

Sheriff’s Sale Notices for November 1, 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>FIRST PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 1, 2022 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 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 www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF’S SALE OF TUESDAY, NOVEMBER 1, 2022</p> <p>2211-301 2264-68 Bryn Mawr Ave 19131-2432 52nd</p>	<p>Wd. 10,750 Sq. Ft. BRT# 521271700 Improvements: Residential Property JAMES WARREN SR., CYNTHIA WARREN C.P. February 2020 No. 02506 \$260,537.95 Stern & Eisenberg P.C.</p> <p>2211-302 4134 N Marshall St 19140-2521 43rd Wd. 1,241 Sq. Ft. BRT# 433291200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JUAN ROSADO, DECEASED, UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GEORGINA ROSADO, DECEASED C.P. September 2019 No. 02737 \$12,906.57 Powers Kim, LLC</p> <p>2211-303 5845 Norfolk St 19143-2402 46th Wd. 1,032 Sq. Ft. BRT# 33043300 Improvements: Residential Property ETTA NEWMAN, A/K/A ETTA D. NEWMAN C.P. June 2017 No. 01942 \$22,754.34 Manley Deas Kochalski LLC</p> <p>2211-304 648 W Tusculum St 19140-5508 37th Wd. 546 Sq. Ft. BRT# 372453500 Improvements: Residential Property MICHAEL C. NORTON C.P. December 2021 No. 00066 \$34,934.26 Stern & Eisenberg P.C.</p> <p>2211-305 8945 Haven Pl 19152-1401 57th Wd. 4,260 Sq. Ft. BRT# 571254500 Improvements: Residential Property DENISE R. STROTTER A/K/A DENISE STROTTER C.P. September 2016 No. 00147 \$110,588.68 Stern & Eisenberg P.C.</p> <p>2211-306 144 N Lindenwood St 19139-2624 44th Wd. 975 Sq. Ft. BRT# 441159700 Improvements: Residential Property THE UNONOWN HEIRS OF LILA FOX, DECEASED C.P. November 2017 No. 02767 \$61,582.29 KML Law Group.P.C. (1)</p> <p>2211-307 744 E Willard St 19134-1820 33rd Wd. 1,110 Sq. Ft. BRT# 331079800 Improvements: Residential Property JOSE RAMOS A.K.A. JOSE A. RAMOS C.P. October 2020 No. 00696 \$73,264.49 KML Law Group.P.C. (1)</p> <p>2211-308 1137 Bridge St 19124-1819 62nd Wd. 1,600 Sq. Ft. BRT# 621028700 Improvements: Residential Property MICHELE D. NEDAB C.P. February 2020 No. 02502 \$63,151.90 KML Law Group.P.C. (1)</p> <p>2211-309 150 N Robinson St 19139-2312 34th Wd. 1,752 Sq. Ft. BRT# 341183500 Improvements: Residential Property ESTATE OF DOROTHY BEY, LAST RECORD OWNER/MORTGAGOR, ESTATE OF GEORGE X. BEY, LAST RECORD OWNER/MORTGAGOR, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF DOROTHY BEY AND HIS, HER, THEIR OF ANY OF THEIE SUCCESSORS IN RIGHT, TITLE AND INTEREST, UNKNOWN HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES OF GEORGE X. BEY AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST C.P. July 2021 No. 02100 \$135,551.66 Romano, Garubo & Argentieri</p> <p>2211-310 1711 N Taney St 19121-2820 32nd Wd. 750 Sq. Ft. BRT# 324120900 Improvements: Residential Property DENISE TAGGART SOLELY IN HER CAPACITY AS HEIR OF ROSE MARY TAGGART DECEASED, LISA TAGGART SOLELY IN HER CAPACITY AS HEIR OF ROSE MARY TAGGART DECEASED, SHEILA TAGGART SOLELY IN HER CAPACITY AS HEIR OF ROSE MARY TAGGART DECEASED C.P. June 2019 No. 05381 \$63,295.86 KML Law Group.P.C. (1)</p>	<p>2211-311 6550 N Bouvier St 19126-3413 17th Wd. 1,292 Sq. Ft. BRT# 172232300 Improvements: Residential Property MATTHEW G. TUBENS A/K/A MATTHEW GEORGIE TUBENS, RENATE N. TUBENS C.P. January 2020 No. 02716 \$153,374.43 KML Law Group.P.C. (1)</p> <p>2211-312 2037 S Frazier St 19143-5617 10th Wd. 936 Sq. Ft. BRT# 514232500 Improvements: Commercial Property Subject to Mortgage FIRST CLASS REAL ESTATE INCORPORATED C.P. May 2022 No. 01906 \$138,528.68 Fein, Such, Kahn & Shepard, P.C.</p> <p>2211-313 1621 Elaine St 19150-1005 50th Wd. 2,335 Sq. Ft. BRT# 501495800 Improvements: Residential Property Subject to Mortgage DAVID LEON JACKSON, EXECUTOR OF THE ESTSTE OF DOROTHY WILLIAMS A/K/A DOROTHY MAE WILLIAMS, DECEASED C.P. November 2019 No. 02858 \$71,490.46 The Law Office Of Gregory Javardian</p> <p>2211-314 5608 Warrington Ave 19143-4723 51st Wd. 1,248 Sq. Ft. BRT# 514061500 Improvements: Residential Property JANICE SEPHEs C.P. October 2012 No. 01386 \$42,902.63 Stern & Eisenberg.P.C.</p> <p>2211-315 234 E. Fariston Dr 19120 61st Wd. 1,152 Sq. Ft. BRT# 611391800 Improvements: Residential Property MARY A. HARPER C.P. January 2019 No. 01042 \$90,826.21 KML Law Group.P.C. (1)</p> <p>2211-316 5228 Westford Rd 19120-3619 42nd Wd. 1,528 Sq. Ft. BRT# 421397200 Improvements: Residential Property SHARMAR M. DAVID A/K/A SHARMAR DAVID C.P. August 2014 No. 03491 \$76,055.99 KML Law Group.P.C. (1)</p> <p>2211-317 2616 S 72nd St 19153-2410 40th Wd. 1,093 Sq. Ft. BRT# 404008500 Improvements: Residential Property JAMES R. JACKSON, A/K/A JAMES JACKSON C.P. December 2018 No. 00084 \$125,331.96 Manley Deas Kochalski LLC</p> <p>2211-318 2415 S 20th St 19145-4202 26th Wd. 920 Sq. Ft. BRT# 262150300 Improvements: Residential Property LINDA HALL, UNKNOWN HEIR AND/ OR ADMINISTRATORS OF THE ESTATE OF MILDRED CHAMBERS C.P. January 2020 No. 00581 \$196,255.28 Manley Deas Kochalski LLC</p> <p>2211-319 4618 Fernhill Rd 19144-4224 13th Wd. 1,032 Sq. Ft. BRT# 133132700 Improvements: Residential Property PAULEMA ACQUISITION GROUP LLC C.P. May 2022 No. 01978 \$96,934.15 Weber Gallagher Simpson Stapleton Fires & Newby, LLP</p> <p>2211-320 172 Linton St 19120-1947 61st Wd. 990 Sq. Ft. BRT# 612134100 Improvements: Residential Property EDITH JACKSON C.P. December 2019 No. 03151 \$85,112.08 Stern & Eisenberg P.C.</p> <p>2211-321 6337 Mershon St 19149-3041 62nd Wd. 1,029 Sq. Ft. BRT# 621585400 Improvements: Residential Property LISA M. BALTHASER C.P. April 2017 No. 00463 \$92,657.47 KML Law Group.P.C. (1)</p> <p>2211-322 2443 E Clearfield St 19134-4438 25th Wd. 1,530 Sq. Ft. BRT# 251121700 Improvements: Residential Property ANTHONY PIZZARO C.P. February 2021 No. 00457 \$125,721.61 KML Law Group.P.C. (1)</p> <p>2211-323 547 S Yewdall St 19143-1923 46th Wd. 984</p>	<p>Sq. Ft. BRT# 463167200 Improvements: Residential Property BETTY E. GRANGER C.P. March 2021 No. 02581 \$124,717.60 Pincus Law Group, PLLC</p> <p>2211-324 863 Foulkrod St 19124-2301 35th Wd. 1,581 Sq. Ft. BRT# 3431080710 Improvements: Residential Property PEDRO CARRASQUILLO JR. C.P. May 2018 No. 01601 \$85,166.53 KML Law Group.P.C. (1)</p> <p>2211-325 1372 N 76th St 19151-2823 34th Wd. 1,600 Sq. Ft. BRT# 343308400 Improvements: Residential Property TRACEY DENNIS C.P. September 2018 No. 01345 \$95,341.35 KML Law Group.P.C. (1)</p> <p>2211-326 107 W Washington Ln 19144-2613 59th Wd. 2,046 Sq. Ft. BRT# 593087900 Improvements: Residential Property ANDREW HORNE, LAKEISHA A. HORNE C.P. October 2016 No. 01072 \$198,348.15 KML Law Group.P.C. (1)</p> <p>2211-327 6155 Catharine St 19143-2205 3rd Wd. 1,759 Sq. Ft. BRT# 32194100 Improvements: Residential Property KIM ANDERSON C.P. October 2019 No. 02083 \$112,018.66 KML Law Group.P.C. (1)</p> <p>2211-328 219 Krams Ave 19127-1213 21st Wd. 1,261 Sq. Ft. BRT# 888211474 Improvements: Residential Property KIMBERLY CROSS A/K/A KIMBERLY KYLE, JASON COSS, DONNA L. KYLE C.P. October 2020 No. 01002 \$239,137.32 Hladik, Onorato & Federman, LLP</p> <p>2211-329 605 N 64th St 19151-3838 34th Wd. 2,500 Sq. Ft. BRT# 344235200 Improvements: Residential Property ROSA M KEY C.P. January 2020 No. 02795 \$153,180.11 LOGS Legal Group LLP</p> <p>2211-330 6534 Grays Ave 19142-2818 40th Wd. 1,232 Sq. Ft. BRT# 406190400 Improvements: Residential Property ANNALEASE HEATHER DAWN MORGAN A/K/A ANNALEASE MORGAN LURCH A/K/A ANNALEASE LURCH, RICKY LURCH C.P. June 2018 No. 03781 \$100,786.19 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2211-331 3048 W Oxford St 19121-3512 29th Wd. 1,370 Sq. Ft. BRT# 292226200 Improvements: Residential Property REHAB QUEEN LLC C.P. May 2022 No. 00092 \$310,780.48 Hill Wallack LLP</p> <p>2211-332 1430 N Corlies St 19121-3505 29th Wd. 926 Sq. Ft. BRT# 292306210 Improvements: Residential Property PARKER ESTATES LLC C.P. May 2022 No. 00101 \$253,614.30 Hill Wallack LLP</p> <p>2211-333 943 N St Bernard St 19131 44th Wd. 825 Sq. Ft. BRT# 442214800 Improvements: Residential Property RUSSELL C. CAMP C.P. February 2020 No. 01830 \$31,944.26 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2211-334 1013 S 47th St 19143-3601 46th Wd. 3,163 Sq. Ft. BRT# 461196900 Improvements: Residential Property NICOLE MCEWAN C.P. January 2019 No. 00861 \$153,943.44 Romano, Garubo & Argentieri</p> <p>2211-335 223 E Indiana Ave 19134-2834 7th Wd. 833 Sq. Ft. BRT# 71243100 Improvements: Commercial Property Subject to Mortgage GABA INVESTMENT GROUP LLC C.P. April 2022 No. 01230 \$200,706.86 Fein, Such, Kahn & Shepard, P.C.</p>

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<p>2211-336 6820 N Gratz St 19126-2614 10th Wd. 1,608 Sq. Ft. BRT# 101108400 Improvements: Residential Property WILLIAM HOLMES C.P. July 2018 No. 00841 \$101,979.89 Brock & Scott PLLC</p>	<p>Commercial Property Subject to Mortgage 2248, LLC, 17TH ST, LLC, SEAN PETERS C.P. February 2022 No. 02777 \$280,809.65 Fein, Such, Kahn & Shepard P.C.</p>	<p>Residential Property JUDITH B. WESSELL, JULIAN C. WESSELL III C.P. March 2018 No. 01240 \$493,468.06 KML Law Group,P.C. (1)</p>	<p>VELOPMENT, LLC C.P. April 2022 No. 01714 \$193,097.41 Hourigan, Kluger & Quinn, P. C.</p>	<p>RUFUS EVANS, IN HIS CAPACITY AS HEIR OF MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY EVANS, MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS, DECEASED, ELIZA MANIGAULT, IN HER CAPACITY AS HEIR OF MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS, CHARLENA MANIGAULT, IN HER CAPACITY AS HEIR OF MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS, RU-THENA MANIGAULT, IN HER CAPACITY AS HEIR OF MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS, SARA MANIGAULT A/K/A SARAH L. MANIGAULT, IN HER CAPACITY AS HEIR OF MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS, SHARON MANIGAULT, IN HER CAPACITY AS HEIR OF MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY MANIGAULT A/K/A MARY ALICE MANIGAULT A/K/A MARY M. EVANS C.P. November 2020 No. 00511 \$193,019.97 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>
<p>2211-337 2012 N 19th St 19121-1504 32nd Wd. 1,163 Sq. Ft. BRT# 321266300 Improvements: Residential Property Subject to Mortgage MOHAMMAD ARSHAD CHUGHTAI, SHAGUFTA NAZ, H/W C.P. March 2021 No. 02760 \$195,303.20 Sirlin Lesser & Benson,P.C.</p>	<p>2211-347 4908 Walnut St 19139-4227 60th Wd. 2,600 Sq. Ft. BRT# 601049500 Improvements: Residential Property CAMPANELLA GROUP, LLC, ARNOLD CAMPANELLA C.P. December 2020 No. 01100 \$254,424.03 Lipsky & Brandt</p>	<p>2211-358 1122 W Dauphin St 19133-1018 37th Wd. 1,305 Sq. Ft. BRT# 371326300 Improvements: Residential Property ABDUL RAHMAN ALI A/K/A ABDUL-RAHMAN ALI, CHARACTER REALTY LLC C.P. January 2022 No. 01831 \$33,420.84 Hladik Onorato & Federman, LLP</p>	<p>2211-371 91 E Duval St 19144-1921 59th Wd. 1,557 Sq. Ft. BRT# 592162800 Improvements: Residential Property CHARLES A. RIVERS C.P. November 2014 No. 01454 \$109,444.86 Hill Wallack LLP</p>	
<p>2211-338 2943 West Master St 19121 29th Wd. 900 Sq. Ft. BRT# 871539470 Improvements: Commercial Property Subject to Mortgage DIAMANTE ENTERPRISES, LLC, DANIELLE MORRIS, DIAMANTE ESTATES, LLC C.P. May 2022 No. 01221 \$236,450.02 Eisenberg, Gold & Cettei, P.C.</p>	<p>2211-348 5971 N Norwood St 19138-2919 17th Wd. 1,050 Sq. Ft. BRT# 172468400 Improvements: Residential Property ESTELLE ROBBINS A/K/A ESTELLE SMITH C.P. August 2021 No. 02246 \$28,441.73 Stern & Eisenberg P.C.</p>	<p>2211-359 5700 N Marvine St 19141-4117 49th Wd. 1,275 Sq. Ft. BRT# 493105200 Improvements: Residential Property SHANITA OUTING C.P. September 2018 No. 02973 \$92,948.53 Stern & Eisenberg,P.C.</p>	<p>2211-372 6148 Algard St 19135-3510 55th Wd. 1,140 Sq. Ft. BRT# 552341200 Improvements: Residential Property LORI MURRELL, STEVEN GILLESPIE C.P. December 2020 No. 01525 \$171,662.07 Hill Wallack LLP</p>	
<p>2211-339 7514 Thouron Ave 19150 10th Wd. 1,606 Sq. Ft. BRT# 102494500 Improvements: Residential Property LORRANINE POOLE-NARANJO A/K/A DR. LORRANINE POOLE-NARANJO, IN HER CAPACITY AS EXECUTRIX OF THE ESTSTE OF L.V. LEWIS A/K/A L. VINMAR LEWIS A/K/A LARINIE LEWIS, VALERIE RANSOM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF L. V. LEWIS A/K/A L. VINMAR LEWIS A.K.A LARINE VINMAR LEWIS C.P. December 2018 No. 02026 \$80,283.11 Pincus Law Group, PLLC</p>	<p>2211-349 343 East Rockland Street a/k/a 343 E. Rockland St. 19120-3946 42nd Wd. 1,302 Sq. Ft. BRT# 421122600 Improvements: Residential Property VANESSA CRADDOCK C.P. March 2019 No. 00092 \$81,348.36 Powers Kirn, LLC</p>	<p>2211-360 629 E Westmoreland St 19134-1829 33rd Wd. 923 Sq. Ft. BRT# 331103500 Improvements: Residential Property CYNTHIA RIVERS C.P. September 2018 No. 00076 \$74,076.32 KML Law Group,P.C. (1)</p>	<p>2211-373 4436 Oakmont St 19136-3718 65th Wd. 1,110 Sq. Ft. BRT# 651064300 Improvements: Residential Property KAREN ANSPACH C.P. September 2020 No. 01563 \$132,905.11 Hill Wallack LLP</p>	
<p>2211-340 304 W Roosevelt Blvd 19120-4121 42nd Wd. 1,440 Sq. Ft. BRT# 422100800 Improvements: Residential Property MICHAEL L. CEPHAS C.P. March 2020 No. 02117 \$66,526.95 Stern & Eisenberg,P.C.</p>	<p>2211-350 1918 Montrose St 19146-2629 30th Wd. 1,590 Sq. Ft. BRT# 301219500 Improvements: Residential Property MARTHA LEATHERBERRY A/K/A MARTHA BOWEN-LETERBERRY, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE AND DEVISEE OF THE ESTATE OF HENRY WELCH, DOILA WELCH A/K/A DOILA A. WELCH, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE AND DEVISEE OF THE ESTATE OF HENRY WELCH, JANETTE A/K/A JANET JENNIFER WELCH, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH, GILBERT WELCH A/K/A GILBERT LEOPOLD PERCIVAL WELCH, INDIVIDUALLY AND IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH C.P. May 2010 No. 03329 \$125,569.26 Hill Wallack LLP</p>	<p>2211-362 5320 Race St 19139-2609 44th Wd. 1,050 Sq. Ft. BRT# 441028100 Improvements: Residential Property Subject to Mortgage RICHEY DANCEY C.P. August 2021 No. 00799 \$35,203.52 Manley Deas Kochalski LLC</p>	<p>2211-374 2844 S Alder St 19148-4911 39th Wd. 855 Sq. Ft. BRT# 395269200 Improvements: Residential Property SANDRA GUERRERA SOLELY IN HER CAPACITY AS HEIR OF SAMUEL FIORE, DECEASED, THE UNKNOWN HEIRS OF SAMUEL FIORE DECEASED C.P. February 2020 No. 00816 \$236,256.43 KML Law Group,P.C. (1)</p>	
<p>2211-341 5116 N 12th St 19141-2811 49th Wd. 2,100 Sq. Ft. BRT# 493134200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, AND ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST UNDER CATHERINE PHILLIPS C.P. August 2018 No. 02395 \$120,254.89 Pincus Law Group, PLLC</p>	<p>2211-351 3013 Mc Kinley St 19149 62nd Wd. 1,068 Sq. Ft. BRT# 621263500 Improvements: Residential Property KEVIN COLLINS C.P. February 2019 No. 01755 \$93,515.05 LOGS Legal Group LLP</p>	<p>2211-363 3035 Boudinot St 19134-2906 7th Wd. 812 Sq. Ft. BRT# 71480900 Improvements: Residential Property VERA S. MATTHIS A/K/A VERA MATTHIS C.P. October 2018 No. 00202 \$66,655.62 KML Law Group,P.C. (1)</p>	<p>2211-375 3423 Keim St 19134-1226 33rd Wd. 623 Sq. Ft. BRT# 331280500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARIA E. QUINTANA, DECEASED, JUAN DELGADO-QUINTANA IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED, DAVID ORTIZ IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED IN THEIR CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED, HIRAM QUINTANA IN HIS CAPACITY AS HEIR OF MARIA E. QUINTANA, MARIA QUINTANA IN HER CAPACITY AS HEIR OF MARIA E. QUINTANA C.P. October 2018 No. 00582 \$13,476.06 KML Law Group,P.C. (1)</p>	<p>2211-381 941 Flanders Rd 19151-3011 34th Wd. 1,440 Sq. Ft. BRT# 344412100 Improvements: Residential Property DAMEN COLLINS C.P. November 2015 No. 01034 \$127,282.36 KML Law Group,P.C. (1)</p>
<p>2211-342 1417 Disston St 19111-4503 53rd Wd. 1,800 Sq. Ft. BRT# 532211300 Improvements: Residential Property GULSHANARA QUADIR C.P. September 2019 No. 03586 \$295,081.40 Hill Wallack LLP</p>	<p>2211-352 256 Slocum St 19119 22nd Wd. 1,456 Sq. Ft. BRT# 222046400 Improvements: Residential Property STEPHEN FRYE, INDIVIDUALLY AND AS EXCUTOR OF THE ESTATE OF ROSA FRYEE, DECEASED C.P. March 2020 No. 01441 \$89,134.73 Romano, Garubo & Argentieri</p>	<p>2211-364 1718 N 59th St 19151-3905 34th Wd. 1,520 Sq. Ft. BRT# 342155800 Improvements: Residential Property CHERYL BURTON C.P. April 2018 No. 03798 \$101,953.83 KML Law Group,P.C. (1)</p>	<p>2211-376 7015 Ridge Ave 19128-3249 21st Wd. 1,288 Sq. Ft. BRT# 214135401 Improvements: Residential Property THOMAS J. WOLICKI, JR, MARGARET MAE HANSEN A/K/A MARGARET M. HANSEN C.P. September 2019 No. 01636 \$185,379.87 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2211-382 437 W Roosevelt Blvd 19120-4148 42nd Wd. 2,259 Sq. Ft. BRT# 422111800 Improvements: Residential Property CLYDE MARTIN, JR. C.P. March 2018 No. 01830 \$92,778.61 KML Law Group,P.C. (1)</p>
<p>2211-343 5144 Hoopes St 19139-1539 44th Wd. 1,137 Sq. Ft. BRT# 442037600 Improvements: Residential Property VERONIQUE ELDRIDGE A/K/A VERONIQUE M. ELDRIDGE THOMAS, INDIVIDUALLY AND IN HER CAPACITY HEIR OF WILLIAM ELDRIDGE A/K/A WILLIAM RICARD ELDRIDGE, DECEASED, UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM ELDRIDGE A/K/A WILLIAM RICHARD ELDRIDGE, DECEASED C.P. March 2020 No. 02708 \$53,903.77 Pincus Law Group, PLLC</p>	<p>2211-353 6945 Ogontz Ave 19138-2038 10th Wd. 1,610 Sq. Ft. BRT# 101214800 Improvements: Residential Property Subject to Mortgage LEONDRA RICE C.P. February 2021 No. 02153 \$93,453.25 Friedman Vartolo LLP</p>	<p>2211-365 6105 Washington Ave 19143-2914 3rd Wd. 2,363 Sq. Ft. BRT# 33108600 Improvements: Residential Property ANTOINE GREEN, NIKIA MYERS C.P. March 2017 No. 02311 \$148,019.68 KML Law Group,P.C. (1)</p>	<p>2211-377 211 W Clapier St 19144-4101 13th Wd. 1,185 Sq. Ft. BRT# 133063400 Improvements: Residential Property UNKNOWN HEIRS,SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DELLA N. MANN DECEASED, NICOLA KNOWLES, KNOWN HEIR OF DELLA N. MANN DECEASED C.P. November 2021 No. 00339 \$58,603.59 LOGS Legal Group LLP</p>	<p>2211-383 3854 N 10th St 19140-3106 43rd Wd. 1,280 Sq. Ft. BRT# 432366400 Improvements: Residential Property EUGENE BROCKINGTON C.P. January 2022 No. 00453 \$75,226.46 Robertson, Anachuttz, Schneid, Crane & Partners, PLLC</p>
<p>2211-344 1137 S 13th St 19147-4534 2nd Wd. 1,632 Sq. Ft. BRT# 21603900 Improvements: Residential Property THE UNKNOWN HEIRS, EXECUTORS, AND/OR ADMINSTRATORS OF THE ESTATE OF SALLIE J. MCALLISTER A/K/A SALLY J MCCALLISTER, ET AL. C.P. February 2017 No. 02504 \$206,279.56 Hill Wallack LLP</p>	<p>2211-354 6008 Reinhard St 19142-2414 40th Wd. 1,216 Sq. Ft. BRT# 401279000 Improvements: Residential Property BENJAMIN C. ALEXANDER C.P. January 2022 No. 00416 \$66,795.56 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2211-366 5422 Willows Ave 19143-4130 51st Wd. 1,223 Sq. Ft. BRT# 513213400 Improvements: Residential Property SONYA RIGGS C.P. October 2011 No. 00038 \$92,674.94 KML Law Group,P.C. (1)</p>	<p>2211-378 5740 Osage Ave 19143-1212 60th Wd. 905 Sq. Ft. BRT# 604119500 Improvements: Residential Property CHERYL JACKSON AS EXECUTRIX OF THE ESTATE OF MOZELL JACKSON DECEASED, THE UNKNOWN HEIRS OF JAMES STEWART DECEASED C.P. April 2018 No. 00907 \$74,119.73 KML Law Group,P.C. (1)</p>	<p>2211-384 8529 Summerdale Ave 19152-1141 59th Wd. 6,752 Sq. Ft. BRT# 562349900 Improvements: Residential Property Subject to Mortgage MARLO HOPKINS C.P. March 2020 No. 01334 \$166,390.66 Friedman Vartolo LLP</p>
<p>2211-345 2629 N 17th St 19132-3930 16th Wd. 892 Sq. Ft. BRT# 161159500 Improvements: Commercial Property Subject to Mortgage 17TH ST, LLC, 2248, LLC, SEAN PETERS C.P. February 2022 No. 02777 \$280,809.65 Fein, Such, Kahn & Shepard, P.C.</p>	<p>2211-355 3148 Draper St 19136-1918 57th Wd. 1,406 Sq. Ft. BRT# 572008805 Improvements: Residential Property JOSEPH LOMBARDO, JR C.P. May 2018 No. 03245 \$211,703.57 McCabe, Weisberg & Conway, P.C.</p>	<p>2211-367 3415 E Thompson St 19134-5303 45th Wd. 1,141 Sq. Ft. BRT# 451235100 Improvements: Residential Property JUSTIN PARKER C.P. September 2021 No. 01076 \$142,740.24 Kivitz & Kivitz,P.C.</p>	<p>2211-379 3706 Vader Drive a/k/a 3706 Vader Road 19154 66th Wd. 1,800 Sq. Ft. BRT# 663424200 Improvements: Residential Property CAROLE JANE TYRE A/K/A CAROL JANE C.P. May 2018 No. 02724 \$38,993.97 KML Law Group,P.C. (1)</p>	<p>2211-385 1706 Scattergood St 19124-1235 62nd Wd. 1,002 Sq. Ft. BRT# 622124400 Improvements: Residential Property ANTHONY WILLIAMS, SHARON WILLIAMS C.P. March 2018 No. 03044 \$64,825.93 KML Law Group,P.C. (1)</p>
	<p>2211-356 229 W Loudon St 19120 42nd Wd. 1,280 Sq. Ft. BRT# 422093700 Improvements: Residential Property DIANDRA LANE, EXECUTRIX OF THE ESTATE OF COLEEN BROWN C.P. August 2019 No. 00491 \$114,325.64 McCabe, Weisberg & Conway, P.C.</p>	<p>2211-368 5304 Diamond St 19131-2323 52nd Wd. 2,100 Sq. Ft. BRT# 521147700 Improvements: Residential Property Subject to Mortgage ATLAS REAL ESTATE INVESTMENTS, LLC C.P. August 2021 No. 01984 \$56,672.65 Pollins Law Firm, LLC</p>	<p>2211-380 1921 Fernon St 19145-1419 36th Wd. 700 Sq. Ft. BRT# 363078100 Improvements: Residential Property</p>	<p>2211-386 634 N 56th St 19131-4802 4th Wd. 1,440 Sq. Ft. BRT# 43047300 Improvements: Residential Property DERRICK ROSS C.P. February 2019 No. 00177 \$101,914.07 Brock & Scott PLLC</p>
	<p>2211-357 9503 Meadowbrook Ave 19118-2625 9th Wd. 16,225 Sq. Ft. BRT# 91239500 Improvements:</p>	<p>2211-370 2702 Livingston St 19134-4719 31st Wd. 702 Sq. Ft. BRT# 312119500 Improvements: Residential Property Subject to Mortgage GRAZIANO SONS AND PROPERTY DE-</p>		<p>2211-387 12131-41 Knights Rd 19154-3104 66th Wd. 223,434 Sq. Ft. BRT# 882692005 Improvements: Commercial Property Subject to Mortgage BH FRANKLIN LLLL C.P. August 2021 No. 00875 \$19,160,808.74 Ballard Spahr LLP</p>
				<p>2211-388 6810 N Broad St 19126-2801 10th Wd. 2,492 Sq. Ft. BRT# 101002700 Improvements: Residential Property TIFFANY DUDLEY C.P. May 2019 No. 01820 \$167,586.31 McCabe, Weisberg & Conway, P.C..</p>
				<p>2211-389 31 N Chris Columbus Blvd Unit#MD18 19106-2228 5th Wd. 543,405 Sq. Ft. BRT# 781051100 Improvements: Residential Property Subject to Mortgage AHLAM N. KHALIL C.P. July 2016 No. 02463 \$46,233.00 Haines & Associates , P.C.</p>

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