

Sheriff's Sale Notices for September 10, 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, September 10, 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

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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 (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.

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 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 ejection 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.OfficofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY SEPTEMBER 10, 2024

SHERIFF'S SALE

2409-301

5517 Master Street 19131 4th Wd. 1286 Sq. Ft. BRT #041231500 Improvements: Residential Property
ERIEON K. DOMINICK CP Aug 2023 No. 02589 \$203,745.46 McCabe, Weisberg & Conway, LLC

2409-302

8945 Haven Street 19152 57th Wd. 4260 Sq. Ft. BRT #571254500 Improvements: Residential Property
DENISE R. STROTTER A/K/A DENISE STROTTER CP Sep 2016 No. 00147 \$110,558.68 Stern & Eisenberg PC

2409-303

2534 South Sartain Street 19148 39th Wd. 665 Sq. Ft. BRT #394217500 Improvements: Residential Property
DINA FERRELLA/K/A DINA NORD CP Feb 2020 No. 02929 \$157,064.42 Stern & Eisenberg PC

2409-304

7536 Rugby Street 19150 10th Wd. 1451 Sq. Ft. BRT #102461600 Improvements: Residential Property
SIMONE LEONARD CP Jan 2023 No. 01766 \$287,682.43 KML Law Group, P.C.

2409-305

2522 South Rosewood Street 19145 26th Wd. 870 Sq. Ft. BRT #261108600 Improvements: Residential Property
CATHERINE M. BUONFIGLIO CP Feb 2018 No. 03144 \$129,822.85 KML Law Group, P.C.

2409-306

5354 Charles Street 19124 62nd Wd. 1200 Sq. Ft. BRT #622279800 Improvements: Residential Property
CASSANDRA ORTIZ CP Nov 2023 No. 01203 \$89,090.49 KML Law Group, P.C.

2409-307

6248 Summerdale Avenue 19111 53rd Wd. 2814 Sq. Ft. BRT #531245700 Improvements: Residential Property
ROBERT SALM AND DEBORAH KAREN SALM CP Aug 2021 No. 00738 \$124,943.69 KML Law Group, P.C.

2409-308

413 North Sicksels Street 19139 4th Wd. 973 Sq. Ft. BRT #041150000 Improvements: Residential Property Subject To Mortgage
DARNELL RUSSELL MANAGEMENT LLC CP Jan 2023 No. 02642 \$177,261.17 Friedman Vartolo LLP

2409-309

2334 North Cleveland Street 19132 16th Wd. 666 Sq. Ft. BRT #162034100 Improvements: Residential Property Subject To Mortgage
SGM EQUITY PARTNERS LLC, CP Jan 2024 No. 00452 \$111,394.97 U.S. Bank Trust National Association

2409-310

619 West Norris Street 19122 20th Wd. 1025 Sq. Ft. BRT #201073500 Improvements: Residential Property Subject To Mortgage
619 W NORRIS ST, LLC CP Jan 2024 No. 03542 \$142,258.99 Friedman Vartolo LLP

2409-311

5562 Spruce Street 19139 60th Wd. 1150 Sq. Ft. BRT #604072100 Improvements: Residential Property Subject To Mortgage
FIRST RATE ACQUISITIONS LLC CP Nov 2023 No. 01548 \$240,432.81 U.S.

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Bank Trust National Association

2409-312

147 North Wanamaker Street 19139 4th Wd. 836 Sq. Ft. BRT #042096000 Improvements: Residential Property Subject To Mortgage
RUSSELL ENTERPRISES CP Mar 2023 No. 01419 \$156,865.70 Friedman Vartolo LLP

2409-313

561 East Cheltenham Avenue 19144 59th Wd. 2000 Sq. Ft. BRT #871248450 Improvements: Residential Property Subject To Mortgage
DONE RIGHT CAPITAL LLC CP Feb 2023 No. 01527 \$797,489.05 Friedman Vartolo LLP

2409-314

2226 East Washington Lane 19138 50th Wd. 1650 Sq. Ft. BRT #501392300 Improvements: Residential Property
THE ESTATE OF JEANETTE Z. CARTER AKA JEANETTE CARTER DECEASED MORTGAGOR AND OWNER CP Sep 2023 No. 02854 \$113,283.48 Al-bertelli Law

2409-315

1033 Federal Street 19147 2nd Wd. 1280 Sq. Ft. BRT #021248100 Improvements: Residential Property
STEPHANIE ANDRILLA; MARC ANDRILLA CP Nov 2023 No. 00490 \$216,142.20 Manley Deas Kochalski LLC

2409-316

1930 Hoffman Street 19145 48th Wd. 1012 Sq. Ft. BRT #481081000 Improvements: Residential Property Subject To Mortgage
NEUMAN INVESTING LLC CP Sep 2023 No. 00569 \$251,159.33 Gingo Palumbo Law Group LLC

2409-317

1536 North 27th Street 19121 29th Wd. 2304 Sq. Ft. BRT #292063400 Improvements: Residential Property
NEUMAN INVESTING LLC CP Sep 2023 No. 00569 \$315,961.73 Gingo Palumbo Law Group LLC

2409-318

2212 Morris Street 19145 36th Wd. 1040 Sq. Ft. BRT #364084000 Improvements: Residential Property Subject To Mortgage
NEUMAN INVESTING LLC CP Sep 2023 No. 00676 \$321,900.33 Gingo Palumbo Law Group LLC

2409-319

5419 Lebanon Avenue 19131 52nd Wd. 1600 Sq. Ft. BRT #522078800 Improvements: Residential Property Subject To Mortgage
DVM REALTY LLC CP Feb 2024 No. 00696 \$147,842.74 Friedman Vartolo LLP

2409-320

4628 North 13th Street 19140 49th Wd. 1687 Sq. Ft. BRT #491511500 Improvements: Residential Property Subject To Mortgage
ANDREA D. WARREN A/K/A ANDREA D. CARTER; WARREN F. CARTER CP Feb 2023 No. 02765 \$39,022.92 Friedman Vartolo LLP

2409-321

5748 Dunlap Street 19131 4th Wd. 1200 Sq. Ft. BRT #043236500 Improvements: Residential Property
WILLIAM DEREK JERNIGAN IN HIS CAPACITY AS HEIR OF ALICE

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L. JERNIGAN DECEASED AND UNKNOWN HEIRS SUCCESSORS AS-SIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER ALICE L. JERNIGAN DECEASED CP Apr 2019 No. 01156 \$77,453.79 KML Law Group, P.C.

2409-322

10211 Ambridge Place 19114 66th Wd. 2728 Sq. Ft. BRT #661047000 Improvements: Residential Property
MARK GOWLAND AND JENNIFER LIS CP Jun 2019 No. 07211 \$79,379.64 KML Law Group, P.C.

2409-323

2116 South Opal Street 19145 48th Wd. 670 Sq. Ft. BRT #481312900 Improvements: Residential Property
NYDIA BENNETT, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF CELESTINE BENNETT; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF CELESTINE BENNETT (IF ANY) CP Dec 2022 No. 01454 \$75,993.89 Manley Deas Kochalski LLC

2409-324

7920 Provident Street 19150 50th Wd. 1605 Sq. Ft. BRT #501169500 Improvements: Residential Property
DONNA MARIE WILLIAMS CP Mar 2023 No. 03265 \$109,826.80 McCabe, Weisberg & Conway, LLC

2409-325

5437 Webster Street 19143 46th Wd. 900 Sq. Ft. BRT #463113300 Improvements: Residential Property
THOMASINE E. CASON AKA THOMASINE CASON CP Sep 2023 No. 02869 \$32,160.28 Manley Deas Kochalski LLC

2409-326

8035 Mansfield Avenue 19150 50th Wd. 2945 Sq. Ft. BRT #502020700 Improvements: Residential Property
CHARMAINE H. EUBANKS CP Mar 2020 No. 02412 \$206,624.22 The Law Office Of Gregory Javardian LLC

2409-327

6659 North 20th Street 19138 10th Wd. 1146 Sq. Ft. BRT #102037900 Improvements: Residential Property Subject To Mortgage
WILLIAM MADISON CP Jan 2024 No. 01627 \$107,940.19 The Law Office Of Gregory Javardian LLC

2409-328

7817 Lorna Drive 19111 56th Wd. 3369 Sq. Ft. BRT #561089500 Improvements: Residential Property
ABRAHAM AVROHOM TREFF A/K/A ABRAHAM TREFF, PERSONAL REPRESENTATIVE OF THE ESTATE OF JACOB TREFF A/K/A YAAKOV TREFF, DECEASED CP Jun 2019 No. 06744 \$211,948.62 The Law Office Of Gregory Javardian LLC

2409-329

5529 North Fairhill Street 19120 61st Wd. 2432 Sq. Ft. BRT #612305100 Improvements: Residential Property
BRIAN J. OVERBEY A/K/A BRIAN OVERBY CP Feb 2024 No. 00016 \$141,533.20 The Law Office Of Gregory Javardian LLC

2409-330

3121 Clifford Street 19121 32nd Wd. 1454 Sq. Ft. BRT #324067900 Improve-

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ments: Residential Property
CLIFFORD STREET HOLDINGS, LLC
CP Aug 2022 No. 01112 \$170,333.45 The
Law Office Of Gregory Javardian LLC

2409-331

3238 Teesdale Street 19136 64th Wd.
1654 Sq. Ft. BRT #641158500 Improve-
ments: Residential Property
ANNA MARIE RUFINO CP Jan 2023
No. 00350 \$193,779.59 The Law Office
Of Gregory Javardian LLC

2409-332

7439 Ruskin Road 19151 34th Wd. 1494
Sq. Ft. BRT #343166100 Improvements:
Residential Property
THE UNKNOWN HEIRS OF ERIC
HART DECEASED CP Nov 2023 No.
01420 \$89,517.99 KML Law Group, P.C.

2409-333

412 Tyson Avenue 19111 35th Wd. 2449
Sq. Ft. BRT #353164100 Improvements:
Residential Property
NATILEE N. THOMAS CP Aug 2023 No.
02587 \$186,811.10 KML Law Group, P.C.

2409-334

2716 East Lehigh Avenue 19125 31st
Wd. 2190 Sq. Ft. BRT #314260300 Im-
provements: Residential Property
616 INVESTMENT GROUP INC. CP Jul
2023 No. 01737 \$245,184.80 Weber Gal-
lagher Simpson Stapleton Fires & Newby
LLP

2409-335

2507 Bonaffon Street 19142 40th Wd.
1112 Sq. Ft. BRT #406068200 Improve-
ments: Residential Property
KADIDIA DIOMANDE CP Aug 2022
No. 02541 \$85,729.47 Stern & Eisenberg
PC

2409-336

8417 Bayard Street 19150 50th Wd. 1442
Sq. Ft. BRT #501217100 Improvements:
Residential Property
SHIRBE THOMAS, SOLELY IN HER
CAPACITY AS HEIR OF SHIRLEY
BYRD, DECEASED AND THE UN-
KNOWN HEIRS OF SHIRLEY BYRD,
DECEASED CP Apr 2023 No. 02494
\$128,143.22 Stern & Eisenberg PC

2409-337

1715 Mohican Street 19138 10th Wd.
1360 Sq. Ft. BRT #102248400 Improve-
ments: Residential Property
HERBERT L TERRY AND NAOMI TER-
RY CP Jun 2023 No. 00296 \$158,466.06
Stern & Eisenberg PC

2409-338

1501 West Erie Avenue 19140 13th Wd.
1552 Sq. Ft. BRT #131055500 Improve-
ments: Residential Property
CHIOS PROPERTIES LLC, A PENN-
SYLVANIA LIMITED LIABILITY
COMPANY CP Feb 2024 No. 02901
\$406,972.59 Stern & Eisenberg PC

2409-339

1131 West Rockland Street 19141 49th
Wd. 2048 Sq. Ft. BRT #491126400 Im-
provements: Residential Property
STEPHANIE SHARAF AS ADMIN-
ISTRATRIX TO THE ESTATE OF
MANAWAR ALAM, SR., DECEASED
CP Jun 2022 No. 02170 \$81,360.30 Stern
& Eisenberg PC

2409-340

7430 Lawndale Street 19111 56th Wd.
4292 Sq. Ft. BRT #561027000 Improve-
ments: Residential Property
MAUREEN M. STAR CP May 2023 No.
00649 \$209,010.54 Stern & Eisenberg PC

2409-341

9807 Bonner Street 19115 58th Wd. 2659
Sq. Ft. BRT #581469800 Improvements:
Residential Property
ROSS SMOTRITSKY, KNOWN SUR-
VIVING HEIR OF DOROTHEA RITZ
AND UNKNOWN SURVIVING HEIRS
DOROTHEA RITZ CP Mar 2019 No.
00831 \$229,984.18 McCabe, Weisberg &
Conway, LLC

SHERIFF'S SALE

2409-342

1131 Custis Place 19122 14th Wd. 2040
Sq. Ft. BRT #141447800 Improvements:
Residential Property
NAJEEB SHEIKH CP Apr 2023 No.
02165 \$84,146.83 Robertson, Anschutz,
Schneid, Crane & Partners, PLLC

2409-343

3318 Guilford Street 19136 64th Wd.
2496 Sq. Ft. BRT #642091600 Improve-
ments: Residential Property
CHRISTINA L. GIORLA CP Dec 2022
No. 01247 \$112,928.04 Robertson, An-
schutz, Schneid, Crane & Partners, PLLC

2409-344

845 North 42nd Street 19104 6th Wd.
2400 Sq. Ft. BRT #062276200 Improve-
ments: Residential Property
DREW R. THOMPSON CP Nov 2023
No. 02203 \$113,502.94 Robertson, An-
schutz, Schneid, Crane & Partners, PLLC

2409-345

723 South 57th Street 19143 46th Wd.
1175 Sq. Ft. BRT #463238500 Improve-
ments: Residential Property
SONJA TAYLOR, KNOWN SURVIV-
ING HEIR OF MELVIN H. HAMILTON;
JOWANNA HAMILTON A/K/A JO-
WANNA MINOR, KNOWN SURVIV-
ING HEIR OF MELVIN H. HAMILTON
AND UNKNOWN SURVIVING HEIRS
OF MELVIN H. HAMILTON CP Nov
2022 No. 01485 \$132,176.86 McCabe,
Weisberg & Conway, LLC

2409-346

4910 North Smedley Street 19141 17th
Wd. 950 Sq. Ft. BRT #172164200 Im-
provements: Residential Property
BENJAMIN C. SMITH CO-ADMINIS-
TRATOR OF THE ESTATE OF JOYCE
SMITH AND DEREK E. SMITH CO-
ADMINISTRATOR OF THE ESTATE
OF JOYCE SMITH CP Jul 2022 No.
01841 \$66,314.25 McCabe, Weisberg &
Conway, LLC

2409-347

608 North 57th Street 19131 4th Wd.
1267 Sq. Ft. BRT #043095700 Improve-
ments: Residential Property
JAYMES FRANCIS, KNOWN SUR-
VIVING HEIR OF JAMES FRANCIS
AND UNKNOWN SURVIVING HEIR
OF JAMES FRANCIS CP Dec 2021 No.
00335 \$117,103.88 McCabe, Weisberg &
Conway, LLC

2409-348

2137 Stenton Avenue 19138 10th Wd.
1155 Sq. Ft. BRT #102338900 Improve-
ments: Residential Property
TRACEY KELLER ADMINISTRA-
TRIX OF THE ESTATE OF MILTON
C.MCLEMORE CP Jun 2022 No. 02377
\$69,481.12 McCabe, Weisberg & Con-
way, LLC

2409-349

1112 Sydney Street 19150 50th Wd. 2745
Sq. Ft. BRT #502468600 Improvements:
Residential Property
GERALD S. CARTER KNOWN SUR-
VIVING HEIR OF ANNIE M. CARTER
AND UNKNOWN SURVIVING HEIRS
OF ANNIE M. CARTER CP Jan 2020 No.
02605 \$330,397.64 McCabe, Weisberg &
Conway, LLC

2409-350

6558 North 18th Street 19126 17th Wd.
1440 Sq. Ft. BRT #172285600 Improve-
ments: Residential Property
JACQUELINE L. WILLIAMS CP Dec
2023 No. 00734 \$122,771.40 PNC Bank,
National Association

2409-351

430 Fern Street 19120 61st Wd. 1008
Sq. Ft. BRT #612194900 Improvements:
Residential Property
ARNOLD NEUBAUER CP Feb 2023 No.
01792 \$65,107.43 Manley Deas Kochal-
ski LLC

2409-352

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3706 Vader Road 19154 66th Wd. 1800
Sq. Ft. BRT #663424200 Improvements:
Residential Property
CAROLE JANE TYRE AKA CAR-
OL JANE CP May 2018 No. 02724
\$68,301.00 KML Law Group, P.C.

2409-353

1101 South Wilton Street 19143 51st
Wd. 1658 Sq. Ft. BRT #511204200 Im-
provements: Residential Property
MARIE SHAMBERGER AND CE-
CIL L. SHAMBERGER AKA CECIL
SHAMBERGER CP Dec 2018 No. 00795
\$119,346.03 KML Law Group, P.C.

2409-354

6442 Limekiln Pike 19138 17th Wd. 696
Sq. Ft. BRT #172318600 Improvements:
Commercial
TRAVIS ISAAC A/K/A ISAAC TRAVIS
CP Jan 2024 No. 01952 \$197,387.88 Stern
& Eisenberg, PC

2409-355

110-30 Byberry Road 19116 58th Wd.
928 Sq. Ft. BRT #888581594 Improve-
ments: Residential Property
KHATUNA DONADZE CP Sep 2018 No.
02617 \$208,517.34 Stern & Eisenberg, PC

2409-356

6136 West Oxford Street 19151 34th
Wd. 2256 Sq. Ft. BRT #342093300 Im-
provements: Residential Property
ERIC BROWN CP Jun 2023 No. 00788
\$324,118.25 Hill Wallack LLP

2409-357

6962 Cedar Park Avenue 19138 10th
Wd. 930 Sq. Ft. BRT #102502100 Im-
provements: Residential Property
ESTATE OF PRESTINA ALEXANDER
AND BRUCE E. HEARNS AKA BRUCE
HEARNS ADMINISTRATOR OF THE
ESTATE OF PRESTINA E. ALEXAN-
DER AKA PRESTINA ALEXANDER
DECEASED MORTGAGE AND REAL
OWNER AND REGINA SPARKS AD-
MINISTRATOR OF THE ESTATE OF
PRESTINA E. ALEXANDER AKA
PRESTINA ALEXANDER DECEASED
MORTGAGE AND REAL OWNER CP
Feb 2017 No. 03393 \$101,196.33 KML
Law Group, P.C.

2409-358

4432 Van Kirk Street 19135 62nd Wd.
1344 Sq. Ft. BRT #622170000 Improve-
ments: Residential Property Subject To
Mortgage
ROBERT D. CORRADI SR CP Nov 2023
No. 00142 \$40,245.40 Brock & Scott,
PLLC

2409-359

4407 Comly Street 19135 55th Wd. 3375
Sq. Ft. BRT #552006500 Improvements:
Residential Property Subject To Mortgage
KURT ANDERSEN IN HIS CAPACITY
AS EXECUTOR OF THE ESTATE OF
ROBERT KOLASKI A/K/A ROBERT F.
KOLASKI; KARLENE MESSENGER IN
HER CAPACITY AS DEVISEE OF THE
ESTATE OF ROBERT KOLASKI A/K/A
ROBERT F. KOLASKI; KIRSEY MES-
SENGER IN HER CAPACITY AS DEVI-
SEE OF THE ESTATE OF ROBERT KO-
LASKI A/K/A ROBERT F. KOLASKI CP
Mar 2020 No. 01451 \$120,433.89 Brock
& Scott, PLLC

2409-360

194 Tiber Street 19140 42nd Wd. 798
Sq. Ft. BRT #422059600 Improvements:
Residential Property
TREMINE LA JAUNE BROOKS CP
Apr 2022 No. 00003 \$73,759.74 Robert-
son, Anschutz, Schneid, Crane & Partners,
PLLC

2409-361

5227 West Jefferson Street 19139 52nd
Wd. 1232 Sq. Ft. BRT #521031700 Im-
provements: Residential Property
60TH STREET PROPERTY HOLDINGS
LLC, A PENNSYLVANIA LIMITED LI-
ABILITY COMPANY CP Dec 2023 No.
02347 \$168,530.20 Stern & Eisenberg PC

SHERIFF'S SALE

2409-362

5725 Hadfield Street 19143 51st Wd.
1090 Sq. Ft. BRT #513191500 Improve-
ments: Residential Property
JAHMAUL BARR, JR, AS ADMINIS-
TRATOR TO THE ESTATE OF TARA
CORSON A/K/A TARA PRINCE COR-
SON, DECEASED CP Jul 2023 No.
02406 \$172,575.41 Stern & Eisenberg PC

2409-363

1363 Sellers Street 19124 23rd Wd. 1157
Sq. Ft. BRT #234050700 Improvements:
Residential Property
EILEEN STEIBER A/K/A EILEEN
M. STEIBER CP Jun 2022 No. 00930
\$34,727.90 Stern & Eisenberg PC

2409-364

5943 Cedar Avenue 19143 3rd Wd. 1392
Sq. Ft. BRT #032136100 Improvements:
Residential Property
MARION L. BURTON SOLELY IN
HER CAPACITY AS HEIR TO BARRY
DAVENPORT A/K/A BARRY YEA-
GER DAVENPORT, DECEASED AND
THE UNKNOWN HEIRS OF BARRY
DAVENPORT A/K/A BARRY YEA-
GER DAVENPORT, DECEASED CP Sep 2022
No. 02460 \$83,322.31 Stern & Eisenberg
PC

2409-365

5623 Chester Avenue 19143 51st Wd.
1669 Sq. Ft. BRT #514132200 Improve-
ments: Commercial
COLUMBIA DENTISTRY, LLC CP Nov
2023 No. 01790 \$225,963.63 Stern &
Eisenberg PC

2409-366

10906 Kipling Lane 19154 66th Wd.
4316 Sq. Ft. BRT #662196800 Improve-
ments: Residential Property
FRANCIS J. SEIBERT, III AND KELLY
SEIBERT A/K/A KELLY ROONEY CP
Sep 2023 No. 02303 \$202,912.89 Hladik,
Onorato & Federman, LLP

2409-367

428 Tyson Avenue 19111 35th Wd. 2083
Sq. Ft. BRT #353164900 Improvements:
Residential Property
JOB MIXSON AND DEENA R. MIX-
SON CP Jan 2018 No. 00057 \$229,715.26
Hladik, Onorato & Federman, LLP

2409-368

2112 East Orleans Street 19134 25th
Wd. 731 Sq. Ft. BRT #252163900 Im-
provements: Residential Property
JAMES J. MAHON, V CP Jul 2023 No.
02849 \$144,515.22 Hladik, Onorato &
Federman, LLP

2409-369

6518 Ogontz Avenue 19126 10th Wd.
1696 Sq. Ft. BRT #102002700 Improve-
ments: Residential Property
DAVID MOSE PETERSON CP Feb 2024
No. 02817 \$91,744.22 Hladik, Onorato &
Federman, LLP

2409-370

253 South Alden Street 19139 60th Wd.
900 Sq. Ft. BRT #604261700 Improve-
ments: Residential Property
ANTHONY REDLEY A/K/A ANTHO-
NY W. REDLEY; 99 SOLUTIONS LLC
CP Jul 2023 No. 00818 \$245,660.98 Hla-
dik, Onorato & Federman, LLP

2409-371

1222 East Barringer Street 19119 22nd
Wd. 3422 Sq. Ft. BRT #221023600 Im-
provements: Residential Property
SHANNAN LUCAS CP Apr 2024 No.
02047 \$191,838.66 Hladik, Onorato &
Federman, LLP

2409-372

1421 West Mayfield Street 19132 11th
Wd. 770 Sq. Ft. BRT #111088300 Im-
provements: Residential Property
HAMMER INVESTMENT PROPER-
TIES LLC (A PA LIMITED LIABILITY
COMPANY) CP Feb 2024 No. 02583
\$66,670.01 Manley Deas Kochalski LLC

SHERIFF'S SALE

2409-373

1658 Conlyn Street 19141 17th Wd. 1760
Sq. Ft. BRT #171130100 Improvements:
Residential Property
FULTON INVESTMENT GROUP, LLC
CP Feb 2024 No. 02505 \$285,204.75
Manley Deas Kochalski LLC

2409-374

664 North 36th Street 19104 24th Wd.
1101 Sq. Ft. BRT #242173700 Improve-
ments: Residential Property
DONALD WASHINGTON, KNOWN
SURVIVING HEIR OF WILLIE WASH-
INGTON AND UNKNOWN SURVIV-
ING HEIRS OF WILLIE WASHINGTON
CP Jan 2019 No. 02366 \$123,001.01 Mc-
Cabe, Weisberg & Conway, LLC

2409-375

2250 North Cleveland Street 19132 16th
Wd. 634 Sq. Ft. BRT #162031200 Im-
provements: Residential Property
SHEMIAH K. JACKSON, CO-AD-
MINISTRATOR OF THE ESTATE OF
ELAINE WILLIAMS AND DERRICK
CRAWFORD, CO-ADMINISTRA-
TOR OF THE ESTATE OF ELAINE
WILLIAMS CP Nov 2021 No. 02247
\$39,012.99 McCabe, Weisberg & Con-
way, LLC

2409-376

7154 Georgian Road 19138 10th Wd.
1586 Sq. Ft. BRT #101132600 Improve-
ments: Residential Property
DORETHA ROSE KNOWN SURVIV-
ING HEIR OF WILLIAM RUSSELL
AND UNKNOWN SURVIVING HEIR
OF WILLIAM RUSSELL CP Dec 2021
No. 00283 \$183,573.34 McCabe, Weis-
berg & Conway, LLC

2409-377

324 Queen Street 19147 2nd Wd. 1953
Sq. Ft. BRT #888020475 Improvements:
Residential Property
STACY J. BROOKSTEIN; KEITH
M. SCRIVEN CP Jun 2017 No. 02593
\$532,885.53 Albertelli Law

2409-378

404 West Ruscomb Street 19120 42nd
Wd. 1777 Sq. Ft. BRT #422156100 Im-
provements: Residential Property
DIANE DELRIO AND JOSE ROMERO
CP Nov 2023 No. 00484 \$139,532.27
KML Law Group, P.C.

2409-379

3957 Parrish Street 19104 24th Wd.
1080 Sq. Ft. BRT #243144300 Improve-
ments: Residential Property
3957 PARRISH STREET LLC AND
EMART DEON HARLEY AND
CATHY LYLES CP Oct 2023 No. 03144
\$103,940.91 Duane Morris LLP

2409-380

7503 North 21st Street 19138 10th Wd.
1856 Sq. Ft. BRT #101183700 Improve-
ments: Residential Property
KAREEM PATTERSON; FELICIA
PARKER AKA FELICIA WARREN CP
May 2023 No. 00441 \$137,314.87 Rob-
ertson, Anschutz, Schneid, Crane & Part-
ners, PLLC

2409-381

7339 Limekiln Pike 19138 50th Wd.
4900 Sq. Ft. BRT #501290800 Improve-
ments: Residential Property
DANIEL E. MCLAURIN CP Dec 2022
No. 01915 \$34,256.61 Robertson, An-
schutz, Schneid, Crane & Partners, PLLC

2409-382

7413 Sommers Road 19138 50th Wd.
1768 Sq. Ft. BRT #501329200 Improve-
ments: Residential Property
JANET SHULER, IN HER CAPAC-
ITY AS HEIR OF JEROME SHULER,
DECEASED HEIR OF MARIUS A.
REGION A/K/A MARIUS REGION ;
JASON BANKS, IN HIS CAPACITY
AS HEIR OF JEROME SHULER, DE-
CEASED HEIR OF MARIUS A. REGION
A/K/A MARIUS REGION ; CAMELLIA
SHULER, IN HER CAPACITY AS HEIR

SHERIFF'S SALE

OF JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION ; SONYA SHULER, IN HER CAPACITY AS HEIR OF JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION ; JERAINE SMILEY, IN HER CAPACITY AS HEIR OF JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIUS A. REGION A/K/A MARIUS REGION ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JEROME SHULER, DECEASED HEIR OF MARIUS A. REGION A/K/A MARIUS REGION CP Nov 2021 No. 01499 \$177,110.84 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-383

203 North Simpson Street 19139 34th Wd. 1140 Sq. Ft. BRT #343092100 Improvements: Residential Property Subject To Mortgage
SAKINAH WADE CP Jun 2017 No. 01782 \$40,000.00 Kivitz & Kivitz, P.C.

2409-384

5629 Pemberton Street 19143 46th Wd. 1194 Sq. Ft. BRT #463060600 Improvements: Residential Property
NASIYBAH SAYFULLAH CP May 2023 No. 01875 \$174,957.36 Brock & Scott, PLLC

2409-385

140 Daly Street 19148 39th Wd. 842 Sq. Ft. BRT #391097501 Improvements: Residential Property
KATHLEEN KRAMER; JOHN ROBERT KRAMER CP Jan 2022 No. 02395 \$176,943.67 Brock & Scott, PLLC

2409-386

302 North Edgewood Street 19139 34th Wd. 1995 Sq. Ft. BRT #341108600 Improvements: Residential Property
JOHN THOMAS BEST A/K/A JOHN T. BEST CP Dec 2023 No. 02489 \$357.33 Brock & Scott, PLLC

2409-387

3550 Tudor Street 19136 64th Wd. 1616 Sq. Ft. BRT #642131700 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TIFFANY RENA MARCELLINO COMITALE, DECEASED; MICHAEL COMITALE AS HEIR OF THE ESTATE OF MICHAEL COMITALE, DECEASED; SARAH COMITALE AS HEIR OF THE ESTATE OF MICHAEL COMITALE, DECEASED; COLIN COMITALE AS HEIR OF THE MICHAEL COMITALE AND HEIR OF TIFFANY RENA MARCELLINO COMITALE, HEIR OF MICHAEL COMITALE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL COMITALE, DECEASED CP Mar 2023 No. 02546 \$146,382.98 Brock & Scott, PLLC

2409-388

638 East Annsbury Street 19120 42nd Wd. 1027 Sq. Ft. BRT #421009100 Improvements: Residential Property
ORLANDO GARCIA; LISSETT ZALDIVAR SANZ CP Sep 2020 No. 01421 \$80,920.14 KML Law Group, P.C.

2409-389

455 Fitzgerald Street 19148 39th Wd. 784 Sq. Ft. BRT #392182600 Improvements: Residential Property
DOUGLAS S. WONG AKA DOUG-

SHERIFF'S SALE

LAS SHEUNG WONG CP Sep 2023 No. 00793 \$84,495.90 KML Law Group, P.C.

2409-390

1032 South Ithan Street 19143 51st Wd. 896 Sq. Ft. BRT #513028500 Improvements: Residential Property
AARON RUFFIN A/K/A AARON S. RUFFIN CP Apr 2023 No. 02397 \$54,226.20 LOGS Legal Group, LLP

2409-391

6536 North 18th Street 19126 17th Wd. 2015 Sq. Ft. BRT #172284500 Improvements: Residential Property
SINDI SHANTEL THARPE CP Oct 2023 No. 03096 \$278,365.49 LOGS Legal Group, LLP

2409-392

2033 South Newkirk Street 19145 48th Wd. 1024 Sq. Ft. BRT #482364500 Improvements: Residential Property
DAMIAN RUTH CP Aug 2023 No. 03371 \$133,968.98 LOGS Legal Group, LLP

2409-393

6049 Frontenac Street 19149 53rd Wd. 1132 Sq. Ft. BRT #531271800 Improvements: Residential Property
WILLIAM A. JAMES CP Jul 2023 No. 01981 \$162,169.09 LOGS Legal Group, LLP

2409-394

6218 Mccallum Street 19144 59th Wd. 1342 Sq. Ft. BRT #593154500 Improvements: Residential Property
NORMAN WILLIAMS CP Jul 2023 No. 02704 \$125,549.64 LOGS Legal Group, LLP

2409-395

506 Mclellan Street 19148 1st Wd. 672 Sq. Ft. BRT #011398500 Improvements: Residential Property
JAMKAREL MATO CP Sep 2023 No. 01055 \$140,346.07 LOGS Legal Group, LLP

2409-396

228 East Bringham Street 19144 12th Wd. 1343 Sq. Ft. BRT #121105500 Improvements: Residential Property
JOSEPH DERRICK L.L.C. CP Feb 2024 No. 01335 \$182,486.14 Hill Wallack LLP

2409-397

817 North Brooklyn Street 19104 6th Wd. 728 Sq. Ft. BRT #062296400 Improvements: Residential Property
WEST POWELTON DEVELOPMENT COMPANY INC. CP Mar 2023 No. 00236 \$229,196.66 Hill Wallack LLP

2409-398

1022 North 43rd Street 19104 6th Wd. 1246 Sq. Ft. BRT #062320000 Improvements: Residential Property Subject To Mortgage
GLORIA JOHNSON AKA GLORIA JENKINS AKA GLORIA K. GROSS CP Apr 2024 No. 02223 \$17,926.86 Weltman, Weinberg & Reis Co., LPA

2409-399

4303 Westminster Avenue 19104 6th Wd. 1725 Sq. Ft. BRT #062102300 Improvements: Residential Property Subject To Mortgage
GLORIA JENKINS CP Mar 2024 No. 02306 \$36,911.33 Weltman, Weinberg & Reis Co., LPA

2409-400

1815 Bainbridge Street 19146 30th Wd. 1619 Sq. Ft. BRT #888303812 Improvements: Residential Property Subject To Mortgage
CLAYTON L. FIORAVANTI CP Mar 2023 No. 02625 \$349,233.16 Powers Kirm, LLC

2409-401A

1527 West Westmoreland Street 19140 11th Wd. 1260 Sq. Ft. BRT #112028800 Improvements: Residential Property Subject To Mortgage
WALNUT 19140 HOLDINGS LLC CP

SHERIFF'S SALE

Jul 2020 No. 01738 \$195,123.61 Eisenberg, Gold & Agrawal, PC

2409-401B

1529 West Westmoreland Street 19140 11th Wd. 1233 Sq. Ft. BRT #112028925 Improvements: Residential Property Subject To Mortgage
WALNUT 19140 HOLDINGS LLC CP Jul 2020 No. 01738 \$195,123.61 Eisenberg, Gold & Agrawal, PC

2409-402

3901-03 Kensington Avenue 19124 45th Wd. 3338 Sq. Ft. BRT #881000291 Improvements: Residential Property Subject To Mortgage
OBAYAH REALTY CORP CP Sep 2023 No. 02213 \$1,098,390.65 Richard Brent Somach, Esquire

2409-403

11901 Alberta Drive 19154 66th Wd. 4715 Sq. Ft. BRT #662175100 Improvements: Residential Property
JANENE L. LENOX F/K/A JANENE L. REINER AND SEAN M. REINER CP Jan 2023 No. 01265 \$159,616.19 Romano, Garubo & Argentieri

2409-405

4716 North Penn Street 19124 23rd Wd. 2505 Sq. Ft. BRT #234289100 Improvements: Residential Property
UNKNOWN HEIRS, AND/OR ADMINISTRATORS OF THE ESTATE OF JOSEPH EDINGER CP Mar 2024 No. 01684 \$12,444.31 Manley Deas Kochalski LLC

2409-406

5324 West Columbia Avenue 19131 52nd Wd. 1232 Sq. Ft. BRT #521053500 Improvements: Residential Property
DENIYA SMITH AND ASE FAMILY TRUST CP Jun 2023 No. 01442 \$194,021.87 LOGS Legal Group, LLP

2409-407

527 South Redfield Street 19143 3rd Wd. 960 Sq. Ft. BRT #032204200 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 ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER MARCIA FERGUSON DECEASED CP May 2022 No. 02051 \$84,782.90 LOGS Legal Group, LLP

2409-408

3159 Pennock Street 19132 38th Wd. 780 Sq. Ft. BRT #381245100 Improvements: Residential Property
TERRY MERRIWEATHER CP Dec 2023 No. 00533 \$43,032.41 LOGS Legal Group, LLP

2409-409

821 South 49th Street 19143 46th Wd. 2754 Sq. Ft. BRT #461231400 Improvements: Residential Property
DONALD ALBERT, KNOWN HEIR OF ROLAND ALBERT, DECEASED; ROSLYN SANDRONSKY, KNOWN HEIR OF ROLAND ALBERT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROLAND ALBERT, DECEASED CP Jan 2023 No. 02075 \$87,144.36 LOGS Legal Group, LLP

2409-410

2218 North Hobart Street 19131 52nd Wd. 1270 Sq. Ft. BRT #522245300 Improvements: Residential Property
DANIELLE HAMPTON-MORTON, KNOWN HEIR OF MOLSIE HAMPTON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS

SHERIFF'S SALE

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MOLSIE HAMPTON, DECEASED CP Dec 2021 No. 01169 \$126,872.85 LOGS Legal Group, LLP

2409-411

4611 North Marvine Street 19140 49th Wd. 1140 Sq. Ft. BRT #491419600 Improvements: Residential Property
SIMONE BLAKE CP Dec 2018 No. 03060 \$102,432.54 LOGS Legal Group, LLP

2409-412

1781 South 65th Street 19142 40th Wd. 1094 Sq. Ft. BRT #401197900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER, KHNO CHHUOM, DECEASED AND CHANDA CHHUOM, KNOWN HEIR OF KHON CHHUOM, DECEASED CP Mar 2021 No. 00739 \$137,164.11 LOGS Legal Group, LLP

2409-413

2133 Homer Street 19138 10th Wd. 2136 Sq. Ft. BRT #102141400 Improvements: Residential Property
JASMINE J. KING AKA JASMINE KING AND DESMOND SPENCER CP Nov 2023 No. 03161 \$45,286.50 KML Law Group, P.C.

2409-414

2050 Reed Street 19146 36th Wd. 960 Sq. Ft. BRT #363007300 Improvements: Residential Property
ARRON LATIMER CP Dec 2023 No. 01945 \$321,027.42 KML Law Group, P.C.

2409-415

1746 South Avondale Street 19142 40th Wd. 1760 Sq. Ft. BRT #401185800 Improvements: Residential Property
SIA SAMORLU EFFA AKA SIAH SAMOLU EFFA, AS ADMINISTRATRIX OF THE ESTATE OF FRANCES F. EFFA, DECEASED CP Oct 2019 No. 03201 \$74,325.63 KML Law Group, P.C.

2409-416

29 East Gowen Avenue 19119 9th Wd. 6203 Sq. Ft. BRT #091040300 Improvements: Residential Property
WINFRED T. HOLT JR. CP Jul 2019 No. 00967 \$253,615.01 KML Law Group, P.C.

2409-418

40 East Slocum Street 19119 22nd Wd. 1535 Sq. Ft. BRT #222043500 Improvements: Residential Property
BERNADINE GLENN SOLELY IN HER CAPACITY AS HEIR OF CALVIN T. GLENN, DECEASED CP Mar 2022 No. 01500 \$120,048.23 KML Law Group, P.C.

2409-419

1057 South 53rd Street 19143 51st Wd. 1200 Sq. Ft. BRT #511044300 Improvements: Residential Property
KALLANDRA A. BOSTICK KNOWN SURVIVING HEIR OF LOVELLA BOSTICK AND LIONEL W. RICE KNOWN SURVIVING HEIR OF LOVELLA BOSTICK AND MARIO B. RICE KNOWN SURVIVING HEIR OF LOVELLA BOSTICK AND MARIO B. RICE KNOWN SURVIVING HEIR OF LOVELLA BOSTICK AND UNKNOWN SURVIVING HEIRS OF LOVELLA BOSTICK CP Sep 2022 No. 01555 \$139,744.07 McCabe, Weisberg & Conway, LLC

2409-420

3816 Charteris Road 19154 66th Wd. 2900 Sq. Ft. BRT #662435600 Improvements: Residential Property
ANTOINETTE BASTIAN A/K/A ANTIONETTE BASTIAN CP Jan 2023 No. 01618 \$10,126.90 McCabe Weisberg & Conway LLC

2409-421

231 South 61st Street 19139 3rd Wd. 1203 Sq. Ft. BRT #031173600 Improve-

SHERIFF'S SALE

ments: Residential Property
FOLIA PROPERTIES LIMITED LIABILITY COMPANY CP Nov 2023 No. 00849 \$100,684.94 Friedman Vartolo LLP

2409-422

848 North Union Street 19104 24th Wd. 1065 Sq. Ft. BRT #243155200 Improvements: Residential Property Subject To Mortgage
HUSTLE LIFE INVESTMENTS LLC CP Jan 2024 No. 02037 \$193,926.15 Friedman Vartolo LLP

2409-423

1923 Gerritt Street 19146 36th Wd. 819 Sq. Ft. BRT #363012600 Improvements: Residential Property Subject To Mortgage
LYM DEVELOPMENT, LLC CP May 2023 No. 00621 \$273,106.05 Gingo Palumbo Law Group LLC

2409-424

2255 Greenwich Street 19146 36th Wd. 1770 Sq. Ft. BRT #364041400 Improvements: Residential Property Subject To Mortgage
LYM DEVELOPMENT, LLC CP May 2023 No. 00642 \$239,515.14 Gingo Palumbo Law Group LLC

2409-425

1357 Jerome Street 19140 43rd Wd. 1273 Sq. Ft. BRT #433199500 Improvements: Residential Property
JAMES H. SIMMONS CP Mar 2023 No. 01059 \$114,279.80 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2409-426

5842 North Hope Street 19120 61st Wd. 1584 Sq. Ft. BRT #612461900 Improvements: Residential Property
ESTATE OF LORRAINE KIRVEN, LAST RECORD OWNER/MORTGAGOR RICHARD KELSEY KIRVEN, KNOWN HEIR OF LORRAINE KIRVEN; UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF LORRAINE KIRVEN AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST CP Nov 2022 No. 00321 \$54,343.77 U.S. Bank National Association, Not In Its Individual Capacity But Soley As Trustee For The Rmac Trust, Series 2018-g-ctt

2409-427

1505 Green Street 19130 8th Wd. 3636 Sq. Ft. BRT #881800000 Improvements: Residential Property
JODIE L. GRECO CP Apr 2024 No. 02897 \$1,109,663.56 Salaman Law

2409-428

4616 Vista Street 19136 41st Wd. 900 Sq. Ft. BRT #412201400 Improvements: Residential Property
DARNELL RUSSELL INVESTMENTS, LLC CP Apr 2023 No. 01636 \$173,394.16 Padgett Law Group

2409-429

823 Hutton Street 19104 6th Wd. 1104 Sq. Ft. BRT #062304900 Improvements: Residential Property Subject To Mortgage
DARNELL RUSSELL INVESTMENTS, LLC FKA RUSSELL ENTERPRISES, LLC CP Feb 2023 No. 02000 \$264,002.58 Eckert Seamans Cherin & Mellott, LLC

2409-430

2603 Hobson Street 19142 40th Wd. 1104 Sq. Ft. BRT #406082900 Improvements: Residential Property
UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF DEWITT A. COOPER, DECEASED; CYNTHIA BOOKER, SOLELY AS HEIR OF DEWITT A. COOPER, DECEASED; KEVIN BOOKER, SOLELY AS HEIR OF DEWITT A. COOPER, DECEASED CP Sep 2022 No. 00064 \$61,117.57 Romano, Garubo & Argentieri

2409-431

4431 Oakland Street 19124 23rd Wd. 3075 Sq. Ft. BRT #234233000 Improve-

SHERIFF'S SALE

ments: Residential Property
G&S INVESTMENT SERVICES LLC
AND GREGG PIERRE-LOUIS INDI-
VIDUALLY IN THEIR CAPACITY AS
GUARANTOR CP Apr 2024 No. 03709
\$78,902.33 KML Law Group, P.C.

2409-432

717 South 60th Street 19143 46th Wd.
1456 Sq. Ft. BRT #033196700 Improve-
ments: Residential Property
KRISTAL BELLINGER CP Nov 2023
No. 01968 \$79,244.60 Albertelli Law

2409-433

1412 East Sharpnack Street 19150 50th
Wd. 1313 Sq. Ft. BRT #501471700 Im-
provements: Residential Property
ESTATE OF MATILDA L. HARRIS,
DECEASED LAST RECORD OWNER/
MORTGAGOR AND ERIC O. WATSON,
INDIVIDUALLY AS HEIR AND IN HIS
CAPACITY AS ADMINISTRATOR OF
THE ESTATE OF MATILDA L. HAR-
RIS AND DARRIN WATSON, KNOWN
HEIR OF MATILDA L. HARRIS CP Jul
2022 No. 01940 \$135,119.31 U.S. Bank
National Association, Not In Its Individual
Capacity But Soley As Trustee For The
Rmac Trust, Series 2018-g-ctt

2409-434

5830 Cedar Avenue 19143 3rd Wd. 1202
Sq. Ft. BRT #032140800 Improvements:

SHERIFF'S SALE

Residential Property Subject To Mortgage
CHRISTOPHER COMRIE CP Apr 2024
No. 0057 \$128,782.55 Brock & Scott,
PLLC

2409-435

6918 Forrest Avenue 19138 10th Wd.
1500 Sq. Ft. BRT #102516800 Improve-
ments: Residential Property
TANYA M. NEWMAN CP Jul 2022 No.
00082 \$170,722.77 Brock & Scott, PLLC

2409-436

3454 Hurley Street 19134 7th Wd. 924
Sq. Ft. BRT #073139500 Improvements:
Residential Property Subject To Mortgage
TIMOTHY M. TRACY CP Oct 2023 No.
03392 \$22,037.29 Brock & Scott, PLLC

2409-437

4164 North Fairhill Street 19140 43rd
Wd. 928 Sq. Ft. BRT #433255400 Im-
provements: Residential Property Subject
To Mortgage
VICTOR OCASIO CP Aug 2023 No.
00042 \$64,094.09 Brock & Scott, PLLC

2409-438

929 West Butler Street 19140 43rd Wd.
976 Sq. Ft. BRT #432226600 Improve-
ments: Residential Property Subject To
Mortgage
JERMAINE WHITEHEAD AND JU-
LIET JACKSON CP Mar 2024 No. 00529

SHERIFF'S SALE

\$36,760.73 Brock & Scott, PLLC

2409-439

2740 North 19th Street 19132 11th Wd.
1110 Sq. Ft. BRT #111221200 Improve-
ments: Residential Property
MARKIE J. SMITH INDIVIDUALLY
AND IN HIS CAPACITY AS HEIR OF
DELORES ANN SMITH DECEASED
HEIR OF MARVIN GARRIS AKA MAR-
VIN M. GARRISSR. DECEASED; LIO-
NELL K. SMITH INDIVIDUALLY AND
IN HIS CAPACITY AS HEIR OF DELO-
RES ANN SMITH DECEASED HEIR
OF MARVIN GARRIS AKA MARVIN
M. GARRIS AKA MARVIN M. GAR-
RIS SR. DECEASED; LEO C. SMITH
IN HIS CAPACITY AS HEIR OF DE-
LORES ANN SMITH DECEASED HEIR
OF MARVIN GARRIS AKA MARVIN
M. GARRIS SR. DECEASED; TEDDY
SMITH IN HIS CAPACITY AS HEIR OF
DELORES ANN SMITH DECEASED
HEIR OF MARVIN GARRIS AKA
MARVIN M. GARRIS SR. DECEASED;
UNKNOWN HEIRS SUCCESSORS AS-
SIGNS AND ALL PERSONS FIRMS OR
ASSOCIATIONS CLAIMING RIGHT TI-
TLE OR INTEREST FROM OR UNDER
MARVIN GARRIS AKA MARVIN M.
GARRIS SR. DECEASED; UNKNOWN
HEIRS SUCCESSORS ASSIGNS AND
ALL PERSONS FIRMS OR ASSOCIA-
TIONS CLAIMING RIGHT TITLE OR

SHERIFF'S SALE

INTEREST FROM OR UNDER DELO-
RES ANN SMITH DECEASED HEIR
OF MARVIN GARRIS AKA MARVIN
M. GARRIS SR. DECEASED CP Jan
2020 No. 03610 \$48,532.93 Brock &
Scott, PLLC

2409-440

1362 Colwyn Street 19140 43rd Wd.
1232 Sq. Ft. BRT #433190600 Improve-
ments: Residential Property
LILLIAN M. ROSS CP Mar 2023 No.
02805 \$42,154.26 McCabe Weisberg &
Conway LLC

2409-441

2717 West Jefferson Street 19121 29th
Wd. 744 Sq. Ft. BRT #292048110 Im-
provements: Residential Property
BRUCE HARMON AND 1303 N. 52ND
STREET LLC CP Dec 2023 No. 01747
\$264,960.46 Hladik, Onorato & Feder-
man, LLP

2409-442

3871 Frankford Avenue 19124 45th Wd.
1136 Sq. Ft. BRT #452271600 Improve-
ments: Residential Property
YRIS TAVAREZ CP Sep 2023 No. 01196
\$124,878.63 Hladik, Onorato & Feder-
man, LLP

2409-443

1108 Durfor Street 19148 39th Wd. 728

SHERIFF'S SALE

Sq. Ft. BRT #394095900 Improvements:
Residential Property Subject To Mortgage
NIKKI ERICA JOHNSON A/K/A NIKKI
E. LATTEA CP Dec 2023 No. 02483
\$162,958.63 Orlans PC

2409-444

5916 Belmar Street 19143 3rd Wd. 1150
Sq. Ft. BRT #034109600 Improvements:
Residential Property
ANOTHER INVESTMENT 1 LLC CP
Mar 2023 No. 00095 \$63,702.20 Hill Wal-
lack LLP

2409-445

845 East Rittenhouse Street 19138 59th
Wd. 2379 Sq. Ft. BRT #591132300 Im-
provements: Residential Property Subject
To Mortgage
UNKNOWN SURVIVING HEIR OF
HELEN M EAVERLY CP Oct 2023 No.
01057 \$192,734.13 Buchanan Ingersoll &
Rooney PC

2409-446

1020 Sydney Street 19150 50th Wd. 2768
Sq. Ft. BRT #502466800 Improvements:
Residential Property Subject To Mortgage
UNKNOWN SURVIVING HEIRS OF
AUGUSTINA A. BANKS CP Nov 2023
No. 02111 \$279,776.75 Buchanan Inger-
soll & Rooney PC
LLC

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by Brandon Van Dyke, Lou R. Kling, and Eileen T. Nugent

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