

Sheriff’s Sale Notices for October 3, 2023

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>FIRST PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, October 3, 2023 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EDT Rochelle Bilal, Sheriff</p> <p>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</p> <p>1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention (“CDC”) and Pennsylvania Department of Health (“Department of Health”) due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com (“Bid4Assets”).</p> <p>2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.</p> <p>3. All bidders must complete the Bid4Assets on-line registration process to participate in the auction (“Auction”). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit (“Deposit”) plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date (“Auction Date”) and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.</p> <p>4. All properties are sold “AS IS” with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/ or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 (“Schedule of Proposed Distribution”).</p> <p>5. The plaintiff’s attorney shall submit the plaintiff’s upset price (“Upset Price”) to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff’s costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.</p> <p>6. The sale of the property will not be stopped unless The Sheriff’s Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.</p> <p>7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer’s premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.</p> <p>8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default (“Default”) and the down payment shall be forfeited by the bidder.</p> <p>9. If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.</p> <p>10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law,</p>	<p>which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.</p> <p>11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder’s deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/ she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff’s Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff’s attorney shall enter any auction day postponements or stays on his/ her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff’s Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff’s grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff’s Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using anunregistered fictitious name and may, at the discretion of the Sheriff, require proof of identityof the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff’s sole discretion and further reserves the right to deny access to future sales for a period of time as determined bythe Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary’s office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>WARNING: All Sheriff’s Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff’s office detects any suspicious and/ or fraudulent activity during any sale, at the Sheriff’s discretion, the bidder’s account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF’S SALE OF TUESDAY, OCTOBER 3, 2023</p>	<p>Sq. Ft. BRT# 412400300 Improvements: Residential Property 2310-301 C.P. Feb 2000 No. 02366 \$90,288.93 KML Law Group, P.C.</p> <p>2310-302 3307 Decatur Street 19136 64th WD 2,064 Sq. Ft. BRT# 642291800 Improvements: Residential Property 2310-302 C.P. Apr 2022 No. 02226 \$146,740.23 KML Law Group, P.C.</p> <p>2310-303 1846 East Russell Street 19134 45th WD 601.88 Sq. Ft. BRT# 452089000 Improvements: Residential Property 2310-303 C.P. Mar 2022 No. 02393 \$33,848.23 KML Law Group, P.C.</p> <p>2310-304 6618 N 13th Street 19126 61st WD 1,968 Sq. Ft. BRT# 611195800 Improvements: Residential Property Subject to Mortgage 2310-304 C.P. Nov 2022 No. 00552 \$81,716.78 Brock & Scott, PLLC</p> <p>2310-305 5242 Sylvester Street 19124 62nd WD 1582 Sq. Ft. BRT# 621363900 Improvements: Residential Property 2310-305 C.P. Mar 2021 No. 01342 \$100,748.10 KML Law Group, P.C.</p> <p>2310-306 4647 Walnut Street 19139 60th WD 1881 Sq. Ft. BRT# 601042200 Improvements: Residential Property Subject to Mortgage 2310-306 C.P. May 2022 No. 00472 \$14,325.94 Brock & Scott PLLC</p> <p>2310-307 9311 Voits Lane 19115 56th WD 3,117 Sq. Ft. BRT# 562396360 Improvements: Residential Property 2310-307 C.P. May 2022 No. 00594 \$185,427.3 Brock & Scott PLLC</p> <p>2310-308 1216 Overington Street 19124 23rd WD 1,200.00 Sq. Ft. BRT# 234075900 Improvements: Residential Property 2310-308 C.P. Aug 2022 No. 02625 \$65,941.16 Brock & Scott PLLC</p> <p>2310-309 5227 Heston Street 19131 52nd WD 1,122 Sq. Ft. BRT# 521039400 Improvements: Residential Property 2310-309 C.P. May 2023 No. 00822 \$43,137.33 Hladik Onorato And Federman LLP</p> <p>2310-310 3559 Churchill Lane 19114 66th WD 2,046 Sq. Ft. BRT# 661177200 Improvements: Residential Property 2310-310 C.P. Jan 2021 No. 00397 \$193,490.77 Pincus Law Group, PLLC</p> <p>2310-311 438 E Auburn Street 19134 7th WD 994 Sq. Ft. BRT# 71208300 Improvements: Residential Property Subject to Mortgage 2310-311 C.P. Oct 2022 No. 02307 \$42,517.52 Brock & Scott PLLC</p> <p>2310-312 5725 N 19th Street 19141 17th WD 1,332 Sq. Ft. BRT# 172338200 Improvements: Residential Property 2310-312 C.P. Oct 2022 No. 01063 \$133,880.58 Brock & Scott PLLC</p> <p>2310-313 7906 Cadillac Lane 19128 21st WD 7,209 Sq. Ft. BRT# 214247608 Improvements: Residential Property Subject to Mortgage 2310-313 C.P. Apr 2022 No. 02607 \$284,083.79 Brock & Scott PLLC</p> <p>2310-314 722 East Upsal Street 19119 22nd WD 1,888 Sq. Ft. BRT# 221087200 Improvements: Residential Property 2310-314 C.P. Oct 2021 No. 00682 \$252,501.64 Logs Legal Group LLP</p> <p>2310-315 4721 Meridian Street 19136 65th WD 1,056 Sq. Ft. BRT# 651162200 Improvements: Residential Property Subject to Mortgage 2310-315 C.P. Oct 2022 No. 02650 \$72,033.69 Brock & Scott PLLC</p>	<p>Sq. Ft. BRT# 412400300 Improvements: Residential Property 2310-301 C.P. Feb 2000 No. 02366 \$90,288.93 KML Law Group, P.C.</p> <p>2310-316 508 South 57th Street 19143 46th WD 1,520 Sq. Ft. BRT# 463242900 Improvements: Residential Property 2310-316 C.P. Nov 2021 No. 00241 \$135,337.84 KML Law Group, P.C.</p> <p>2310-317 1535 South Mole Street 19146 36th WD 658 Sq. Ft. BRT# 365099000 Improvements: Residential Property 2310-317 C.P. Sept 2021 No. 02216 \$168,192.87 KML Law Group, P.C.</p> <p>2310-318 5258 Delancey Street 19143 60th WD 893 Sq. Ft. BRT# 602123400 Improvements: Residential Property 2310-318 C.P. Apr 2022 No. 01349 \$116,614.68 KML Law Group, P.C.</p> <p>2310-319 3610 Jasper Street 19134 45th WD 929 Sq. Ft. BRT# 452387200 Improvements: Residential Property 2310-319 C.P. Jan 2022 No. 01897 \$51,491.43 KML Law Group, P.C.</p> <p>2310-320 7737 Whitaker Avenue 19111 56th WD 3675 Sq. Ft. BRT# 561085400 Improvements: Residential Property 2310-320 C.P. Jan 2022 No. 00829 \$212,063.36 KML Law Group, P.C.</p> <p>2310-321 207 Watkins Street 19148 1st WD 1,154 Sq. Ft. BRT# 11118600 Improvements: Residential Property 2310-321 C.P. Mar 2022 No. 02729 \$151,883.87 McCabe, Weisbers & Conway, LLC</p> <p>2310-322 367 E Cliveden Street 19119 22nd WD 1,456 Sq. Ft. BRT# 221050800 Improvements: Residential Property 2310-322 C.P. Nov 2021 No. 01139 \$160,152.29 McCabe, Weisbers & Conway, LLC</p> <p>2310-323 1932 East Tioga Street 19134 45th WD 1,184 Sq. Ft. BRT# 452102500 Improvements: Residential Property Subject to Mortgage 2310-323 C.P. Nov 2022 No. 02472 \$68,729.81 Brock & Scott PLLC</p> <p>2310-324 1700 Webster Street 19146 30th WD 560 Sq. Ft. BRT# 871539850 Improvements: Residential Property 2310-324 C.P. May 2022 No. 00589 \$97,583.33 Brock & Scott PLLC</p> <p>2310-325 2443 Memphis Street 19125 31st WD 1,064 Sq. Ft. BRT# 312022100 Improvements: Residential Property 2310-325 C.P. Oct 2022 No. 01109 \$61,101.21 Hill Wallack LLP</p> <p>2310-326 1415 Grays Ferry Avenue 19143 27th WD 756 Sq. Ft. BRT# 273032300 Improvements: Residential Property 2310-326 C.P. Mar 2023 No. 00122 \$226,696.5 Hill Wallack LLP</p> <p>2310-327 4204 Passmore Street 19135 55th WD 1107.72 Sq. Ft. BRT# 552095700 Improvements: Residential Property 2310-327 C.P. Jul 2022 No. 02563 \$127,741.27 KML Law Group, P.C.</p> <p>2310-328 2820 Woodhaven Road 19154 66th WD 1248 Sq. Ft. BRT# 662613000 Improvements: Residential Property 2310-328 C.P. Apr 2022 No. 02117 \$113,000.23 McCabe, Weisbers & Conway, LLC</p> <p>2310-329 2815 North 24th Street 19132 11th WD 1,296 Sq. Ft. BRT# 1111442000 Improvements: Residential Property 2310-329 C.P. Jan 2022 No. 01991 \$46,318.44 KML Law Group, P.C.</p> <p>2310-330 1543 N Bouvier Street 19121 47th WD 1,062</p>	<p>Sq. Ft. BRT# 471275400 Improvements: Residential Property 2310-330 C.P. Oct 2017 No. 00970 \$252,202.43 Milstead & Associates LLC</p> <p>2310-331 147 Fern Street A/K/A 147 West Fern Street 19120 61st WD 1,027.5 Sq. Ft. BRT# 612210300 Improvements: Residential Property 2310-331 C.P. Nov 2014 No. 03056 \$93,305.81 KML Law Group, P.C.</p> <p>2310-332 3108 North 34th Street 19132 38th WD 1186.6 Sq. Ft. BRT# 382198700 Improvements: Residential Property 2310-332 C.P. Jan 2023 No. 01858 \$58,004.50 KML Law Group, P.C.</p> <p>2310-333 10211 Ambridge Place 19114 66th WD 2,728 Sq. Ft. BRT# 661047000 Improvements: Residential Property 2310-333 C.P. Jun 2019 No. 07211 \$79,379.64 KML Law Group, P.C.</p> <p>2310-334 124 E Wishart Street A/K/A 124 East Wishart Street 19134 7th WD 689.92 Sq. Ft. BRT# 71286300 Improvements: Residential Property 2310-334 C.P. Dec 2022 No. 00180 \$32,411.11 KML Law Group, P.C.</p> <p>2310-335 1218 Atwood Road 19151 34th WD 1,331 Sq. Ft. BRT# 344339800 Improvements: Residential Property 2310-335 C.P. Oct 2022 No. 02177 \$30,540.07 Brock & Scott PLLC</p> <p>2310-336 838 Snyder Avenue 19148 39th WD 1,088 Sq. Ft. BRT# 393292600 Improvements: Residential Property 2310-336 C.P. Jul 2022 No. 00606 \$118,965.16 Brock & Scott PLLC</p> <p>2310-337 319 Krams Avenue 19128 21st WD 1,440 Sq. Ft. BRT# 211386900 Improvements: Residential Property 2310-337 C.P. Nov 2022 No. 02769 \$192,258.49 Hill Wallack LLP</p> <p>2310-338 10017 Warfield Place 19114 66th WD 3,016 Sq. Ft. BRT# 661030400 Improvements: Residential Property 2310-338 C.P. Nov 2022 No. 01067 \$216,723.11 Brock & Scott PLLC</p> <p>2310-339 2418 North 16th Street 19132 16th WD 1,430.00 Sq. Ft. BRT# 161081800 Improvements: Residential Property 2310-339 C.P. Oct 2022 No. 02651 \$75,834.92 Brock & Scott PLLC</p> <p>2310-340 1918 Montrose Street 19146 30th WD 1,590 Sq. Ft. BRT# 301219500 Improvements: Residential Property 2310-340 C.P. May 2010 No. 03329 \$125,569.26 Hill Wallack LLP</p> <p>2310-341 423 North Salford Street 19151 4th WD 1,278 Sq. Ft. BRT# 42259400 Improvements: Residential Property 2310-341 C.P. Aug 2019 No. 00097 \$150,655.35 Logs Legal Group LLP</p> <p>2310-342 3860 Etta Street 19114 57th WD 7,616 Sq. Ft. BRT# 572138399 Improvements: Residential Property 2310-342 C.P. Dec 2018 No. 01113 \$269,084.35 Logs Legal Group LLP</p> <p>2310-343 1335 North Hobart Street 19131 4th WD 855 Sq. Ft. BRT# 43160100 Improvements: Residential Property Subject to Mortgage 2310-343 C.P. Jan 2023 No. 03146 \$169,559.07 Friedman Vartolo LLP</p> <p>2310-344 2429 Christian Street 19146 30th WD 1,612 Sq. Ft. BRT# 302135400 Improvements: Residential Property 2310-344 C.P. Dec 2021 No. 01192 \$518,340.47 Logs Legal Group LLP</p>

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<p>2310-345 2925 C Street 19134 7th WD 14,732 Sq. Ft. BRT# 884523350 Improvements: Residential Property 2310-345 C.P. Apr 2017 No. 03425 \$453,675.72 Grady Law Firm</p>	<p>2310-361 C.P. May 2022 No. 02591 \$52,297.06 KML Law Group P.C.</p> <p>2310-362 620 E Thayer Street 19134 33rd WD 784 Sq. Ft. BRT# 331136000 Improvements: Residential Property 2310-362 C.P. Jan 2023 No. 01619 \$53,364.12 Logs Legal Group LLP</p>	<p>2310-376C 3128 Tulip Street 19134 25th WD 986 Sq. Ft. BRT# 252375600 Improvements: Residential Property SUBJECT TO RENT 2310-376C C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C.</p>	<p>2310-388 8731 Wissahickon Avenue 19128 21st WD 7,936 Sq. Ft. BRT# 214283700 Improvements: Residential Property Subject to Mortgage 2310-388 C.P. Nov 2022 No. 02577 \$199,977.99 Barley Snyder LLP</p>	<p>2310-402 2300-08 N Sydenham Street 19132 16th WD 6,965 Sq. Ft. BRT# 884934897 Improvements: Commercial Property 2310-402 C.P. Jan 2023 No. 02922 \$912,193.51 Eisenberg, Gold & Agrawal, PC</p>
<p>2310-346 8020 Brunswick Avenue 19153 40th WD 1,152 Sq. Ft. BRT# 405190212 Improvements: Residential Property 2310-346 C.P. Jul 2022 No. 00898 \$102,849.07 Logs Legal Group LLP</p>	<p>2310-363 3356 Malta Street 19134 33rd WD 602 Sq. Ft. BRT# 331372500 Improvements: Residential Property 2310-363 C.P. Apr 2023 No. 02909 \$99,177.19 Kivitz & Kivitz, P.C.</p>	<p>2310-377A 3041 Cedar Street 19134 25th WD 740 Sq. Ft. BRT# 251423700 Improvements: Residential Property SUBJECT TO RENT 2310-377A C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C.</p>	<p>2310-389 5104 Chester Avenue 19143 51st WD 2,160 Sq. Ft. BRT# 511276800 Improvements: Residential Property Subject to Rent 2310-389 C.P. Feb 2023 No. 02893 \$551,737.87 Friedman, Schuman, P.C.</p>	<p>2310-403 2450 West Cumberland Street 19132 28th WD 1,744 Sq. Ft. BRT# 281266600 Improvements: Residential Property 2310-403 C.P. Oct 2022 No. 02638 \$76,124.24 Stern & Eisenberg, PC</p>
<p>2310-347 1530 W Lehigh Avenue 19132 16th WD 2000 Sq. Ft. BRT# 161323700 Improvements: Residential Property 2310-347 C.P. Dec 2020 No. 01436 \$164,053.94 Manley Deas Kochalski LLC</p>	<p>2310-364 908 South 12th Street 19147 2nd WD 960 Sq. Ft. BRT# 21591900 Improvements: Residential Property 2310-364 C.P. No. SC-18-09-19-4776 \$12,00,000 Kivitz & Kivitz, P.C.</p>	<p>2310-377B 3216 Aramingo Street 19134 45th WD 930 Sq. Ft. BRT# 451398200 Improvements: Residential Property SUBJECT TO RENT 2310-377B C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C.</p>	<p>2310-390 606 East Woodlawn Street 19144 12th WD 1,840 Sq. Ft. BRT# 122083400 Improvements: Residential Property 2310-390 C.P. Nov 2022 No. 00380 \$19,596.98 Hladik Onorato & Federman LLP</p>	<p>2310-404 2829 Rhawn Street 19152 64th WD 1,158 Sq. Ft. BRT# 641225200 Improvements: Residential Property 2310-404 C.P. Nov 2022 No. 01157 \$231,712.28 Stern & Eisenberg, PC</p>
<p>2310-348 3718 North Bouvier Street 19140 13th WD 1,182 Sq. Ft. BRT# 131238400 Improvements: Residential Property 2310-348 C.P. June 2022 No. 00513 \$88,688.44 Manley Deas Kochalski LLC</p>	<p>2310-365 8628 Michener Avenue 19150 50th WD 1511 Sq. Ft. BRT# 501143200 Improvements: Residential Property 2310-365 C.P. Jul 2017 No. 00734 \$214,579.19 Richard M. Squire & Associates, LLC</p>	<p>2310-377C 2255 E Clearfield Street 19134 25th WD 1,440 Sq. Ft. BRT# 252246100 Improvements: Residential Property SUBJECT TO RENT 2310-377C C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C.</p>	<p>2310-391 269 Widener Street 19120 61st WD 1,053 Sq. Ft. BRT# 612120300 Improvements: Residential Property 2310-391 C.P. Nov 2022 No. 02282 \$68,646.57 Parker Mccay P.A.</p>	<p>2310-405 8655 Michener Avenue 19150 50th WD 1,442 Sq. Ft. BRT# 501163600 Improvements: Residential Property 2310-405 C.P. May 2022 No. 02075 \$118,275.60 Stern & Eisenberg, PC</p>
<p>2310-349 5937 Lansdowne Avenue 19151 34th WD 1,425 Sq. Ft. BRT# 871546110 Improvements: Residential Property 2310-349 C.P. Nov 2019 No. 00015 \$149,082.37 Manley Deas Kochalski LLC</p>	<p>2310-366 6723 North Carlisle Street 19126 10th WD 1650 Sq. Ft. BRT# 101007900 Improvements: Residential Property 2310-366 C.P. Oct 2022 No. 00602 \$149,595.19 Richard M. Squire & Associates, LLC</p>	<p>2310-378A 3133 Agate Street 19134 25th WD 784 Sq. Ft. BRT# 252335100 Improvements: Residential Property SUBJECT TO RENT 2310-378A C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C.</p>	<p>2310-392 8525 Mansfield Avenue 19150 50th WD 4,711 Sq. Ft. BRT# 502027000 Improvements: Residential Property 2310-392 C.P. Feb 2012 No. 00508 \$135,625.00 Hill Wallack LLP</p>	<p>2310-406 4556 Marple Street 19136 65th WD 1,136 Sq. Ft. BRT# 651097900 Improvements: Residential Property 2310-406 C.P. Mar 2022 No. 02396 \$79,177.67 Hladik Onorato & Federman LLP</p>
<p>2310-350 1033 E Hortter Street 19150 50th WD 2,500 Sq. Ft. BRT# 502344700 Improvements: Residential Property 2310-350 C.P. Dec 2022 No. 01278 \$121,587.93 Manley Deas Kochalski LLC</p>	<p>2310-367 7610 Linda Place 19111 56th WD 3733 Sq. Ft. BRT# 561103600 Improvements: Residential Property 2310-367 C.P. Jan 2022 No. 02285 \$172,843.67 KML Law Group, P.C.</p>	<p>2310-378B 3119 Agate Street 19134 25th WD 1,000 Sq. Ft. BRT# 252334400 Improvements: Residential Property SUBJECT TO RENT 2310-378B C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C.</p>	<p>2310-393 3087 Weikel Street 19134 25th WD 847 Sq. Ft. BRT# 252387300 Improvements: Residential Property SUBJECT TO RENT 2310-393 C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman Schuman, P.C.</p>	<p>2310-407 1816 West Tioga Street 19140 11th WD 4,512 Sq. Ft. BRT# 112086700 Improvements: Residential Property 2310-407 C.P. Dec 2022 No. 02351 \$494,182.95 Hladik Onorato & Federman LLP</p>
<p>2310-351 1233 N 60th Street 19151 34th WD 1,376 Sq. Ft. BRT# 342187601 Improvements: Residential Property 2310-351 C.P. Nov 2022 No. 02365 \$62,641.81 Manley Deas Kochalski LLC</p>	<p>2310-368 3225 Chelsea Place 19114 66th WD 1457 Sq. Ft. BRT# 661149600 Improvements: Residential Property 2310-368 C.P. Oct 2022 No. 02156 \$178,715.84 KML Law Group, P.C.</p>	<p>2310-378C 3164 Agate Street 19134 25th WD 868 Sq. Ft. BRT# 252349200 Improvements: Residential Property SUBJECT TO RENT 2310-378C C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman , Schuman, P.C.</p>	<p>2310-394A 3181 Tulip Street 19134 25th WD 1,080 Sq. Ft. BRT# 252364000 Improvements: Residential Property SUBJECT TO RENT 2310-394A C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman Schuman, P.C.</p>	<p>2310-408 2713 E. Country Club Road A/K/A 2713 Country Club Road East 19131 52nd WD 1,412 Sq. Ft. BRT# 521371300 Improvements: Residential Property 2310-408 C.P. Feb 2020 No. 03553 \$117,089.47 Powers Kim, LLC</p>
<p>2310-352 1137 East Phil-Elena Street 19150 50th WD 1170 Sq. Ft. BRT# 502361700 Improvements: Residential Property 2310-352 C.P. Nov 2019 No. 00933 \$156,652.19 McCabe, Weisbers & Conway, LLC</p>	<p>2310-369 5812 Chew Avenue 19138 59th WD 2269 Sq. Ft. BRT# 591201500 Improvements: Residential Property 2310-369 C.P. Aug 2021 No. 01517 \$24,330.56 KML Law Group, P.C.</p>	<p>2310-379A 1129 W. Westmoreland St 19140 43rd WD 896 Sq. Ft. BRT# 431044510 Improvements: Residential Property 2310-379A C.P. Mar 2020 No. 02360 \$25,844.99 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2310-394B 3173 Tulip Street 19134 25th WD 1,080 Sq. Ft. BRT# 252363600 Improvements: Residential Property SUBJECT TO RENT 2310-394B C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman Schuman, P.C.</p>	<p>2310-409 832 Jackson Street 19148 39th WD 860 Sq. Ft. BRT# 393322000 Improvements: Residential Property 2310-409 C.P. Jul 2022 No. 01024 \$284,358.52 Powers Kim, LLC</p>
<p>2310-353 3519 North 15th Street 19140 11th WD 1,732 Sq. Ft. BRT# 112170300 Improvements: Residential Property 2310-353 C.P. May 2016 No. 02424 \$65,211.03 McCabe, Weisbers & Conway, LLC</p>	<p>2310-370 5306 West Columbia Avenue 19131 52nd WD 5807 Sq. Ft. BRT# 521052600 Improvements: Residential Property 2310-370 C.P. Jun 2022 No. 00231 \$163,169.00 KML Law Group, P.C.</p>	<p>2310-379B 1129r W Westmoreland St 19140 43rd WD 406 Sq. Ft. BRT# 885499540 Improvements: Residential Property 2310-379B C.P. Mar 2020 No. 02360 \$25,844.99 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2310-394C 3017 Tulip Street 19134 25th WD 956 Sq. Ft. BRT# 252355800 Improvements: Residential Property SUBJECT TO RENT 2310-394C C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman Schuman, P.C.</p>	<p>2310-410 6612 Ditman St 19135 41st WD 1,280 Sq. Ft. BRT# 411223300 Improvements: Residential Property 2310-410 C.P. Nov 2022 No. 00655 \$61,033.81 Hill Wallack LLP</p>
<p>2310-354 866 North 50th Street 19139 44th WD 1435.00 Sq. Ft. BRT# 442231300 Improve-ments: Residential Property 2310-354 C.P. Oct 2022 No. 02279 \$66,084.16 Richard M. Squire & Associates, LLC</p>	<p>2310-371 1100 East Barringer Street Aka 1100 Barringer Street 19119 22nd WD 3601.49 Sq. Ft. BRT# 221020700 Improvements: Residential Property 2310-371 C.P. Oct 2021 No. 00641 \$181,388.13 KML Law Group, P.C.</p>	<p>2310-380 1719 North Aberdeen Street 19131 52nd WD 880 Sq. Ft. BRT# 521323100 Improvements: Residential Property 2310-380 C.P. Jun 2019 No. 06623 \$102,532.48 Pincus Law Group, PLLC</p>	<p>2310-395 1916-38 E Allegheny Ave 19134 25th WD 10,200 Sq. Ft. BRT# 777684001 Improve-ments: Residential Property Subject to Mortgage 2310-395 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC</p>	<p>2310-411 2340 Mcclellan Street 19145 48th WD 752 Sq. Ft. BRT# 482017600 Improvements: Residential Property 2310-411 C.P. Apr 2023 No. 02637 \$144,477.35 Larocca Hornik Rosen & Greenberg LLP</p>
<p>2310-355 139 North 55th Street 19139 4th WD 1,050.1 Sq. Ft. BRT# 41159100 Improvements: Residential Property 2310-355 C.P. Oct 2018 No. 00989 \$98,986.58 KML Law Group P.C.</p>	<p>2310-372 6636 North 17th Street 19126 10th WD 1435.77 Sq. Ft. BRT# 101050900 Improve-ments: Residential Property 2310-372 C.P. Nov 2019 No. 02103 \$175,868.01 KML Law Group, P.C.</p>	<p>2310-381 832 Tyson Avenue 19111 53rd WD 1,358 Sq. Ft. BRT# 532215700 Improvements: Residential Property 2310-381 C.P. Aug 2019 No. 04849 \$47,287.24 Powers Kim, LLC</p>	<p>2310-396 1917 E Wishart Street 19134 25th WD 840 Sq. Ft. BRT# 885658760 Improvements: Residential Property Subject to Mortgage 2310-396 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC</p>	<p>2310-412 130 Spurce Street, Apt. 20a 19106 5th WD 980 Sq. Ft. BRT# 888054963 Improvements: Residential Property Subject to Mortgage 2310-412 C.P. Feb 2023 No. 01343 \$51,520.37 Clemons Richter & Reiss, PC</p>
<p>2310-356 143 Durfor Street 19148 39th WD 658 Sq. Ft. BRT# 391113400 Improvements: Residential Property 2310-356 C.P. Aug 2020 No. 02515 \$153,985.00 KML Law Group P.C.</p>	<p>2310-373 815 East Price Street 19138 59th WD 1,329 Sq. Ft. BRT# 591084500 Improvements: Residential Property 2310-373 C.P. Nov 2021 No. 01214 \$240,749.71 Logs Legal Group LLP</p>	<p>2310-382 2600 South Robinson Street 19142 40th WD 1,111 Sq. Ft. BRT# 402095300 Improvements: Residential Property Subject to Mortgage 2310-382 C.P. Jan 2022 No. 02303 \$64,610.11 Vitti Law Group, Inc.</p>	<p>2310-397 1915 E Wishart Street 19134 25th WD 840 Sq. Ft. BRT# 885965600 Improvements: Residential Property Subject to Mortgage 2310-397 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC</p>	<p>2310-413 3434-56 Weymouth St 19134 33rd WD 10,659 Sq. Ft. BRT# 884462600 Improvements: Residential Property 2310-413 C.P. Nov 2017 No. 02595 \$101,733.69 I Fight 4 Justice Predrag Filipovic, Esq.</p>
<p>2310-357 5903 Frontenac Street 19149 53rd WD 1706 Sq. Ft. BRT# 531266800 Improvements: Residential Property 2310-357 C.P. Oct 2019 No. 01445 \$81,012.70 KML Law Group P.C.</p>	<p>2310-374 472 Conarroe Street 19128 21st WD 2885.75 Sq. Ft. BRT# 212118200 Improvements: Residential Property 2310-374 C.P. Mar 2022 No. 01514 \$171,778.67 Pincus Law Group, PLLC</p>	<p>2310-383 2872 Cedar Street 19134 25th WD 971 Sq. Ft. BRT# 251434300 Improvements: Residential Property 2310-383 C.P. Dec 2022 No. 01146 \$103,525.05 Powers Kim, LLC</p>	<p>2310-398 1912 E Allegheny Avenue 19134 25th WD 1,579 Sq. Ft. BRT# 885964980 Improvements: Residential Property Subject to Mortgage 2310-398 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC</p>	<p>2310-414 4323 Disston Street 19135 55th WD 1344 Sq. Ft. BRT# 552189200 Improvements: Residential Property 2310-414 C.P. Oct 2019 No. 03745 \$158,273.97 McCabe, Weisbers & Conway, LLC</p>
<p>2310-358 4200 Meridian Street 19136 65th WD 2,475 Sq. Ft. BRT# 651151100 Improvements: Residential Property 2310-358 C.P. Nov 2022 No. 00684 \$106,870.92 Manley Deas Kochalski LLC</p>	<p>2310-375 3420 Shelmire Avenue 19136 64th WD 1,604 Sq. Ft. BRT# 642170200 Improvements: Residential Property 2310-375 C.P. Dec 2013 No. 02406 \$134,785.85 Brock & Scoot PLLC</p>	<p>2310-384 8643 Agusta Street 19152 56th WD 3,619 Sq. Ft. BRT# 562358700 Improvements: Residential Property 2310-384 C.P. Jul 2022 No. 00580 \$185,256.32 Logs Legal Group LLP</p>	<p>2310-399 1910 E Allegheny Avenue 19134 25th WD 1,455 Sq. Ft. BRT# 885964080 Improvements: Residential Property Subject to Mortgage 2310-399 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC</p>	<p>2310-415 519 N Wanamaker St 19131 4th WD 825 Sq. Ft. BRT# 43140900 Improvements: Residential Property 2310-415 C.P. Nov 2022 No. 01165 \$64,518.33 Duane Morris LLP</p>
<p>2310-359 1830 Danforth Street 19152 56th WD 1236 Sq. Ft. BRT# 562214300 Improvements: Residential Property 2310-359 C.P. Apr 2022 No. 02252 \$138,534.01 KML Law Group P.C.</p>	<p>2310-376A 3110 Agate Street 19134 25th WD 784 Sq. Ft. BRT# 252346400 Improvements: Residential Property SUBJECT TO RENT 2310-376A C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C.</p>	<p>2310-385 2421 South Percy Street 19148 39th WD 665 Sq. Ft. BRT# 393444500 Improvements: Residential Property 2310-385 C.P. Apr 2016 No. 00714 \$135,454.58 Stern & Eisenberg, PC</p>	<p>2310-401 1439 Gilham Street 19111 53rd WD 1,215 Sq. Ft. BRT# 531176900 Improvements: Residential Property Subject to Mortgage 2310-400 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC</p>	<p>2310-416 6307 Sherwood Road 19151 34th WD 2638 Sq. Ft. BRT# 344167300 Improvements: Residential Property Subject to Mortgage 2310-416 C.P. Oct 2018 No. 03363 \$160,762.71 The Lynch Law Group LLC</p>
<p>2310-361 5514 Broomall Street 19143 51st WD 930 Sq. Ft. BRT# 513110300 Improvements: Residential Property</p>	<p>2310-376B 3024 Agate Street 19134 25th WD 1,076 Sq. Ft. BRT# 252342000 Improvements: Residential Property SUBJECT TO RENT 2310-376B C.P. Feb 2023 No. 02904 \$1,527,580.73 Friedman, Schuman, P.C.</p>	<p>2310-387 4622 Disston Street 19135 41st WD 3,750 Sq. Ft. BRT# 412036300 Improvements: Residen-</p>	<p>2310-401 1914 E Allegheny Avenue 19134 25th WD 1,446 Sq. Ft. BRT# 885965100 Improvements: Residential Property Subject to Mortgage 2310-401 C.P. Aug 2022 No. 02846 \$900,199.69 Eisenberg, Gold & Agrawal, PC</p>	<p>2310-417 3213 N 25th St 19129 38th WD 900 Sq. Ft. BRT# 381057800 Improvements: Residential Property Subject to Mortgage 2310-417 C.P. Feb 2023 No. 01218 \$727,741.8 Braverman Kaskey, Garber P.C.</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
2310-418 1426 N Newkirk St 19121 29th WD 700 Sq. Ft. BRT# 292122200 Improvements: Residential Property Subject to Mortgage 2310-418 C.P. Feb 2023 No. 01220 \$203,929.70 Braverman Kaskey, Garber P.C.	2310-420A 1507 N 33rd St 19121 29th WD 2,880 Sq. Ft. BRT# 884101557 Improvements: Residential Property Subject to Mortgage 2310-420A C.P. Feb 2023 No. 01218 \$727,741.80 Braverman Kaskey, Garber P.C.	2310-421A 3252 N Bailey St 19129 38th WD 885 Sq. Ft. BRT# 381182200 Improvements: Residential Property Subject to Mortgage 2310-421A C.P. Feb 2023 No. 01218 \$727,741.08 Braverman Kaskey, Garber P.C.	2310-422 1509 N 33rd St 19121 29th WD 2,079 Sq. Ft. BRT# 292315800 Improvements: Residential Property Subject to Mortgage 2310-422 C.P. Feb 2023 No. 01217 \$313,389.29 Braverman Kaskey, Garber P.C.	2310-424 7460 Beverly Rd 19138 50th WD 1,104 Sq. Ft. BRT# 501364200 Improvements: Residential Property 2310-424 C.P. Jul 2022 No. 01017 \$156,421.90 Logs Legal Group LLP
2310-419 1419 W Erie Ave 19140 13th WD 1900 Sq. Ft. BRT# 131054705 Improvements: Residential Property Subject to Mortgage 2310-419 C.P. Feb 2023 No. 01220 \$203,929.70 Braverman Kaskey, Garber P.C.	2310-420B 2445 W Allegheny Ave 19132 38th WD 1,530 Sq. Ft. BRT# 871553740 Improvements: Residential Property Subject to Mortgage 2310-420B C.P. Feb 2023 No. 01218 \$727,741.80 Braverman Kaskey, Garber P.C.	2310-421B 3254 N Bailey St 19129 38th WD 850 Sq. Ft. BRT# 381182300 Improvements: Residential Property Subject to Mortgage 2310-421B C.P. Feb 2023 No. 01218 \$727,741.80 Braverman Kaskey, Garber P.C.	2310-423 5504 Blakemore Street 19138 12th WD 767 Sq. Ft. BRT# 122274500 Improvements: Residential Property Subject to Mortgage 2310-423 C.P. Feb 2019 No. 00941 \$109,832 Perry & Perry	2310-425 5621 Haverford Ave 19131 4th WD 2,906 Sq. Ft. BRT# 43001200 Improvements: Residential Property 2310-425 C.P. Apr 2023 No. 01689 \$147,096.67 Mattioni Ltd

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