

Sheriff’s Sale Notices for August 1, 2023

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, August 1, 2023 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,</p>	<p>which are incurred by the Sheriff. Please be advised 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 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>Sq. Ft. BRT# 662059300 Improvements: Residential Property ANTHONY CANCELLIERE C.P. May 2019 No. 2146 \$174,536.97 Brock & Scott, PLLC</p> <p>2308-302 1312 Pennington Road 19151 34th WD 1,600 Sq. Ft. BRT# 343325300 Improvements: Residential Property BETTY F. DEGREE-NEWBERRY LEON NEWBERRY C.P. Jun 2022 No. 2692 \$176,506.70 Romano, Garubo & Argentieri</p> <p>2308-303 1552 N Wanamaker Street 19131 4th WD 1,031 Sq. Ft. BRT# 43304400 Improvements: Residential Property Subject_to_Mortgage TYMIA ALSTON C.P. Sept 2022 No. 1630 \$104,242.21 Brock & Scott, PLLC</p> <p>2308-304 6233 Ellsworth Street 19143 3rd WD 2,365 Sq. Ft. BRT# 33141100 Improvements: Residential Property CLAUDE A. BLAGMON C.P. Sep 2014 No. 4567 \$159,967.72 KML Law Group, P.C.</p> <p>2308-305 8113 Crispin Street 19136 64th WD 1,188 Sq. Ft. BRT# 642023700 Improvements: Residential Property CHRISTOPHER RODRIGUEZ C.P. Aug 2013 No. 1846 \$166,046.62 KML Law Group, P.C.</p> <p>2308-306 3 North Christopher Columbus Blvd, P1263 19106 1st WD 800 Sq. Ft. BRT# 888061318 Improvements: Residential Property ROBIN D. NOVAK C.P. Sept 2019 No. 4605 \$255,506.17 KML Law Group, P.C.</p> <p>2308-307 3352 Fordham Road 19114 57th WD 2,508 Sq. Ft. BRT# 572105500 Improvements: Residential Property Subject_to_Mortgage ROBERT W GOLDEN A/K/A ROBERT GOLDEN C.P. Sept 2022 No. 324 \$32,354.05 Brock & Scott, PLLC</p> <p>2308-308 4228 Hartel Avenue 19136 65th WD 2,475 Sq. Ft. BRT# 651185200 Improvements: Residential Property Subject_to_Mortgage PAUL KUKAWSKI C.P. Feb 2022 No. 1193 \$111,992.07 Brock & Scott, PLLC</p> <p>2308-309 3448 Emerald Street 19134 45th WD 1,106 Sq. Ft. BRT# 452339100 Improvements: Residential Property Subject_to_Mortgage SANDRA BEACH, KNOWN HEIR OF AGNES GRACE BENSON, A/K/A AGNES GRACE BENSON; MARION COCKERHAM, KNOWN HEIR OF AGNES GRACE BENSON, AKA AGNES GRACE BENSON; CYNTHIA NEISSER, A/K/A CINDY NEISSER KNOWN HEIR OF AGNES GRACE BENSON A/K/A AGNES GRACE BENSON; BELINDA SIEGFRIED KNOWN HEIR OF AGNES GRACE BENSON A/K/A AGNES GRACE BENSON ; CHARLES G. BENSON KNOWN HEIR OF AGNES GRACE BENSON, A/K/A AGNES GRACE BENSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AGNES GRACE BENSON A/K/A AGNES GRACE BENSON C.P. Aug 2022 No. 2601 \$22,898.03 Brock & Scott, PLLC</p> <p>2308-310 60 West Pomona Street 19144 59th WD 1,699 Sq. Ft. BRT# 593092700 Improvements: Residential Property NAACAL JACKSON C.P. Apr 2022 No. 2239 \$167,769.63 KML Law Group, P.C.</p> <p>2308-311 6414 City Avenue 19151 34th WD 7,080 Sq. Ft. BRT# 344186705 Improvements: Residential Property STEPHANIE A. WATKINS AND JOSEPH P. WATKINS C.P. Jun 2018 No. 1304 \$627,923.97 KML Law Group, P.C.</p> <p>2308-312 2010 N 19th Street 19121 32nd WD 1,163 Sq. Ft. BRT# 321266200 Improvements: Residential Property Subject_to_Mortgage</p>	<p>DAVID GREGORY MARKS C.P. Oct 2022 No. 1479 \$329,494.9 Brock & Scott, PLLC</p> <p>2308-313 406 Roselyn Street 19120 61st WD 1,050 Sq. Ft. BRT# 612175700 Improvements: Residential Property LATANYA L. LITTLE C.P. Oct 2022 No. 469 \$117,214.43 KML Law Group, P.C.</p> <p>2308-314 224 Tasker Street 19148 1st WD 664 Sq. Ft. BRT# 11087710 Improvements: Residential Property KATHLEEN T. VANDERVORT A/K/A KATHLEEN T. VAN DER VART C.P. May 2021 No. 1375 \$73,235.05 KML Law Group, P.C.</p> <p>2308-315 1942 Clarence Street 19134 45th WD 721 Sq. Ft. BRT# 452120400 Improvements: Residential Property JANET PIVOVAROVA C.P. Jan 2020 No. 2228 \$58,894.74 KML Law Group, P.C.</p> <p>2308-316 3450 Ella Street 19134 7th WD 1,050 Sq. Ft. BRT# 73071800 Improvements: Residential Property JANET PIVOVAROVA C.P. Apr 2019 No. 1158 \$61,929.89 KML Law Group, P.C.</p> <p>2308-317 9722 Wynmill Road 19115 58th WD 11,700 Sq. Ft. BRT# 581195600 Improvements: Residential Property ROBERT VECCHIONE, JR. AKA ROBERT J. VECCHIONE, JR C.P. July 2019 No. 5048 \$259,753.41 Manley Deas Kochalski LLC</p> <p>2308-318 6142 W Columbia Avenue 19151 34th WD 3,750 Sq. Ft. BRT# 342110900 Improvements: Residential Property NAFEESA W. YOUNG. AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KIM SMITH, AKA KIM C. SMITH; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF KIM SMITH, ANEESAH N. YOUNG, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF KIM SMITH, AKA KIM C SMITH C.P. April 2019 No. 3149 \$125,935.92 Manley Deas Kochalski LLC</p> <p>2308-319 34 West Apsley Street, AKA 34 Apsley Street 19144 12th WD 2,520 Sq. Ft. BRT# 123002500 Improvements: Residential Property ANGELA J COOPER C.P. Feb 2023 No. 1561 \$114,358.05 Manley Deas Kochalski LLC</p> <p>2308-320 4600 Hartel Avenue 19136 65th WD 3,428 Sq. Ft. BRT# 651186000 Improvements: Residential Property MICHAEL K. GORDON C.P. Feb 2022 No. 254 \$63,866.00 KML Law Group, P.C.</p> <p>2308-321 3623 North 18th Street 19140 13th WD 1,501.28 Sq. Ft. BRT# 131243200 Improvements: Residential Property WILLIS GARNER AKA WILLIS GARNER SR C.P. Mar 2022 No. 974 \$86,481.48 KML Law Group, P.C.</p> <p>2308-322 1622 Kinsey Street 19124 23rd WD 1,536 Sq. Ft. BRT# 232064800 Improvements: Residential Property MARCOS A. MELENDEZ C.P. Sept 2022 No. 509 \$51,628.96 Manley Deas Kochalski LLC</p> <p>2308-323 6648 North Bouvier Street 19126 10th WD 1,228 Sq. Ft. BRT# 101075600 Improvements: Residential Property THE UNKNOWN HEIRS OF MARY ELLEN ANDREWS AKA MARY ANDREWS, DECEASED C.P. Oct 2018 No. 2136 \$152,269.52 KML Law Group, P.C.</p> <p>2308-324 4719 Unruh Avenue 19135 41st WD 3,350 Sq. Ft. BRT# 412002100 Improvements: Residential Property DAVID HERMAN KNOWN SURVIVING</p>	<p>HEIR OF KAREN HERMAN UNKNOWN SURVIVING HEIRS OF KAREN HERMAN C.P. Jan 2020 No. 3874 \$53,535.82 KML Law Group, P.C.</p> <p>2308-325 3125 Tasker Street 19145 36th WD 930 Sq. Ft. BRT# 364252000 Improvements: Residential Property IRIS BEMBERY SOLELY IN HER CAPACITY AS HEIR OF RACHEL CALDWELL DECEASED ERIC CALDWELL SOLELY IN HIS CAPACITY AS HEIR OF RACHEL CALDWELL DECEASED ROBERT CALDWELL SOLELY IN HIS CAPACITY AS HEIR OF RACHEL CALDWELL DECEASED TIA CALDWELL SOLELY IN HER CAPACITY AS HEIR OF RACHEL CALDWELL DECEASED SHARNETTE CALDWELL AKA SHARENTTE CALDWELL SOLELY IN HER CAPACITY AS HEIR OF RACHEL CALDWELL DECEASED THE UNKNOWN HEIRS OF RACHEL CALDWELL DECEASED C.P. Aug 2019 No. 253 \$86,119.96 KML Law Group, P.C.</p> <p>2308-326 5437 Gainor Road 19131 52nd WD 3,125 Sq. Ft. BRT# 522107000 Improvements: Residential Property LUCILLE JAMES, AKA LOUCILLE JAMES C.P. May 2019 No. 237 \$50,289.62 Manley Deas Kochalski LLC</p> <p>2308-327 1512 North 55th Street 19131 4th WD 1,123 Sq. Ft. BRT# 41313900 Improvements: Residential Property SHAWN R. NEWKIRK C.P. Dec 2021 No. 1928 \$106,008.37 KML Law Group, P.C.</p> <p>2308-328 1900 Hamilton Street Unit D6 19130 58th WD 1,753 Sq. Ft. BRT# 888110952 Improvements: Residential Property EDDIE L. COMBS TREVOR COMBS C.P. Nov 2014 No. 255 \$873,367.58 Manley Deas Kochalski LLC</p> <p>2308-329 5931 Chestnut Street 19139 3rd WD 1,336 Sq. Ft. BRT# 31019400 Improvements: Residential Property DU JUAN PARISH AKA DUJUAN PARISH C.P. Aug 2022 No. 2756 \$71,325.39 KML Law Group, P.C.</p> <p>2308-330 1642 North Redfield Street 19151 34th WD 1,200 Sq. Ft. BRT# 342182400 Improvements: Residential Property LOVELY FITZGERALD C.P. Apr 2020 No. 606 \$47,920.42 KML Law Group, P.C.</p> <p>2308-331 6818 Marsden Street 19135 41st WD 1,274 Sq. Ft. BRT# 412373400 Improvements: Residential Property YOLANDA CRUZ JESUS RUIZ C.P. Feb 2022 No. 2306 \$101,394.80 KML Law Group, P.C.</p> <p>2308-332 7505 Rugby Street 19150 10th WD 1,438 Sq. Ft. BRT# 102470400 Improvements: Residential Property ANTHONY R. ALLEN C.P. Oct 2019 No. 1940 \$242,292.02 Logs Legal Group LLP</p> <p>2308-333 4597 Penhurst Street 19124 42nd WD 1,212 Sq. Ft. BRT# 421617600 Improvements: Residential Property MARIA NUNEZ C.P. Feb 2020 No. 1967 \$117,875.27 Hladik, Onorato & Federman, LLP</p> <p>2308-334 527 S Redfield Street 19143 3rd WD 930 Sq. Ft. BRT# 32204200 Improvements: Residential Property STEPHON FERGUSON, KNOWN HEIR OF MARCIA FERGUSON, DECEASED MICHELLE FERGUSON MAINE, KNOWN HEIR OF MARCIA FERGUSON, DECEASED TERU MONROE, KNOWN HEIR OF MARCIA FERGUSON, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE</p>

SHERIFF'S SALE
OR INTEREST FROM OR UNDER MARCIA FERGUSON, DECEASED C.P. May 2022 No. 2051 \$67,768.51 Logs Legal Group LLP
2308-335 2302 N. 18th Street 19132 16th WD 1,922 Sq. Ft. BRT# 162003700 Improvements: Residential Property CARLDIN LAVENTURE C.P. Sept 2021 No. 1767 \$201,092.74 Hill Wallack LLP
2308-336 5556 Wheeler Street 19143 40th WD 660 Sq. Ft. BRT# 402178700 Improvements: Residential Property HAROLD B. SIMMONS JR. A/K/A HAROLD B. SIMMONS C.P. Jun 2022 No. 893 \$63,282.59 Hill Wallack LLP
2308-337 2601 Pennsylvania Avenue Unit 634 19130 15th WD 455 Sq. Ft. BRT# 888072884 Improvements: Residential Property Subject_to_Mortgage STEPHEN C. VEITH, NICOLE V. VEITH C.P. Aug 2022 No. 2610 \$172,403.2 Leopold & Associates, PLLC
2308-338 5950 Delancey Street 19143 3rd WD 1,080 Sq. Ft. BRT# 32022600 Improvements: Residential Property 5950 DELANCEY RENO LLC C.P. April 2022 No. 2218 \$159,132.54 Weber Gallagher Simpson Stapleton Fires & Newby LLP
2308-339 713 N 3rd Street 19123 11th WD 1,088 Sq. Ft. BRT# 55122000 Improvements: Residential Property 713 N 3RD LLC C.P. Dec 2022 No. 759 \$733,359.67 Alan L. Frank Law Associates, P.C.
2308-340 6824 Cobbs Creek Pkwy 19142 40th WD 2,472 Sq. Ft. BRT# 403227900 Improvements: Residential Property AUGUSTA M. COOPER C.P. Dec 2018 No. 1795 \$180,870.60 Manley Deas Kochalski LLC

2308-341 1436 W Nedro Avenue 19141 17th WD 1,633 Sq. Ft. BRT# 171152400 Improvements: Residential Property DFREH 1436 W NEDRO AVENUE, LLC MARK LAIDFORD C.P. Oct 2022 No. 1658 \$106,287.18 Larocca Hornik Rosen & Greenberg LLP
--

2308-342 1921 Page Street 19121 32nd WD 1,022 Sq. Ft. BRT# 321164300 Improvements: Residential Property PAGE ST LLC CHARLES HARRIS C.P. Mar 2022 No. 2162 \$185,670.39 Mattioni Ltd

2308-343 3114 Miller Street 19134 25th WD 869 Sq. Ft. BRT# 251370500 Improvements: Residential Property C TURNER VENTURES LLC CHASE TURNER C.P. Jan 2023 No. 591 \$190,040.31 Larocca Horink Rosen & Greenberg LLP
--

2308-344 322 East Phil Ellena Street 19119 22nd WD 1,850 Sq. Ft. BRT# 221199400 Improvements: Residential Property CAROL FLETCHER SOLELY IN HER CAPACITY AS HEIR OF MOZEL FLETCHER A/K/A MOZELLE FLETCHER DECEASED DEBORAH FLETCHER DOWNEY SOLELY IN HER CAPACITY AS HEIR OF MOZEL FLETCHER A/K/A MOZELLE FLETCHER DECEASED BARBARA PHILLIPS SOLELY IN HER CAPACITY AS HEIR OF MOZEL FLETCHER A/K/A MOZELLE FLETCHER DECEASED C.P. Nov 2019 No. 3080 \$182,420.75 KML Law Group

2308-345 1739 West Champlost Avenue 19141 17th WD 1659 Sq. Ft. BRT# 871091400 Improvements: Residential Property ANTHONY T. ALSTON C.P. Oct 2022 No. 2592 \$516,544.90 KML Law Group
--

2308-346 1447 N 60th Street 19151 34th WD 1,350 Sq. Ft. BRT# 342191400 Improvements: Residential Property Subject_to_Mortgage GEORGETTA SMITH C.P. Jul 2022 No. 89 \$145,469.58 Brock & Scott, PLLC
2308-347 3322 Midvale Avenue 19129 38th WD 1,184 Sq. Ft. BRT# 383030900 Improvements: Residential Property DUSTIN GREASHAM, SOLELY IN CAPACITY AS HEIR OF DEBORAH GREASHAM, DECEASED RACHEL GREASHAM, SOLELY IN CAPACITY AS HEIR OF DEBORAH GREASHAM, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER DEBORAH GREASHAM, DECEASED C.P. Feb 2022 No. 2191 \$366,924.26 Powers Kim, LLC
2308-348 2111 Pierce Street 19145 36th WD 653 Sq. Ft. BRT# 363152000 Improvements: Residential Property SB PROPERTY GROUP LLC MAURICIO BARDALES C.P. Mar 2023 No. 2537 \$191,764.55 Larocca Hornik Rosen & Greenberg, LLP
2308-349 4229 Tackawanna Street 19124 23rd WD 702 Sq. Ft. BRT# 232343600 Improvements: Residential Property KHOEUN KHEANG & JANICE TORRES C.P. Feb 2022 No. 3438 \$85,828.92 Logs Legal Group LLP
2308-350 1716 N 55th Street 19131 4th WD 2,678 Sq. Ft. BRT# 41319400 Improvements: Residential Property DEMARCUS WAITES C.P. Mar 2022 No. 668 \$134,054.69 Logs Legal Group LLP
2308-351 2218 North Hobart Street 19131 52nd WD 1,280 Sq. Ft. BRT# 522245300 Improvements: Residential Property DANIELLE HAMPTON-MORTON, KNOWN HEIR OF MOLSIE HAMPTON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MOLSIE HAMPTON DECEASED C.P. Dec 2021 No. 1169 \$97,528.51 Logs Legal Group LLP

2308-352 4956 122b Fidler Street 19114 65th WD 1,056 Sq. Ft. BRT# 888651110 Improvements: Residential Property JEFFERY D. SIMS AND LEWKESHA S. SIMS, A/K/A LEWKESHA JONES C.P. Feb 2017 No. 3347 \$5,049.72 Steven L. Sugarman & Associates

2308-353 1669 North Lindenwood Street 19131 52nd WD 880 Sq. Ft. BRT# 521315300 Improvements: Residential Property THE UNKNOWN HEIRS OF ESTHER LAWRENCE, DECEASED SELMA LAWRENCE A/K/A THELMA LAWRENCE, INDIVIDUALLY AND IN HER CAPACITY AS KNOWN HEIR OF ESTHER LAWRENCE, DECEASED C.P. Feb 2023 No. 665 \$19,071.48 Stern & Eisenberg P.C.

2308-354 2057 S Cecil Street 19143 40th WD 795 Sq. Ft. BRT# 401035600 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANDREW ELLIS, DECEASED; UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER DEBORAH CARVER ELLIS, DECEASED C.P. Feb 2020 No. 1748 \$49,957.73 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
--

2308-355 1807 Megargee Strret 19152 56th WD 2,200 Sq. Ft. BRT# 562225600 Improvements: Residential Property ROBIN P. GREENSTEIN C.P. Sept 2022 No. 993 \$107,816.24 KML Law Group, P.C.
2308-356 2445 South 9th Street 19148 39th WD 948 Sq. Ft. BRT# 393419800 Improvements: Residential Property CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOANN RAFFA A/K/A JOANN D. RAFFA, DECEASED C.P. Oct 2021 No. 2284 \$18,635.26 The Law Office Of Gregory Javardian
2308-357 433 W Wellens Street 19120 42nd WD 903 Sq. Ft. BRT# 422239500 Improvements: Residential Property Subject_to_MortgageSubject_to_Rent LUCY PROPERTIES LLC C.P. Feb 2023 No. 1105 \$187,067.46 Hourigan, Kluger & Quinn, P.C.
2308-358 2416 N Hollywood Street 19132 28th WD 791 Sq. Ft. BRT# 282028100 Improvements: Residential Property ELIZABETH BELTON C.P. July 2022 No. 427 \$61,482.31 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2308-359 5613 Rodman Street 18951 46th WD 953 Sq. Ft. BRT# 463025600 Improvements: Residential Property 5613 RODMAN LP C.P. Jan 2023 No. 323 \$120,367.17 Eisenberg, Gold & Agrawal, P.C.
2308-360 6134 Morton Street 19114 59th WD 2,065 Sq. Ft. BRT# 592200900 Improvements: Residential Property Subject_to_MortgageSubject_to_Rent 200 N. BROAD STREET, LLC, C.P. Jan 2023 No. 2825 \$302,717.12 Hourigan, Kluger & Quinn

2308-361 1721 S 53rd Street 19143 51st WD 943 Sq. Ft. BRT# 512072500 Improvements: Residential Property LENORA L. LANE C.P. Jan 2022 No. 1134 \$117,986.08 Logs Legal Group LLP

2308-362 5826 North American Street 19120 61st WD 1,200 Sq. Ft. BRT# 612397200 Improvements: Residential Property Subject_to_Mortgage FELIX A. PEROCIER C.P. Nov 2022 No. 1759 \$76,973.79 Padgett Law Group
2308-363A 3020 Redner Street 19121 29th WD 832 Sq. Ft. BRT# 292217700 Improvements: Residential Property DIAMANTE ENTERPRISES LIMITED LIABILITY COMPANY AND DIAMANTE ESATES LLC AND TWENTY EIGHT LLC C.P. Sep 2021 No. 1880 \$484,592.48 Stern & Eisenberg P.C.

2308-363B 2830 Cecil B Moore Ave 19121 29th WD 832 Sq. Ft. BRT# 292217700 Improvements: Residential Property DIAMANTE ENTERPRISES LIMITED LIABILITY COMPANY AND DIAMANTE ESATES LLC AND TWENTY EIGHT LLC C.P. Sep 2021 No. 1880 \$484,592.48 Stern & Eisenberg P.C.

2308-364 2827 Holme Avenue 19152 57th WD 4,650 Sq. Ft. BRT# 571028700 Improvements: Residential Property MICHAEL BURKE C.P. Mar 2020 No. 619 \$199,298.35 Logs Legal Group LLP
--

2308-365 2217 W Ontario Street 19121 11th WD \$1,520 Sq. Ft. BRT# 112068900 Improvements: Residential Property Subject_to_Mortgage

2308-366 2845 Tremont Street 19136 57th WD 2,581 Sq. Ft. BRT# 572059352 Improvements: Residential Property KEVIN KINLOCH C.P. Mar 2022 No. 905 \$147,869.02 Logs Legal Group LLP
2308-367 7919 Pickering Street 19150 50th WD 1,620 Sq. Ft. BRT# 501236800 Improvements: Residential Property DWAYNE BROOKS C.P. Nov 2018 No. 2607 \$164,153.91 KML Law Group, P.C.
2308-368 3949 Glendale Street 19124 33rd WD 1,125 Sq. Ft. BRT# 332442500 Improvements: Residential Property EDGARDO RODRIGUEZ VEGUILLA C.P. April 2022 No. 75 \$171,903.43 Logs Legal Group LLP
2308-369 5439 Pentridge Street 19143 51st WD 943 Sq. Ft. BRT# 513324700 Improvements: Residential Property SHARON HUFF, IN HER CAPACITY AS HEIR OF OLLIE E. BENNETT A/K/A OLLIE BENNETT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER OLLIE E. BENNETT A/K/A OLLIE BENNETT C.P. Mar 2022 No. 3292 \$174,355.71 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2308-370 2043 Stenton Avenue 19138 10th WD 1,080 Sq. Ft. BRT# 102336900 Improvements: Residential Property ELIZABETH ALSTON, IN HER CAPACITY AS HEIR OF ANN KENNEDY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANN KENNEDY C.P. Jan 2022 No. 1940 \$161,402.40 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2308-371 5034 Springfield Avenue 19143 51st WD 1,504 Sq. Ft. BRT# 511265300 Improvements: Residential Property NADINE BENJAMIN C.P. June 2019 No. 7243 \$70,366.88 Stern & Eisenberg P.C.

2308-372 6740 Kindred Street 19149 54th WD 1,425.6 Sq. Ft. BRT# 542257800 Improvements: Residential Property BARBARA J. TAYLOR UNITED STATES OF AMERICA C.P. April 2013 No. 3616 \$57,978.65 Logs Legal Group LLP

2308-373 1682 N 56th Street 19131 4th WD 1,089 Sq. Ft. BRT# 43271400 Improvements: Residential Property UNKOWN HEIRS,SUCCESSORS, ASSIGN AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT , TITLE OR INTREST FROM OR UNDER WILLIE D. SMAW, DECEASED DAQUAN DAVIS ,EXECUTOR OF THE ESTATE OF WILLIE D. SMAW,DECEASED C.P. Aug 2018 No. 2456 \$40,315.54 Logs Legal Group LLP
--

2308-374 9956 Hegerman St 19114 65th WD 1,404 Sq. Ft. BRT# 652346300 Improvements: Residential Property MICHAEL KUHN T A/K/A MICHAEL J KUHN R IN HIS CAPACITY AS ADMINISTRATOR AND KNOWN HEIR OF THE ESTATE OF JOANNE M. KUHN R A/K/A JOANNE KUHN R, DECEASED AND JEANINE KUHN R C.P. Jan 2019 No. 2764 \$229,692.87 Duane Morris LLP

2308-375 6103 Vine Street 19139 34th WD 1,312 Sq. Ft. BRT# 341036500 Improvements: Residential Property
--

2308-376 4504 Benner Street 19135 41st WD 5,625 Sq. Ft. BRT# 411134600 Improvements: Residential Property JEFFRY H. HOMEL C.P. May 2017 No. 2205 \$459,406.86 Hladik, Onorato & Federman, LLP
2308-377 5721 Wyndale Avenue 19131 52nd WD 1,953 Sq. Ft. BRT# 522136200 Improvements: Residential Property MELINDA A. BROWN C.P. Oct 2022 No. 254 \$152,168.86 Hladik, Onorato & Federman, LLP
2308-378 1524 68th Avenue 19126 10th WD 1,772 Sq. Ft. BRT# 101248600 Improvements: Residential Property KASHMIR YOUNG C.P. June 2021 No. 1153 \$171,391.96 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2308-379 2550 South 64th Street 19142 40th WD 1,500 Sq. Ft. BRT# 406001100 Improvements: Residential Property TYRONE DUREN, GLOBAL TRANSITIONAL HOUSING INC. C.P. Jan 2023 No. 1761 \$64,543.40 Hladik, Onorato & Federman, LLP
2308-380 1534 68th Avenue 19126 10th WD 2,453.4 Sq. Ft. BRT# 101249100 Improvements: Residential Property CHRISTOPHER ATKINSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ISADORA C. ATKINSON A/K/A ISADORA C. WAYSOM ATKINSON A/K/A ISADORA ATKINSON, DECEASED C.P. July 2014 No. 932 \$54,989.23 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2308-381 1712 Dounton Street 19140 13th WD 1,224 Sq. Ft. BRT# 131311130 Improvements: Residential Property BARBARA BENNETT NEWTON, ADMINISTRATORS OF THE ESTATE OF MARIE SHIELDS, DECEASED MORTGAGOR AND REAL OWNER AND JONATHAN BENNETT ADMINISTRATORS OF THE ESTATE OF MARIE SHIELDS, DECEASED MORTGAGOR AND OWNER C.P. Jul 2010 No. 629 \$26,862.15 Mccabe, Weisberg & Conway, LLC

2308-382 1710 Waterloo Street 19122 18th WD 1,257 Sq. Ft. BRT# 183078300 Improvements: Residential Property UNKNOWN HEIRS OF SAMUEL LWEIS, DECEASED TYRONE FERGUSON SOLELY IN HIS CAPACITY AS HEIR OF SAMUEL LEWIS, DECEASED REGINALD S. LEWIS SOLELY IN HIS CAPACITY AS HEIR OF SAMUEL LEWIS, DECEASED SANDRA SCOTT LEWIS SOLELY IN HER CAPITY AS HEIR OF SAMUEL LEWIS, DECEASED C.P. Aug 2016 No. 4284 \$227,651.15 KML Law Group, P.C.

2308-383 4207 Aspen Street 19104 6th WD 1,180 Sq. Ft. BRT# 61152800 Improvements: Residential Property UNKOWN SURVIVING HEIR OF ELIZABETH MCCARGO C.P. June 2022 No. 1752 \$70,955.97 Buchanan Ingersoll & Rooney P.C.
--

2308-384 50-52 North 52nd Street 19139 44th WD 2,376 Sq. Ft. BRT# 774399500 Improvements: Commercial Property Subject_to_Mortgage WILLIAM A. BROWNL EE SR. MINISTRIES INC., DIVINE CHILD CARE CENTER, LLC, WILLIAM A. BROWNL EE, SR., AND TALIA WHITING, C.P. Mar 2023 No. 2868 \$637,205.76 Ladov Law Firm, P.C.

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