

# Sheriff’s Sale Notices for October 4, 2022

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><b>THIRD PUBLICATION</b></p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, October 4, 2022 at:</p> <p><b><a href="https://www.bid4assets.com/philadelphia">https://www.bid4assets.com/philadelphia</a></b> 10:00 AM EDT Rochelle Bilal, Sheriff</p> <p><b>PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE</b></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 (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.</p> <p>12. The Sheriff’s Office, in its sole discretion, may cancel the sale after the auction closes for any reason.</p> <p>13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff’s Office prior to 3:00PM the day before the auction.</p> <p>14. The Plaintiff’s attorney shall enter any auction day postponements or stays on his/ her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff’s Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.</p> <p>15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.</p> <p>16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)</p> <p>17. If the Sheriff’s grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff’s Office of Philadelphia.</p> <p>18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff’s sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.</p> <p>20. The Sheriff will file in the Prothonotary’s office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.</p> <p>21. When the Sheriff’s Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.</p> <p>22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.</p> <p>WARNING: All Sheriff’s Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff’s office detects any suspicious and/ or fraudulent activity during any sale, at the Sheriff’s discretion, the bidder’s account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.</p> <p>Very truly yours, ROCHELLE BILAL, Sheriff City and County of Philadelphia <a href="http://www.OfficeofPhiladelphiaSheriff.com">www.OfficeofPhiladelphiaSheriff.com</a></p>	<p>Sq. Ft. BRT# 122160400 Improvements: Residential Property SOLOMON MILLER C.P. September 2019 No. 04272 \$128,792.91 KML Law Group, P.C.</p> <p><b>2210-302</b> <b>2157 Fanshawe St 19149-2312</b> 54th Wd. 1,825 Sq. Ft. BRT# 541147000 Improvements: Residential Property CORNELIA F. SELLINGER C.P. December 2019 No. 02878 \$13,376.30 The Law Office Of Gregory Javardian</p> <p><b>2210-303</b> <b>4147 N 9th St 19140-2203</b> 43rd Wd. 806 Sq. Ft. BRT# 433389200 Improvements: Residential Property RT REAL ESTATE VENTURES, LLC C.P. November 2021 No. 02411 \$78,678.90 The Law Office Of Gregory Javardian</p> <p><b>2210-304</b> <b>847 N 21st St 19130-1430</b> 15th Wd. 1,005 Sq. Ft. BRT# 151121100 Improvements: Residential Property MARGARET A. TESTA, SALVATORE TESTA C.P. March 2020 No. 02357 \$124,044.12 The Law Office Of Gregory Javardian</p> <p><b>2210-305</b> <b>3222 Salmon St 19134-5910</b> 45th Wd. 704 Sq. Ft. BRT# 451178100 Improvements: Residential Property ADAM KUSZ C.P. June 2019 No. 05736 \$139,110.65 LOGS Legal Group LLP</p> <p><b>2210-306</b> <b>6518 N 18th St 19126-3401</b> 17th Wd. 1,440 Sq. Ft. BRT# 172283600 Improvements: Residential Property CLAUDEL DORANTE C.P. May 2018 No. 02411 \$149,841.32 Brock &amp; Scott PLLC</p> <p><b>2210-307</b> <b>15033 London Rd 19116-1533</b> 58th Wd. 10,394 Sq. Ft. BRT# 583167000 Improvements: Residential Property HERBERT O. WRIGHT IV C.P. October 2016 No. 03089 \$177,527.90 Brock &amp; Scott PLLC</p> <p><b>2210-308</b> <b>5609 N 4th St 19120-2321</b> 61st Wd. 1,360 Sq. Ft. BRT# 612369700 Improvements: Residential Property Subject to Mortgage JEFFREY B. WILLIAMS, JANE WILLIAMS C.P. July 2021 No. 01462 \$30,379.38 Shnyder Law Firm, LLC</p> <p><b>2210-309</b> <b>5322 Oakland St 19124-1222</b> 62nd Wd. 1,244 Sq. Ft. BRT# 621389700 Improvements: Residential Property CORDELL BROWN, ANTOINETTE PENDER-BROW A/K/A ANTOINETTE PENDER-BROWN C.P. December 2017 No. 01824 \$185,993.58 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p> <p><b>2210-310</b> <b>2014 S Bucknell St 19145-2608</b> 48th Wd. 806 Sq. Ft. BRT# 482301000 Improvements: Residential Property PEDRO AGUILAR C.P. May 2021 No. 00647 \$37,871.67 Parker McCay</p> <p><b>2210-311</b> <b>211 N 53rd St 19139-1404</b> 44th Wd. 3,813 Sq. Ft. BRT# 441166000 Improvements: Residential Property YAKUBU EKPAJI C.P. August 2021 No. 01662 \$141,158.03 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p> <p><b>2210-312</b> <b>3850 Wyalusing Ave 19104-1124</b> 24th Wd. 855 Sq. Ft. BRT# 243179600 Improvements: Residential Property TONI HOWARD C.P. April 2017 No. 01924 \$54,804.46 Brock &amp; Scott PLLC</p> <p><b>2210-313</b> <b>682 Rennard St 19116</b> 58th Wd. 5,497 Sq. Ft. BRT# 582291800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT , TITLE OR INTERNET FROM OR UNDER DOROTHY MORONI, DECEASED, DIANA MASTROTHANASIS , KNOWN HEIR OF DOROTHY MORONI, DECEASED C.P.</p>	<p>November 2019 No. 02735 \$233,156.92 LOGS Legal Group LLP</p> <p><b>2210-314</b> <b>3900 Ford Rd 4C 19131-2054</b> 52nd Wd. 1,206 Sq. Ft. BRT# 888520039 Improvements: Residential Property VICKI JO MEST C.P. June 2018 No. 02254 \$133,760.83 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2210-315</b> <b>5413 Gainor Rd 19131-1329</b> 52nd Wd. 3,125 Sq. Ft. BRT# 522105800 Improvements: Residential Property JACQUELINE BENTLEY C.P. September 2020 No. 01226 \$202,128.01 Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC</p> <p><b>2210-316</b> <b>2419 S Jessup St 19148-3613</b> 39th Wd. 1,120 Sq. Ft. BRT# 394198830 Improvements: Residential Property BERNADETTE M. CERRUTI A/K/A BERNADETTE M. CERRUTI-DONATO C.P. February 2020 No. 03356 \$264,155.78 Stern &amp; Eisenberg P.C.</p> <p><b>2210-317</b> <b>1850 E Tulpehocken St 19138-1211</b> 10th Wd. 1,656 Sq. Ft. BRT# 102209100 Improvements: Residential Property DOMINGA GOODWIN SR, SHYRA GOODWIN, UNKNOWN HEIRS OF THE ESTATE OF DOMINGA GOODWIN JR. C.P. June 2018 No. 02701 \$140,453.94 Richard M. Squire &amp; Associates, LLC</p> <p><b>2210-318</b> <b>933 Kenmore Rd 19151-3313</b> 34th Wd. 1,280 Sq. Ft. BRT# 344345100 Improvements: Residential Property SHAWN LOCKHART, SOLELY IN HIS CAPACITY AS HEIR OF TANGELA D. BUCK, DECEASED C.P. July 2019 No. 03367 \$123,909.29 KML Law Group, P.C. (1)</p> <p><b>2210-319</b> <b>806 S 57th St 19143-2702</b> 46th Wd. 1,246 Sq. Ft. BRT# 463250200 Improvements: Residential Property SHALENA STEWART, KNOWN SURVIVING HEIR OF CHRISTINA HILL, UNKOWN SURVIVING HEIRS OF CHRISTINA HILL C.P. February 2020 No. 01886 \$41,842.04 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2210-320</b> <b>4408 Vista St 19136-3709</b> 41st Wd. 977 Sq. Ft. BRT# 412195600 Improvements: Residential Property MICHAEL L. WINSTON, JEAN M. WINSTON C.P. September 2016 No. 00303 \$164,555.29 KML Law Group, P.C. (1)</p> <p><b>2210-321</b> <b>926 Marcella St 19124-1735</b> 35th Wd. 930 Sq. Ft. BRT# 351123600 Improvements: Residential Property ALAN K. LUX C.P. February 2017 No. 07629 \$23,861.29 KML Law Group, P.C. (1)</p> <p><b>2210-322</b> <b>8149 Leon St 19136-2627</b> 64th Wd. 1,380 Sq. Ft. BRT# 642048400 Improvements: Residential Property DANIEL MCCRAY C.P. July 2018 No. 01575 \$213,521.43 LOGS Legal Group LLP</p> <p><b>2210-323</b> <b>622 S Front St 19147-1703</b> 2nd Wd. 2,561 Sq. Ft. BRT# 23091910 Improvements: Residential Property JAMES K. FRUEHLING C.P. January 2020 No. 01478 \$1,393,467.14 Hladik, Onorato &amp; Federman, LLP</p> <p><b>2210-324</b> <b>69 Bonnie Gellman Ct, D69 19114</b> 57th Wd. 1,486 Sq. Ft. BRT# 888570338 Improvements: Residential Property JUANITA HARTWELL C.P. November 2020 No. 01289 \$206,455.39 Stern &amp; Eisenberg, P.C.</p> <p><b>2210-325</b> <b>6804 Emlen St 19119-2641</b> 22nd Wd. 4,438 Sq. Ft. BRT# 223223800 Improvements: Residential Property KIMBERLY CAM SINCLAIR, KNOWN SURVIVING HEIR OF JEANNE R. CAM, LORI CAM JAGO, KNOWN SURVIVING</p>	<p>HEIR OF JEANNE R. CAM, TORIBIO CAM III, KNOWN SURVIVING HEIR OF JEANNE R. CAM, UNKNOWN SURVIVING HEIR OF JEANNE R. CAM C.P. March 2019 No. 03127 \$464,578.39 McCabe, Weisberg &amp; Conway, LLC</p> <p><b>2210-326</b> <b>11929 Millbrook Rd 19154-3701</b> 66th Wd. 4,088 Sq. Ft. BRT# 662237700 Improvements: Residential Property THOMAS M. CORCORAN, JR. C.P. April 2017 No. 03987 \$168,429.54 Hladik Onorato &amp; Federman, LLP</p> <p><b>2210-327</b> <b>3705 Bandon Dr 19154-3001</b> 66th Wd. 1,800 Sq. Ft. BRT# 663402500 Improvements: Residential Property JOSEPH M. OSINSKI C.P. November 2020 No. 02006 \$76,134.04 Parker McCay, Pa</p> <p><b>2210-328</b> <b>6643 Oakland St 19149-2230</b> 54th Wd. 1,113 Sq. Ft. BRT# 541263800 Improvements: Residential Property ALBERTO L. ORTIZ C.P. January 2019 No. 01980 \$110,609.45 KML Law Group, P.C. (1)</p> <p><b>2210-329</b> <b>461 East Cosgrove St Assessed As 461 Cosgrove Street 19144</b> 59th Wd. 1,042 Sq. Ft. BRT# 592053000 Improvements: Residential Property ROGER L. HARRIS C.P. March 2020 No. 01875 \$96,265.72 LOGS Legal Group LLP</p> <p><b>2210-330</b> <b>2137 Earp St 19146-4531</b> 36th Wd. 840 Sq. Ft. BRT# 361127900 Improvements: Residential Property URBAN LIVING LLC C.P. March 2022 No. 01359 \$312,179.57 Hill Wallack LLP</p> <p><b>2210-331</b> <b>2218 Earp St 19146-4215</b> 36th Wd. 860 Sq. Ft. BRT# 361316600 Improvements: Residential Property VIDA PROPERTY I LLC C.P. March 2022 No. 01363 \$285,910.51 Hill Wallack LLP</p> <p><b>2210-332</b> <b>1826 Placid St 19152-1113</b> 56th Wd. 4,173 Sq. Ft. BRT# 562248600 Improvements: Residential Property JENNIFER SANTEE, CLEATUS SANTEE C.P. August 2019 No. 02731 \$189,188.69 Romano Garubo &amp; Argentieri</p> <p><b>2210-333</b> <b>6142 Tackawanna St 19135-3416</b> 55th Wd. 1,786 Sq. Ft. BRT# 552239800 Improvements: Residential Property BRYAN J GALIE C.P. April 2021 No. 00094 \$70,639.22 Hladik Onorato &amp; Federman, LLP</p> <p><b>2210-334</b> <b>2246 Earp St 19146-4215</b> 36th Wd. 784 Sq. Ft. BRT# 361318000 Improvements: Residential Property URBAN LIVING 5 LLC C.P. March 2022 No. 01361 \$274,203.21 Hill Wallack LLP</p> <p><b>2210-335</b> <b>12135 Academy Rd Unit 20 19154-2907</b> 66th Wd. 1,200 Sq. Ft. BRT# 888660519 Improvements: Residential Property Subject to Mortgage ADOLFO GUZMAN A/K/A ADOLFO A. GUZMAN A/K/A ADOLFO ARTURO GUZMAN C.P. March 2022 No. 02759 \$9,213.67 Max L. Lieberman &amp; Associates, P.C.</p> <p><b>2210-336</b> <b>1155 S 10th St 19147-4632</b> 2nd Wd. 912 Sq. Ft. BRT# 21543200 Improvements: Residential Property 1155 S 10TH STREET LLC C.P. February 2022 No. 01875 \$397,552.41 Berger Law Group, P.C.</p> <p><b>2210-337</b> <b>4626 Pilling St 19124-3202</b> 23rd Wd. 3,750 Sq. Ft. BRT# 234241000 Improvements: Residential Property AYANA N. DOCKERY AKA AYANA DOCKERY C.P. October 2018 No. 02281 \$33,962.91 KML Law Group, P.C. (1)</p> <p><b>2210-338</b> <b>3509 Englewood St 19149-1613</b> 55th Wd.</p>



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
1,351 Sq. Ft. BRT# 551505600 Improvements: Residential Property JOHNNY CRUZ C.P. March 2016 No. 02045 \$148,764.56 KML Law Group, P.C. (1)	Residential Property TITUS WHITEHEAD, SABRINA Y WHITEHEAD C.P. January 2019 No. 03348 \$72,992.34 Hladik Onorato & Federman, LLP	SARAH J. DE LEON FELIZ C.P. December 2017 No. 01559 \$91,787.84 Powers Kirn, LLC	<b>2210-367</b> <b>333 E Sharpnack St 19119-2014</b> 22nd Wd. 1,437 Sq. Ft. BRT# 221126900 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CAPTORIA BEACH, DECEASED C.P. October 2021 No. 01968 \$124,640.67 LOGS Legal Group LLP	YUSEFF GILMORE-BEY, ERICA STOUT C.P. February 2019 No. 00947 \$114,513.09 Stern & Eisenberg P.C.
<b>2210-339</b> <b>1819 N Natrona St 19121</b> 32nd Wd. 1,048 Sq. Ft. BRT# 323329900 Improvements: Residential Property JAY TRUESDALE AS ADMINISTRATOR OF THE ESTATE OF WILLIE TRUESDALE, JR, DECEASED C.P. February 2018 No. 00059 \$69,455.38 KML Law Group, P.C. (1)	<b>2210-349</b> <b>6816 Finch Pl 19142-2525</b> 40th Wd. 1,624 Sq. Ft. BRT# 406577500 Improvements: Residential Property ELSIE NICHOLS, BOBBIE GIVENS C.P. February 2017 No. 04211 \$87,133.46 Manley Deas Kochalski LLC	<b>2210-358</b> <b>771 Judson St 19130-2507</b> 15th Wd. 1,008 Sq. Ft. BRT# 151181100 Improvements: Residential Property LESLIE E. VASILYEV A/K/A LESLIE C. ESSOGLOU C.P. January 2020 No. 02477 \$67,385.45 LOGS Legal Group LLP	<b>2210-368</b> <b>261 Shawmont Ave #9B2 19128-4208</b> 4th Wd. 1,058 Sq. Ft. BRT# 888210497 Improvements: Residential Property Subject to Mortgage ELIZABETH KIRK ESTATE C/O AMIN. MELISSA WHELAN C.P. July 2021 No. 02408 \$17,732.16 Marcus & Hoffman , P.C.	<b>2210-377</b> <b>2046 N 20th St 19121-1506</b> 32nd Wd. 1,694 Sq. Ft. BRT# 322005200 Improvements: Residential Property Subject to Mortgage 2046 N 20TH LLC C/O BRIAN K. GRIMES, JR MANAGING MEMBER C.P. February 2022 No. 02770 \$254,911.22 Chartwell Law
<b>2210-340</b> <b>7919 Pickering Ave 19150</b> 50th Wd. 1,620 Sq. Ft. BRT# 501236800 Improvements: Residential Property DWAYNE BROOKS C.P. November 2018 No. 02607 \$164,153.91 KML Law Group, P.C. (1)	<b>2210-350</b> <b>401 Roselyn St 19120-1836</b> 61st Wd. 1,050 Sq. Ft. BRT# 612186200 Improvements: Residential Property Subject to Mortgage SEOUNG HEE CHOE C.P. October 2020 No. 00500 \$85,264.47 Leopold & Associates, PLLC	<b>2210-359</b> <b>5709 Torresdale Ave 19135-4110</b> 41st Wd. 2,350 Sq. Ft. BRT# 411307300 Improvements: Residential Property MARJORIE ARAMBURO, ROBERT J. SNYDER, JR. C.P. July 2019 No. 03074 \$117,524.10 KML Law Group, P.C.	<b>2210-369</b> <b>1335 Fillmore St 19124-2603</b> 23rd Wd. 1,373 Sq. Ft. BRT# 234121100 Improvements: Residential Property ANNE MCCOLE, PATRICK J. MCCOLE, JR. C.P. April 2022 No. 00658 \$69,264.27 Hladik, Onorato & Federman, LLP	<b>2210-378</b> <b>4439 Main St 19127-1326</b> 21st Wd. 1,218 Sq. Ft. BRT# 882779600 Improvements: Residential Property Subject to Mortgage USH PARTNERS, LLC, 4439 MAIN STREET ASSOCIATES, LLC, ERIC S. KRESTSCHMAN, 58 YORK PARTNERS, LLC, 544 YORK PARTNERS, LLC, BERNIE'S HATBORO, LLC, BERNIE'S UC, LLC, HIDDEN VALLEY PARTNERS, LLC, ORELAND ASSOCIATES II, LLC, YORK STREET EQUITIES, LLC C.P. October 2019 No. 03037 \$960,924.26 Saldutti Law Group
<b>2210-341</b> <b>3 N Chris Columbus Blvd 19106</b> 1st Wd. 800 Sq. Ft. BRT# 888061318 Improvements: Residential Property ROBIN D. NOVAK C.P. September 2019 No. 04605 \$255,506.17 KML Law Group, P.C. (1)	<b>2210-351</b> <b>1722 N Newkirk St 19121-2715</b> 32nd Wd. 940 Sq. Ft. BRT# 324159700 Improvements: Residential Property TC DIAMOND PROPERTIES LLC C.P. March 2022 No. 01365 \$192,217.88 Hill Wallack LLP	<b>2210-360</b> <b>815 Piermont St 19116-3417</b> 58th Wd. 8,211 Sq. Ft. BRT# 582217900 Improvements: Residential Property Subject to Mortgage KELLY A. LONGACRE-SOWA, DWAYNE SOWA C.P. July 2018 No. 02216 \$205,795.72 Gross Mcginley, LLP	<b>2210-370</b> <b>2339 S Bucknell St 19145-3214</b> 48th Wd. 1,020 Sq. Ft. BRT# 482299300 Improvements: Residential Property ANTHONY D. MCBRIDE C.P. August 2017 No. 00152 \$55,631.71 Hladik, Onorato & Federman, LLP	<b>2210-379</b> <b>1302 S Bancroft St 19146-4719</b> 36th Wd. 784 Sq. Ft. BRT# 365152000 Improvements: Residential Property LONG TERM VENTURES, LLC, MARLON LONG, RAMON LONG C.P. November 2021 No. 02174 \$205,500.00 LMS Legal LLC
<b>2210-342</b> <b>932 N Lawrence St 19123-1438</b> 5th Wd. 1,760 Sq. Ft. BRT# 57125600 Improvements: Residential Property KEVIN P. FERRELL, LINDA A. FARRELL C.P. April 2019 No. 01166 \$114,097.63 Romano Garubo & Argentieri	<b>2210-352</b> <b>7532 Boyer St 19119-1603</b> 9th Wd. 1,393 Sq. Ft. BRT# 91166100 Improvements: Residential Property Subject to Mortgage MARK WORLEY, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES LEROY WORLEY A/K/A JAMES L. WORLEY C.P. Month 2022 No. 00086 \$130,846.19 The Law Office Of Gregory Javardian	<b>2210-361</b> <b>6221 Carpenter St 19143-2906</b> 46th Wd. 2,530 Sq. Ft. BRT# 33088200 Improvements: Residential Property ELIZABETH L. HARRISON C.P. March 2020 No. 00158 \$198,715.34 Manley Deas Kochalski LLC	<b>2210-371</b> <b>1013 W Rockland St 19141-3907</b> 49th Wd. 1,932 Sq. Ft. BRT# 491125000 Improvements: Residential Property Subject to Mortgage NAJA ROBINSON C.P. August 2018 No. 97149 \$9,000.00 Kivitz & Kivitz, P.C.	<b>2210-380A</b> <b>2413 Nicholas St 19121-2907</b> 29th Wd. 784 Sq. Ft. BRT# 291253900 Improvements: Residential Property Subject to Mortgage HUSTLE LIFE LLC, KAREEM ODRICK C.P. February 2022 No. 02678 \$702,806.39 Friedman Vartolo LLP
<b>2210-343</b> <b>2552 Bonnaffon St 19142-2716</b> 40th Wd. 1,104 Sq. Ft. BRT# 406076200 Improvements: Residential Property MARY NYAGLOEH A/K/A MARY NYGLOEH C.P. October 2019 No. 01170 \$55,606.39 LOGS Legal Group LLP	<b>2210-353</b> <b>3751 N 5th St 19140-3352</b> 7th Wd. 928 Sq. Ft. BRT# 72173900 Improvements: Residential Property DORIS DELGADO, DORIS CARINA DIAZ, CARLOS ANGEL DIAZ, LAURIE ANN DIAZ C.P. May 2020 No. 01257 \$40,080.24 The Law Office Of Gregory Javardian	<b>2210-362</b> <b>1132 Alton Pl 19115-4515</b> 63rd Wd. 2,473 Sq. Ft. BRT# 632094100 Improvements: Residential Property JOSEPH F. LUTTON, INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF MERYLEE E. LUTTON, UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MERYLE LUTTON (IF ANY) C.P. March 2022 No. 01022 \$205,663.67 Manley Deas Kochalski LLC	<b>2210-372</b> <b>523-25 N Broad St 19123-3274</b> 14th Wd. 23,792 Sq. Ft. BRT# 881041425 Improvements: Commercial Property Subject to Mortgage MURAL WEST OWNER, LP C.P. April 2021 No. 22758 \$7,953,724.50 Reed Smith LLP	<b>2210-380B</b> <b>2415 Nicholas St 19121-2907</b> 29th Wd. 784 Sq. Ft. BRT# 291254000 Improvements: Residential Property Subject to Mortgage HUSTLE LIFE LLC, KAREEM ODRICK C.P. February 2022 No. 02678 \$702,806.39 Friedman Vartolo LLP
<b>2210-344</b> <b>4932 Greene St 19144-6031</b> 12th Wd. 3,738 Sq. Ft. BRT# 123162100 Improvements: Residential Property KEVIN CURTIS LADSON C.P. September 2021 No. 00442 \$97,986.46 Parker McCay	<b>2210-354</b> <b>3011 Redner St 19121-3509</b> 29th Wd. 847 Sq. Ft. BRT# 292219900 Improvements: Residential Property DIAMANTE ESTATES C.P. April 2022 No. 02360 \$264,325.29 Hill Wallack LLP	<b>2210-363</b> <b>1420 S 20th St 19146-4538</b> 36th Wd. 960 Sq. Ft. BRT# 363236700 Improvements: Residential Property 2MORROWS SOLUTIONS 2DAY, LLC AND BASE SOLUTIONS, LLC C.P. August 2021 No. 00331 \$581,325.70 Friedman, Schuman, Applebaum & Nemeroff, P.C.	<b>2210-373</b> <b>6422 Woodland Ave 19142-2323</b> 40th Wd. 1,908 Sq. Ft. BRT# 401341000 Improvements: Residential Property 6422 INVESTMENTS LLC C.P. January 2022 No. 00176 \$279,853.93 Weber Gallagher Simpson Stapleton Fires & Newby, LLP Sarah A. Elia, Esquire	<b>2210-381A</b> <b>1125 Fillmore St 19124-2926</b> 23rd Wd. 2,113 Sq. Ft. BRT# 234116900 Improvements: Residential Property DEXTER LEWIS III C.P. June 2019 No. 07034 \$35,252.65 LOGS Legal Group LLP
<b>2210-345</b> <b>216 W Roosevelt Blvd 19120-4120</b> 42nd Wd. 1,173 Sq. Ft. BRT# 4422098500 Improvements: Residential Property YVETTE WILLIAMS, EXECUTRIX OF THE ESTATE OF JUDITH PEREZ C.P. May 2019 No. 00964 \$221,159.67 Law Offices Of Richard J. Weitzman P.C.	<b>2210-355</b> <b>1717 Colonial St 19126</b> 17th Wd. 1,318 Sq. Ft. BRT# 171348700 Improvements: Residential Property GARY ROSEBORO, IN HIS CAPACITY AS HEIR OF CARRIE J. ROSEBORO A/K/A CARRIE ROSEBORO; ET AL C.P. January 2020 No. 00836 \$90,019.52 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2210-364</b> <b>1921 Page St 19121-1513</b> 32nd Wd. 1,022 Sq. Ft. BRT# 321164300 Improvements: Residential Property PAGE ST LLC, CHARLES HARRIS C.P. March 2022 No. 02162 \$185,670.39 Mattioni Ltd	<b>2210-374</b> <b>6420 Woodland Ave 19142-2323</b> 40th Wd. 1,908 Sq. Ft. BRT# 401340605 Improvements: Residential Property 6422 INVESTMENTS LLC C.P. January 2022 No. 00576 \$279,913.33 Weber Gallagher Simpson Stapleton Fires & Newby, LLP	<b>2210-381B</b> <b>1127 Fillmore St 19124-2926</b> 23rd Wd. 2,113 Sq. Ft. BRT# 234117000 Improvements: Residential Property DEXTER LEWIS III C.P. June 2019 No. 07034 \$35,252.65 LOGS Legal Group LLP
<b>2210-346</b> <b>1728 N 28th St 19121-2704</b> 32nd Wd. 1,298 Sq. Ft. BRT# 324148300 Improvements: Residential Property ROSALYN N HUGHES C.P. October 2020 No. 02362 \$66,502.05 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2210-356</b> <b>4043 N Broad St 19140-3030</b> 43rd Wd. 2,640 Sq. Ft. BRT# 433184500 Improvements: Residential Property SHANE TURNER A/K/A SHANE S. TURNER C.P. August 2017 No. 03308 \$212,214.71 Powers Kim, LLC	<b>2210-365</b> <b>4117 Comly St 19135-3941</b> 62nd Wd. 1,564 Sq. Ft. BRT# 622187000 Improvements: Residential Property MARIE FRISCO C.P. September 2018 No. 02673 \$121,523.15 Hill Wallack LLP	<b>2210-375</b> <b>1335-37 Disston St 19111-4501</b> 53rd Wd. 5,010 Sq. Ft. BRT# 532210300 Improvements: Residential Property CLARA RUSH C.P. February 2018 No. 01173 \$94,227.18 Stern & Eisenberg P.C.	<b>2210-382</b> <b>210 W Washington Sq Unit PHSE a/k/a 13SE 19106-3518</b> 5th Wd. 2,958 Sq. Ft. BRT# 888059280 Improvements: Residential Property ELVERTA WASHINGTON SQUARE LLC C.P. July 2021 No. 02006 \$1,885,026.97 Dilworth Paxson LLP
<b>2210-347</b> <b>7153 N 19th St 19126-1509</b> 10th Wd. 1,409 Sq. Ft. BRT# 101115000 Improvements: Residential Property CALVIN FIELDING C.P. April 2017 No. 02857 \$214,624.46 Hladik Onorato & Federman, LLP	<b>2210-357</b> <b>5956 Elsinore St 19120-1208</b> 35th Wd. 1,042 Sq. Ft. BRT# 352300900 Improvements: Residential Property	<b>2210-366</b> <b>4940 N 16th St 19141-2204</b> 17th Wd. 1,226 Sq. Ft. BRT# 172137000 Improvements: Residential Property Subject to Mortgage TERRENCE FARWARD C.P. February 2022 No. 01875 \$31,025.03 Fox Rothchild LLP	<b>2210-376</b> <b>1943 Ashley Rd 19138-2714</b> 10th Wd. 1,260 Sq. Ft. BRT# 101367800 Improvements: Residential Property	
<b>2210-348</b> <b>5623 N American St 19120-2325</b> 61st Wd. 1,120 Sq. Ft. BRT# 612401800 Improvements:				

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