

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 LLP

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, P.C..

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, INDIVIDUALLY 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 Rent 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 LLC

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 LLC

To publish your
Corporate Notices, Call:
Jennifer McCullough
at **215-557-2321**

Email :

jmccullough@alm.com