

# Sheriff’s Sale Notices for August 2, 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><b>SECOND PUBLICATION</b> Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, August 2, 2022 at:</p> <p><b>https://www.bid4assets.com/philadelphia</b> 10:00 AM EDT Rochelle Bilal, Sheriff</p> <p><b>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</b></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 (1<sup>st</sup>) 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<sup>th</sup> 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><b>SHERIFF’S SALE OF TUESDAY, AUGUST 2, 2022</b></p> <p><b>2208-301</b> <b>1601 Worrell St a/k/a 1601 East Worrell Street 19124-4425</b> 33rd Wd. 1,339 Sq. Ft.</p>	<p>BRT# 332039205 Improvements: Residential Property FELIX A. DEMURO C.P. October 2016 No. 01486 \$151,386.57 KML Law Group, P.C. (1)</p> <p><b>2208-302</b> <b>4422 N 18th St 19140-1013</b> 13th Wd. 945 Sq. Ft. BRT# 132174400 Improvements: Residential Property WAYNE A. BROWN, JR A/K/A WAYNE BROWN, JR. C.P. February 2019 No. 02251 \$66,320.59 Brock &amp; Scott PLLC</p> <p><b>2208-303</b> <b>2541 Bonnaffon St 19142-2715</b> 40th Wd. 1,112 Sq. Ft. BRT# 406069700 Improvements: Residential Property TYRONE DUREN, GLOBAL TRANSITION-AL HOUSING, INC. C.P. December 2019 No. 02352 \$57,012.34 Brock &amp; Scott PLLC</p> <p><b>2208-304</b> <b>212-20 Race St 4b 19106-1910</b> 5th Wd. 1,690 Sq. Ft. BRT# 888040511 Improvements: Residential Property BRIAN P. MCCAFFERTY, MELISSA A. MCCAFFERTY C.P. February 2018 No. 00413 \$171,880.03 Manley Deas Kochalski LLC</p> <p><b>2208-305</b> <b>733 E Price St 19144-1239</b> 22nd Wd. 2,299 Sq. Ft. BRT# 591083900 Improvements: Residential Property GLORIA J. BENJAMIN A/K/A GLORIA JEAN BENJAMIN A/K/A GLORIA J MC-BRIDE BENJAMIN, SHIRLEY MURPHY C.P. December 2017 No. 03944 \$46,577.67 Stern &amp; Eisenberg PC</p> <p><b>2208-306</b> <b>5616 Addison St 19143-1308</b> 60th Wd. 953 Sq. Ft. BRT# 604131800 Improvements: Residential Property CARL SMITH C.P. August 2018 No. 03301 \$91,858.54 Stern &amp; Eisenberg</p> <p><b>2208-307</b> <b>231 E Rockland St 19120-3913</b> 42nd Wd. 1,200 Sq. Ft. BRT# 421119300 Improvements: Residential Property ROBERTA MCNAIR C.P. September 2018 No. 00070 \$95,790.85 KML Law Group, P.C. (1)</p> <p><b>2208-308</b> <b>1804 Bainbridge St 19146-1807</b> 30th Wd. 672 Sq. Ft. BRT# 301059000 Improvements: Residential Property JULIETT BARZILAYEV, YEVGENIY TSVIK C.P. October 2020 No. 00844 \$323,996.01 Stern &amp; Eisenberg PC</p> <p><b>2208-309</b> <b>3144 Unruh Ave 19149-2623</b> 55th Wd. 1,320 Sq. Ft. BRT# 551142700 Improvements: Residential Property ALBERT J. GALZARANO, III, KELLY A. DOUGHERTY, UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT C.P. November 2013 No. 02663 \$97,722.40 Manley Deas Kochalski LLC</p> <p><b>2208-310</b> <b>560 East Locust Ave assessed as 560 Locust Ave 19144-1308</b> 12th Wd. 3,110 Sq. Ft. BRT# 122061500 Improvements: Residential Property TAMARA S. BOUCHER C.P. February 2020 No. 01276 \$220,667.97 LOGS Legal Group LLP</p> <p><b>2208-311</b> <b>5164 Ridge Ave 19128-3754</b> 21st Wd. 1,632 Sq. Ft. BRT# 871527350 Improvements: Commercial Property Subject to Mortgage 5164 RIDGE AVE LLC C.P. November 2020 No. 01872 \$558,370.51 James T. Shoemaker, Esq</p> <p><b>2208-312</b> <b>901 N Penn St P1504 19123-3109</b> 5th Wd. 0 Sq. Ft. BRT# 888061884 Improvements: Residential Property MATTHEW BLUM, JAMES P. TULLOCH, THE PENINSULA CONDOMINIUM AND SPA AT WATERFRONT SQUARE CONDOMINIUM ASSOCIATION C.P. October 2019 No. 00466 \$259,287.35 Pincus Law Group, PLLC</p> <p><b>2208-313</b> <b>1131 Anchor St 19124-1114</b> 62nd Wd. 1,501 Sq. Ft. BRT# 621068300 Improvements: Residential Property</p>	<p>RONALD BAYLIS JR C.P. December 2017 No. 00309 \$128,666.17 KML Law Group, P.C. (1)</p> <p><b>2208-314</b> <b>1036 E Luzerne St 19124-5233</b> 33rd Wd. 1,401 Sq. Ft. BRT# 332009900 Improvements: Residential Property MARTHA CINTRON OLMO AKA MARTHA OLMO C.P. December 2017 No. 01557 \$78,608.87 KML Law Group, P.C. (1)</p> <p><b>2208-315</b> <b>5554 Lansdowne Ave 19131-3931</b> 4th Wd. 1,375 Sq. Ft. BRT# 41254500 Improvements: Residential Property LEROY TERRELL GREER, AMITRA VITTA TRUST LUCINDA PORTER TRUSTEE C.P. April 2018 No. 02502 \$76,624.01 KML Law Group, P.C. (1)</p> <p><b>2208-316</b> <b>6332 Elmwood Ave 19142-3126</b> 40th Wd. 3,396 Sq. Ft. BRT# 402235901 Improvements: Residential Property THE FOUR C’S LLC C.P. February 2022 No. 02454 \$455,354.73 Weber Gallagher Simpson Stapleton Fires &amp; Newby, LLP</p> <p><b>2208-317</b> <b>5641 Belmar Terrace 19143-4712</b> 51st Wd. 1,024 Sq. Ft. BRT# 514095000 Improvements: Residential Property LUCILLE LONG A/K/A LUCILLE L. LONG A/K/A LUCILLE CHANDLER C.P. September 2019 No. 03684 \$35,225.26 Richard M. Squire &amp; Associates, LLC</p> <p><b>2208-318</b> <b>233 Pierce St 19148-1927</b> 1st Wd. 700 Sq. Ft. BRT# 11130200 Improvements: Residential Property THOMAS BOLAND, ERIN K. HENNESSY C.P. April 2019 No. 00003 \$101,270.40 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p> <p><b>2208-319</b> <b>7441 E Walnut Ln 19138-2216</b> 10th Wd. 1,815 Sq. Ft. BRT# 101204100 Improvements: Residential Property MARKITA PUCKETT C.P. August 2019 No. 04831 \$195,836.00 LOGS Legal Group LLP</p> <p><b>2208-320</b> <b>6442 Haverford Ave 19151-4026</b> 34th Wd. 1,362 Sq. Ft. BRT# 343040800 Improvements: Residential Property VINCENT C. ROSSI C.P. February 2020 No. 00411 \$93,669.26 The Law Office Of Gregory Javardian</p> <p><b>2208-321</b> <b>12532 Knights Ter 19154-3034</b> 66th Wd. 2,389 Sq. Ft. BRT# 663360300 Improvements: Residential Property FARZANA A. CHUGHTAI, MOHAMMAD A. CHUGHTAI C.P. April 2016 No. 01603 \$184,960.63 Stern &amp; Eisenberg PC</p> <p><b>2208-322</b> <b>342 N 52nd St 19139-1518</b> 44th Wd. 1,830 Sq. Ft. BRT# 441355600 Improvements: Residential Property Subject to Mortgage JOHN POLOSKY, HAWANATU KONTEH, FODAY MANSARAY C.P. May 2009 No. 00306 \$214,816.70 Manley Deas Kochalski LLC</p> <p><b>2208-323</b> <b>5642 Blakemore St 19138-1820</b> 12th Wd. 969 Sq. Ft. BRT# 122278500 Improvements: Residential Property KIERRAH ADAMS C.P. December 2018 No. 03101 \$121,727.44 Stern &amp; Eisenberg PC</p> <p><b>2208-324</b> <b>319 Krams Ave 19128-4732</b> 21st Wd. 3,810 Sq. Ft. BRT# 211386900 Improvements: Residential Property PATRICK T. BRESLIN C.P. April 2019 No. 00559 \$159,599.46 Brock &amp; Scott PLLC</p> <p><b>2208-325</b> <b>432 N 66th St 19151-4006</b> 34th Wd. 2,306 Sq. Ft. BRT# 343135500 Improvements: Residential Property SHEVELA CARTER C.P. June 2015 No. 02683 \$130,878.65 Brock &amp; Scott PLLC</p> <p><b>2208-326</b> <b>7322 Briar Rd 19138-1328</b> 50th Wd. 1,086 Sq. Ft. BRT# 501335300 Improvements: Residential Property</p>	<p>UNKNOWN SURVIVING HEIRS OF BOB-BY J. GARRETT C.P. October 2019 No. 01240 \$185,530.05 McCabe, Weisberg &amp; Conway</p> <p><b>2208-327</b> <b>3519 N 15th St 19140-4101</b> 11th Wd. 1,732 Sq. Ft. BRT# 112170300 Improvements: Residential Property BRIAN ANDERSON, KNOWN SURVIVING HEIR OF ELIZABETH R. ANDERSON, UNKNOWN SURVIVING HEIRS OF ELIZABETH R. ANDERSON C.P. May 2016 No. 02424 \$65,211.03 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2208-328</b> <b>2720 W Lehigh Ave 19132-3128</b> 28th Wd. 1,010 Sq. Ft. BRT# 281368300 Improvements: Residential Property CORINNE B. DUDLEY, ALWAYNE JEN-KINS C.P. March 2021 No. 00386 \$27,560.20 Brock &amp; Scott PLLC</p> <p><b>2208-329</b> <b>565 East Carver St 19120-0000</b> 35th Wd. 1,058 Sq. Ft. BRT# 351248100 Improvements: Residential Property RONALD BOGUSH C.P. June 2019 No. 06865 \$52,283.46 KML Law Group, P.C. (1)</p> <p><b>2208-330</b> <b>1500 Widener Pl 19141-0000</b> 17th Wd. 1,886 Sq. Ft. BRT# 171178500 Improvements: Residential Property OLIVIA MYERS C.P. February 2019 No. 01952 \$195,999.01 Pincus Law Group, PLLC</p> <p><b>2208-331</b> <b>2245 Gerritt St 19146-4216</b> 36th Wd. 700 Sq. Ft. BRT# 364007400 Improvements: Residential Property RASHEED GRAY, LAWRENCE STOKES C.P. December 2021 No. 01705 \$335,526.00 Taney Legal LLC</p> <p><b>2208-332</b> <b>10866 Knights Rd 19154-4208</b> 66th Wd. 4,445 Sq. Ft. BRT# 662209019 Improvements: Residential Property LORRAINE M. FIELD C.P. December 2019 No. 00230 \$172,483.16 KML Law Group, P.C.</p> <p><b>2208-333</b> <b>3075 Tulip St 19134-3718</b> 25th Wd. 840 Sq. Ft. BRT# 252358900 Improvements: Residential Property TAWAN DAVIS GUARANTOR, FAMILY HOUSING LLC C.P. December 2021 No. 01730 \$162,926.42 KML Law Group, P.C.</p> <p><b>2208-334</b> <b>5970 Woodbine Ave 19131-2223</b> 52nd Wd. 4,335 Sq. Ft. BRT# 522176600 Improvements: Residential Property ANTONIO WILLIAMS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF DENNIS J. FIELDS C.P. August 2019 No. 02733 \$132,172.99 Brock &amp; Scott PLLC</p> <p><b>2208-335</b> <b>2410 W Oakdale St 19132-3629</b> 28th Wd. 777 Sq. Ft. BRT# 281336601 Improvements: Residential Property AMANDA M. JOHNSON C.P. October 2019 No. 01109 \$66,218.48 KML Law Group, P.C.</p> <p><b>2208-336</b> <b>4455 Morris St 19144-4207</b> 13th Wd. 1,280 Sq. Ft. BRT# 133135900 Improvements: Residential Property LINDA MCDANIEL C.P. November 2019 No. 01950 \$116,831.33 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p> <p><b>2208-337</b> <b>6328 Cardiff St 19149-3034</b> 62nd Wd. 1,176 Sq. Ft. BRT# 621567700 Improvements: Residential Property ALEXANDER KASSEM C.P. May 2017 No. 04491 \$136,866.34 McCabe, Weisberg, Conway, LLC</p> <p><b>2208-339</b> <b>2632 S 73rd St 19153-2214</b> 40th Wd. 1,259 Sq. Ft. BRT# 404076800 Improvements: Residential Property ALEXANDER V. GEEA, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ANTHONY G. GEEA, AKA ANTHONY GEEA, DEE WILSON BARLEE, SR., AKA DEE WILSON BARLEE, AS BELIEVED HEIR AND/OR ADMINISTRATOR</p>



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>TO THE ESTATE OF ANTHONY G. GEEA, AKA ANTHONY GEEA, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ANTHONY G. GEEA, AKA ANTHONY GEEA C.P. August 2018 No. 00816 \$45,492.66 Manley Deas Kochalski LLC</p> <p><b>2208-340</b> <b>858 Medway Rd 19115-1314</b> 58th Wd. 5,778 Sq. Ft. BRT# 581160801 Improvements: Residential Property EFTHIMIA MALTEZOS A/K/A EFFIE MALTEZOS C.P. January 2017 No. 03782 \$196,474.32 Pincus Law Group</p> <p><b>2208-341</b> <b>2466 77th Ave 19150-0000</b> 50th Wd. 1,920 Sq. Ft. BRT# 501421500 Improvements: Residential Property ANTHONY WALLACE, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF PHYLLIS D. THORTON A/K/A PHYLLIS THORTON, DECEASED, TIERRA L. IZZARD CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF PHYLLIS D. THORTON A/K/A PHYLLIS THORTON, DECEASED C.P. November 2017 No. 01523 \$112,175.20 The Law Office Of Gregory Javardian</p> <p><b>2208-342</b> <b>6624 Tabor Ave 19111-4735</b> 35th Wd. 2,008 Sq. Ft. BRT# 353290200 Improvements: Residential Property WAYNE CARSON C.P. October 2017 No. 00599 \$205,256.51 Hladik Onorato And Federman, LLP</p> <p><b>2208-343</b> <b>2014 68th Ave 19138-0000</b> 10th Wd. 903</p>	<p>Sq. Ft. BRT# 102437700 Improvements: Residential Property JANET E. JONES C.P. February 2020 No. 00407 \$65,140.44 The Law Office Of Gregory Javardian</p> <p><b>2208-344</b> <b>6027 Ditman St 19135-3624</b> 41st Wd. 1,050 Sq. Ft. BRT# 411228200 Improvements: Residential Property ROBERTO MARTINEZ, SAMANTHA ZAMORA C.P. September 2017 No. 02430 \$75,342.04 KML Law Group, P.C.</p> <p><b>2208-345</b> <b>4027 W Girard Ave 19104-1031</b> 24th Wd. 1,544 Sq. Ft. BRT# 62175200 Improvements: Commercial Property JEFFIE L. BROWN C.P. July 2014 No. 01300 \$6,955.00 Orphanides &amp; Toner</p> <p><b>2208-346</b> <b>6130 W Columbia Ave 19151-3417</b> 34th Wd. 6,000 Sq. Ft. BRT# 342110300 Improvements: Residential Property ECKARD A GARVIN A/K/A ECKARD GARVIN C.P. March 2018 No. 01699 \$97,914.73 Hladik Onorato &amp; Federman, LLP</p> <p><b>2208-347</b> <b>1456 N Myrtlewood St 19121-3615</b> 29th Wd. 784 Sq. Ft. BRT# 292278300 Improvements: Residential Property Subject to Mortgage JCP EQUITY'S LLC, JAMES C. POLLARD, JR. C.P. January 2022 No. 02196 \$104,389.87 Fox Rothschild LLP</p> <p><b>2208-348</b> <b>4534 N 13th St 19140-1204</b> 49th Wd. 1,460</p>	<p>Sq. Ft. BRT# 491508600 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PATRICIA A PEURIFOY, DECEASED C.P. May 2021 No. 00756 \$25,826.51 Hill Wallack LLP</p> <p><b>2208-349</b> <b>1319 W Wyoming Ave 19140-1244</b> 49th Wd. 2,064 Sq. Ft. BRT# 491072700 Improvements: Residential Property LEIYA HARVARD C.P. November 2020 No. 00343 \$87,284.93 Hladik Onorato Federman, LLP</p> <p><b>2208-350</b> <b>5893 Woodcrest Ave 19131-2214</b> 52nd Wd. 1,651 Sq. Ft. BRT# 522161700 Improvements: Residential Property JESTINE JOHNSON, HAISSSEN JOHNSON C.P. November 2020 No. 00671 \$102,119.92 Hladik, Onorato &amp; Federman, LLP</p> <p><b>2208-351</b> <b>6039 W Oxford St 19151-3529</b> 34th Wd. 2,382 Sq. Ft. BRT# 342098100 Improvements: Residential Property CALVIN JONES C.P. December 2018 No. 00513 \$132,866.43 Hladik, Onorato &amp; Federman, LLP</p> <p><b>2208-352</b> <b>1351 Farrington Rd 19151-2832</b> 34th Wd. 1,600 Sq. Ft. BRT# 343336600 Improvements: Residential Property 1351 FARRINGTON RD, LLC, LINWOOD JORDAN C.P. August 2020 No. 01191 \$149,736.38 Nelson Diaz, Esquire</p>	<p><b>2208-353</b> <b>2123 N 22nd St 19121-1401</b> 32nd Wd. 1,629 Sq. Ft. BRT# 322087400 Improvements: Residential Property GRAZIANO PROPERTY DEVELOPMENT, LLC C.P. November 2021 No. 02516 \$329,944.48 Larocca Hornik Rosen &amp; Greenberg</p> <p><b>2208-354</b> <b>4844 Olive St 19139-2155</b> 44th Wd. 975 Sq. Ft. BRT# 441235100 Improvements: Residential Property TAWAN DAVIS, GUARANTOR, FAMILY HOUSING, LLC C.P. December 2021 No. 01731 \$82,941.70 KML Law Group, P.C. (1)</p> <p><b>2208-355</b> <b>1934 74th Ave 19138-0000</b> 10th Wd. 1,138 Sq. Ft. BRT# 101386400 Improvements: Residential Property ETHEL O. BOYD A/K/A ETHEL WHITE LOWERY BOYD C.P. January 2016 No. 00941 \$61,656.32 Hladik Onorato &amp; Federman, LLP</p> <p><b>2208-356</b> <b>3414 N 21st St 19140-4818</b> 11th Wd. 2,391 Sq. Ft. BRT# 112301400 Improvements: Residential Property STAND OUT INVESTMENTS LLC C.P. March 2022 No. 00883 \$305,508.82 Weber Gallagher Simpson Stapleton Fires &amp; Newby, LLP</p> <p><b>2208-357</b> <b>2925 Brighton St 19149-1923</b> 55th Wd. 1,899 Sq. Ft. BRT# 551363300 Improvements: Residential Property PEDRO TORRES, MONICA VELASQUEZ TORRES C.P. January 2018 No. 02810 \$159,604.29 Hladik Onorato &amp; Federman, LLP</p>	<p><b>2208-358</b> <b>313 S Smedley St 19103-6717</b> 8th Wd. 1,323 Sq. Ft. BRT# 81160200 Improvements: Residential Property ANN BURFETE SCHEVING, ADMINISTRATRIX OF THE ESTATE OF EYVI SCHEVING C.P. October 2021 No. 01754 \$344,989.02 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2208-359</b> <b>903 Lindley Ave 19141-3919</b> 49th Wd. 1,613 Sq. Ft. BRT# 492005600 Improvements: Residential Property ADAM GROUP US LLC C.P. March 2022 No. 01083 \$198,027.38 Weber Gallagher Simpson Stapleton Fires &amp; Newby, LLP</p> <p><b>2208-360</b> <b>4118 Powelton Ave 19104-2209</b> 6th Wd. 1,288 Sq. Ft. BRT# 61014700 Improvements: Residential Property COOKE &amp; MURRAY, INC, SHELLEY M. DOWDELL C.P. February 2022 No. 01454 \$393,834.37 Pincus Law Group, PLLC</p> <p><b>2208-361</b> <b>2032 Federal St 19146-4323</b> 26th Wd. 3,973 Sq. Ft. BRT# 361043400 Improvements: Residential Property ANGELA D. MADISON, TYRONE L. MADISON C.P. July 2012 No. 04352 \$61,029.01 Pincus Law Group</p> <p><b>2208-362</b> <b>5371 Wingohocking Ter 19144-5831</b> 12th Wd. 2,162 Sq. Ft. BRT# 122189900 Improvements: Residential Property MARCIA E. STUBBS C.P. July 2018 No. 01981 \$141,337.92 Stern &amp; Eisenberg PC</p>

To publish your Corporate Notices,  
call **Jennifer McCullough**  
at: **215-557-2321** | Email: **jmccullough@alm.com**



Do you need to reach the best  
candidates in Pennsylvania's  
legal market?

Look for Great Results with  
*The Legal Intelligencer's* Newly  
Re-designed Classified Section

- Great easy to read format
- Reach over 16,000+ daily print readers
- Get more value and more space for the same price
- Your job posting also goes on Lawjobs.com

Call our Recruitment Advertising consultant  
today at 973-854-2905 for more information.

lawjobs.com

The Legal Intelligencer