

# Sheriff's Sale Notices for August 6, 2024

## SHERIFF'S SALE

**SPECIAL NOTE:** All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

### THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, August 6, 2024 at:

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

#### PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").

2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.

3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a 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.

4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

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.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each

## SHERIFF'S SALE

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

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1<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.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.

14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4, shall be in increments of at least One Thousand Dollars (\$1,000.00)

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. The Sheriff will not acknowledge a deed poll to any individual or entity using 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.

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.

20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

**WARNING:** All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,

ROCHELLE BILAL, Sheriff

City and County of Philadelphia

[www.OfficeofPhiladelphiaSheriff.com](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY AUGUST 6, 2024

## SHERIFF'S SALE

**2408-301**  
1429 W Olney Avenue 19141 17th Wd. 2261 Sq. Ft. BRT #171084500 Improvements: Residential Property  
MARIE I. SHERROD A/K/A MARIE PENDER C.P. Aug. 2023 No. 00225 \$139,070.70 Stern & Eisenberg, P.C.

**2408-302**  
783 North Preston Street 19104 6th Wd. 2086 Sq. Ft. BRT #061189900 Improvements: Residential Property  
EQUESTRIAN PROPERTIES, LLC C/O LARRY MCINTOSH C.P. Sep. 2022 No. 00014 \$309,372.84 Stern & Eisenberg, P.C.

**2408-303**  
4923 Sansom Street 19139 60th Wd. 1728 Sq. Ft. BRT #601028700 Improvements: Residential Property  
WADE GORDON C.P. Oct. 2021 No. 01439 \$23,126.79 Stern & Eisenberg, P.C.

**2408-304**  
806 Jackson Street 19148 39th Wd. 770 Sq. Ft. BRT #393320700 Improvements: Residential Property  
HAN KAO A/K/A KEO AND SAM OR C.P. Aug. 2023 No. 02036 \$55,393.24 Stern & Eisenberg, P.C.

**2408-305**  
6230 Gillespie Street 19135 55th Wd. 1444 Sq. Ft. BRT #552426200 Improvements: Residential Property  
SHANTA RYDER C.P. Oct. 2023 No. 01924 \$118,025.22 KML Law Group, P.C.

**2408-306**  
5224 C Street 19120 42nd Wd. 1491 Sq. Ft. BRT #421365200 Improvements: Residential Property  
JAMES ROSS, EXECUTOR OF THE ESTATE OF ALICE BYNUM C.P. Jan. 2022 No. 00486 \$1,888,127.74 McCabe, Weisberg & Conway, LLC

**2408-307**  
1337 North 32nd Street 19121 29th Wd. 1367 Sq. Ft. BRT #888290204 Improvements: Residential Property  
CHARLES A CRAWFORD C.P. Jul. 2022 No. 00109 \$278,710.77 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2408-308**  
933 Bleigh Avenue 19111 56th Wd. 2100 Sq. Ft. BRT #561299000 Improvements: Residential Property  
BRIAN SMITH C.P. Aug. 2022 No. 02450 \$157,425.87 Stern & Eisenberg, PC

**2408-309**  
436 Sloan Street 19104 24th Wd. 688 Sq. Ft. BRT #241246900 Improvements: Residential Property  
YIZHOU JIANG C.P. Jul. 2023 No. 02470 \$343,224.34 Powers Kirn, LLC

**2408-310**  
819 North Brooklyn Street 19104 6th Wd. 728 Sq. Ft. BRT #062296500 Improvements: Residential Property  
WEST POWELTON DEVELOPMENT COMPANY INC. C.P. Mar. 2023 No. 00249 \$212,800.63 Hill Wallack LLP

**2408-311**  
2737 N 20th Street 19132 11th Wd. 990 Sq. Ft. BRT #111252900 Improvements: Residential Property  
LARRY ENGLE C.P. Sep. 2022 No. 01526 \$60,524.49 Manley Deas Kochalski LLC

## SHERIFF'S SALE

**2408-312**  
2425 Golf Road 19131 52nd Wd. 5502 Sq. Ft. BRT #521261300 Improvements: Residential Property Subject To Mortgage  
ZOLAND ENTERPRISES LLC C.P. Jan. 2024 No. 02346 \$188,935.19 Friedman Vartolo LLP

**2408-313**  
5551 W Thompson Street 19131 4th Wd. 1256 Sq. Ft. BRT #041223000 Improvements: Residential Property Subject To Mortgage  
RUSSELL ENTERPRISES C.P. Mar. 2023 No. 01424 \$169,543.20 Friedman Vartolo LLP

**2408-314**  
1375 Pratt Street 19124 62nd Wd. 1094 Sq. Ft. BRT #621023400 Improvements: Residential Property Subject To Mortgage  
HILLARY R. LOFTON, JR A/K/A HILLARY LOFTON C.P. Oct. 2019 No. 02658 \$71,541.44 Friedman Vartolo LLP

**2408-315**  
3221 Aramingo Avenue 19134 45th Wd. 1073 Sq. Ft. BRT #451392800 Improvements: Residential Property  
BEATA STARK SOLEY IN HER CAPACITY AS KNOWN HEIR OF ZOFIA RAGUZA, DECEASED, DAREK RAGUZA, SOLEY IN HIS CAPACITY AS KNOWN HEIR OF ZOFIA RAGUZA, DECEASED, THE UNKNOWN HEIRS OF ZOFIA RAGUZA, DECEASD, ZOFIA RAGUZA C.P. Jan. 2023 No. 00648 \$190,365.98 Stern & Eisenberg, PC

**2408-316**  
1258 E Pike Street 19124 33rd Wd. 1290 Sq. Ft. BRT #332005800 Improvements: Residential Property  
PRESCILLA PADILLA AS KNOWN LEGAL HEIR FOR BENJAMIN PADILLA A/K/A BENJAMIN F. PADILLA, DECEASED AND THE UNKNOWN HEIRS OF BENJAMIN PADILLA A/K/A BENJAMIN F. PADILLA, DECEASED C.P. Oct. 2023 No. 02400 \$78,170.79 Stern & Eisenberg, PC

**2408-317**  
2525 S Beulah Street 19148 39th Wd. 700 Sq. Ft. BRT #393201000 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DENNIS BARR, DECEASED C.P. Feb. 2022 No. 02452 \$98,192.17 Pincus Law Group, PLLC

**2408-318**  
7823 Rugby Street 19150 50th Wd. 1803 Sq. Ft. BRT #502095000 Improvements: Residential Property  
THE UNKNOWN HEIRS OF CAROLYN M THOMAS F/K/A CAROLYN M WALSH C.P. Jul. 2023 No. 02124 \$66,613.30 Stern & Eisenberg, P.C.

**2408-319**  
434 Fitzgerald Street 19148 39th Wd. 706 Sq. Ft. BRT #392187100 Improvements: Residential Property  
JONATHAN ZELL C.P. May. 2023 No. 00248 \$167,007.15 Pincus Law Group, PLLC

**2408-320**  
7608 Chelwynde Avenue 19153 40th Wd. 2500 Sq. Ft. BRT #404322300 Improvements: Residential Property Subject To Mortgage  
JAMES C. BROWN C.P. Aug. 2023 No. 00102 \$71,798.73 Barley Snyder LLP

## SHERIFF'S SALE

**2408-321**  
8546 Forrest Avenue 19150 50th Wd. 1932 Sq. Ft. BRT #502212200 Improvements: Residential Property  
MONICA JONES C.P. Aug. 2022 No. 01854 \$125,547.67 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2408-322**  
928 North Leithgow Street 19123 5th Wd. 675 Sq. Ft. BRT #057112900 Improvements: Residential Property Subject To Mortgage  
928 N. LEITHGOW, LLC. C.P. Dec. 2023 No. 01898 \$799,497.61 Eisenberg, Gold & Agrawal, P.C.

**2408-323**  
2928 Ridge Avenue 19121 32nd Wd. 1825 Sq. Ft. BRT #323039700 Improvements: Residential Property Subject To Mortgage  
MCCREA PROPERTY GROUP, LLC C.P. Jan. 2024 No. 02761 \$462,550.57 Orlans PC

**2408-324**  
1517 Jackson Street 19145 26th Wd. 1008 Sq. Ft. BRT #871400275 Improvements: Residential Property  
MICHAEL SHOEMAKER C.P. Feb. 2023 No. 01553 \$334,104.42 KML Law Group, P.C.

**2408-325**  
1939 Mifflin Street 19145 48th Wd. 1072 Sq. Ft. BRT #481058500 Improvements: Residential Property  
JENNA ANDERSON C.P. Dec. 2022 No. 00521 \$360,230.77 KML Law Group, P.C.

**2408-326**  
1424 West York Street 19132 16th Wd. 1584 Sq. Ft. BRT #161272501 Improvements: Residential Property  
BENJAMIN CHAPMAN, JR C.P. May. 2023 No. 01246 \$501,423.98 KML Law Group, P.C.

**2408-327**  
5237 Walton Street 19143 46th Wd. 1610 Sq. Ft. BRT #462071500 Improvements: Residential Property  
ANITA SINGLETON C.P. Dec. 2014 No. 01373 \$107,010.53 KML Law Group, P.C.

**2408-328**  
6202 Hasbrook Avenue 19111 35th Wd. 1273 Sq. Ft. BRT #353188400 Improvements: Residential Property  
STEPHEN M. GAYNOR C.P. Sep. 2023 No. 02310 \$89,483.69 KML Law Group, P.C.

**2408-329**  
15033 London Road 19116 58th Wd. 10394 Sq. Ft. BRT #583167000 Improvements: Residential Property  
HERBERT O. WRIGHT, IV C.P. Aug. 2023 No. 03170 \$202,515.32 Stern & Eisenberg, P.C.

**2408-330**  
7222 Ditman Street 19135 41st Wd. 1350 Sq. Ft. BRT #412355900 Improvements: Residential Property  
MICHAEL C. MC GLASHEN C.P. Mar. 2022 No. 02702 \$64,322.68 Manley Deas Kochalski LLC

**2408-331**  
1657 N 62nd Street 19151 34th Wd. 1525 Sq. Ft. BRT #342301000 Improvements: Residential Property  
JENEEN BENTON, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE

**SHERIFF'S SALE**

OF JOSEPH W. BENTON C.P. Nov. 2023 No. 01092 \$92,626.05 Manley Deas Kochalski LLC

**2408-332**  
**7802 Woolston Avenue 19150** 50th Wd. 1610 Sq. Ft. BRT #502060400 Improvements: Residential Property  
ROCHELLE WILSON HAYNES C.P. Oct. 2022 No. 00863 \$180,687.86 McCabe, Weisberg & Conway, LLC

**2408-333**  
**5829 N Penn Street 19149** 62nd Wd. 1847 Sq. Ft. BRT #621492400 Improvements: Residential Property  
RICHARD JIMENEZ C.P. Oct. 2023 No. 02450 \$104,532.04 Brock & Scott, PLLC

**2408-334**  
**1814 N 54th Street 19131** 52nd Wd. 1720 Sq. Ft. BRT #522205200 Improvements: Residential Property  
MEDEA ROONEY, IN HER CAPACITY AS HEIR OF DRUSCILLA COSBY C.P. Jun. 2022 No. 00018 \$82,005.77 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2408-335**  
**3460 Almond Street 19134** 45th Wd. 866 Sq. Ft. BRT #451300400 Improvements: Residential Property  
BRENNAN SPARKEVICIUS, IN HIS CAPACITY AS HEIR OF EDMUND SPARKEVICIUS C.P. Sep. 2023 No. 01300 \$144,488.63 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2408-336**  
**3528 W Crown Avenue 19114** 66th Wd. 1760 Sq. Ft. BRT #661178800 Improvements: Residential Property  
CHRISTINE REID; JEFFREY J. REID C.P. Feb. 2023 No. 00980 \$142,570.27 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2408-337**  
**4709 Disston Street 19135** 41st Wd. 2160 Sq. Ft. BRT #41203990 Improvements: Residential Property  
DELORES PETERS C.P. Jun. 2022 No. 02271 \$139,173.98 KML Law Group, P.C.

**2408-338**  
**2012 West Spencer Street 19138** 17th Wd. 1180 Sq. Ft. BRT #17255900 Improvements: Residential Property  
UNKNOWN MINOR HEIR, OF GERALDINE L. COLEMAN A/K/A GERALDINE COLEMAN, DECEASED C.P. Mar. 2019 No. 03126 \$98,695.17 KML Law Group, P.C.

**2408-339**  
**5018 Pennway Street 19128** 23rd Wd. 1568 Sq. Ft. BRT #233095700 Improvements: Residential Property  
KANDACE WIMBUSH, SOLELY IN HER CAPACITY AS HEIR OF MARY E. WIMBUSH, DECEASED C.P. Feb. 2020 No. 01211 \$122,974.91 KML Law Group, P.C.

**2408-340**  
**6413 N Fairhill Street 19126** 61st Wd. 1600 Sq. Ft. BRT #611112700 Improvements: Residential Property  
SHAWN WIGGINS C.P. May. 2023 No. 02790 \$214,101.09 Hill Wallack LLP

**2408-341**  
**4917 Gransback Street 19120** 42nd Wd. 1290 Sq. Ft. BRT #421514600 Improvements: Residential Property Subject To Mortgage  
ZADIR SHADEEM WEST C.P. Aug. 2023 No. 00916 \$185,578.24 Barley Snyder LLP

**2408-342**  
**10710 East Keswick Road 19154** 66th Wd. 2027 Sq. Ft. BRT #662097507 Improvements: Residential Property Subject To Mortgage  
KRISTOPHER WILLIAMS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DELORES WILLIAMS, SUCCESSORS,

**SHERIFF'S SALE**

ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELORES WILLIAMS, DECEAS C.P. Jul. 2023 No. 01611 \$242,606.94 Barley Snyder LLP

**2408-343**  
**101 N. 61st Street 19139** 34th Wd. 1792 Sq. Ft. BRT #341126900 Improvements: Residential Property  
THE UNKNOWN HEIRS OF THELMA RICHARDS, DECEASED C.P. Feb. 2023 No. 01593 \$159,411.64 Stern & Eisenberg, P.C.

**2408-344**  
**5918 Chestnut Street 19139** 3rd Wd. 1347 Sq. Ft. BRT #871401515 Improvements: Residential Property  
EMMANUEL CHRISTIAN CENTER COMMUNITY DEVELOPMENT CORPORATION, A PENNSYLVANIA CORPORATION C.P. Jul. 2023 No. 00448 \$222,624.21 Stern & Eisenberg, P.C.

**2408-345**  
**3530 Braddock Street 19134** 45th Wd. 717 Sq. Ft. BRT #452315800 Improvements: Residential Property  
DERRICK ELROD, A/K/A DERRICK S. ELROD C.P. Sep. 2023 No. 00783 \$83,727.49 Stern & Eisenberg, P.C.

**2408-346**  
**6319 N. Woodstock Street 19138** 17th Wd. 1158 Sq. Ft. BRT #172396700 Improvements: Residential Property Subject To Mortgage  
DANIELLE CROSS, A/K/A DANIELLE CROSS CARTER, IN HER CAPACITY AS HEIR OF THE ESTATE OF DIANE HOUGH, DECEASED C.P. Sep. 2022 No. 02953 \$48,368.00 Barley Snyder LLP

**2408-347**  
**9712-26 Bustleton Avenue 19115** 58th Wd. 487 Sq. Ft. BRT #888582411 Improvements: Residential Property Subject To Mortgage  
MARIA CALHOUN C.P. Apr. 2023 No. 01450 \$63,151.53 Barley Snyder LLP

**2408-348**  
**8030 Ditman Street 19136** 65th Wd. 828 Sq. Ft. BRT #888650965 Improvements: Residential Property  
TIMOTHY MCGINLEY C.P. Dec. 2018 No. 00236 \$18,335.76 Clemons Richter & Reiss, P.C.

**2408-349**  
**6335 Baynton Street 19144** 59th Wd. 2142 Sq. Ft. BRT #592197000 Improvements: Residential Property Subject To Mortgage  
TASK HOME BUYERS LLC C.P. Jan. 2024 No. 02422 \$144,143.00 Friedman Vartolo LLP

**2408-350**  
**2457 75th Avenue 19138** 50th Wd. 1920 Sq. Ft. BRT #501406800 Improvements: Residential Property  
REGINA MCKINLEY C.P. Oct. 2023 No. 02972 \$88,915.15 McCabe, Weisberg & Conway, LLC

**2408-351**  
**1708 Dickinson Street 19146** 36th Wd. 1008 Sq. Ft. BRT #365367100 Improvements: Residential Property  
PAULA MOORE A/K/A PAULA GILLIAM, KNOWN SURVIVING HEIRS OF SHELDON MOORE C.P. Nov. 2021 No. 00546 \$157,046.11 McCabe, Weisberg & Conway, LLC

**2408-352**  
**1705 S 24th Street 19145** 36th Wd. 1016 Sq. Ft. BRT #364139100 Improvements: Residential Property Subject To Rent  
DEBORAH A JONES, ADMINISTRATRIX OF THE ESTATE OF LAGRACIA H. JONES C.P. Aug. 2017 No. 00558 \$252,970.23 McCabe, Weisberg & Conway, LLC

**2408-353**  
**524 N Allison Street 19131** 4th Wd. 970

**SHERIFF'S SALE**

Sq. Ft. BRT #041201600 Improvements: Residential Property  
ALLISON M. MILLER, IN HER CAPACITY AS HEIR OF ALICE MILLER A/K/A ALICE D. MILLER: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONSS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALICE MILLER A/K/ ALICE D. MILLER C.P. Jan. 2022 No. 01972 \$51,819.42 Ras Citron, LLC

**2408-354**  
**7233 Walker Street 19135** 41st Wd. 1440 Sq. Ft. BRT #412278700 Improvements: Residential Property Subject To Mortgage  
JENNIFER MORALES C.P. Oct. 2023 No. 03355 \$50,210.76 Brock & Scott, PLLC

**2408-355**  
**1817 Tasker Street 19145** 36th Wd. 1288 Sq. Ft. BRT #363061100 Improvements: Residential Property  
LAKIM ROLLINS, ADMINISTRATRIX OF THE ESTATE OF DEBRA A. JONES A/K/A DEBRA A. JACKSON A/K/A DEBORAH JACKSON C.P. Oct. 2023 No. 00246 \$69,969.16 Brock & Scott, PLLC

**2408-356**  
**3158 Amber Street 19134** 25th Wd. 1080 Sq. Ft. BRT #252451700 Improvements: Residential Property Subject To Mortgage  
JULIA A. MORALES C.P. Oct. 2023 No. 02036 \$72,210.94 Brock & Scott, PLLC

**2408-357**  
**7326 Ogontz Avenue 19138** 50th Wd. 6588 Sq. Ft. BRT #501299000 Improvements: Residential Property  
ROLAND GROVER SHELTON, JR. A/K/A ROLAND GROVER SHELTON; LISA PERRY-JAMES SHELTON: JORDAN NASHON BIBBS C.P. Sep. 2022 No. 01958 \$109,143.79 Brock & Scott, PLLC

**2408-358**  
**2707 Oakford Street 19146** 36th Wd. 695 Sq. Ft. BRT #362044700 Improvements: Residential Property  
LLC C.P. Dec. 2022 No. 02642 \$301,214.85 Manley Deas Kochalski LLC

**2408-359**  
**11733 Waldemire Drive 19154** 66th Wd. 1000 Sq. Ft. BRT #662131800 Improvements: Residential Property  
MARY TOMASETTI, EXECUTRIX OF THE ESTATE OF PATRICIA ANN SUAREZ, DECEASED, AND ROBERT SUAREZ, JR C.P. Oct. 2019 No. 02807 \$207,946.12 Hill Wallack LLP

**2408-360**  
**863 Carver Street 19124** 35th Wd. 1256 Sq. Ft. BRT #35123400 Improvements: Residential Property  
GALYNA YVEDOKIMYVA C.P. Jan. 2023 No. 01824 \$130,971.24 Pincus Law Group, PLLC

**2408-361**  
**301 Byberry Road 19116** 58th Wd. 1074 Sq. Ft. BRT #888582007 Improvements: Residential Property  
RUBEN ABRAHAMYAN C.P. Jul. 2023 No. 02698 \$187,492.68 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2408-362**  
**1352 East Sharpnack Street 19150** 50th Wd. 1293 Sq. Ft. BRT #502330000 Improvements: Residential Property  
THE UNKNOWN HEIRS OF GERARD LUNDI DECEASED LEROI TAYLOR SOLELY IN HIS CAPACITY AS HEIR OF GERARD LUNDI, DECEASED C.P. Dec. 2022 No. 00334 \$91,090.00 KML Law Group, P.C.

**2408-363**  
**1348 South 17th Street 19146** 36th Wd. 1024 Sq. Ft. BRT #365205010 Improvements: Residential Property Subject To Mortgage

**SHERIFF'S SALE**

JASON CUTAIAR C.P. Mar. 2024 No. 02668 \$1,687,646.32 Eisenberg, Gold & Agrawal, P.C.

**2408-364**  
**4662 Oakland Street 19124** 23rd Wd. 1275 Sq. Ft. BRT #234230500 Improvements: Residential Property  
LOUIS MACCARI C.P. Jul. 2023 No. 01165 \$84,485.21 Powers Kim, LLC

**2408-365**  
**553 Allengrove Street 19120** 35th Wd. 1539 Sq. Ft. BRT #351086436 Improvements: Residential Property  
WILLIAM E. SAUNDERS, JR C.P. Oct. 2022 No. 00688 \$112,314.31 Powers Kim, LLC

**2408-366**  
**6027 Frankford Avenue 19135** 62nd Wd. 1273 Sq. Ft. BRT #622219000 Improvements: Residential Property  
SEAN MURPHY AND ALEXANDRIA R. MOOCK C.P. Nov. 2023 No. 00973 \$189,528.39 Powers Kim, LLC

**2408-367**  
**4341 Mitchell Street 19128** 21st Wd. 1767 Sq. Ft. BRT #212207400 Improvements: Residential Property  
SUSAN BISSETT SOLELY IN HER CAPACITY AS HEIR OF THOMAS J. BISSETT, SR. DECEASED , THOMAS JOHN BISSETT SOLELY IN HIS CAPACITY AS HEIR OF THOMAS J. BISSETT, SR DECEASED, THE UNKNOWN HEIRS OF THOMAS J. BISSETT, SR DECEASED C.P. Nov. 2020 No. 01346 \$121,442.58 KML Law Group, P.C.

**2408-368**  
**1101 Dorset Street 19150** 50th Wd. 6277 Sq. Ft. BRT #502377000 Improvements: Residential Property  
KEANEN GROSS C.P. Dec. 2019 No. 02002 \$178,900.87 KML Law Group, P.C.

**2408-369**  
**248 North Wilton Street 19139** 44th Wd. 910 Sq. Ft. BRT #441148600 Improvements: Residential Property  
RANCHO LLC C.P. Jan. 2024 No. 01935 \$117,902.82 KML Law Group, P.C.

**2408-370**  
**5237 North 11th Street 19141** 49th Wd. 1492 Sq. Ft. BRT #492233500 Improvements: Residential Property Subject To Mortgage  
HAMMER INVESTMENT PROPERTIES LLC C.P. Aug. 2023 No. 02101 \$98,501.03 Parker McCay

**2408-371**  
**6415 North 20th Street 19138** 17th Wd. 4000 Sq. Ft. BRT #172376900 Improvements: Residential Property  
CARA E. WILLIAMS-REEVES C.P. Feb. 2022 No. 01745 \$217,182.12 McCabe, Weisberg & Conway, LLC

**2408-372**  
**313 South Smedley Street 19103** 8th Wd. 788 Sq. Ft. BRT #081160200 Improvements: Residential Property  
ANN BURFETE SCHEVING C.P. Feb. 2024 No. 00940 \$246,723.72 Hladik, Onorato And Federman, LLP

**2408-373**  
**6725 East Pleasant Place 19119** 22nd Wd. 1359 Sq. Ft. BRT #222237800 Improvements: Residential Property  
THOMAS A. SMITH A/K/A THOMAS A. SMITH, JR. C.P. Feb. 2020 No. 00147 \$61,891.57 Hladik, Onorato And Federman, LLP

**2408-374**  
**310 East Sheldon Street 19120** 42nd Wd. 1124 Sq. Ft. BRT #421164300 Improvements: Residential Property  
TANYA NICOLE SCARBOROUGH C.P. Jun. 2023 No. 01343 \$43,144.31 Hladik, Onorato And Federman, LLP

**2408-375**  
**3 North Chris Columbus Blvd 19106**

**SHERIFF'S SALE**

5th Wd. 1300 Sq. Ft. BRT #888061432 Improvements: Residential Property  
AHLAM KHALIL C.P. Jul. 2009 No. 01819 \$109,000.00 Hladik, Onorato And Federman, LLP

**2408-376**  
**6826 Hegerman Street 19135** 41st Wd. 4354 Sq. Ft. BRT #412430000 Improvements: Residential Property  
CORNERSTONE REAL ESTATE HOLDINGS, LLC C/O ANTHONY CANCELLIERE C.P. Aug. 2023 No. 01982 \$206,165.86 Hladik, Onorato And Federman, LLP

**2408-377**  
**2200-28 Arch Street 19103** 8th Wd. 1310 Sq. Ft. BRT #888111502 Improvements: Residential Property  
JOHN T. BRUCCOLIENI C.P. Jul. 2023 No. 00136 \$441,798.45 Hladik, Onorato And Federman, LLP

**2408-378**  
**2427 North Gratz Street 19132** 16th Wd. 704 Sq. Ft. BRT #162050600 Improvements: Residential Property  
ELITE PHILLY DEVELOPERS LLC C.P. Feb. 2024 No. 00389 \$121,913.69 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

**2408-379**  
**409 Lemonte Street 19128** 21st Wd. 3720 Sq. Ft. BRT #212315600 Improvements: Residential Property  
LAVISH PROPERTY REHABS LLC A/K/A LAVISH PROPERTY REHABS LLC C.P. Feb. 2024 No. 01740 \$411,021.53 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

**2408-380**  
**1816 South Alden Street 19143** 40th Wd. 795 Sq. Ft. BRT #401019600 Improvements: Residential Property  
DAMMON MALIK EVERETT, AS ADMINISTRATOR OF THE ESTATE OF DAMMON HORACE EVERETT AKA DAMMON EVERETT, DECEASED C.P. Nov. 2023 No. 03111 \$75,172.82 Hill Wallack LLP

**2408-381**  
**4257 North Darien Street 19140** 43rd Wd. 593 Sq. Ft. BRT #433376800 Improvements: Residential Property Subject To Mortgage  
JOEL W CAMPBELL C.P. Sep. 2023 No. 02439 \$82,272.27 Padgett Law Group

**2408-382**  
**7120 Wissahickon Avenue 19119** 21st Wd. 10800 Sq. Ft. BRT #213266004 Improvements: Residential Property Subject To Mortgage  
MR JAMES MCLEOD JR, JEANNE M WILSON, L'ETOLE, INC. C.P. Jan. 2022 No. 01942 \$295,275.54 Sirlin Lesser & Benson, P.C.

**2408-383**  
**6720 Jackson Street 19135** 55th Wd. 2250 Sq. Ft. BRT #552467500 Improvements: Residential Property  
PELE WATKINS, JR C.P. Sep. 2022 No. 00482 \$165,399.54 McCabe, Weisberg & Conway, LLC

**2408-384**  
**1551 West Champlost Avenue 19141** 17th Wd. 1568 Sq. Ft. BRT #171207000 Improvements: Residential Property Subject To Mortgage  
BERTHAM DAVIS A/K/A BERTHA DAVIS C.P. Sep. 2022 No. 00086 \$12,762.77 Tucker Arensberg, P.C.

**2408-385**  
**3509 Braddock Street 19134** 45th Wd. 782 Sq. Ft. BRT #452307600 Improvements: Residential Property Subject To Mortgage  
CLHR 2 LLC C.P. Jul. 2023 No. 01676 \$159,222.67 Friedman Vartolo LLP

**2408-386**  
**1417 Disston Street 19111** 53rd Wd. 1800

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
Sq. Ft. BRT #532211300 Improvements: Residential Property GULSHANARA QUADIR C.P. Sep. 2019 No. 03586 \$295,081.40 Hill Wallack LLP	E. CASTORINA, DECEASED C.P. Aug. 2019 No. 02857 \$171,008.73 KML Law Group, P.C.	Nov. 2023 No. 00086 \$75,871.37 Barley Snyder LLP	KATHLEEN SIMPLER AKA KATHLEEN J. SIMPLER C.P. Oct. 2023 No. 01755 \$42,245.61 KML Law Group, P.C.	<b>2408-408</b> <b>1232 North 65th Street 19151</b> 34th Wd. 1995 Sq. Ft. BRT #344317400 Improvements: Residential Property STACY BIRTON C.P. Jul. 2023 No. 02584 \$84,785.51 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
<b>2408-387</b> <b>238 West Sheldon Street 19120</b> 42nd Wd. 910 Sq. Ft. BRT #422198600 Improvements: Residential Property Subject To Mortgage ERSELL A. MAGNUM PIERRE-LOUIS AND JEAN CLAUDEL PIERRE-LOUIS C.P. Aug. 2022 No. 01485 \$27,820.08 Weltman, Weinberg & Reis Co., LPA	<b>2408-391</b> <b>3947 North Broad Street 19140</b> 43rd Wd. 2211 Sq. Ft. BRT #433183200 Improvements: Residential Property UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF JEROME CLARK, DECEASED AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C.P. Oct. 2022 No. 01889 \$186,159.82 Romano Garubo & Argentieri	<b>2408-397</b> <b>1924 West Erie Avenue 19140</b> 13th Wd. 1808 Sq. Ft. BRT #131050000 Improvements: Residential Property LARRY A. EVANS, THERESA B. EVANS AKA THERESA MORRIS C.P. Jan. 2023 No. 01351 \$218,793.76 KML Law Group, P.C.	<b>2408-403</b> <b>6905 North 19th Street 19126</b> 10th Wd. 3820 Sq. Ft. BRT #101112100 Improvements: Residential Property JONATHAN MIMS, ADMINISTRATOR OF THE ESTATE OF TIA LASHAWNA JORDAN C.P. Mar. 2023 No. 03090 \$196,931.16 KML Law Group, P.C.	<b>2408-409</b> <b>50 Farson Street 19139</b> 44th Wd. 773 Sq. Ft. BRT #441075600 Improvements: Residential Property RITA JENKINS C.P. Feb. 2022 No. 00202 \$204,479.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
<b>2408-388</b> <b>5519 Angora Terrace 19143</b> 51st Wd. 1120 Sq. Ft. BRT #513062000 Improvements: Residential Property HARVEY ELWOOD WATERS, IN HIS CAPACITY AS HEIR OF HARVEY WATERS; CORNELL V WATERS SR., IN HIS CAPACITY AS HEIR OF HARVEY WATERS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HARVEY WATERS C.P. Mar. 2020 No. 01417 \$61,096.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2408-392</b> <b>2030 Wilder Street 19146</b> 36th Wd. 700 Sq. Ft. BRT #363037800 Improvements: Residential Property Subject To Mortgage GEORGE CLIFFORD BLACKMON LLC C.P. Oct. 2019 No. 00764 \$281,255.84 Orleans PC	<b>2408-398</b> <b>5635 Montrose Street 19143</b> 46th Wd. 879 Sq. Ft. BRT #463141200 Improvements: Residential Property 5635 MONTROSE ST LLC, CHRISTOPHER D. SCHEPIS AKA CHRISTOPHER SCHEPIS C.P. Jan. 2024 No. 02489 \$177,307.88 KML Law Group, P.C.	<b>2408-404</b> <b>6531 North 2nd Street 19126</b> 61st Wd. 2933 Sq. Ft. BRT #611044600 Improvements: Residential Property SARA S. GORIPOW C.P. Feb. 2019 No. 00653 \$154,180.21 KML Law Group, P.C.	<b>2408-410</b> <b>8110 Rugby Street 19150</b> 50th Wd. 2585 Sq. Ft. BRT #502085300 Improvements: Residential Property EARL W JOHNSON C.P. Dec. 2019 No. 02783 \$204,747.28 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
<b>2408-389</b> <b>6409 North 7th Street 19126</b> 61st Wd. 2500 Sq. Ft. BRT #611147800 Improvements: Residential Property ESTATE OF SAMUEL L. STATEN SR., A/K/A/ SAMUEL STATEN, A/K/A SAMUEL STATEN, SR, DECEASED; AND ANTHONY LEWIS JR., EXECUTOR OF THE ESTATE OF SAMUEL STATEN, SR., A/K/A SAMUEL STATEN, A/K/A SAMUEL STATEN, SR., DECEASED C.P. Jun. 2018 No. 03067 \$491,779.04 Pressman & Doyle, LLC	<b>2408-393</b> <b>46 N 59th Street 19139</b> 4th Wd. 1140 Sq. Ft. BRT #042112600 Improvements: Residential Property Subject To Mortgage 46 N 59TH ST LLC C.P. Jan. 2024 No. 01316 \$184,034.64 Orleans PC	<b>2408-399</b> <b>6126 Mcmahon Avenue 19144</b> 59th Wd. 1009 Sq. Ft. BRT #592293400 Improvements: Residential Property STEVEN VAUGHN AKA STEVEN J. VAUGHN C.P. Sep. 2023 No. 02990 \$57,416.01 KML Law Group, P.C.	<b>2408-405</b> <b>2014-2016 West Berks Street 19121</b> 32nd Wd. 2520 Sq. Ft. BRT #772064000 Improvements: Residential Property BETHLEHEM OF DELIVERANCE F/K/A BETHLEHEM BAPTIST CHURCH OF PHILADELPHIA F/K/A NEW BETHLEHEM BAPTIST CHURCH C.P. Apr. 2023 No. 02526 \$61,559.38 Duane Morris LLP	<b>2408-411</b> <b>2317 North 30th Street 19132</b> 28th Wd. 910 Sq. Ft. BRT #282062200 Improvements: Residential Property Subject To Mortgage RESPECTFUL GROUP LLC C.P. Nov. 2023 No. 00870 \$685,067.40 Friedman Vartolo LLP
<b>2408-395</b> <b>860 Kenmore Road 19151</b> 34th Wd. 1666 Sq. Ft. BRT #344351000 Improvements: Residential Property LEONTYNE BAILEY C.P. Oct. 2019 No. 02924 \$119,253.18 Brock & Scott, PLLC	<b>2408-394</b> <b>330 E Cheltenham Avenue 19144</b> 12th Wd. 5188 Sq. Ft. BRT #122109200 Improvements: Residential Property TANISHA HOLMES C.P. Sep. 2023 No. 00336 \$210,356.62 Brock & Scott, PLLC	<b>2408-400</b> <b>6016 Shisler Street 19149</b> 53rd Wd. 1415 Sq. Ft. BRT #531279100 Improvements: Residential Property THE UNKNOWN HEIRS OF JENNIFER CHATFIELD, DECEASED C.P. Jan. 2023 No. 03102 \$67,427.75 KML Law Group, P.C.	<b>2408-406</b> <b>6010 North Lambert Street 19138</b> 17th Wd. 1050 Sq. Ft. BRT #172428700 Improvements: Residential Property BUDGET ME LLC, A NEW JERSEY LIMITED LIABILITY COMPANY AND MICHAEL G. JAMES C.P. Nov. 2022 No. 01188 \$154,118.30 Duane Morris LLP	<b>2408-412</b> <b>178 West Cheltenham Avenue 19120</b> 61st Wd. 1632 Sq. Ft. BRT #611459900 Improvements: Residential Property TERRILL L MCBRIDE C.P. Jun. 2023 No. 00806 \$98,776.63 Romano Garubo & Argentieri
<b>2408-390</b> <b>6701 Lansdowne Avenue 19151</b> 34th Wd. 3324 Sq. Ft. BRT #344028700 Improvements: Residential Property THE UNKNOWN HEIRS OF CECILIA	<b>2408-396</b> <b>5856 Crittenden Street 19138</b> 59th Wd. 1300 Sq. Ft. BRT #591235600 Improvements: Residential Property Subject To Mortgage RASMIYYAH AIDAH GAINES C.P.	<b>2408-401</b> <b>1129 East Stafford Street 19138</b> 59th Wd. 12656 Sq. Ft. BRT #591051100 Improvements: Residential Property THE UNKNOWN HEIRS OF JENNIFER CHATFIELD, DECEASED C.P. Apr. 2024 No. 02956 \$109,728.41 KML Law Group, P.C.	<b>2408-407</b> <b>934-50 North 3rd Street 19123</b> 5th Wd. 865 Sq. Ft. BRT #888033850 Improvements: Residential Property Subject To Mortgage THOMAS CARDAMONE C.P. Apr. 2023 No. 123669 \$11,527.62 Royer Cooper Cohen Braunfeld LLC	<b>2408-413</b> <b>859 North 48th Street 19139</b> 44th Wd. 1932 Sq. Ft. BRT #062427500 Improvements: Residential Property LS & CD INVESTMENTS LLC, DEVON STARKS C.P. Feb. 2024 No. 00604 \$184,108.44 Romano Garubo & Argentieri



## Negotiated Acquisitions of Companies, Subsidiaries and Divisions by Brandon Van Dyke, Lou R. Kling, and Eileen T. Nugent

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