-386

02939 \$180,285.76 Ras Citron, LLC

**411 Wallace Street 19123** 5th Wd. 1,125 Sq Ft BRT #056141350 Improvements: Residential Property

RICHARD A. SCHRODER CP Oct. 2022 No. 01776 \$377,716.89 Ras Citron, LLC

# 2407-387

**1435-37 West Rockland Street 19141** 13th Wd. 2,120 Sq Ft BRT #132413800 Improvements: Residential Property Subject To Mortgage

BEST LYFE LLC AND FRANK L. SIMS, JR. CP Jan. 2024 No. 00639 \$40,390.83 Fox Rothschild LLP

# 2407-388

**314 North Robinson Street 19139** 34th Wd. 1,028 Sq Ft BRT #341187700 Improvements: Residential Property QUIEN CASA, LLC CP Dec. 2023 No.

# 00105 \$97,498.63 KML Law Group, P.C.. **2407-389**

**7711 Burholme Avenue 19111** 63rd Wd. 3,320 Sq Ft BRT #631020005 Improvements: Residential Property

ANDREW CAHILL AKA ANDREW E. CAHILL KAITLYN REINHEIMER AKA KAITLYN N. REINHEIMER CP Jan. 2022 No. 02355 \$220,798.74 KML Law Group, P.C..

# 2407-390

**5502 Westford Road 19120** 42nd Wd. 1,086 Sq Ft BRT #421401400 Improvements: Residential Property

JANE E. BRANCHE CP Jan. 2020 No. 03748 \$86,562.42 KML Law Group, P.C..

# 2407-391

**1725 West 68th Avenue 19126** 10th Wd. 2,006 Sq Ft BRT #101259000 Improvements: Residential Property

WAJEEHAH MUJAHID CP Feb. 2023 No. 02251 \$88,782.12 KML Law Group, P.C.

# 2407-392

**1955 73rd Avenue 19138** 10th Wd. 1,050 Sq Ft BRT #101354200 Improvements: Residential Property

SYREETA HALL CP Aug. 2022 No. 02424 \$258,525.05 Mccabe, Weisberg, & Conway

# SHERIFF'S SALE

2247 South Hemberger Street 19145 48th Wd. 1,134 Sq Ft BRT #482234400 Improvements: Residential Property ADALGISA PERDOMO CP Nov. 2019 No. 01120 \$104,989.29 Romano Garubo & Arentieri Counselors At Law, LLC

2407-393

### 2407-394

9164 Old Newtown Road 19115 56th Wd. 5,580 Sq Ft BRT #562441820 Improvements: Residential Property
BARRY ESTERMAN AND JACQUE-LINE MILLER CP Aug. 2014 No. 01177 \$487,615.47 KML Law Group, P.C..

### 2407-395

**905 North 50th Street 19131** 44th Wd. 1,480 Sq Ft BRT #442223500 Improvements: Residential Property EMAGINATION CONTRACTING, LLC

EMAGINATION CONTRACTING, LLC AND DAVID RALLS CP Sep. 2023 No. 02315 \$202,670.28 KML Law Group, P.C..

### 2407-396

963 Allengrove Street 19124 23rd Wd. 2,500 Sq Ft BRT #233044800 Improvements: Residential Property

ANA L. VARGAS CP Aug. 2017 No. 03162 \$188,995.49 KML Law Group, P.C..

#### 2407-397

**6704 Dicks Avenue 19142** 40th Wd. 1,088 Sq Ft BRT #406290500 Improvements: Residential Property JAMES L. CARROLL CP Mar. 2022 No.

# 00256 \$95,726.63 KML Law Group, P.C.. 2407-398

**2507 South 2nd Street 19148** 39th Wd. 741 Sq Ft BRT #391274100 Improvements: Residential Property

JACK LEYENAAR AND DAWN MEEN-AN CP Sep. 2016 No. 02730 \$225,614.97 McCabe, Weisberg & Conway, LLC

### 2407-399

**4628 North Marvine Street 19140** 49th Wd. 1,156 Sq Ft BRT #491432500 Improvements: Commercial

SANTOS NEGRON, KNOWN SURVIV-ING HEIR OF SANTOS TORRES AND UNKNOW SURVIVING HEIRS OF SANTOS TORRES CP Dec. 2019 No. 04197 \$79,676.79 McCabe, Weisberg & Conway, LLC

# 2407-400

**5200 West Montgomery Avenue 19131** 52nd Wd. 3,570 Sq Ft BRT #521065708 Improvements: Residential Property

TARANI A. JOHNSON AND STATE TRUSTEE SERVICES, LLC, AS TRUSTEE OF WEST MONTGOMERY LAND TRUST CP Oct. 2017 No. 01006 \$372,407.46 Hladik, Onorato And Federman, LLP

# 2407-401

**3247 Morning Glory Road 19154** 66th Wd. 1,800 Sq Ft BRT #663040400 Improvements: Residential Property

LIANNE CHIEFFO SOLELY IN HER CAPACITY AS HEIR OF STEPHEN F. MACKLEY, DECEASED; ALLISON MACKLEY SOLELY IN HER CAPAC-ITY AS HEIR OF STEPHEN F. MACK-LEY, DECEASED; BRIDGET MACK-LEY SOLELY IN HER CAPACITY AS HEIR OF STEPHEN F. MACKLEY, DECEASED; MATTHEW MACKLEY SOLELY IN HIS CAPACITY AS HEIR OF STEPHEN F. MACKLEY, DE-CEASED; STEPHEN MACKLEY SOLE-LY IN HIS CAPACITY AS HEIR OF STEPHEN F. MACKLEY, DECEASED AND THE UNKNOWN HEIRS OF STE-PHEN F. MACKLEY, DECEASED CP. Mar. 2022 No. 03175 \$73,937.55 KML Law Group, P.C..

# 2407-402

**2238 Pierce Street 19145** 36th Wd. 914 Sq Ft BRT #364103300 Improvements: Residential Property Subject To Mortgage BRIAN P. ROUSIS CP Jan. 2024 No. 01854 \$32,531.11 Weber Gallagher Simp-

#### SHERIFF'S SALE

son Stapleton Fires & Newby, LLP

### 2407-403

**7014 Woodland Avenue 19142** 40th Wd. 3,700 Sq Ft BRT #403291400 Improvements: Residential Property

SKYE PROPERTY GROUP LLC AND SUNSARAE GARDNER CP Jul. 2023 No. 01079 \$199,354.25 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

#### 2407-404

**2527** N **32nd Street 19132** 28th Wd. 946 Sq Ft BRT #282187900 Improvements: Residential Property

FREC III, LLC AND NEIL DIAMOND CP Mar. 2023 No. 01748 \$93,515.23 Larocca Hornik Greenberg Kittredge Carlin & Mepartland LLP

### 2407-405

**6055** N Norwood Street **19138** 17th Wd. 1,283 Sq Ft BRT #172470900 Improvements: Residential Property

FREC III, LLC AND NEIL DIAMOND CP Mar. 2023 No. 01742 \$129,901.59 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

### 2407-406

**119 S 54th Street 19139** 60th Wd. 1,045 Sq Ft BRT #603144100 Improvements: Residential Property

FREC III, LLC AND NEIL DIAMOND CP Mar. 2023 No. 01750 \$222,953.22 Larocca Hornik Greenberg Kittredge Carlin & Mepartland LLP

### 2407-407

**5759 Pine Street 19143** 60th Wd. 1,256 Sq Ft BRT #604097100 Improvements: Residential Property

FREC III, LLC AND NEIL DIAMOND CP Mar. 2023 No. 01745 \$235,604.36 Larocca Hornik Greenberg Kittredge Carlin & Mepartland LLP

### 2407-408

**5829 Warrington Avenue 19143** 3rd Wd. 1,500 Sq Ft BRT #034077900 Improvements: Residential Property

FREC III, LLC AND NEIL DIAMOND CP Mar. 2023 No. 01754 \$180,646.78 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

# 2407-409

**8216 Bayard Street 19150** 50th Wd. 1,511 Sq Ft BRT #501203500 Improvements: Residential Property

PHILLIP S. LANGFORD A/K/A PHIL-IP S. LANGFORD AND DESIREE S. TILLMAN CP May. 2022 No. 02236 \$426,710.00 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

# 2407-410

**6847 Upland Street 19142** 40th Wd. 1,350 Sq Ft BRT #403255100 Improvements: Residential Property

LONNEV PROPERTIES LLC AND AKILI CAMPBELL CP Jan. 2024 No. 00339 \$161,626.74 Romano, Garubo & Argentieri

#### 2407-411 Street 1013

**2316 N. Gratz Street 19132** 16th Wd. 666 Sq Ft BRT #162060201 Improvements: Residential Property

ANDREA WRIGHT CP Feb. 2023 No. 01671 \$179,373.58 Powers Kirn, LLC

# 2407-412

2708 Northview Road 19152 57th Wd. 3,110 Sq Ft BRT #571151700 Improvements: Residential Property

WENDY REDDICK CP Nov. 2022 No. 02545 \$255,752.54 Manley Deas Kochalski LLC

# 2407-413

**3624 Fisk Avenue 19129** 38th Wd. 1,600 Sq Ft BRT #383090400 Improvements: Residential Property Subject To Mortgage LARRY BONNER, JR. CP May. 2023 No. 02709 \$35,890.74 Manley Deas Kochalski LLC

### SHERIFF'S SALE

2407-414
5434 Montague Street 19124 62nd Wd.
1,287 Sq Ft BRT #622354900 Improvements: Residential Property

IVAN E. LEE CP Sep. 2023 No. 00624 \$40,285.97 Manley Deas Kochalski LLC

### 2407-415

151-59 North 2nd Street 19106 5th Wd. 628 Sq Ft BRT #052035810 Improvements: Residential Property
AMEN DHYLLON CP Feb. 2024 No. 01463 \$1,035,995.24 Manley Deas Ko-

chalski LLC

### 2407-417

**7351 Sackett Street 19152** 64th Wd. 1,530 Sq Ft BRT #641130800 Improvements: Residential Property Subject To Mortgage

STEVEN N. PORRECA CP Feb. 2023 No. 02778 \$225,373.69 Stern & Eisenberg, P.C..

### 2407-418

**441** E. Louden Street 19120 42nd Wd. 1,140 Sq Ft BRT #421091400 Improvements: Residential Property

DEBORAH MCCREA, SOLELY IN HER CAPACITY AS HEIR TO MICHAEL W. MCCREA A/K/A MICHAEL MCCREA, DECEASED AND THE UNKNOWN HEIRS OF MICHAEL W. MCCREA A/K/A MICHAEL MCCREA, DECEASED CP May. 2023 No. 02730 \$39,273.05 Stern & Eisenberg, P.C..

#### 2407-419

**6210 Reedland Street 19142** 40th Wd. 1,079 Sq Ft BRT #402208700 Improvements: Residential Property Subject To Mortgage

JOHN H. WILLIS, III AND SASHA WILLIS CP Jun. 2023 No. 02408 \$123,752.80 Gross Mcginley, LLP

### 2407-420

2147 North 22nd Street 19121 32nd Wd. 1,620 Sq Ft BRT #322088600 Improvements: Residential Property Subject To Mortgage

KEVIN WHITE CP Jan. 2024 No. 01887 \$115,638.17 Fein, Such, Kahn & Shepard,

# 2407-421

2547 West Cumberland Street 19132 28th Wd. 991 Sq Ft BRT #281276900 Improvements: Residential Property

ACIE LEE BARNES, SURVIVING HEIR OF JUDY BARFIELD SIMMS, DECEASED CP Mar. 2022 No. 0019104092023 \$15,609.98 Hladik, Onorato And Federman, LLP

# 2407-422

**2217-23 Georges Lane 19131** 52nd Wd. 14,000 Sq Ft BRT #521350500 Improvements: Residential Property CARLA Y. JACKSON CP May. 2022 No.

01389 \$443,140.28 Hladik, Onorato And

# 2407-423

Federman, LLP

**860 Foulkrod Street 19124** 35th Wd. 1,550 Sq Ft BRT #351077700 Improvements: Residential Property

CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN P. SHIMKUNAS, JR., DECEASED CP Feb. 2024 No. 022580328 \$17,286.21 The Law Office Of Gregory Javardian

# 2407-424

**6748 Guyer Avenue 19142** 40th Wd. 1,105 Sq Ft BRT #406327500 Improvements: Residential Property

CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF KEITH W. GREGER A/K/A KEITH GREGER, DECEASED CP Jan. 2024 No. 03580 \$72,060.01 The Law Office Of Gregory Javardian

# 2407-425

**5340** West Oxford Street 19131 52nd Wd. 1,458 Sq Ft BRT #521042100 Improvements: Residential Property

### SHERIFF'S SALE

PATRICE GIBBS A/K/A PATRICE S. JOHNSON, IN HER CAPACITY AS HEIR OF GENEVA JACOBS A/K/A GENEVA V. JOHNSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GENEVA JACOBS A/K/A GENEVA V. JOHNSON CP Mar. 2019 No. 00086 \$37,966.03 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2407-426

**7120 Guyer Avenue 19153** 40th Wd. 1,202 Sq Ft BRT #404352800 Improvements: Residential Property HADY TRAORE CP Oct. 2018 No. 00928

### 2407-427

\$87,599.33 KML Law Group, P.C..

**4316 Freeland Avenue 19128** 21st Wd. 1,200 Sq Ft BRT #212183800 Improvements: Residential Property
JUDITH K. CLARK CP Aug. 2023 No.

# 2407-428

Conway, LLC

01643 \$21,313.89 McCabe, Weisberg &

2965 Janney Street 19134 25th Wd. 860 Sq Ft BRT #252403000 Improvements: Residential Property Subject To Rent FAMILY HOUSING, LLC CP Oct. 2023 No. 02414 \$114,179.84 Manley Deas Kochalski LLC

### 2407-429

**4211** Aldine Street 19136 41st Wd. 1,199 Sq Ft BRT #412123000 Improvements: Residential Property Subject To Mortgage KIMBERLY KANE CP Aug. 2023 No. 00745 \$79,761.62 Manley Deas Kochalski LLC

### 2407 420

**2407-430 4935 Mulberry Street 19124** 23rd Wd. 3,567 Sq Ft BRT #232326000 Improve-

ments: Residential Property LARRY JENKINS CP Feb. 2024 No. 00750 \$216,410.25 Hladik, Onorato And Federman, LLP

# 2407-431

**6536 Paschall Avenue 19142** 40th Wd. 1,012 Sq Ft BRT #403168700 Improvements: Residential Property INZATOU KARAMOKO CP Sep. 2023

# No. 01256 \$80,103.96 Hill Wallack LLP **2407-432**

1419 West Mayfield Street 19132 11th Wd. 1,068 Sq Ft BRT #111088200 Improvements: Residential Property Subject To Mortgage

HAMMER INVESTMENT PROPERTIES, LLC CP Jan. 2024 No. 01889 \$88,611.13 Fein, Such, Kahn & Shepard,

# 2407-433

**5849** N Marshall Street 19120 61st Wd. 1,092 Sq Ft BRT #612267700 Improvements: Residential Property DAVID PERRY CP Aug. 2023 No. 02451

# 2407-434

\$110,072.17 Hill Wallack LLP

**2739 South Marshall Street 19148** 39th Wd. 920 Sq Ft BRT #395168500 Improvements: Residential Property

RONALD D. SINGLETARY A/K/A

RONALD D. SINGLETARY A/K/A RONALD SINGLETARY CP Nov. 2022 No. 02063 \$184,078.06 Mccabe, Weisberg & Conway, P.C..

# 2407-435

**1511 South 18th Street 19146** 36th Wd. 1,040 Sq Ft BRT #365251500 Improvements: Residential Property ROSE M. HIGH CP Sep. 2023 No. 00404

# The Law Office Of Gregory Javardian 2407-436

1934 South 19th Street 19145 48th Wd. 915 Sq Ft BRT #481288000 Improvements: Residential Property JUAN CRUZ CP Sep. 2023 No. 00795 \$73,582.60 The Law Office Of Gregory

Javardian

### SHERIFF'S SALE

### 2407-437

**1828 Bainbridge Street 19146** 30th Wd. 1,398 Sq Ft BRT #301060100 Improvements: Residential Property

MITCHELL R EPPS, JR CP Dec. 2019 No. 02559 \$12,060,676.55 Hill Wallack

#### 2407-438

**7032 Woodland Avenue 19142** 40th Wd. 1,830 Sq Ft BRT #403292300 Improvements: Residential Property Subject To Mortgage

UNITED TRUSTT LLC CP Feb. 2024 No. 01357 \$237,450.21 Timothy D. Padgett, P.A.

#### 2407-439

**7030 Woodland Avenue 19142** 40th Wd. 2,430 Sq Ft BRT #403292200 Improvements: Residential Property Subject To Mortgage

UNITED TRUSTT LLC CP Feb. 2024 No. 01362 \$279,840.00 Timothy D. Padgett, P.A.

#### 2407-440

**7254 N 21st Street 19138** 10th Wd. 1,302 Sq Ft BRT #101187900 Improvements: Residential Property Subject To Mortgage JAMAR HENDERSON CP Jun. 2021 No. 00867 \$85,209.75 Timothy D. Padgett, P.A.

#### 2407-441

**2542 East York Street 19125** 31st Wd. 1,716 Sq Ft BRT #313150200 Improvements: Residential Property Subject To Mortgage

PANO V. STAVRAKAS CP Jul. 2024 No. 00053 \$370,415.43 Padgett Law Group

### 2407-442

**1324 Locust Street 19107** 5th Wd. 389 Sq Ft BRT #888115766 Improvements: Residential Property Subject To Mortgage ROSLYN WEEKS CP Sep. 2021 No. 01117 \$38,124.88 Horn Williamson, LLC

# 2407-443

**6629** North Gratz Street 19126 10th Wd. 1,472 Sq Ft BRT #101099300 Improvements: Residential Property

CHEYENNE D. LIPSEY A/K/A CHEYENNE D. BENJAMIN CP Nov. 2019 No. 01453 \$96,786.78 Stern & Eisenberg, P.C..

# 2407-444

**2128 Fraley Street 19124** 41st Wd. 816 Sq Ft BRT #411026000 Improvements: Residential Property

KRIS ZEALLOR A/K/A KRIS MCGOV-

### SHERIFF'S SALE

ERN CP Apr. 2023 No. 01287 \$72,849.44 Stern & Eisenberg, P.C..

#### 2407-445

**4659 Tampa Street 19120** 42nd Wd. 1,092 Sq Ft BRT #421583000 Improvements: Residential Property

ALICIA RIVERA CP Dec. 2022 No. 02097 \$61,783.12 Berger Law Group, P.C..

### 2407-446

**609 East Wensley Street 19134** 33rd Wd. 637 Sq Ft BRT #331131700 Improvements: Residential Property Subject To Rent

OVR 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY CP Aug. 2023 No. 01904 \$2,688,835.24 Manley Deas Kochalski LLC

#### 2407-447

**5435 Addison Street 19143** 60th Wd. 1,280 Sq Ft BRT #603110200 Improvements: Residential Property

5435 ADDISON, LLC CP May. 2023 No. 00397 \$211,969.12 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

### 2407-448

**2112** North 11th Street 19122 20th Wd. 2,034 Sq Ft BRT #202215024 Improvements: Residential Property
MERLYN SEARS CP Oct. 2022 No.

00459 \$78,057.90 Parker McCay

### 2407-449

**523-525 North Broad Street 19147** 14th Wd. 23,792 Sq Ft BRT #881041425 Improvements: Residential Property Subject To Mortgage

MURAL WEST OWNER, LP CP Apr. 2021 No. 02758 \$7,953,724.50 Reed Smith LLP

### 2407-450

**3434-56 Weymouth Street 19134** 33rd Wd. 10,659 Sq Ft BRT #884462600 Improvements: Residential Property ROBERT F. DIGIANVITTORIO CP Nov. 2017 No. 02595 \$101,733.69 Ifight4justice Law Office Of Predrag Filipovic

# 2407-451

**823** Hutton Street 19104 6th Wd. 1,044 Sq Ft BRT #062304900 Improvements: Residential Property Subject To Mortgage DARNELL RUSSELL MANAGEMENT LLC ET AL. CP Feb. 2023 No. 02000 \$264,002.58 Eckert Seamans

# 2407-452

**163 West Chew Avenue 19120** 61st Wd. 1,272 Sq Ft BRT #612051600 Improvements: Residential Property

### SHERIFF'S SALE

OTTO KUCHAR, KNOWN HEIR OF JOHANNA M. KUCHAR, DECEASED CP Mar. 2023 No. 00332 \$67,183.76 Zarwin Baum Devito Kaplan Schaer Toddy PC

#### 2407-453

**6733 North 16th Street 19126** 10th Wd. 1,889 Sq Ft BRT #101027100 Improvements: Residential Property Subject To Mortgage

GEORGE COLEMAN A/K/A GEORGE LAMAR COLEMAN A/K/A GEORGE L. COLEMAN, INDIVIDUALLY AND IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF GERTRUDE RUTH COLEMAN A/K/A GERTRUDE COLEMAN A/K/A GERTRUDE R. COLEMAN CP Mar. 2023 No. 01566 \$152,290.61 Brock & Scott, PLLC

### 2407-454A

**5856 North Penn Street 19149** 62nd Wd. 1,362 Sq Ft BRT #621486800 Improvements: Residential Property STEVEN BARRATT CP Sep. 2022 No.

02447 \$123,547.24 KML Law Group,

# 2407-454B

**5856r North Penn Street 19149** 62nd Wd. 1,135 Sq Ft BRT #621488000 Improvements: Residential Property STEVEN BARRATT CP Sep. 2022 No. 02447 \$123,547.24 KML Law Group, P.C..

### 2407-454C

**5858r North Penn Street 19149** 62nd Wd. 1,135 Sq Ft BRT #621488100 Improvements: Residential Property STEVEN BARRATT CP Sep. 2022 No. 02447 \$123,547.24 KML Law Group, P.C..

### 2407-455

**3329 North Sydenham Street 19140** 11th Wd. 882 Sq Ft BRT #112181400 Improvements: Residential Property Subject To Rent

OHL 1 LLC CP Aug. 2023 No. 01333 \$1,127,339.01 Manley Deas Kochalski LLC

# 2407-456

71205 Delaire Landing Road 19114 65th Wd. 1,348 Sq Ft BRT #888652043 Improvements: Residential Property UNKNOW HEIRS OF BRENDA M. BRUMADGE, DECEASED CP Mar. 2022 No. 02369 \$143,874.05 KML Law Group, P.C..

# 2407-457

**1782 Brill Street 19124** 62nd Wd. 1,140

### SHERIFF'S SALE

Sq Ft BRT #622146000 Improvements: Residential Property GEORGE L. CRUMETY, INDIVIDU-

GEORGE L. CRUMETY, INDIVIDU-ALLY AND AS EXECUTOR TO THE ESTATE OF RUBY THOMPSON, DECEASED CP Sep. 2023 No. 01430 \$64,748.96 Hill Wallack LLP

#### 2407-458

**3645 North Camac Street 19140** 8th Wd. 1,278 Sq Ft BRT #432168200 Improvements: Residential Property Subject To Mortgage

EAZ GROUP LLC CP Aug. 2023 No. 00718 \$287,527.00 Friedman Vartolo LLP

### 2407-459

**1142 West Nevada Street 19133** 37th Wd. 518 Sq Ft BRT #371315300 Improvements: Residential Property

DON CORREA HOLDINGS, LLC CP Jan. 2024 No. 00642 \$104,406.42 KML Law Group, P.C..

#### 2407-460

**1012 Fanshawe Street 19111** 53rd Wd. 4,648 Sq Ft BRT #532025400 Improvements: Residential Property

JOANNE BLACKSTON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ERNESTINE BLACKSTON-BRANDON, AKA ERNESTINE BLACKSTON; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ERNESTINE BLACKSTON-BRANDO CP May. 2023 No. 02733 \$48,954.60 Manley Deas Kochalski LLC

#### 2407-461A

**1681 Kinsey Street 19124** 23rd Wd. 1,000 Sq Ft BRT #232071400 Improvements: Commercial

EDGARDO M RIVERA CP Jun. 2023 No. 01815 \$144,038.65 Powers Kirn, LLC

### 2407-461B

**1683 Kinsey Street 19124** 23rd Wd. 1,000 Sq Ft BRT #232071500 Improvements: Residential Property

EDGARDO M RIVERA CP Jun. 2023 No. 01815 \$144,038.65 Powers Kirn, LLC

# 2407-461C

**1685 Kinsey Street 19124** 23rd Wd. 1,000 Sq Ft BRT #232071600 Improvements: Residential Property

EDGARDO M RIVERA CP Jun. 2023 No. 01815 \$144,038.65 Powers Kirn, LLC

# 2407-462A

**2407** West Oxford Street 19121 29th Wd. 1,104 Sq Ft BRT #291228800 Improvements: Residential Property Subject To Rent

OVR 1 LLC, A DELAWARE LIMITED

#### SHERIFF'S SALE

LIABILITY COMPANY CP Aug. 2023 No. 01904 \$2,688,835.24 Manley Deas Kochalski LLC

#### 2407-462B

**2310 North Opal Street 19132** 16th Wd. 713 Sq Ft BRT #162124000 Improvements: Residential Property Subject To

OVR 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY CP Aug. 2023 No. 01904 \$2,688,835.24 Manley Deas Kochalski LLC

#### 2407-462C

**4565 North 19th Street 19140** 13th Wd. 1,155 Sq Ft BRT #132208900 Improvements: Residential Property Subject To Rent

OVR 1 LLC, A DELAWARE LIMITED LIABILITY COMPANY CP Aug. 2023 No. 01904 \$2,688,835.24 Manley Deas Kochalski LLC

#### 2407-463A

**4548** Hedge Street 19124 23rd Wd. 1,880 Sq Ft BRT #232262900 Improvements: Commercial

RONAN B TEIXEIRA CP Aug. 2018 No. 02903 \$100,983.53 Console Matison, LLP

### 2407-463B

**2520** North 11th Street 19133 37th Wd. 1,028 Sq Ft BRT #371194500 Improvements: Residential Property

RONAN B TEIXEIRA CP Aug. 2018 No. 02903 \$100,983.53 Console Matison, LLP

#### 2407-464A

**2867 North Lee Street 19134** 7th Wd. 631 Sq Ft BRT #071330600 Improvements: Residential Property Subject To Rent

OHL 1 LLC CP Aug. 2023 No. 01333 \$1,127,339.01 Manley Deas Kochalski

# 2407-464B

**3649** North Camac Street 19140 43rd Wd. 1,260 Sq Ft BRT #432168400 Improvements: Residential Property Subject To Rent

OHL 1 LLC CP Aug. 2023 No. 01333 \$1,127,339.01 Manley Deas Kochalski LLC

# 2407-464C

1517 West Firth Street 19132 16th Wd. 728 Sq Ft BRT #161299500 Improvements: Residential Property Subject To Rent Kochalski Llc Subject To Rent OHL 1 LLC CP Aug. 2023 No. 01333 \$1,127,339.01 Manley Deas Kochalski

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