

# Sheriff's Sale Notices for October 1, 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, October 1, 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 (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 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 OCTOBER 1, 2024

## SHERIFF'S SALE

### 2410-301

**6132 West Oxford Street 19151** 34th Wd. 2331 Sq. Ft. BRT #871546280 Improvements: Residential Property Subject To Mortgage  
VELDA WILSON A/K/A VELDA A. WILSON CP May 2018 No. 03270 \$96,608.02 Brock & Scott PLLC

### 2410-302

**3467 Kirkwood Road 19114** 57th Wd. 3374 Sq. Ft. BRT #572154640 Improvements: Residential Property  
CHRISTOPHER NADER, SOLELY IN HIS CAPACITY AS HEIR TO LILLIAN M. GOLDSMITH, DECEASED; DANIEL NADER, SOLELY IN HIS CAPACITY AS HEIR TO LILLIAN M. GOLDSMITH, DECEASED; MICHAEL NADER, SOLELY IN HIS CAPACITY AS HEIR TO LILLIAN M. GOLDSMITH, DECEASED; RITA CUFF, SOLELY IN HER CAPACITY AS HEIR TO LILLIAN M. GOLDSMITH, DECEASED; THE UNKNOWN HEIRS OF LILLIAN M. GOLDSMITH, DECEASED CP Oct 2022 No. 00786 \$167,632.96 Stern & Eisenberg PC

### 2410-303

**5850 Osage Avenue 19143** 60th Wd. 953 Sq. Ft. BRT #604186500 Improvements: Residential Property  
LAWRENCE A. POWELL, SR. CP Dec 2023 No. 01287 \$150,754.42 Stern & Eisenberg PC

### 2410-304

**7444 East Walnut Lane 19138** 50th Wd. 1125 Sq. Ft. BRT #501353400 Improvements: Residential Property  
JACQUELINE Y. DIXON, SOLELY IN HER CAPACITY AS KNOWN HEIR OF THELMAE L. MACK AND THE UNKNOWN HEIRS OF THELMAE L. MACK, DECEASED CP Apr 2022 No. 02250 \$119,093.26 Stern & Eisenberg PC

### 2410-305

**422 West Ashdale Street 19120** 42nd Wd. 1609 Sq. Ft. BRT #422178200 Improvements: Residential Property  
NOEMI MENDEZ CP Nov 2023 No. 01870 \$62,638.69 Stern & Eisenberg PC

### 2410-306

**6056 Delancey Street 19143** 3rd Wd. 1040 Sq. Ft. BRT #032024900 Improvements: Residential Property  
AARON RUFFIN CP Oct 2022 No. 00756 \$48,096.06 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2410-307

**2342 North Howard Street 19133** 19th Wd. 1910 Sq. Ft. BRT #191037210 Improvements: Residential Property  
FRANCHESKA RODRIGUEZ-HERNANDEZ CP Oct 2023 No. 01853 \$233,337.18 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2410-308

**5233 North Warnock Street 19141** 49th Wd. 1168 Sq. Ft. BRT #492199700 Improvements: Residential Property  
KORDEL BRIAN KAPLAN A/K/A KORDEL KAPLAN CP Apr 2023 No. 01558 \$71,370.12 Duane Morris LLP

### 2410-309

**6055 North Beechwood Street 19138** 17th Wd. 1890 Sq. Ft. BRT #172501700 Improvements: Residential Property Subject To Mortgage  
WOODS HOME IMPROVEMENT LLC CP Dec 2023 No. 02678 \$184,354.29

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Friedman Vartolo LLP

### 2410-310

**512 East Queen Lane 19144** 12th Wd. 773 Sq. Ft. BRT #121127400 Improvements: Residential Property Subject To Mortgage  
STEVENS ESTATES LLC CP Oct 2023 No. 01551 \$198,369.83 Friedman Vartolo LLP

### 2410-311

**120 West Sharpnack Street 19119** 22nd Wd. 1997 Sq. Ft. BRT #223037300 Improvements: Residential Property  
COLIN BOLLERS; JOHAN BOLLERS; SHAMANE J. CAVE AKA SHAMANE CAVE CP Aug 2017 No. 02887 \$326,440.72 KML Law Group, P.C.

### 2410-312

**12120 Sweet Briar Road 19154** 66th Wd. 1800 Sq. Ft. BRT #663174800 Improvements: Residential Property  
RUSSELL E. KAUFFMAN; DONNA L. KAUFFMAN CP Apr 2020 No. 00846 \$263,490.14 KML Law Group, P.C.

### 2410-313

**1247 Hellerman Street 19111** 53rd Wd. 1103 Sq. Ft. BRT #531134000 Improvements: Residential Property  
REGINA ROANE; KIA HAILEY CP May 2013 No. 02768 \$121,534.41 Brock & Scott PLLC

### 2410-314

**5204 North Front Street 19120** 42nd Wd. 1390 Sq. Ft. BRT #422318000 Improvements: Residential Property  
ERIKA ELLIS IN HER CAPACITY AS TRUSTEE FOR THE LOGAN DALANIE ELLIS GORE TRUST; ERIC M. GORE INDIVIDUALLY AND IN HIS CAPACITY AS TRUSTEE FOR THE LOGAN DALANIE ELLIS GORE TRUST CP Nov 2023 No. 03168 \$59,366.28 KML Law Group, P.C.

### 2410-315

**1502 68th Avenue 19126** 10th Wd. 2025 Sq. Ft. BRT #101247500 Improvements: Residential Property  
STEVEN BAILEY SOLELY IN HIS CAPACITY AS HEIR OF SALLY M. BAILEY, DECEASED; TERRY BAILEY; THE UNKNOWN HEIRS OF SALLY M. BAILEY DECEASED CP Feb 2022 No. 00668 \$217,277.58 KML Law Group, P.C.

### 2410-316

**815 West Fisher Avenue 19141** 49th Wd. 1463 Sq. Ft. BRT #492050600 Improvements: Residential Property  
RODNEY DANIELS SOLELY IN HIS CAPACITY AS HEIR OF JOYCE R. DANIELS, DECEASED; THE UNKNOWN HEIRS OF JOYCE R. DANIELS DECEASED CP Sep 2023 No. 00016 \$102,444.90 KML Law Group, P.C.

### 2410-317

**2436 South 74th Street 19153** 40th Wd. 1159 Sq. Ft. BRT #404131600 Improvements: Residential Property  
MONJE N. PAIGE- STONE AKA MONJE N. PAIGE CP Dec 2023 No. 02557 \$113,507.65 KML Law Group, P.C.

### 2410-318

**2323 Roma Drive 19145** 26th Wd. 2885 Sq. Ft. BRT #262401900 Improvements: Residential Property  
DINA NORD CP Dec 2019 No. 01765 \$564,426.60 Hill Wallack LLP

### 2410-319

## SHERIFF'S SALE

**7837 Williams Avenue 19150** 50th Wd. 1960 Sq. Ft. BRT #501012000 Improvements: Residential Property  
MINNIE WILLIAMS CP May 2022 No. 01114 \$229,683.86 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2410-320

**1739 Ellsworth Street 19146** 36th Wd. 960 Sq. Ft. BRT #365269900 Improvements: Residential Property  
ERIC P. WRIGHT-ABDULLAH A/K/A ERIC WRIGHT AND AMANEE ABDULLAH CP Dec 2023 No. 01452 \$323,248.59 McCabe, Weisberg & Conway, LLC

### 2410-321

**4555 North 15th Street 19140** 13th Wd. 1219 Sq. Ft. BRT #132043900 Improvements: Residential Property  
JEFFERY P. FOUNTAIN, ADMINISTRATOR OF THE ESTATE OF WILSON CHEEKS, JR CP Sep 2022 No. 01617 \$114,158.50 McCabe, Weisberg & Conway, LLC

### 2410-322

**1513 Arrott Street 19124** 23rd Wd. 1605 Sq. Ft. BRT #232141200 Improvements: Residential Property Subject To Mortgage  
L. ELAINE JOHNSON CP Apr 2024 No. 01211 \$63,238.04 Brock & Scott PLLC

### 2410-323

**5248 Ridge Avenue 19128** 21st Wd. 1211 Sq. Ft. BRT #212214500 Improvements: Residential Property Subject To Mortgage  
RENEE WOMACK CP Aug 2022 No. 03255 \$258,314.01 Brock & Scott PLLC

### 2410-324

**547 North 65th Street 19151** 34th Wd. 1500 Sq. Ft. BRT #343117900 Improvements: Residential Property Subject To Mortgage  
GERALD EVANS GREEN, EXECUTOR OF THE ESTATE OF LESLIE TUCKER, DECEASED CP Apr 2024 No. 00764 \$66,017.13 Brock & Scott PLLC

### 2410-325

**3150 Weymouth Street 19134** 33rd Wd. 708 Sq. Ft. BRT #331298300 Improvements: Residential Property  
HECTOR X COLON; MADELINE JIMENEZ CP Nov 2022 No. 00420 \$24,462.82 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

### 2410-326

**4522 Nehemiah Way 19139** 6th Wd. 1464 Sq. Ft. BRT #061004823 Improvements: Residential Property  
DEMETRIUS BROWN, AKA DEMETRIUS D. BROWN SOLELY IN HIS CAPACITY AS HEIR OF BERTHA M. ARMOUR, DECEASED; LORETTA GRAHAM AKA LORETTA L. GRAHAM SOLELY IN HER CAPACITY AS HEIR OF BERTHA M. ARMOUR, DECEASED; SHARON HEARD AKA SHARON MOORE HEARD SOLELY IN HER CAPACITY AS HEIR OF BERTHA M. ARMOUR, DECEASED CP Jan 2022 No. 00352 \$40,956.06 KML Law Group, P.C.

### 2410-327

**5717 North 12th Street 19141** 49th Wd. 1540 Sq. Ft. BRT #493121800 Improvements: Residential Property  
HOWARD BUTLER, SOLELY IN HIS CAPACITY AS HEIR OF LILLIAN BUTLER, DECEASED; THE UNKNOWN HEIRS OF LILLIAN BUTLER, DECEASED CP Jan 2022 No. 00984

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163,242.35 KML Law Group, P.C.				
<b>2410-328</b> 1471 East Wilt Street 19125 18th Wd. 844 Sq. Ft. BRT #181187400 Improvements: Residential Property CHARLES PREM AKA CHARLES PREM II CP Nov 2022 No. 01770 \$222,377.60 KML Law Group, P.C.	<b>2410-334B</b> 340 North Wilton Street 19139 44th Wd. 1460 Sq. Ft. BRT #441359000 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-338</b> 2448 South Edgewood Street 19142 40th Wd. 1350 Sq. Ft. BRT #402037700 Improvements: Residential Property DEBBIE DAWSON CP Sep 2023 No. 02480 \$60,054.26 Duane Morris LLP	MAURICE L. MARSHALL CP Dec 2023 No. 02898 \$132,187.04 Brock & Scott PLLC	<b>2410-362</b> 1948 South 65th Street 19142 40th Wd. 1310 Sq. Ft. BRT #871187660 Improvements: Residential Property CHARLES ROBERT COOPER SR. A/K/A CHARLES R. COOPER SR. CP Aug 2022 No. 02857 \$176,596.59 Stern & Eisenberg PC
<b>2410-329</b> 2044 Moore Street 19145 48th Wd. 1048 Sq. Ft. BRT #481011400 Improvements: Residential Property HEATHER M. ROBERTS AND STEVEN L. ROBERTS CP Aug 2022 No. 02176 \$82,576.30 Stern & Eisenberg PC	<b>2410-334C</b> 3470 Weikel Street 19134 45th Wd. 728 Sq. Ft. BRT #451440000 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-339</b> 5311 North Howard Street 19120-3216 42nd Wd. 3000 Sq. Ft. BRT #422334200 Improvements: Residential Property WILLIAM PEREZ AND MADELINE PEREZ CP Sep 2023 No. 00610 \$100,101.96 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2410-351</b> 1124 South 54th Street 19143 51st Wd. 1328 Sq. Ft. BRT #513127600 Improvements: Residential Property AIJOBORY INVESTMENTS LLC CP Nov 2019 No. 02711 \$145,552.54 Fox And Fox Attorneys At Law, P.C.	<b>2410-363</b> 5845 Ellsworth Street 19143 3rd Wd. 953 Sq. Ft. BRT #033132300 Improvements: Residential Property ROYAL REPHLXIONS LLC., A PENNSYLVANIA LIMITED LIABILITY COMPANY CP Apr 2024 No. 03352 \$109,208.26 Stern & Eisenberg PC
<b>2410-330</b> 3925 North 6th Street 19140 43rd Wd. 1110 Sq. Ft. BRT #433064900 Improvements: Residential Property ZAIERRE TAYLOR CP Oct 2023 No. 00883 \$66,989.42 Powers Kim, LLC	<b>2410-335A</b> 4147 Cambridge Street 19104 6th Wd. 1984 Sq. Ft. BRT #062164100 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-340</b> 15022 Kovats Drive 19116 58th Wd. 3189 Sq. Ft. BRT #583165303 Improvements: Residential Property SCOTT M. SCHNEIDER; JULIE SCHNEIDER CP Nov 2022 No. 01451 \$175,000.35 Manley Deas Kochalski LLC	<b>2410-352</b> 6624 Woodland Avenue 19142 40th Wd. 2400 Sq. Ft. BRT #403150600 Improvements: Residential Property AIJOBORY INVESTMENTS LLC CP Nov 2019 No. 02718 \$201,111.49 Fox And Fox Attorneys At Law, P.C.	<b>2410-364</b> 2511 South Millick Street 19142 40th Wd. 752 Sq. Ft. BRT #402043000 Improvements: Residential Property THERESA COOK CP Dec 2023 No. 01900 \$79,369.78 Stern & Eisenberg PC
<b>2410-331</b> 1420 North 2nd Street 19122 18th Wd. 1968 Sq. Ft. BRT #182114010 Improvements: Residential Property Subject To Rent JEFFREY MONGRAIN, SOLELY IN CAPACITY AS EXECUTOR OF THE ESTATE OF NICHOLAS KRIPAL A/K/A NICHOLAS WAYNE KRIPAL, DECEASED CP Apr 2023 No. 02945 \$243,901.41 Powers Kim, LLC	<b>2410-335B</b> 4155 Cambridge Street 19104 6th Wd. 2145 Sq. Ft. BRT #062164500 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-341</b> 11742 Colman Road 19154 66th Wd. 2010 Sq. Ft. BRT #662003200 Improvements: Residential Property DENNIS M. MCGOVERN AND CYNTHIA MCGOVERN CP Apr 2023 No. 00474 \$136,236.77 Manley Deas Kochalski LLC	<b>2410-353</b> 1511 North Frazier Street 19131 4th Wd. 1082 Sq. Ft. BRT #043272500 Improvements: Residential Property JA NEWKIRK LLC CP Mar 2024 No. 02572 \$121,628.72 KML Law Group, P.C.	<b>2410-365</b> 6702 Linmore Avenue 19142 40th Wd. 954 Sq. Ft. BRT #403182400 Improvements: Residential Property CRYSTAL MOORE AND PAULETTE MOORE AND THE UNKNOWN HEIRS OF PAUL C. MOORE A/K/A PAUL MOORE A/K/A PAUL MORE CP Feb 2023 No. 01767 \$44,127.75 Stern & Eisenberg PC
<b>2410-332A</b> 1846 South Taylor Street 19145 48th Wd. 972 Sq. Ft. BRT #482330400 Improvements: Residential Property BROADWAY PROPERTIES LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby LLP	<b>2410-335C</b> 4281 Leidy Avenue 19104 6th Wd. 1436 Sq. Ft. BRT #062203300 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-343</b> 2168 North Darien Street 19122 20th Wd. 675 Sq. Ft. BRT #202146100 Improvements: Residential Property Subject To Rent DON CORREA HOLDINGS, LLC CP Mar 2024 No. 00814 \$182,779.69 Manley Deas Kochalski LLC	<b>2410-354</b> 605 Marlyn Road 19151 34th Wd. 1591 Sq. Ft. BRT #344259100 Improvements: Residential Property LINDA D. KING CP Sep 2023 No. 02424 \$188,726.17 KML Law Group, P.C.	<b>2410-366</b> 3230 North Carlisle Street 19140 11th Wd. 1233 Sq. Ft. BRT #112154900 Improvements: Residential Property DARCEL JAMES, AS REAL OWNER AND HEIR TO THE ESTATE OF MATTIE MAE ROBINSON, DECEASED; THE UNKNOWN HEIRS OF MATTIE MAE ROBINSON, DECEASED CP Sep 2022 No. 01507 \$84,743.63 Stern & Eisenberg PC
<b>2410-332B</b> 1865 North Marston Street 19121 32nd Wd. 756 Sq. Ft. BRT #323189100 Improvements: Residential Property BROADWAY PROPERTIES LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-335D</b> 4332 Parrish Street 19104 6th Wd. 1140 Sq. Ft. BRT #062054400 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-344</b> 6528 Limekiln Pike 19138 10th Wd. 1360 Sq. Ft. BRT #102061900 Improvements: Residential Property MELVIN WILLIAMS AS ADMINISTRATOR OF THE ESTATE OF JANISE WILLIAMS, DECEASED CP Apr 2023 No. 01252 \$177,502.90 KML Law Group, P.C.	<b>2410-355</b> 2720 North Marvine Street 19133 37th Wd. 980 Sq. Ft. BRT #372243500 Improvements: Residential Property ANGELA MARIE DUNLAP AS ADMINISTRATRIX OF THE ESTATE OF ALVIN L. DUNLAP JR, DECEASED CP Jul 2023 No. 01776 \$31,192.28 KML Law Group, P.C.	<b>2410-367A</b> 6106 Market Street 19139 3rd Wd. 1120 Sq. Ft. BRT #871505440 Improvements: Residential Property RICHARD MILTON CP Dec 2012 No. 02678 \$81,552.95 Stern & Eisenberg PC
<b>2410-332C</b> 1936 South Norwood Street 19145 48th Wd. 1032 Sq. Ft. BRT #482152900 Improvements: Residential Property BROADWAY PROPERTIES LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-336A</b> 620 North 42nd Street 19104 6th Wd. 1548 Sq. Ft. BRT #061255400 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-345</b> 3128 Chatham Street 19134 25th Wd. 1152 Sq. Ft. BRT #251417700 Improvements: Residential Property Subject To Mortgage ANDREA M. CAMAROTE CP Oct 2021 No. 00334 \$205,472.81 Friedman Vartolo LLP	<b>2410-356</b> 4259 Grisco Street 19124 23rd Wd. 1129 Sq. Ft. BRT #232441900 Improvements: Residential Property LONA BLACKSTON CP Oct 2023 No. 01758 \$31,557.40 KML Law Group, P.C.	<b>2410-367B</b> 6108 Market Street 19139 3rd Wd. 1566 Sq. Ft. BRT #871505450 Improvements: Residential Property RICHARD MILTON CP Dec 2022 No. 02678 \$81,552.95 Stern & Eisenberg, PC
<b>2410-333A</b> 2250 East Monmouth Street 19134 25th Wd. 876 Sq. Ft. BRT #252125400 Improvements: Residential Property BROADWAY PROPERTIES AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-336B</b> 620 North 42nd Street 19104 6th Wd. 1548 Sq. Ft. BRT #061255400 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-346</b> 2116 East Lippincott Street 19134 25th Wd. 1125 Sq. Ft. BRT #252276400 Improvements: Residential Property Subject To Mortgage CORRECT INVESTMENTS LLC CP Oct 2023 No. 02837 \$309,794.29 Friedman Vartolo LLP	<b>2410-357</b> 36 South 62nd Street 19139 3rd Wd. 1608 Sq. Ft. BRT #031191100 Improvements: Residential Property WADIYA GOODEN CP Jan 2024 No. 00408 \$236,854.79 KML Law Group, P.C.	<b>2410-367C</b> 2822 Agate Street 19134 25th Wd. 700 Sq. Ft. BRT #252339600 Improvements: Residential Property PATRICIA A. DEITZ CP Nov 2023 No. 02421 \$118,081.42 The Law Office Of Gregory Javardian LLC
<b>2410-333B</b> 2564 East Auburn Street 19134 25th Wd. 600 Sq. Ft. BRT #251023000 Improvements: Residential Property BROADWAY PROPERTIES AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-336C</b> 705 Dekalb Street 19104 24th Wd. 929 Sq. Ft. BRT #243085500 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-347</b> 1726 Memorial Avenue 19104 6th Wd. 1485 Sq. Ft. BRT #062273900 Improvements: Residential Property Subject To Mortgage PARAMANTICS LLC CP Dec 2023 No. 00506 \$629,111.03 Friedman Vartolo LLP	<b>2410-358</b> 2740 East Clearfield Street 19134 25th Wd. 930 Sq. Ft. BRT #251116620 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF JUDITH S. MARTIN, DECEASED; MARIE C. ROSE A/K/A MARIA ROSE, SOLELY AS HEIR OF JUDITH S. MARTIN, DECEASED CP Feb 2023 No. 01837 \$70,411.73 Fein, Such, Kahn & Shepard, PC	<b>2410-368</b> 2628 Tulip Street 19125 31st Wd. 883 Sq. Ft. BRT #311254300 Improvements: Residential Property Subject To Mortgage JOHN F. HUMPHREYS; JILL C. CASTELLINI HUMPHREYS A/K/A JILL C. CASTELLINI CP Oct 2022 No. 02589 \$173,279.12 The Law Office Of Gregory Javardian LLC
<b>2410-333C</b> 3016 Agate Street 19134 35th Wd. 1076 Sq. Ft. BRT #252341600 Improvements: Residential Property BROADWAY PROPERTIES AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-337A</b> 803 North 39th Street 19104 24th Wd. 1186 Sq. Ft. BRT #243149900 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-348</b> 3727 Melon Street 19104 24th Wd. 802 Sq. Ft. BRT #242114800 Improvements: Residential Property Subject To Mortgage JDW HOLDINGS, LLC CP Jan 2024 No. 00534 \$197,679.35 Fein, Such, Kahn & Shepard, PC	<b>2410-359</b> 6806 Revere Avenue 19149 55th Wd. 1411 Sq. Ft. BRT #551531000 Improvements: Residential Property UNKONWN HEIRS OF RONALD COLEMAN DECEASED CP Jan 2022 No. 01916 \$124,306.91 KML Law Group, P.C.	<b>2410-369</b> 3511 Carey Road 19154 66th Wd. 2124 Sq. Ft. BRT #662414800 Improvements: Residential Property Subject To Mortgage PETER P. MORDECZKO, JR, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNE T. MORDECZKO, DECEASED; JOSEPH M. MORDECZKO, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ANNE T. MORDECZKO, DECEASED CP Mar 2022 No. 00836 \$161,486.57 The Law Office Of Gregory Javardian LLC
<b>2410-334A</b> 3178 Agate Street 19134 25th Wd. 894 Sq. Ft. BRT #252349900 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-337B</b> 819 North 41st Street 19104 6th Wd. 2802 Sq. Ft. BRT #062243900 Improvements: Residential Property BROADWAY PROPERTIES, LLC AND TAWAN DAVIS CP Dec 2022 No. 02704 \$3,827,306.07 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2410-349</b> 6029 Magnolia Street 19144 59th Wd. 1137 Sq. Ft. BRT #592245800 Improvements: Residential Property Subject To Mortgage SHANE D. JOHNSON CP Dec 2023 No. 03145 \$145,138.93 Brock & Scott PLLC	<b>2410-360</b> 2621 West Montgomery Avenue 19121 32nd Wd. 1449 Sq. Ft. BRT #322217900 Improvements: Residential Property Subject To Mortgage AMOUR CREACION LLC CP Sep 2023 No. 02235 \$365,780.56 Norris Mclaughlin, P.A.	<b>2410-371</b> 5245 Race Street 19139 44th Wd. 1800 Sq. Ft. BRT #441033500 Improvements: Residential Property CHARLES A.J. HALPIN, III ESQUIRE,

**SHERIFF'S SALE**

PERSONAL REPRESENTATIVE OF THE ESTATE OF CLAUDE E. FIELDS A/K/A CLAUDE FIELDS CP Apr 2024 No. 02491 \$56,119.59 The Law Office Of Gregory Javardian LLC

**2410-372**

**1216 West Firth Street 19133** 37th Wd. 756 Sq. Ft. BRT #371393800 Improvements: Residential Property CHARLES HALPIN, III, ESQUIRE, ADMINISTRATOR, D.B.N. OF THE ESTATE OF MAXINE L. SULLIVAN A/K/A MAXINE L. SULLIVAN-STEVENSON, DECEASED CP Apr 2024 No. 02727 \$52,444.80 The Law Office Of Gregory Javardian LLC

**2410-373**

**1326 East Barringer Street 19119** 22nd Wd. 2810 Sq. Ft. BRT #221025600 Improvements: Residential Property KADINE M. WILLIAMS CP Dec 2012 No. 02951 \$255,508.43 Brock & Scott PLLC

**2410-374**

**3112 West Wilt Street 19121** 32nd Wd. 928 Sq. Ft. BRT #323010301 Improvements: Residential Property DURTY DEVILZ PROPERTY INVESTMENTS, LLC CP Mar 2024 No. 02978 \$182,275.35 Hill Wallack LLP

**2410-375**

**1415 Grays Ferry Avenue 19143** 27th Wd. 756 Sq. Ft. BRT #273032300 Improvements: Residential Property DURTY DEVILZ PROPERTY INVESTMENTS, LLC CP Mar 2024 No. 02311 \$256,487.80 Hill Wallack LLP

**2410-376**

**3435 Barclay Street 19129** 38th Wd. 896 Sq. Ft. BRT #382215000 Improvements: Residential Property Subject To Mortgage THOMAS J. MEALEY, AND LISA A. MEALEY A/K/A LISA A. TESTA CP Jan 2023 No. 02434 \$25,669.16 Powers Kim, LLC

**2410-377**

**4727 Shelmire Avenue 19136** 65th Wd. 1051 Sq. Ft. BRT #651054700 Improvements: Residential Property PEDRO LUIS MENDEZ OLMEDO CP Jan 2023 No. 00633 \$89,188.74 Powers Kim, LLC

**2410-378**

**1758 Brill Street 19124** 62nd Wd. 1028 Sq. Ft. BRT #622144800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALFRED HAWKINS A/K/A ALFRED HAWKINS II, DEC'D CP Dec 2023 No. 02717 \$49,101.93 Powers Kim, LLC

**2410-379**

**613 Edison Avenue 19116** 58th Wd. 1040 Sq. Ft. BRT #888581391 Improvements: Residential Property MAUREEN MURPHY CP Jan 2024 No. 01981 \$90,699.21 Unruh, Turner, Burke & Frees, P.C.

**2410-380**

**1638 West Nedro Avenue 19141** 17th Wd. 1600 Sq. Ft. BRT #171156900 Improvements: Residential Property JARON WHITE, ADMINISTRATOR OF THE ESTATE OF BEVERLY HARPER CP Jan 2023 No. 03020 \$119,645.01 McCabe Weisberg & Conway, LLC

**2410-381**

**1126 East Haines Street 19138** 59th Wd. 3850 Sq. Ft. BRT #591166200 Improvements: Residential Property AUDREY MARIA WOKOCHA, ADMINISTRATRIX OF THE ESTATE OF NEDRA C. BARBOUR CP Oct 2021 No. 01702 \$202,950.94 McCabe Weisberg & Conway LLC

**SHERIFF'S SALE****2410-382**

**921 East Gorgas Lane 19150** 50th Wd. 2651 Sq. Ft. BRT #502418515 Improvements: Residential Property Subject To Mortgage FERMAN MOODY AND MARVA SPRINGLE AND TIANA SPRINGLE CP Sep 2015 No. 02866 \$314,650.43 McCabe Weisberg & Conway LLC

**2410-383**

**5830 Erdrick Street 19135** 62nd Wd. 1156 Sq. Ft. BRT #622343000 Improvements: Residential Property JUAN J. SOTO CP Mar 2022 No. 00628 \$71,413.25 McCabe, Weisberg & Conway, LLC

**2410-384**

**1220 South 46th Street 19143** 27th Wd. 1409 Sq. Ft. BRT #273001200 Improvements: Residential Property KENNETH A. BRAYBOY A/K/A KENNETH BRAYBOY AND TANYA D. WILSON A/K/A TANYA BRAYBOY CP Dec 2018 No. 03938 \$30,838.73 McCabe, Weisberg & Conway, LLC

**2410-385**

**2505 North 17th Street 19132** 16th Wd. 1072 Sq. Ft. BRT #161155400 Improvements: Residential Property Subject To Mortgage GATSBY ENTERTAINMENT LLC CP Jul 2023 No. 02847 \$719,818.57 Friedman Vartolo LLP

**2410-386**

**3036 North 15th Street 19132** 11th Wd. 1600 Sq. Ft. BRT #111163700 Improvements: Residential Property Subject To Mortgage 3036 15TH ST LLC CP Jan 2024 No. 01574 \$673,095.22 Friedman Vartolo LLP

**2410-387**

**7009 Woodbine Avenue 19151** 34th Wd. 12880 Sq. Ft. BRT #344136700 Improvements: Residential Property LORRAINE ROBINSON CP Apr 2017 No. 00590 \$763,155.02 Hladik, Onorato & Federman, LLP

**2410-388**

**1217 South 16th Street 19146** 36th Wd. 783 Sq. Ft. BRT #365118300 Improvements: Residential Property JOHN JOSEPH MEULSTEE, III AND JIM3REI, LLC CP Nov 2023 No. 00161 \$371,621.92 Hladik, Onorato & Federman, LLP

**2410-389**

**301 Race Street 19106** 5th Wd. 710 Sq. Ft. BRT #888056334 Improvements: Residential Property LUIS F. ARANGO AND MICHELLE KOSICH CP Feb 2023 No. 02463 \$219,588.17 Hladik, Onorato & Federman, LLP

**2410-390**

**8628 Michener Avenue 19150** 50th Wd. 1511 Sq. Ft. BRT #501143200 Improvements: Residential Property DWIGHT K. DOCKERY AND KENISHA T. DOCKERY CP Jul 2017 No. 00734 \$214,579.19 Hladik, Onorato & Federman, LLP

**2410-391**

**3417 Trevi Court 19145** 26th Wd. 4218 Sq. Ft. BRT #262379100 Improvements: Residential Property JOSEPH ENACO AND LYNDA R. ENACO CP Jul 2023 No. 00664 \$371,054.12 Hladik Onorato And Federman LLP

**2410-392**

**3420 Ella Street 19134** 7th Wd. 1050 Sq. Ft. BRT #073070300 Improvements: Residential Property ADA VAZQUEZ, AS SURVIVING HEIR OF NICOLAS G. TORRES A/K/A NICOLAS TORRES, DECEASED AND MARIA TORRES, DECEASED; GEORGINA VAZQUEZ, AS SURVIVING HEIR OF NICOLAS G. TORRES A/K/A NICOLAS TORRES, DECEASED AND MA-

**SHERIFF'S SALE**

RIA TORRES, DECEASED; GLISSED VAZQUEZ, AS SURVIVING HEIR OF NICOLAS G. TORRES A/K/A NICOLAS TORRES, DECEASED AND MARIA TORRES, DECEASED; UNKNOWN SURVIVING HEIRS OF MARIA TORRES, DECEASED; UNKNOWN SURVIVING HEIRS OF NICOLAS G. TORRES A/K/A NICOLAS TORRES, DECEASED CP Oct 2022 No. 02599 \$61,491.08 Hladik Onorato And Federman LLP

**2410-393**

**5834 North 15th Street 19141** 17th Wd. 1328 Sq. Ft. BRT #172068100 Improvements: Residential Property Subject To Mortgage DEIDRE BOWIE, ET AL CP Sep 2020 No. 00168 \$110,446.63 Astor Weiss Kaplan & Mandel, LLP

**2410-394**

**6828 North 9th Street 19126** 61st Wd. 2690 Sq. Ft. BRT #611175500 Improvements: Residential Property DAWN S. HUGHES CP Sep 2013 No. 01530 \$51,423.76 KML Law Group, P.C.

**2410-395**

**2825 West Clementine Street 19132** 38th Wd. 798 Sq. Ft. BRT #381332500 Improvements: Residential Property UNKNOWN HEIRS OF JEANETTE JACKSON, ERIC JACKSON AKA ERIK JACKSON, SOLELY IN HIS CAPACITY AS HEIR OF JEANETTE JACKSON, DECEASED; ALFRED JACKSON, SOLELY IN HIS CAPACITY AS HEIR OF JEANETTE JACKSON, DECEASED CP Jun 2023 No. 00894 \$17,858.20 KML Law Group, P.C.

**2410-396**

**1640 West Stiles Street 19121** 47th Wd. 1080 Sq. Ft. BRT #471040600 Improvements: Residential Property CURTS MICHEL CHARLES, GUARANTOR; CURTS CHARLES ENTERPRISES LLC F/K/A CHARLES REALTY LLC CP Mar 2024 No. 01147 \$460,534.91 KML Law Group, P.C.

**2410-397**

**2725 North 47th Street 19131** 52nd Wd. 1328 Sq. Ft. BRT #521233400 Improvements: Residential Property STEPHANIE HAWA KAMARA INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF MARGARET LLOYD, DECEASED CP Dec 2022 No. 01281 \$140,779.72 KML Law Group, P.C.

**2410-398**

**3140 Richmond Street 19134** 25th Wd. 1900 Sq. Ft. BRT #871116950 Improvements: Residential Property MOUNT FIVE, LLC, ALSO KNOWN AS THE MOUNT FIVE, LLC CP May 2024 No. 01828 \$170,197.47 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

**2410-399A**

**2008 East Boston Street 19125** 31st Wd. 624 Sq. Ft. BRT #313166800 Improvements: Residential Property CORE FINANCIAL GROUP, LLC CP Apr 2024 No. 01050 \$72,316.82 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

**2410-399B**

**2010 East Boston Street 19125** 31st Wd. 624 Sq. Ft. BRT #313166900 Improvements: Residential Property CORE FINANCIAL GROUP, LLC CP Apr 2024 No. 01050 \$72,316.82 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

**2410-400**

**1511 Green Street 19130** 8th Wd. 1818 Sq. Ft. BRT #881800500 Improvements: Residential Property Subject To Mortgage 1511 GREEN LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS; JOE HILL, IN HIS CAPACITY AS PRESIDENT OF 1511 GREEN LLC, HIS SUCCESSORS AND/OR ASSIGNS CP Sep

**SHERIFF'S SALE**

2023 No. 02453 \$266,106.66 Pellegrino Law Pllc

**2410-401**

**907 Carver Street 19124** 35th Wd. 943 Sq. Ft. BRT #351255600 Improvements: Residential Property MARY JAMES AND JAMES C. VARGHESE AKA JAMES VARGHESE CP Nov 2022 No. 00917 \$131,722.35 KML Law Group, P.C.

**2410-402**

**1230 Fuller Street 19111** 63rd Wd. 3267 Sq. Ft. BRT #631316116 Improvements: Residential Property JOHN P. KERR CP Mar 2019 No. 02098 \$272,924.81 KML Law Group, P.C.

**2410-403**

**9815 Dungan Road 19115** 58th Wd. 3786 Sq. Ft. BRT #581380900 Improvements: Residential Property OLEG KANIVETS CP Jan 2024 No. 01256 \$114,070.11 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2410-404**

**5212 North Marshall Street 19120** 49th Wd. 1391 Sq. Ft. BRT #492117400 Improvements: Residential Property Subject To Mortgage MARIA B. ESPINAL CP Jul 2023 No. 01709 \$44,633.21 Barley Snyder LLP

**2410-405**

**269 East Tusculum Street 19134** 7th Wd. 672 Sq. Ft. BRT #071191900 Improvements: Residential Property PARR CREATIONS, LLC CP Feb 2024 No. 03178 \$102,743.20 Weber Gallagher Simpson Stapleton Fires & Newby LLP

**2410-406**

**2323 North Gratz Street 19132** 16th Wd. 1120 Sq. Ft. BRT #162046900 Improvements: Residential Property 2323 NORTH LLC CP Mar 2024 No. 01638 \$140,510.55 Weber Gallagher Simpson Stapleton Fires & Newby LLP

**2410-407**

**2923 Cecil B. Moore Avenue 19121** 32nd Wd. 1841 Sq. Ft. BRT #324053900 Improvements: Residential Property HEAVENLY PROPERTIES, LLC CP Apr 2024 No. 02432 \$281,103.54 Weber Gallagher Simpson Stapleton Fires & Newby LLP

**2410-408**

**631 North 67th Street 19151** 34th Wd. 1188 Sq. Ft. BRT #344397000 Improvements: Residential Property CAROL JORDAN CP Aug 2023 No. 00499 \$166,446.41 KML Law Group, P.C.

**2410-409**

**602 East Woodlawn Street 19144** 12th Wd. 1494 Sq. Ft. BRT #122083200 Improvements: Residential Property ANTOINE L. SHAW SOLELY IN HER CAPACITY AS HEIR OF BONITA SHAW DECEASED; TAMICA S. SHAW SOLELY IN HER CAPACITY AS HEIR OF BONITA SHAW DECEASED CP Mar 2018 No. 02375 \$76,363.32 KML Law Group, P.C.

**2410-410**

**137 West Gale Street 19120** 42nd Wd. 1783 Sq. Ft. BRT #422300700 Improvements: Residential Property GEORGE GARCIA AND JACQUELINE GARCIA CP Jun 2022 No. 00792 \$43,113.22 KML Law Group, P.C.

**2410-412**

**844 South 3rd Street 19147** 2nd Wd. 682 Sq. Ft. BRT #022141910 Improvements: Residential Property KATIE EVANS CP Jan 2022 No. 02039 \$408,065.82 KML Law Group, P.C.

**2410-413A**

**1025 Fillmore Street 19124** 23rd Wd. 3166 Sq. Ft. BRT #234115100 Improvements: Residential Property IRMACASIMIRAKAIRMADIEUDON-

**SHERIFF'S SALE**

NE, SOLELY IN HER CAPACITY AS HEIR OF LOUIS CASIMIR AKA LOUIS P. CASIMIR, DECEASED; THE UNKNOWN HEIRS OF LOUIS CASIMIR AKA LOUIS P. CASIMIR, DECEASED CP Jan 2024 No. 00195 \$100,180.67 KML Law Group, P.C.

**2410-413B**

**1014 Harrison Street 19124** 23rd Wd. 959 Sq. Ft. BRT #234124000 Improvements: Residential Property IRMACASIMIRAKAIRMADIEUDONNE, SOLELY IN HER CAPACITY AS HEIR OF LOUIS CASIMIR AKA LOUIS P. CASIMIR, DECEASED; THE UNKNOWN HEIRS OF LOUIS CASIMIR AKA LOUIS P. CASIMIR, DECEASED CP Jan 2024 No. 00195 \$100,180.67 KML Law Group, P.C.

**2410-414**

**4117 Comly Street 19135** 62nd Wd. 1564 Sq. Ft. BRT #622187000 Improvements: Residential Property MARIE FRISCO AND THEODORA M. TORPEY-KRAFT A/K/A THEODORA TORPEY-KRAFT A/K/A THEODORA KRAFT CP Sep 2018 No. 02673 \$151,926.84 Hill Wallack LLP

**2410-415**

**330 North Redfield Street 19139** 4th Wd. 1304 Sq. Ft. BRT #042252300 Improvements: Residential Property JAMES JONES JR. CP Jul 2023 No. 02888 \$84,992.86 Powers Kim, LLC

**2410-416**

**2219 Sigel Street 19145** 48th Wd. 1062 Sq. Ft. BRT #482021000 Improvements: Residential Property Subject To Mortgage NEUMAN INVESTING LLC CP Mar 2024 No. 01782 \$240,436.95 Gingo Palumbo Law Group LLC

**2410-417**

**1731 West Venango Street 19140** 13th Wd. 1926 Sq. Ft. BRT #131007800 Improvements: Residential Property Subject To Mortgage TEMADARA HOUSING LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, MELVIN O. JOHNSON, AN INDIVIDUAL, AND OCCUPANTS OR TENANTS OF 1731 WEST VENANGO STREET, PHILADELPHIA, PA 19140 CP Feb 2024 No. 01823 \$171,470.77 Gingo Palumbo Law Group LLC

**2410-418**

**122 East Hortter Street 19119** 22nd Wd. 37900 Sq. Ft. BRT #885947320 Improvements: Residential Property Subject To Mortgage WEST POWELTON DEVELOPMENT COMPANY INC. CP Jan 2024 No. 01675 \$2,538,873.84 Gingo Palumbo Law Group LLC

**2410-419**

**1524 South Cleveland Street 19146** 36th Wd. 784 Sq. Ft. BRT #363183500 Improvements: Residential Property Subject To Mortgage LYM DEVELOPMENT, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, MICHAELA C. HAYES, AN INDIVIDUAL, AND OCCUPANT(S) OR TENANT(S) OF 1524 SOUTH CLEVELAND STREET, PHILADELPHIA, PENNSYLVANIA 19146 CP Dec 2023 No. 02342 \$184,258.27 Gingo Palumbo Law Group LLC

**2410-420**

**980 Pratt Street 19124** 35th Wd. 2304 Sq. Ft. BRT #351116700 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER REBECCA WORRELL, DECEASED; CHARLES M. WORRELL KNOWN HEIR OF REBECCA A. WORRELL, DECEASED; CYREE A. WORRELL KNOWN HEIR OF REBECCA A.

## SHERIFF'S SALE

WORRELL, DECEASED; ERIK A. MCDANIEL KNOWN HEIR OF REBECCA A. WORRELL CP Oct 2023 No. 01571 \$103,535.65 Brock & Scott PLLC

## 2410-421

**3503 Kyle Road 19154** 66th Wd. 2095 Sq. Ft. BRT #662355400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH E. SIMON, DECEASED CP Oct 2023 No. 02847 \$153,822.66 Brock & Scott PLLC

## 2410-422

**4229 Mantua Avenue 19104** 6th Wd. 1536 Sq. Ft. BRT #062115400 Improvements: Residential Property JAMES A. STRONG, EXECUTOR OF THE ESTATE OF ANNIE E. STRONG, DECEASED CP Apr 2024 No. 02342 \$43,296.98 Brock & Scott PLLC

## 2410-423

**437 South 50th Street 19143** 60th Wd. 1616 Sq. Ft. BRT #601103700 Improvements: Residential Property ARTHUR P. MONROE, IN HIS CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; VONNA L. MONROE A/K/A VONNA L. JONES, IN HER CAPACITY AS HEIR OF ELIZABETH MONROE AKA ELIZABETH MONROE; RITA

## SHERIFF'S SALE

R. MONROE, IN HER CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; JOSEPH MONROE, IN HIS CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; DAVID L. MONROE, IN HIS CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; TIEA Y. MONROE, IN HER CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; DENISE C. MONROE, IN HER CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; BRIAN S. MONROE, IN HIS CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; TONYA M. MONROE A/K/A TANYA M. MONROE, IN HER CAPACITY AS HEIR OF ELIZABETH M. MONROE A/K/A ELIZABETH MONROE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELIZABETH M. MONROE A/K/A ELIZABETH MONROE CP Oct 2021 No. 01402 \$257,712.98 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

## 2410-425

**2038 South 2nd Street 19148** 39th Wd. 1050 Sq. Ft. BRT #391283600 Improvements: Residential Property THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS

## SHERIFF'S SALE

FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIE G. BRADY DECEASED CP Nov 2023 No. 01986 \$224,486.51 Hill Wallack LLP

## 2410-426

**4323 North 9th Street 19140** 43rd Wd. 1110 Sq. Ft. BRT #433394400 Improvements: Residential Property JOSE FERNANDO SANCHEZ CP Dec 2023 No. 01889 \$52,226.49 Hill Wallack LLP

## 2410-427

**1618 South Bailey Street 19145** 36th Wd. 651 Sq. Ft. BRT #364276500 Improvements: Residential Property Subject To Mortgage RMB REALTY GROUP LLC CP May 2024 No. 00590 \$133,073.82 Padgett Law Group

## 2410-428

**45 West Rockland Street 19144** 12th Wd. 1409 Sq. Ft. BRT #123038000 Improvements: Residential Property Subject To Mortgage 45 W ROCKLAND LLC CP Jan 2024 No. 03137 \$194,340.63 Padgett Law Group

## 2410-429

**2802 Snyder Avenue 19145** 48th Wd. 1108 Sq. Ft. BRT #482076500 Improvements: Residential Property Subject To Mortgage GENERATION-Z INVESTMENTS LLC

## SHERIFF'S SALE

CP Mar 2024 No. 00508 \$201,076.57 Padgett Law Group

## 2410-430

**3228 North Carlisle Street 19140** 11th Wd. 1226 Sq. Ft. BRT #112154800 Improvements: Residential Property Subject To Mortgage WILLIAM PEMBERTON, AS KNOWN HEIR OF THE ESTATE OF EDNA E. PEMBERTON, DECEASED, AND AS REAL OWNER, JAMES PEMBERTON, JR., AS KNOWN HEIR OF THE ESTATE OF EDNA E. PEMBERTON, DECEASED;; LINDA FOREMAN, AS KNOWN HEIR OF THE ESTATE OF EDNA E. PEMBERTON, DECEASED, AND ANY AND ALL UNKNOWN HEIRS SUCCESSORS AND ASSIGNS, REPRESENTATIVES AND DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OF INTEREST FROM OR UNDER THE ESTATE OF EDNA E. PEMBERTON CP May 2023 No. 02806 \$104,729.95 Padgett Law Group

## 2410-431

**104 Ripka Street 19127** 21st Wd. 1284 Sq. Ft. BRT #211413200 Improvements: Residential Property Subject To Mortgage KATHLEEN D. CANEVARI CP Mar 2023 No. 02756 \$178,436.63 Padgett Law Group

## 2410-432

**2955 North 7th Street 19133** 37th Wd.

## SHERIFF'S SALE

1278 Sq. Ft. BRT #372045800 Improvements: Residential Property Subject To Mortgage

MARGARITA PEREZ, EXECUTOR OF THE ESTATE OF JOSE PEREZ, DECEASED; ANY AND ALL KNOWN AND UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES AND DEVISEES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF JOSE PEREZ, DECEASED CP Nov 2023 No. 02519 \$87,117.41 Padgett Law Group

## 2410-433

**623 West Olney Avenue 19120** 61st Wd. 2475 Sq. Ft. BRT #612009600 Improvements: Residential Property DANIEL NORRIS CP Jan 2020 No. 03652 \$127,585.71 Stern & Eisenberg PC

## 2410-434

**2201 Saint James Street 19103** 8th Wd. 2040 Sq. Ft. BRT #082082201 Improvements: Residential Property Subject To Mortgage EDDW, LLC; BDDW DESIGN, LLC; BDDW STUDIO LLC; M. CROW LLC; TYLER HAYS; GARRETT MCGLOTHLIN; ERIC ANDERSON AND JACK SHELTON CP Mar 2019 No. 01451 \$2,426,797.35 Lamb McErlane PC

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