

Sheriff’s Sale Notices for July 12, 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>SECOND PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, July 12, 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 from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff’s Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff’s attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff’s Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff’s grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff’s Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using 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>MARY SLOWEY C.P. May 2017 No. 03908 \$215,166.74 Brock & Scott PLLC</p> <p>2207-302 2120 Vista St 19152-4215 56th Wd. 2,674 Sq. Ft. BRT# 561320100 Improvements: Residential Property TAICHA F. JEAN, GEORGES R. NOEL C.P. October 2018 No. 00579 \$253,396.54 Brock & Scott PLLC</p> <p>2207-303 4700 Lansing St 19136-3309 65th Wd. 2,097 Sq. Ft. BRT# 651171500 Improvements: Residential Property RONALD L. RIGGINS, SR. A/K/A RONALD L. RIGGINS, THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA C.P. September 2017 No. 03266 \$106,178.68 Brock & Scott PLLC</p> <p>2207-304 249 W Wellens St a/k/a 249 Wellens Street 19120-3330 42nd Wd. 903 Sq. Ft. BRT# 422234700 Improvements: Residential Property MARIA A. SANTIAGO C.P. January 2018 No. 02342 \$55,028.02 Brock & Scott PLLC</p> <p>2207-305 1015 Dorset St a/k/a 1015 East Dorset Street 19150 50th Wd. 2,552 Sq. Ft. BRT# 502375900 Improvements: Residential Property RUTH A. CARVALHO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOSEPH T. CARVALHO, JR. A/K/A JOSEPH T. CARVALHO, STEVEN K. CARVALHO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOSEPH T. CARVALHO, JR. A/K/A JOSEPH T. CARVALHO, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH T. CARVALHO, JR., DECEASED C.P. May 2014 No. 03607 \$232,814.38 Brock & Scott PLLC</p> <p>2207-306 108 Hickory Hill Rd 19154-4306 66th Wd. 3,953 Sq. Ft. BRT# 662308700 Improvements: Residential Property THOMAS J. HOLZER, ELEANOR E. HOLZER C.P. February 2018 No. 03206 \$123,443.32 Brock & Scott PLLC</p> <p>2207-307 2647 N 30th St 19132-3034 28th Wd. 977 Sq. Ft. BRT# 282072400 Improvements: Residential Property CLAUDEL PIERRE-LOUIS C.P. May 2018 No. 01362 \$78,323.15 KML Law Group, P.C. (1)</p> <p>2207-308 2672 Braddock St 19125-1406 31st Wd. 1,272 Sq. Ft. BRT# 311091200 Improvements: Residential Property VERONICA ANDERSON MUSE C.P. September 2019 No. 02055 \$32,585.00 Joseph P Kerrigan, Attorney At Law</p> <p>2207-309 1005 Hall St 19147-3713 2nd Wd. 435 Sq. Ft. BRT# 21057100 Improvements: Residential Property JOHN TORRES C.P. March 2020 No. 01115 \$96,170.00 Joseph P Kerrigan, Attorney At Law</p> <p>2207-310 1233 N Myrtlewood St 19121-4514 29th Wd. 700 Sq. Ft. BRT# 292262400 Improvements: Residential Property 1232 MYRTLEWOOD ST, LLC C.P. November 2021 No. 02626 \$181,725.00 Joseph P Kerrigan, Attorney At Law</p> <p>2207-311 1035-37 Bainbridge St #a 19147-1933 2nd Wd. 0 Sq. Ft. BRT# 888022080 Improvements: Residential Property ANTHONY JOHNSON C.P. February 2020 No. 03252 \$224,161.20 Stern & Eisenberg PC</p> <p>2207-312 1313 S Dover St 19146-3621 36th Wd. 700 Sq. Ft. BRT# 362157700 Improvements: Residential Property</p>	<p>BRAYTON SEIDLE AKA BRAYTON M. SEIDLE C.P. May 2021 No. 00879 \$156,872.06 KML Law Group, P.C. (1)</p> <p>2207-313 824 Marlyn Rd 19151-3318 34th Wd. 1,480 Sq. Ft. BRT# 344281300 Improvements: Residential Property ISHA T BELNAVIS C.P. January 2019 No. 02205 \$149,734.66 Brock & Scott PLLC</p> <p>2207-314 7631 Woodcrest Ave 19151-2703 34th Wd. 1,422 Sq. Ft. BRT# 343195300 Improvements: Residential Property ALISA S. JOHNSON, LATASHA JOHNSON A/K/A LATISHA JOHNSON C.P. February 2019 No. 02613 \$179,638.17 LOGS Legal Group LLP</p> <p>2207-315 3533 Shelmire Ave 19136-3526 64th Wd. 1,608 Sq. Ft. BRT# 642180900 Improvements: Residential Property KENNETH C. PUGLIESI, AKA KENNETH PUGLIESI C.P. August 2018 No. 00001 \$131,704.79 Manley Deas Kochalski LLC</p> <p>2207-316 6126 Chestnut St 19139-3011 3rd Wd. 1,746 Sq. Ft. BRT# 31033300 Improvements: Residential Property VIOLETTA KIDD, KNOWN HEIR OF ELOISE HILL, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELOISE HILL, DECEASED C.P. December 2018 No. 02903 \$130,868.65 LOGS Legal Group LLP</p> <p>2207-317 5260 Jackson St 19124-1548 62nd Wd. 3,000 Sq. Ft. BRT# 622398600 Improvements: Residential Property ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEWISEES OF THE ESTATE OF JAMES HASTY A/K/A JAMES D. HASTY A/K/A JAMES D. HASTY SR. A/K/A JAMES HASTY SR., DECEASED, JAMES HASTY AS KNOWN HEIR TO THE ESTATE OF JAMES HASTY A/K/A JAMES D. HASTY A/K/A JAMES D. HASTY SR. A/K/A JAMES HASTY SR. DECEASED, THERESA CROSBY A/K/A THERESA R. CROSBY AS KNOWN HEIR TO THE ESTATE OF JAMES HASTY A/K/A JAMES D. HASTY A/K/A JAMES D. HASTY SR. A/K/A JAMES HASTY SR. DECEASED C.P. January 2020 No. 02390 \$46,170.21 Stern & Eisenberg PC</p> <p>2207-318 6010 Avonhoe Rd 19138-1502 59th Wd. 8,100 Sq. Ft. BRT# 592310405 Improvements: Residential Property GEORGE A BEACH C.P. April 2019 No. 02337 \$348,079.33 Brock & Scott PLLC</p> <p>2207-319 2968 Aramingo Ave 19134-4303 25th Wd. 1,219 Sq. Ft. BRT# 251474000 Improvements: Residential Property MARIA SANCHEZ C.P. March 2018 No. 00187 \$142,259.13 Brock & Scott PLLC</p> <p>2207-320 167 Linton St 19120-1946 61st Wd. 1,020 Sq. Ft. BRT# 612144000 Improvements: Residential Property NICOLE L BROWN C.P. February 2016 No. 02920 \$102,365.46 Brock & Scott PLLC</p> <p>2207-321 6645 N 15th St Apt. A a/k/a 6645 North 15th Street 19126-2723 10th Wd. 1,614 Sq. Ft. BRT# 101012508 Improvements: Residential Property ANDREA R SHEPPARD C.P. November 2019 No. 00021 \$71,796.61 Brock & Scott PLLC</p> <p>2207-322 4209 Robbins Avenue 19135-3114 55th Wd. 1,520 Sq. Ft. BRT# 552043600 Improvements: Residential Property KIMBERLY BANKS C.P. May 2019 No. 09056 \$73,484.03 Brock & Scott PLLC</p> <p>2207-323 7134 Erdrick St 19135-1013 41st Wd. 2,149</p>	<p>Sq. Ft. BRT# 412245400 Improvements: Residential Property LOU ANN FEUERSTEIN C.P. February 2016 No. 00874 \$224,527.01 Brock & Scott PLLC</p> <p>2207-324 5247 N Howard St 19120-3433 42nd Wd. 1,242 Sq. Ft. BRT# 422333000 Improvements: Residential Property SON NOEUN C.P. November 2016 No. 03128 \$80,785.58 LOGS Legal Group LLP</p> <p>2207-325 3023 Disston St 19149-1902 55th Wd. 1,801 Sq. Ft. BRT# 551308400 Improvements: Residential Property BADR ALAMERI C.P. April 2015 No. 01168 \$137,112.77 Brock & Scott PLLC</p> <p>2207-326 1600 Stenton Ave 19141-2004 17th Wd. 2,241 Sq. Ft. BRT# 171343400 Improvements: Residential Property TINA L COLLINS, GLENDALE E WALKER C.P. October 2016 No. 04191 \$207,331.67 Brock & Scott PLLC</p> <p>2207-327 8918 Maxwell Pl 19152-1518 66th Wd. 3,953 Sq. Ft. BRT# 571268200 Improvements: Residential Property ABRAHAM A SWARAY, SR, HELLENA W SWARAY C.P. March 2017 No. 01337 \$346,194.15 Brock & Scott PLLC</p> <p>2207-328 12006 Glenfield St 19154 66th Wd. 3,106 Sq. Ft. BRT# 662182000 Improvements: Residential Property DONNA M. BRIGHT, IN HER CAPACITY AS HEIR OF VIRGINIA KOLE A/K/A VIRGINIA M. KOLE, JAMES A. KOLE, IN HIS CAPACITY AS HEIR OF VIRGINIA KOLE A/K/A VIRGINIA M. KOLE, UNKNOWN HEIRS, SUCCESSORS, ASSIGN AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGINIA KOLE A/K/A VIRGINIA M. KOLE C.P. February 2020 No. 01055 \$234,308.49 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2207-329 318 South Fourth Street a/k/a 400 Cypress Street 19106 5th Wd. 1,444 Sq. Ft. BRT# 51077730 Improvements: Residential Property NE REAL ESTATE INVESTMENTS, LLC C.P. September 2018 No. 00743 \$585,000.00 Eisenberg, Gold & Agrawal, PC</p> <p>2207-330 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. 00589 \$187,223.96 KML Law Group, P.C. (1)</p> <p>2207-331 1319 Church St 19124-3903 23rd Wd. 1,525 Sq. Ft. BRT# 234029700 Improvements: Residential Property MARK MONTANARO C.P. November 2019 No. 01980 \$43,132.24 KML Law Group, P.C. (1)</p> <p>2207-332 6213 Clearview St 19138-1009 59th Wd. 861 Sq. Ft. BRT# 592308100 Improvements: Residential Property DOROTHY M. ROLLISON A/K/A DOROTHY ROLISON C.P. March 2018 No. 02052 \$41,043.00 KML Law Group, P.C. (1)</p> <p>2207-333 235 Byberry Rd 19116-1903 58th Wd. 1,000 Sq. Ft. BRT# 583000705 Improvements: Residential Property SEAN P ROMSDAHL C.P. May 2018 No. 02028 \$213,914.70 McCabe, Weisberg & Conway, LLC</p> <p>2207-334 150 Fern St 19120-1955 61st Wd. 1,020 Sq. Ft. BRT# 612200400 Improvements: Residential Property LYNETTE THORNE C.P. August 2019 No. 03208 \$115,296.25 McCabe, Weisberg & Conway, LLC</p>

SHERIFF'S SALE

2207-335
1508 Beverly Rd 19138-1615 10th Wd. 1,566 Sq. Ft. BRT# 102161100 Improvements: Residential Property
ALAINA BRANDON, IN HER CAPACITY AS HEIR OF ELMA BRANDON, DECEASED, ALLEN BRANDON, IN HIS CAPACITY AS HEIR OF ELMA BRANDON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELMA BRANDON, DECEASED C.P. July 2021 No. 00376 \$99,407.98 Brock & Scott PLLC

2207-336
4135 I St 19124-5203 33rd Wd. 1,170 Sq. Ft. BRT# 332171500 Improvements: Residential Property
GRAZYNA SCHULLER C.P. January 2018 No. 02276 \$64,393.55 Stern & Eisenberg PC

2207-337
312 Unruh Ave 19111-4630 35th Wd. 1,365 Sq. Ft. BRT# 353121000 Improvements: Residential Property Subject to Mortgage
ETIEDIDIONG B. DAVIS, CHARLES A. ETUK C.P. September 2019 No. 00492 \$156,525.45 Stern & Eisenberg PC

2207-338
7024 Vandike St 19135-1917 41st Wd. 1,650 Sq. Ft. BRT# 412422000 Improvements: Residential Property
FLORENCE HOFF C.P. September 2019 No. 00527 \$103,944.69 Stern & Eisenberg PC

2207-339
6045 N 13th St 19141-3223 49th Wd. 1,681 Sq. Ft. BRT# 493207000 Improvements: Residential Property
M.P., MINOR, KNOWN HEIR OF JAMAAL PERRY, DECEASED, C/O JANELLE PERRY APPOINTED GUARDIAN AS LITERM, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE FROM OR UNDER JAMAAL PERRY, DECEASED C.P. February 2019 No. 02002 \$201,710.90 LOGS Legal Group LLP

2207-340
1525 Jackson St 19145-3943 26th Wd. 900 Sq. Ft. BRT# 261009200 Improvements: Residential Property
CONCHETTA MARRERO C.P. November 2019 No. 01694 \$200,594.89 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2207-341
2705 S Beulah St 19148-5051 39th Wd. 1,059 Sq. Ft. BRT# 395201700 Improvements: Residential Property
CAROL BORMANN, KNOWN HEIR OF ROLF G. BORMANN, DECEASED, STACY SHAZES, KNOWN HEIR OF ROLF G. BORMAN, DECEASED, MICHAEL BORMAN, KNOWN HEIR OF ROLF G BORMANN, DECEASED, CHRISTOPHER BORMANN, KNOWN HEIR OF ROLF G BORMANN, DECEASED C.P. April 2019 No. 04569 \$55,384.31 LOGS Legal Group LLP

2207-342
3156 Custer St 19134-2409 33rd Wd. 708 Sq. Ft. BRT# 331306500 Improvements: Residential Property Subject to Mortgage
GUILLERMO ALVARADO C.P. January 2021 No. 01350 \$55,154.30 Leopold & Associates, LLC

2207-343
4629 N Broad St 19140-1217 49th Wd. 2,200 Sq. Ft. BRT# 491542300 Improvements: Residential Property
VERNON ACKRIDGE, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF LEON M. FRYE AKA LEON FRYE, DONNA ACKRIDGE, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LEON M. FRYE AKA LEON FRYE C.P. January 2019 No. 00071 \$185,787.31 Pincus Law Group, PLLC

2207-344
209 E Upsal St 19119-2346 22nd Wd. 1,666 Sq. Ft. BRT# 221092300 Improvements: Residential Property
KEVIN DIGGS, IN HIS CAPACITY AS HEIR OF, GEORGE P. DIGGS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGE P. DIGGS, DECEASED C.P. December 2016 No. 00317 \$151,552.79 Pincus Law Group, PLLC

2207-345
5047 Summer St 19139-1650 44th Wd. 1,230 Sq. Ft. BRT# 441037700 Improvements: Residential Property

SHERIFF'S SALE

PATRICIA A. HINES, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EUGENE C. STARKS, DEBORAH C. COTTLE, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EUGRNE C. STARKS, GWENDOLYN STARKS AKA GWEN STARKS IN HER CAPACITY AS DEVISEE OF THE ESTATE OF EUGENE C. STARKS, MAURICE HAMPTON, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF EUGENE C. STARKS C.P. April 2019 No. 02405 \$73,998.89 Pincus Law Group, PLLC

2207-346
2063 Snyder Ave 19145-2811 48th Wd. 811 Sq. Ft. BRT# 871573540 Improvements: Commercial Property
JADINE BRANDON, OPEN ARMS CHILD CARE, INC C.P. May 2021 No. 02900 \$112,067.11 Duane Morris LLP

2207-347
854 N 21st St 19130-1431 15th Wd. 1,200 Sq. Ft. BRT# 151128700 Improvements: Residential Property Subject to Mortgage
EDWARD J FIRLONG A/K/A EDWARD FURLONG, JR C.P. April 2018 No. 03170 \$107,272.58 The Lynch Law Group, LLC

2207-348
1318 N Newkirk St 19121-4529 29th Wd. 944 Sq. Ft. BRT# 292119100 Improvements: Residential Property
THIRTEEN EIGHTEEN LLC C.P. December 2021 No. 01850 \$187,499.99 Hill Wallack LLP

2207-349
4007 Higbee St 19135-4412 62nd Wd. 1,085 Sq. Ft. BRT# 622203200 Improvements: Residential Property
ANTHONY W. REDLEY A/K/A ANTHONY REDLEY C.P. January 2022 No. 00271 \$141,554.54 Hill Wallack LLP

2207-350
1123 S 46th St 19143-3734 46th Wd. 2,244 Sq. Ft. BRT# 461173300 Improvements: Residential Property
ESTATE OF WILLIAM LAKINS A/K/A WILLIAM E. LAKINS A/K/A WILLIAM LAKINS JR, LAURAGENE DICKASON EXECUTRIX OF THE ESTATE OF WILLIAM LAKINS A/K/A WILLIAM E. LAKINS A/K/A WILLIAM LAKINS JR, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM LAKINS A/K/A WILLIAM E. LAKINS A/K/A WILLIAM LAKINS JR C.P. August 2013 No. 03186 \$764,251.25 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2207-351
130 Fitzgerald St 19148-4010 39th Wd. 856 Sq. Ft. BRT# 391121500 Improvements: Residential Property Subject to Mortgage
CHARLES F. MCKENNA, JENNIFER P. MCKENNA F/K/A JENNIFER P. RUTTER C.P. November 2016 No. 02651 \$76,859.13 The Lynch Law Group, LLC

2207-352
8305 Rodney St 19150-2701 50th Wd.. 1,270 Sq. Ft. BRT# 502048000 Improvements: Residential Property Subject to Mortgage
ROSEMARY G. CONWAY C.P. October 2018 No. 04304 \$122,462.43 The Lynch Law Group, LLC

2207-353
321 Rosemar St 19120-1418 61st Wd. 1,104 Sq. Ft. BRT# 611237800 Improvements: Residential Property Subject to Mortgage
VICTORIA CEBZANOV C.P. April 2018 No. 04011 \$51,145.00 The Lynch Law Group, LLC

2207-354
1814 S 65th St 19142-1312 40th Wd. 1,176 Sq. Ft. BRT# 403003500 Improvements: Residential Property
UNKNOWN SURVIVING HEIRS OF WIL-LIE F. TOWNS C.P. August 2019 No. 03299 \$84,569.57 McCabe, Weisberg & Conway, LLC

2207-355
4500 Benner St 19135-3621 41st Wd. 2,802 Sq. Ft. BRT# 411134400 Improvements: Residential Property
WILSON RIBOT C.P. March 2020 No. 01244 \$93,058.21 Stern & Eisenberg PC

2207-356
5834 Master St 19131-4130 4th Wd. 1,192 Sq. Ft. BRT# 43034300 Improvements: Residential Property Subject to Mortgage
K & Z LEWIS REALTY, LLC C.P. November 2020 No. 02232 \$154,175.61 Stern & Eisenberg PC

SHERIFF'S SALE

2207-357
4605 Marple St 19136-3701 65th Wd. 1,176 Sq. Ft. BRT# 651112800 Improvements: Residential Property
MARIE MORIN C.P. January 2020 No. 00252 \$57,822.15 Stern & Eisenberg PC

2207-358
6622 Vandike St 19135-2812 41st Wd. 1,320 Sq. Ft. BRT# 411338000 Improvements: Residential Property Subject to Mortgage
OMAR D. MCDONALD A/K/A OMAR MCDONALD C.P. December 2019 No. 03468 \$112,267.60 Stern & Eisenberg PC

2207-359
6838 Ogontz Ave 19138-2644 10th Wd. 1,760 Sq. Ft. BRT# 102009500 Improvements: Residential Property
KRISTINIA FRIPPS C.P. March 2019 No. 00807 \$202,247.22 McCabe, Weisberg & Conway, LLC

2207-360
10726 Philcrest Rd 19154-4031 66th Wd. 1,386 Sq. Ft. BRT# 662072267 Improvements: Residential Property
PAUL W WINTER, JR., RACHEL A WINTER C.P. September 2014 No. 03305 \$164,616.75 McCabe, Weisberg & Conway, LLC

2207-361
5629 North Arbor St 19120-2501 61st Wd. 1,188 Sq. Ft. BRT# 612526700 Improvements: Residential Property
CHARLES E. WINSTON, JR. A/K/A CHARLES WINSTON C.P. September 2021 No. 01870 \$76,754.67 McCabe, Weisberg & Conway, LLC

2207-362
128 Pleasant Street a/k/a 128 Pleasant Street 19119 22nd Wd. 1,020 Sq. Ft. BRT# 222063400 Improvements: Residential Property
LEROY WELLS, IN HIS CAPACITY AS HEIR OF JESSIE WELLS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JESSIE WELLS C.P. October 2019 No. 01142 \$115,883.74 RAS Citron, LLC

2207-363
3012 N Ringgold St 19132-1328 38th Wd. 817 Sq. Ft. BRT# 381027500 Improvements: Residential Property
JENNIFER R. BALLARD, ADMINISTRATRIX OF THE ESTATE OF RUBY ADAMS, DECEASED C.P. April 2017 No. 02354 \$31,377.96 Friedman Vartolo LLP

2207-364
8851 Winchester Ave 19115-5104 56th Wd. 1,060 Sq. Ft. BRT# 562434600 Improvements: Residential Property
JAMES J. VANDIVER C.P. February 2020 No. 00137 \$121,648.13 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2207-365
4328 Malta St 19124-4345 33rd Wd. 1,120 Sq. Ft. BRT# 332134100 Improvements: Residential Property
CESAR A. NUNEZ, SR. A/K/A CESAR A. NUNEZ, JR. C.P. October 2017 No. 03212 \$76,225.03 Hill Wallack LLP

2207-366
214 N 52nd St 19139-1501 44th Wd. 1,780 Sq. Ft. BRT# 441136000 Improvements: Residential Property
EDWARD PAYNE AKA EDWARD H. PAYNE, JR., EGAN PAYNE C.P. November 2017 No. 01163 \$64,605.25 KML Law Group, P.C. (1)

2207-367
5914 N Warnock St 19141-3717 49th Wd. 2,520 Sq. Ft. BRT# 492220700 Improvements: Residential Property
ALPHONSO W. MEARS AKA ALPHONSO MEARS C.P. December 2017 No. 00568 \$92,165.17 KML Law Group, P.C. (1)

2207-368
1124 S 2nd St 19147-5419 2nd Wd. 735 Sq. Ft. BRT# 21382400 Improvements: Residential Property
MATILDA NELSON AKA MATILDA R. NELSON C.P. May 2017 No. 04672 \$358,245.12 KML Law Group, P.C. (1)

2207-369
1528 68th Ave 19126 10th Wd. 1,880 Sq. Ft. BRT# 101248800 Improvements: Residential Property
RHONDA MILLER C.P. March 2018 No. 01236 \$203,696.66 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2207-371
1464 Higbee St 19149-3221 54th Wd. 1,162

SHERIFF'S SALE

Sq. Ft. BRT# 541013500 Improvements: Residential Property
UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IRMA KRIPS C.P. February 2020 No. 02109 \$78,341.58 RAS Citron, LLC

2207-372
7101 Forrest Ave 19138-2020 10th Wd. 2,340 Sq. Ft. BRT# 102535400 Improvements: Residential Property
TERESA C. JOHNSON C.P. August 2016 No. 00827 \$87,383.55 KML Law Group, P.C. (1)

2207-373
4425-27 1/2 N Lawrence St 19140-2434 7th Wd. 4,830 Sq. Ft. BRT# 72158900 Improvements: Residential Property
IDELFONSO RODRIGUEZ JR. A/K/A IDELFONSO RODRIGUEZ C.P. August 2016 No. 01446 \$96,966.38 KML Law Group, P.C. (1)

2207-374
6731 Lyndford a/k/a 6731 Lynford St 19149-2127 54th Wd. 1,567 Sq. Ft. BRT# 542204300 Improvements: Residential Property
CINCEARAE KELLY C.P. June 2017 No. 00504 \$185,460.24 KML Law Group, P.C. (1)

2207-375
1225 E Cheltenham Ave 19124-1031 35th Wd. 1,080 Sq. Ft. BRT# 352019500 Improvements: Residential Property
CAROLE SHEPPARD C.P. August 2021 No. 02137 \$105,245.97 RAS Citron, LLC

2207-376
6742 Kindred St 19149-2203 54th Wd. 1,430 Sq. Ft. BRT# 542257900 Improvements: Residential Property
THE UNKNOWN HEIRS OF ARTHUR HILL DECEASED, BRANDON HILL SOLELY IN HIS CAPACITY AS HEIR OF ARTHUR HILL DECEASED, JUSTIN HILL SOLELY IN HIS CAPACITY AS HEIR OF ARTHUR HILL DECEASED, TAMALA HILL SOLELY IN HER CAPACITY AS HEIR OF ARTHUR HILL DECEASED C.P. January 2020 No. 00366 \$117,736.67 KML Law Group, P.C. (1)

2207-377
7643 Woolston Ave 19150-2612 10th Wd. 1,426 Sq. Ft. BRT# 102427100 Improvements: Residential Property
EMMA FORTUNE C.P. June 2018 No. 02551 \$113,076.16 Manley Deas Kochalski LLC

2207-378
3317 Elliston Cir 19114-1205 66th Wd. 2,030 Sq. Ft. BRT# 661159500 Improvements: Residential Property Subject to Mortgage
KEVIN SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE, MICHAEL SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE, PAMELA SHOKROLLAH, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF DEBORAH M. MCGUIRE, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DEBORAH M. MCGUIRE C.P. July 2021 No. 00672 \$163,395.27 Manley Deas Kochalski LLC

2207-379
1166 Slocum St 19150 50th Wd. 1,296 Sq. Ft. BRT# 502389400 Improvements: Residential Property
TALIBA V.L. HOLLIDAY C.P. January 2020 No. 00897 \$199,095.99 KML Law Group, P.C. (1)

2207-380
6421 Guyer Ave 19142-3024 40th Wd. 1,273 Sq. Ft. BRT# 406305000 Improvements: Residential Property
VINCENT A. FIORAVANTI, ANITA FIORAVANTI C.P. February 2020 No. 03593 \$57,151.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2207-381
405 W Stafford St 19144-4407 59th Wd. 2,718 Sq. Ft. BRT# 593007400 Improvements: Residential Property
PHILLIP DAVIDSON, GABRIELLE E DAVIDSON C.P. March 2017 No. 00384 \$254,169.96 LOGS Legal Group LLP

2207-382
125 E Loudon St 19120 42nd Wd. 2,025 Sq. Ft. BRT# 421084100 Improvements: Residential Property
WILLIAM J. WALKER, JR. A/K/A

SHERIFF'S SALE

WILLIAM WALKER, JR. C.P. September 2011 No. 03754 \$68,016.47 Brock & Scott PLLC

2207-383
3399 S Keswick Rd 19114-1609 66th Wd. 3,710 Sq. Ft. BRT# 661111400 Improvements: Residential Property
FRANK RUSSO C.P. January 2019 No. 03008 \$193,820.75 Brock & Scott PLLC

2207-384
1001 Belmont Ave 19104-1211 6th Wd. 2,752 Sq. Ft. BRT# 62332600 Improvements: Residential Property
MARK S WEBB SR C.P. September 2017 No. 03549 \$206,610.94 McCabe, Weisberg & Conway, LLC

2207-385
4751 Bingham St 19120-4511 42nd Wd. 1,125 Sq. Ft. BRT# 421500500 Improvements: Residential Property
GINA L. WOLFE, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JOHNNIE HENDERSON A/K/A JOHNNIE MAE HENDERSON A/K/A JOHNNIE M. HENDERSON C.P. February 2020 No. 03201 \$38,359.57 Brock & Scott PLLC

2207-386
1377 Anchor St 19124-1203 62nd Wd. 1,260 Sq. Ft. BRT# 621070800 Improvements: Residential Property Subject to Mortgage
LATANYA M BOYER C.P. March 2018 No. 02050 \$52,182.90 The Lynch Law Group, LLC

2207-387
1787 Plymouth St 19126-1530 10th Wd. 1,067 Sq. Ft. BRT# 101314900 Improvements: Residential Property
ELEANOR M HILL A/K/A ELEANOR HILL C.P. December 2018 No. 02688 \$141,719.94 KML Law Group, P.C. (1)

2207-388
808 W Wellens Avenue Aka 808 West Wellens Street 19141-4022 49th Wd. 1,172 Sq. Ft. BRT# 492033200 Improvements: Residential Property
TONYA E. BANKS C.P. August 2019 No. 02366 \$93,329.10 KML Law Group, P.C. (1)

2207-389
2520 Carwithian St 19152 57th Wd. 13,217 Sq. Ft. BRT# 571327510 Improvements: Residential Property
RICHARD P. COLLINS AS EXECUTOR OF THE ESTATE OF PATRICIA COLLINS DECEASED C.P. September 2019 No. 00710 \$113,499.60 KML Law Group, P.C. (1)

2207-390
5735 Woodcrest Ave 19131-2224 52nd Wd. 1,392 Sq. Ft. BRT# 522155500 Improvements: Residential Property
ALONZO CORSON SOLELY IN HIS CAPACITY AS HEIR OF JOHN W. CORSON DECEASED, JOANN CORSON SOLELY IN HER CAPACITY AS HEIR OF JOHN W. CARSON DECEASED, CAROLYN D. CORSON AKA CAROLYN D. HORSEY SOLELY IN HER CAPACITY AS HEIR OF JOHN W. CORSON DECEASED, PATRICIA CORSON AKA PATRICIA WRIGHT SOLELY IN HER CAPACITY AS HEIR OF JOHN W CORSON DECEASED, CARINDA JONES SOLELY IN HER CAPACITY AS HEIR OF JOHN W CARSON DECEASED, FRANCES LONG DAVIS SOLELY IN HER CAPACITY AS HEIR OF JOHN W. CORSON DECEASED C.P. April 2019 No. 03728 \$124,301.22 KML Law Group, P.C. (1)

2207-391
2059 E Atlantic St 19134-2113 45th Wd. 1,082 Sq. Ft. BRT# 452136800 Improvements: Residential Property
REGINA M. WISNIEWSKA C.P. November 2019 No. 00629 \$55,459.27 KML Law Group, P.C. (1)

2207-392
1615 N 56th St 19131-3501 4th Wd. 1,552 Sq. Ft. BRT# 41351700 Improvements: Residential Property
JASMINE E. GRAVITT AS ADMINISTRATRIX OF THE ESTATE OF TONYA GREEN, DECEASED C.P. June 2019 No. 05430 \$61,094.96 KML Law Group, P.C. (1)

2207-393
7638 Thouron Ave 19150 10th Wd. 1,453 Sq. Ft. BRT# 102498200 Improvements: Residential Property
RONALD C. WALKER, JR., C.P. March 2018 No. 02183 \$150,950.97 Manley Deas Kochalski LLC

2207-394
2516 S Felton St 19142-3112 40th Wd. 976 Sq. Ft. BRT# 402119000 Improvements: Residential Property

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>ELIZABETH BROWN C.P. January 2020 No. 01643 \$56,185.45 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2207-395 1017 Foster St 19116-3407 58th Wd. 3,700 Sq. Ft. BRT# 582174400 Improvements: Residential Property CHRISTINE HEIM, JEFFREY SUCHESKI C.P. February 2020 No. 02816 \$206,356.38 Manley Deas Kochalski LLC</p> <p>2207-396 1019 S Chadwick St 19146-2007 30th Wd. 800 Sq. Ft. BRT# 301316500 Improvements: Residential Property MICHELLE BROWN, IN HER CAPACITY AS KNOWN HEIR OF THE ESTATE OF ROBERT BROWN A/K/A AKRAM ARIF, DECEASED, CLAUDIA BROWN, IN HER CAPACITY AS KNOWN HEIR OF THE ESTATE OF ROBERT BROWN A/K/A AKRAM ARIF, DECEASED C.P. September 2018 No. 02228 \$47,199.69 Duane Morris LLP</p> <p>2207-397 2712 Mower St 19152-2107 57th Wd. 3,176 Sq. Ft. BRT# 571097700 Improvements: Residential Property SUSAN L SMITH, VICTORIA SPANN C.P. February 2018 No. 02519 \$246,362.98 KML Law Group, P.C. (1)</p> <p>2207-399 440 Glen Echo Rd 19119-2914 22nd Wd. 2,400 Sq. Ft. BRT# 223167200 Improvements: Residential Property TANIKA DAVIS C.P. December 2017 No. 03051 \$268,047.13 Stern & Eisenberg PC</p> <p>2207-400 1342 E Berks St D a/k/a 1342 East Berks Street Unit D A/k/a 7 19125-2814 18th Wd. 0 Sq. Ft. BRT# 888180022 Improvements: Residential Property Subject to Mortgage ANTHONY COVINGTON, THE UNITED STATES OF AMERICA C.P. April 2017 No. 01063 \$529,371.39 Stern & Eisenberg PC</p> <p>2207-401 5920 N Lawrence St 19120-1829 61st Wd. 1,316 Sq. Ft. BRT# 612343000 Improvements: Residential Property Subject to Mortgage MICHAEL MURRAY A/K/A MICHAEL L. MURRAY C.P. February 2020 No. 03290 \$103,890.15 Stern & Eisenberg PC</p> <p>2207-402 1352 South St Unit 408 19147-1823 2nd Wd. 0 Sq. Ft. BRT# 888303316 Improvements: Residential Property Subject to Mortgage ALEXANDER ALPERT C.P. March 2021 No. 02666 \$23,894.14 Hladik Onorato & Federman, LLP</p> <p>2207-403 3939 Conshohocken Ave 19131-5426 52nd Wd. 141,746 Sq. Ft. BRT# 881161010</p>	<p>Improvements: Commercial Property Subject to Mortgage BRITH SHOLOM WINIT, LP C.P. November 2020 No. 00908 \$28,364,977.99 Starfield & Smith, P. C.</p> <p>2207-404 2540 W Lehigh Ave 19132-3206 28th Wd. 2,426 Sq. Ft. BRT# 871537200 Improvements: Residential Property FRANKLIN ST, LLC C.P. February 2022 No. 00289 \$279,102.32 Weber Gallagher Simpson Stapleton Fires & Newby, LLP</p> <p>2207-405 1539 S Wilton St 19143-5023 51st Wd. 795 Sq. Ft. BRT# 512053200 Improvements: Residential Property Subject to Mortgage GLORIA WALTER C.P. January 2016 No. 02666 \$48,463.04 Hardin Thompson, PC</p> <p>2207-406 3121 Miller St 19134-5011 25th Wd. 870 Sq. Ft. BRT# 251360800 Improvements: Residential Property CHRISTY MCVEY C.P. February 2018 No. 00882 \$113,482.69 McCabe, Weisberg & Conway, LLC</p> <p>2207-407 4562 Fleming St 19128-4719 21st Wd. 921 Sq. Ft. BRT# 211548200 Improvements: Residential Property JAN ALLAN FELLMAN A/K/A JAN A FELLMAN C.P. March 2020 No. 01156 \$69,889.52 Wilson Law Firm</p> <p>2207-408 1406 Knorr St 19111-4908 53rd Wd. 1,809 Sq. Ft. BRT# 532128100 Improvements: Residential Property VINCENT F. LAM, CHUNG H. NGAI C.P. August 2018 No. 02454 \$58,620.82 The Law Office Of Gregory Javardian</p> <p>2207-409 5922 Crystal St 19120-1128 35th Wd. 1,219 Sq. Ft. BRT# 352218200 Improvements: Residential Property PIERRE A MYRTHIL C.P. November 2015 No. 03229 \$81,422.54 The Law Office Of Gregory Javardian</p> <p>2207-410 1826 E Lippincott St 19134-3129 25th Wd. 833 Sq. Ft. BRT# 252269600 Improvements: Residential Property NILDA GONZALEZ C.P. June 2018 No. 02063 \$31,350.57 The Law Office Of Gregory Javardian</p> <p>2207-411 5224 Kingssessing Ave 19143-4330 51st Wd. 1,424 Sq. Ft. BRT# 512020200 Improvements: Residential Property PAULEMA ACQUISITION GROUP, LLC C.P. January 2022 No. 00269 \$118,546.67 Hill Wallack LLP</p>	<p>2207-412 621 N 63rd St 19151-3836 34th Wd. 1,668 Sq. Ft. BRT# 342355400 Improvements: Residential Property JOYCE HELEN SAMPLE C.P. October 2016 No. 02863 \$94,589.02 Hill Wallack LLP</p> <p>2207-413 6247 Hazel Ave 19143-1022 3rd Wd. 1,092 Sq. Ft. BRT# 32114700 Improvements: Residential Property PAUL C. SMITH, AS ADMINISTRATOR OF THE ESTATE OF PAUL SMITH, DECEASED C.P. March 2020 No. 01161 \$75,387.09 Hill Wallack LLP</p> <p>2207-414 1311 N Marshall St 19122-4314 14th Wd. 1,619 Sq. Ft. BRT# 141020710 Improvements: Residential Property LEAH M FELDER C.P. May 2019 No. 00516 \$173,736.40 The Law Office Of Gregory Javardian</p> <p>2207-415 112 W Logan St 19144-3620 12th Wd. 1,983 Sq. Ft. BRT# 123040500 Improvements: Residential Property Subject to Mortgage CHARLES A.J HALPIN, III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF LAWRENCE BRICKNER A/K/A LAWRENCE F. BRICKNER, JR DECEASED C.P. January 2022 No. 00180 \$12,339.18 The Law Office Of Gregory Javardian</p> <p>2207-416 4054 E Cheltenham Ave 19124-1245 62nd Wd. 1,260 Sq. Ft. BRT# 622159320 Improvements: Residential Property TIMOTHY BOWIE C.P. January 2019 No. 00145 \$246,484.07 KML Law Group, P.C. (1)</p> <p>2207-417 1649 N Redfield St 19151-3920 34th Wd. 1,200 Sq. Ft. BRT# 342169300 Improvements: Residential Property DENETRA D. KOGER SOLELY IN HER CAPACITY AS HEIR OF PERCY KOGER DECEASED, DANIELLE G. KOGER SOLELY IN HER CAPACITY AS HEIR OF PERCY KOGER DECEASED, ANTIONETTE STONE A/K/A MARGUERITE ANTIONETTE STONE SOLELY IN HER CAPACITY AS HEIR OF PERCY KOGER, DECEASED C.P. November 2019 No. 02805 \$65,926.69 KML Law Group, P.C. (1)</p> <p>2207-418 6110 Gillespie St 19135-3611 55th Wd. 1,382 Sq. Ft. BRT# 552422800 Improvements: Residential Property JAMES BERRY C.P. March 2018 No. 00628 \$184,470.28 Brock & Scott PLLC</p> <p>2207-419 6310 Greenway Ave 19142-2018 40th Wd.</p>	<p>1,080 Sq. Ft. BRT# 401315500 Improvements: Residential Property ANY AND ALL UNKOWN HEIRS OF THE ESTATE OF PAUL D. BROWN, DECEASED C.P. September 2019 No. 03585 \$51,507.69 Stern & Eisenberg PC</p> <p>2207-420 4 Bonnie Gellman Ct A4 19114 57th Wd. 1,159 Sq. Ft. BRT# 888570208 Improvements: Residential Property JEFFREY SUSSMAN, IN HIS CAPACITY AS HEIR OF HELEN SUSSMAN A/K/A HELEN RUTH SUSSMAN DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HELEN RUTH SUSSMAN A/K/A HELEN RUTH SUSSMAN, DECEASED C.P. November 2019 No. 02758 \$138,994.55 Brock & Scott PLLC</p> <p>2207-421 8566 Provident Street a/k/a 8566 Provident Road 19150 50th Wd. 2,361 Sq. Ft. BRT# 501178900 Improvements: Residential Property MICHAEL R. HAMILTON, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE AND HEIR OF THE ESTATE OF MARK HAMILTON, UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARK HAMILTON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY HAMILTON C.P. November 2016 No. 01938 \$104,798.11 Brock & Scott PLLC</p> <p>2207-422 1331 S Woodstock St 19146-4300 36th Wd. 896 Sq. Ft. BRT# 361193700 Improvements: Residential Property CHARLES DEITZ A/K/A CHARLIE DEITZ C.P. February 2022 No. 00433 \$139,764.38 Friedman Schuman, P.C.</p> <p>2207-424 1601 Spring Garden St Unit 318 19130-3913 8th Wd. 392 Sq. Ft. BRT# 888086252 Improvements: Residential Property Subject to Mortgage JESSE LOUIS NICHOLS C.P. June 2021 No. 01186 \$24,398.42 Glenn M. Ross PC</p> <p>2207-425 1915 Diamond St 19121 32nd Wd. 1,615 Sq. Ft. BRT# 321186401 Improvements: Residential Property 5546 BOYD STREET ACQUISITION, LLC C.P. November 2021 No. 01183 \$401,935.53 Kaplan Stewart Melof Reiter & Stein P.C.</p>	<p>2207-426 1321 S 56th St 19143-4038 51st Wd. 1,320 Sq. Ft. BRT# 513137900 Improvements: Residential Property MELISSA LLEWELLYN C.P. November 2021 No. 00728 \$111,090.62 Kaplan Stewart Melof Reiter & Stein P.C.</p> <p>2207-427 1302 N 25th St 19121-4714 29th Wd. 788 Sq. Ft. BRT# 291333100 Improvements: Residential Property KINGDOM PURPOSE, LLC C.P. March 2014 No. 01409 \$55,989.26 Law Office Of Michael P Forbes, PC</p> <p>2207-428 438 W Spencer St 19120-1820 61st Wd. 1,035 Sq. Ft. BRT# 612213800 Improvements: Residential Property DAVID ROLON C.P. July 2019 No. 02298 \$78,698.48 Brock & Scott PLLC</p> <p>2207-429 18 W Seymour St 19144-6007 12th Wd. 4,200 Sq. Ft. BRT# 123049000 Improvements: Residential Property Subject to Mortgage PATRICIA A BRETT C.P. February 2022 No. 02087 \$113,148.08 Brock & Scott PLLC</p> <p>2207-430 1922 Latona St 19146-2921 36th Wd. 1,110 Sq. Ft. BRT# 361082700 Improvements: Residential Property Subject to Mortgage JEFFREY BROXTON A/K/A JEFFERY A. BROXTON C.P. February 2022 No. 02327 \$55,622.13 Brock & Scott PLLC</p> <p>2207-431 1900 Hamilton St D6 19130-4301 8th Wd. 4,167 Sq. Ft. BRT# 888110952 Improvements: Residential Property Subject to Mortgage EDDIE L. COMBS, TREVOR COMBS C.P. November 2014 No. 00255 \$873,367.58 Manley Deas Kochalski LLC</p> <p>2207-432A 2509 Federal St 19146-3913 36th Wd. 1,152 Sq. Ft. BRT# 361257105 Improvements: Residential Property IRVIN RICHARD CARSON C.P. October 2017 No. 03111 \$610,000.00 Kivitz & Kivitz, P.C.</p> <p>2207-432B 2513 Federal St 19146-3913 36th Wd. 1,140 Sq. Ft. BRT# 361257300 Improvements: Residential Property IRVIN RICHARD CARSON C.P. October 2017 No. 03111 \$610,000.00 Kivitz & Kivitz, P.C.</p>

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