

Sheriff's Sale Notices for November 5, 2024

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 5, 2024 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM EDT
Rochelle Bilal, Sheriff

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").

2. YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.

3. All bidders must complete the Bid4Assets online registration process to participate in the auction ("Auction"). All bidders must submit a Ten Thousand Dollars (\$10,000.00) deposit ("Deposit") plus a Thirty-Five Dollars (\$35.00) non-refundable processing fee to Bid4Assets before the start of the Auction. Such single Deposit shall be associated with the Auction held as of this date ("Auction Date") and shall allow a bidder to bid on all of the properties that are listed on the Auction Date. The Deposit will be applied to the 10% down payment required for all purchased properties. If the Deposit exceeds the 10% down payment required for all purchased properties, the excess will be applied towards the total balance due. If the 10% down payment required for all purchased properties is greater than the \$10,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.

4. All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").

5. The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.

6. The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

7. If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.

8. Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.

9. If a bidder wins multiple properties and does not comply with the conditions of sale for each

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property he is deemed in Default and all of the consequences of a Default will apply.

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.

14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.

20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejection to have the occupant removed.

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

WARNING: All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY NOVEMBER 5, 2024

SHERIFF'S SALE

2411-302

1153 Dorset Street 19150 50th Wd. 1656 Sq. Ft. BRT#502379600 Improvements: Residential Property
JANAYA TURNER, AS ADMINISTRATRIX OF THE ESTATE OF SEAN CRUMP CP May 2022 No. 01159 \$93,670.06 Manley Deas Kochalski LLC

2411-303

6119 North 6th Street 19120 61st Wd. 1904 Sq. Ft. BRT#611124600 Improvements: Residential Property
DENNIS J. BEERLEY AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEERLEY; JOSEPH S. BEERLEY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEERLEY; MICHAEL J. BEERLEY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEERLEY; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF DENNIS G. BEERLEY CP Jun 2022 No. 01033 \$29,053.80 Manley Deas Kochalski LLC

2411-305

6186 Newtown Avenue 19111 35th Wd. 1592 Sq. Ft. BRT#352211800 Improvements: Residential Property
COLLEEN I. ROBINS CP Sep 2017 No. 00828 \$112,140.59 KML Law Group, P.C.

2411-306

5108 Hadfield Street 19143 51st Wd. 1200 Sq. Ft. BRT#511105600 Improvements: Residential Property
MARY L. JONES CP May 2024 No. 02291 \$35,737.34 KML Law Group, P.C.

2411-307

2333 Ellsworth Street 19146 36th Wd. 960 Sq. Ft. BRT#361236900 Improvements: Residential Property
KENNETH PUPO CP Mar 2022 No. 00253 \$396,137.26 KML Law Group, P.C.

2411-308

3553 Byrne Road 19154 66th Wd. 1802 Sq. Ft. BRT#662421100 Improvements: Residential Property
AMY BETH GORMLEY AKA AMY BETH HOLDSWORTH CP Aug 2023 No. 01707 \$125,299.00 KML Law Group, P.C.

2411-309

5959 Upland Way 19131 52nd Wd. 1320 Sq. Ft. BRT#522010900 Improvements: Residential Property
WANDA HENRY CP Jun 2017 No. 00680 \$60,635.11 KML Law Group, P.C.

2411-310

6331 Bingham Street 19111 35th Wd. 1584 Sq. Ft. BRT#353272200 Improvements: Residential Property
CAMILLA HILL, INTERVENING RESPONDENT AND THE UNKNOWN HEIRS OF KIMBERLY L. JOHNSON AKA KIMBERLY JOHNSON, DECEASED AND JARRETT JOHNSON, INTERVENING RESPONDENT AND SAMUEL SYKES, SOLELY IN HIS CAPACITY AS HEIR OF KIMBERLY L. JOHNSON AKA KIMBERLY JOHNSON, DECEASED CP Jan 2022 No. 02347 \$112,872.10 KML Law Group, P.C.

2411-311

6023 Race Street 19139 34th Wd. 870 Sq. Ft. BRT#341017700 Improvements: Residential Property
RANCHO LLC CP Apr 2023 No. 02067 \$134,759.45 KML Law Group, P.C.

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2411-312

543 Locust Avenue 19144 12th Wd. 3128 Sq. Ft. BRT#122071000 Improvements: Residential Property Subject To Mortgage
LOCUST TEAM LLC CP Apr 2024 No. 01567 \$338,287.56 Friedman Vartolo LLP

2411-313

6029 Chester Avenue 19142 40th Wd. 1005 Sq. Ft. BRT#401217700 Improvements: Residential Property Subject To Mortgage
A1 PROPERTY HOLDINGS LLC CP Feb 2024 No. 01299 \$182,046.67 Friedman Vartolo LLP

2411-314

2508 North Bouvier Street 19132 16th Wd. 696 Sq. Ft. BRT#161238100 Improvements: Residential Property Subject To Mortgage
H2H INVESTMENTS LLC CP Feb 2024 No. 02032 \$401,355.32 Friedman Vartolo LLP

2411-315

1757 North Peach Street 19131 52nd Wd. 1244 Sq. Ft. BRT#521340800 Improvements: Residential Property Subject To Mortgage
DVM REALTY LLC CP Apr 2024 No. 01111 \$173,761.08 Friedman Vartolo LLP

2411-316

2024 North 18th Street 19121 32nd Wd. 1828 Sq. Ft. BRT#321229501 Improvements: Residential Property Subject To Mortgage
2024 NORTH 18TH ST LLC CP Dec 2023 No. 02067 \$224,433.58 Friedman Vartolo LLP

2411-317

958 Wagner Avenue 19141 49th Wd. 2519 Sq. Ft. BRT#492009900 Improvements: Residential Property Subject To Mortgage
CDS INVESTMENTS LLC CP Apr 2024 No. 03816 \$172,877.09 Friedman Vartolo LLP

2411-318

1811 North Taylor Street 19121 32nd Wd. 663 Sq. Ft. BRT#322163100 Improvements: Residential Property Subject To Mortgage
URBAN SOCIETY GROUP LLC CP Jan 2024 No. 02342 \$309,658.47 Friedman Vartolo LLP

2411-319

6030 North Marvine Street 19141 49th Wd. 1345 Sq. Ft. BRT#49311700 Improvements: Residential Property Subject To Mortgage
HAMMER INVESTMENT PROPERTIES LLC CP Feb 2023 No. 01773 \$114,081.73 Friedman Vartolo LLP

2411-320

2348 North 12th Street 19133 37th Wd. 900 Sq. Ft. BRT#371233700 Improvements: Residential Property Subject To Mortgage
J2B HOLDINGS LLC CP May 2024 No. 00737 \$210,688.04 Friedman Vartolo LLP

2411-321

12005 Salina Place 19154 66th Wd. 3811 Sq. Ft. BRT#662117700 Improvements: Residential Property Subject To Mortgage
JIAWEI GAN CP Sep 2023 No. 01777 \$216,620.43 Friedman Vartolo LLP

2411-322

5804 Lansdowne Avenue 19131 4th Wd. 1876 Sq. Ft. BRT#043182300 Improvements:

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ments: Commercial
P. COLLINS REALTY LLC CP Apr 2024 No. 03669 \$188,374.01 Hill Wallack LLP

2411-323

3127 North Sheridan Street 19133 37th Wd. 920 Sq. Ft. BRT#372036401 Improvements: Residential Property
SHEENA VALENTIN CP Dec 2023 No. 00696 \$122,089.08 Hill Wallack LLP

2411-324

5901 North 11th Street 19141 49th Wd. 6720 Sq. Ft. BRT#492239800 Improvements: Residential Property
PUTRESSE T. ARNOLD AKA PUTRESE ARNOLD IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF SIDNEY E. ARNOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD, SR.; SIDNEY ARNOLD, JR. AKA SIDNEY E. ARNOLD, JR. AKA SIDNEY ARNOLD, IN HIS CAPACITY AS HEIR OF SIDNEY E. ARNOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD, SR.; FABIAN ARNOLD, IN HIS CAPACITY AS HEIR OF SIDNEY E. ARNOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD, SR.; FABIAN ARNOLD, IN HIS CAPACITY AS HEIR OF SIDNEY E. ARNOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD, SR.; ANITRA MITCHELL, IN HER CAPACITY AS HEIR OF SIDNEY E. ARNOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SIDNEY E. ARNOLD AKA SIDNEY EARL ARNOLD, SR. AKA SIDNEY E. ARNOLD SR. CP Oct 2022 No. 01866 \$205,185.15 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2411-325

338 North Robinson Street 19139 34th Wd. 1028 Sq. Ft. BRT#341188900 Improvements: Residential Property
JULIA R. PAYNE AKA JULIA PAYNE CP Aug 2022 No. 02124 \$23,719.46 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2411-326

7134 Erdrick Street 19135 41st Wd. 2149 Sq. Ft. BRT#412245400 Improvements: Residential Property Subject To Mortgage
LOU ANN FEUERSTEIN CP Feb 2016 No. 00874 \$224,527.01 Brock & Scott, PLLC

2411-327

119 South Redfield Street 19139 3rd Wd. 1040 Sq. Ft. BRT#031133400 Improvements: Residential Property Subject To Mortgage
MELVIN U. RAVENELL, SR. CP Jun 2021 No. 01791 \$30,351.47 Shnyder Law Firm, LLC

2411-328

5211 Westminster Avenue 19131 44th Wd. 1232 Sq. Ft. BRT#442061300 Improvements: Residential Property Subject To Mortgage
HAVERFORD AVENUE, LLC CP Mar 2024 No. 01928 \$122,359.03 Gingo Palumbo Law Group LLC

2411-329

2131 Cross Street 19146 36th Wd. 936 Sq. Ft. BRT#363056400 Improvements:

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Residential Property Subject To Mortgage LORRAINE T. CARTER, AS HEIR IN HER CAPACITY TO THE ESTATE OF LORRAINE T. CARTER, DECEASED; LINDA D. CARTER, AS HEIR IN HER CAPACITY TO THE ESTATE OF LORRAINE T. CARTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LORRAINE T. CARTER, DECEASED CP Oct 2023 No. 01756 \$117,482.56 Brock & Scott, PLLC

2411-330

418 West Mentor Street 19120 42nd Wd. 1140 Sq. Ft. BRT#422079100 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FREDDIE TORRES, DECEASED CP Nov 2023 No. 02499 \$61,697.60 Brock & Scott PLLC

2411-331

3333 Argyle Street 19134 33rd Wd. 620 Sq. Ft. BRT#331368300 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER AIDA ORTIZ, DECEASED CP Oct 2023 No. 01577 \$26,092.21 Brock & Scott PLLC

2411-332

9234 Wooden Bridge Road 19114 57th Wd. 7440 Sq. Ft. BRT#572206800 Improvements: Residential Property Subject To Mortgage ANNA MARIE PARKINSON AND PATRICK C. PARKINSON CP Oct 2023 No. 01575 \$305,234.09 Brock & Scott, PLLC

2411-333

3132 Barnett Street 19149 55th Wd. 1013 Sq. Ft. BRT#551009200 Improvements: Residential Property ROSEANN BRUTOSKY CP May 2017 No. 01947 \$60,028.92 Brock & Scott, PLLC

2411-335

5221 Westminster Avenue 19131 44th Wd. 1232 Sq. Ft. BRT#442061800 Improvements: Residential Property WEST FILA PROPERTIES LLC CP Aug 2023 No. 01280 \$128,508.84 Romano Garubo & Argentieri

2411-336

247 South 62nd Street 19139 3rd Wd. 1155 Sq. Ft. BRT#031189200 Improvements: Residential Property RASHIDA PATTERSON CP Nov 2023 No. 00566 \$58,230.58 Duane Morris LLP

2411-337

3850 Woodhaven Road 19154 66th Wd. 1133 Sq. Ft. BRT#888660298 Improvements: Residential Property TIMOTHY J. LANGAN CP May 2022 No. 02212 \$115,449.76 Logs Legal Group, LLP

2411-338

7114 Akron Street 19149 54th Wd. 1286 Sq. Ft. BRT#542428200 Improvements: Residential Property CHARLES A.J. HALPIN, III PERSONAL REPRESENTATIVE OF THE ESTATE OF JOYCE GILBERT A/K/A JOYCE LOIS GILBERT, DECEASED CP Mar 2023 No. 02837 \$83,846.29 Law Offices Of Gregory Javardian, LLC

2411-339

5439 Chester Avenue 19143 51st Wd. 1900 Sq. Ft. BRT#514128500 Improvements: Residential Property Subject To Mortgage FTCJ INVESTMENT LLC A/K/A FTCJ INVESTMENTS LLC CP Feb 2024 No. 02044 \$210,012.64 Orleans PC

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2411-340

1965 69th Avenue 19138 10th Wd. 1664 Sq. Ft. BRT#101270500 Improvements: Residential Property Subject To Mortgage LAWRENCE ALVAREZ A/K/A LAWRENCE ALVEREZ CP Aug 2022 No. 01762 \$69,954.62 Parker McCay P.A.

2411-341

614 Emily Street 19148 39th Wd. 748 Sq. Ft. BRT#393036800 Improvements: Commercial Subject To Mortgage AM INVESTMENT PROPERTIES LLC CP Mar 2024 No. 00231 \$204,705.32 McCarter & English, LLP

2411-342

2633 Caesar Place 19153 40th Wd. 1620 Sq. Ft. BRT#405939400 Improvements: Residential Property Subject To Mortgage FROM THE MUSCLE INVESTMENT, LLC CP Jul 2023 No. 02673 \$252,507.78 Friedman Vartolo LLP

2411-343

540 East Penn Street 19144 12th Wd. 1127 Sq. Ft. BRT#121142300 Improvements: Residential Property Subject To Mortgage BSD USA INVESTMENTS LLC CP Dec 2023 No. 02980 \$144,137.61 Friedman Vartolo LLP

2411-344

1479 Stevens Street 19149 54th Wd. 1049 Sq. Ft. BRT#541050400 Improvements: Residential Property Subject To Mortgage FASTLIFE HOMES LLC CP Jan 2024 No. 02955 \$318,147.41 Friedman Vartolo LLP

2411-345

5794 Dunlap Street 19131 4th Wd. 1365 Sq. Ft. BRT#043238800 Improvements: Residential Property GLADYS SNYDER AND MAURICE SNYDER CP Oct 2023 No. 02395 \$25,512.29 Stern & Eisenberg PC

2411-347

5927 Wayne Avenue 19144 59th Wd. 6879 Sq. Ft. BRT#593193500 Improvements: Residential Property EDNA MCLAUGHLIN, AS HEIR TO DORCINE S. TURNER, DECEASED; ATIYA D. TURNER, AS HEIR TO DORCINE S. TURNER, DECEASED; UNKNOWN SURVIVING HEIRS OF DORCINE S. TURNER, DECEASED CP Jun 2018 No. 02964 \$372,161.77 Hladik Onorato & Federman LLP

2411-348

5618 Utah Street 19144 12th Wd. 728 Sq. Ft. BRT#122154400 Improvements: Residential Property Subject To Mortgage ANDRE CHRISTIE CP Dec 2023 No. 03039 \$101,472.03 Friedman Vartolo LLP

2411-349

1819 East Willard Street 19134 45th Wd. 961 Sq. Ft. BRT#452027200 Improvements: Residential Property Subject To Mortgage Subject To Rent CORRECT INVESTMENTS LLC CP Nov 2023 No. 00080 \$357,599.57 Friedman Vartolo LLP

2411-350

223 South 51st Street 19139 60th Wd. 1621 Sq. Ft. BRT#602160400 Improvements: Residential Property Subject To Mortgage DDH FUND LP CP Mar 2024 No. 02056 \$220,041.70 Friedman Vartolo LLP

2411-351

332 Magee Avenue 19111 35th Wd. 2495 Sq. Ft. BRT#353095800 Improvements: Residential Property Subject To Mortgage STEVEN J. CAMPBELL A/K/A STEVEN CAMPBELL CP Feb 2023 No. 00880 \$135,006.64 Friedman Vartolo LLP

2411-352

323 North Salford Street 19139 4th Wd. 855 Sq. Ft. BRT#042256400 Improvements: Residential Property Subject To

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Mortgage OAK MERCHANDISE & MANAGEMENT CO INC. CP Jan 2024 No. 03187 \$145,746.99 Friedman Vartolo LLP

2411-353

5218 Woodland Avenue 19143 51st Wd. 1558 Sq. Ft. BRT#512100200 Improvements: Residential Property Subject To Mortgage NSG ACQUISITIONS LLC CP Jun 2023 No. 01676 \$248,476.59 Friedman Vartolo LLP

2411-354

2355-2359 East York Street 19125 31st Wd. 4989 Sq. Ft. BRT#313162005 Improvements: Residential Property Subject To Rent 2357 E YORK LP CP Mar 2024 No. 02734 \$428,395.21 Stradley Ronon Stevens & Young, LLP

2411-355

5830 Oakland Street 19149 62nd Wd. 2556 Sq. Ft. BRT#621395700 Improvements: Residential Property JAMES CATALFANO CP Nov 2023 No. 00886 \$116,132.20 KML Law Group, P.C.

2411-357

11900 Farwell Road 19154 66th Wd. 4385 Sq. Ft. BRT#662165000 Improvements: Residential Property CAROL SNYDER CP Jun 2022 No. 00819 \$235,612.57 Stern & Eisenberg PC

2411-358

6048 Augusta Street 19149 53rd Wd. 1215 Sq. Ft. BRT#531253700 Improvements: Residential Property Subject To Mortgage KANLUM QUAN CP Jun 2024 No. 00419 \$77,079.79 Brock & Scott PLLC

2411-359

5601 Gainor Road 19131 52nd Wd. 4537 Sq. Ft. BRT#522107400 Improvements: Residential Property Subject To Mortgage KAREN SHAW-RANDALL, IN HER CAPACITY AS HEIR OF BERNARD B. SHAW A/K/A BERNARD B. SHAW SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BERNARD B. SHAW A/K/A BERNARD B. SHAW, SR., DECEASED CP Oct 2023 No. 01583 \$53,609.42 Brock & Scott PLLC

2411-360

1640 North 61st Street 19151 34th Wd. 1500 Sq. Ft. BRT#342262300 Improvements: Residential Property Subject To Mortgage DAVID N. RUBIN, ESQ., IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF LUCIE M. HAYNIE A/K/A LUCIE MAE HAYNIE A/K/A LUCIE HAYNIE A/K/A LUCIE MAE DAVIS HAYNIE; DEAWN HAYNIE, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LUCIE M. HAYNIE A/K/A LUCIE MAE HAYNIE A/K/A LUCIE MAE DAVIS HAYNIE CP Dec 2019 No. 03491 \$36,659.93 Brock & Scott PLLC

2411-361

6408 Guyer Avenue 19142-3025 40th Wd. 1225 Sq. Ft. BRT#406318300 Improvements: Residential Property CHERRI WILLIAMS CP Jan 2023 No. 01044 \$68,059.29 The Law Office Of Gregory Javardian LLC

2411-362

5538 Walnut Street 19139 60th Wd. 2000 Sq. Ft. BRT#604038300 Improvements: Residential Property Subject To Mortgage BERNICE JONES CP Mar 2023 No. 00147 \$63,987.22 The Law Office Of Gregory Javardian LLC

2411-363

5639 Angora Terrace 19143-3111 51st Wd. 1120 Sq. Ft. BRT#513066100 Improvements: Residential Property FRANCELIA STUART-MAYERS, IN

SHERIFF'S SALE

HER CAPACITY AS HEIR OF EDELYN HOWARD; BASIL ANTROBUS, IN HIS CAPACITY AS HEIR OF EDELYN HOWARD; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDELYN HOWARD CP Jul 2023 No. 02106 \$113,691.53 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2411-364

7614 Gilbert Street 19150 10th Wd. 1266 Sq. Ft. BRT#102481200 Improvements: Residential Property DONDREA E. WARD CP Mar 2023 No. 03576 \$182,882.67 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2411-365A

6958 Cedar Park Avenue 19138 10th Wd. 1412 Sq. Ft. BRT#102501900 Improvements: Commercial Subject To Rent FRANCIS G. KILSON CP May 2024 No. 00733 \$310,394.17 Fleck Eckert Klein McGarry LLC

2411-365B

6400 Belfield Avenue 19119 22nd Wd. 2075 Sq. Ft. BRT#221242600 Improvements: Commercial Subject To Rent FRANCIS G. KILSON CP May 2024 No. 00733 \$310,394.17 Fleck Eckert Klein McGarry LLC

2411-365C

1712 West Tioga Street 19140 11th Wd. 6250 Sq. Ft. BRT#112085300 Improvements: Commercial Subject To Rent FRANCIS G. KILSON CP May 2024 No. 00733 \$310,394.17 Fleck Eckert Klein McGarry LLC

2411-366

1724 West Erie Avenue 19140-3537 13th Wd. 2033 Sq. Ft. BRT#131045800 Improvements: Residential Property KEVIN WHITE AND HAMMER INVESTMENT PROPERTIES LLC CP Jun 2024 No. 01219 \$99,992.46 Hladik Onorato and Federman LLP

2411-367

1024 Wagner Avenue 19141 49th Wd. 2495 Sq. Ft. BRT#492012000 Improvements: Residential Property UNKNOWN SURVIVING HEIRS OF CLARE A. TOWHEY, DECEASED CP Jan 2024 No. 01740 \$57,931.36 Hladik Onorato & Federman LLP

2411-368

2029 North Stillman Street 19121 32nd Wd. 832 Sq. Ft. BRT#322184600 Improvements: Residential Property Subject To Mortgage HAMMER INVESTMENT PROPERTIES, LLC CP Mar 2024 No. 00720 \$125,495.50 Orleans PC

2411-369

1716 Dorrance Street 19145 36th Wd. 630 Sq. Ft. BRT#363196600 Improvements: Residential Property Subject To Mortgage JDTJ CONSULTING, LLC; TAMIKA JOHNSON; JAMILLAH DALLAS CP Jun 2024 No. 00445 \$255,690.10 Console Matison, LLP

2411-370

2633 East Allegheny Avenue 19134 45th Wd. 820 Sq. Ft. BRT#871569960 Improvements: Commercial Subject To Mortgage Subject To Rent W.Z. REMODELING LLC CP Mar 2024 No. 03014 \$220,195.09 Stradley Ronon Stevens & Young, LLP

2411-371

3373 East Thompson Street 19134 45th Wd. 1200 Sq. Ft. BRT#451234203 Improvements: Residential Property W.Z. REMODELING LLC CP Mar 2024 No. 03021 \$184,175.79 Stradley Ronon Stevens & Young, LLP

2411-372

SHERIFF'S SALE

620 West York Street 19133 37th Wd. 1073 Sq. Ft. BRT#371354500 Improvements: Residential Property K&H PROPERTY MANAGEMENT LLC CP Mar 2024 No. 00722 \$485,767.33 Hill Wallack LLP

2411-373

103 West Godfrey Avenue 19120 61st Wd. 1050 Sq. Ft. BRT#611285400 Improvements: Residential Property ZANDRA BURNETT IN HER CAPACITY AS HEIR OF SARAH BURNETT A/K/A SARAH L. BURNETT AND CAROLYN YVETTE WINSTON IN HER CAPACITY AS HEIR OF SARAH BURNETT A/K/A SARAH L. BURNETT AND UNKNOWN HEIRS, SUCCESSORAS, ASSIGNS, ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SARAH BURNETT A/K/A SARAH L. BURNETT CP Jan 2023 No. 00086 \$135,519.57 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2411-374

3165 Agate Street 19134 25th Wd. 707 Sq. Ft. BRT#252336700 Improvements: Residential Property JILLIAN M. POLLIS SOLELY IN CAPACITY AS HEIR OF THOMAS W. POLLIS, SR DECEASED AND THOMAS W. POLLIS JR. SOLELY IN CAPACITY AS HEIR OF THOMAS W. POLLIS, SR DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER THOMAS W. POLLIS SR., DECEASED CP Jan 2024 No. 02519 \$28,989.94 Powers Kirm, LLC

2411-375

1940 Hart Lane 19134 25th Wd. 960 Sq. Ft. BRT#252047100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER ANN MARIE IANNETTA A/K/A ANN M. IANNETTA. DECEASED CP Jan 2024 No. 01583 \$36,581.40 Powers Kirm, LLC

2411-376

821 South Alden Street 19143 46th Wd. 912 Sq. Ft. BRT#463256600 Improvements: Residential Property DEBRA E. JONES CP Oct 2023 No. 01376 \$30,478.73 Powers Kirm, LLC

2411-377

1916 Evarts Street 19152 56th Wd. 4125 Sq. Ft. BRT#562241500 Improvements: Residential Property JOSEPH WALDMAN AND HANNAH WALDMAN CP Jan 2018 No. 02282 \$120,698.65 Powers Kirm, LLC

2411-378

154 Rosemar Street 19120 61st Wd. 1050 Sq. Ft. BRT#611233500 Improvements: Residential Property JOHNSON SOLELY IN HER CAPACITY AS HEIR OF CHRISTINE M. JOHNSON, DECEASED; THE UNKNOWN HEIRS OF CHRISTINE M. JOHNSON DECEASED CP May 2022 No. 01843 \$51,329.79 KML Law Group, P.C.

2411-379

4023 Green Street 19104 6th Wd. 1368 Sq. Ft. BRT#061041100 Improvements: Residential Property CHARLES A.J. HALPIN, III, ESQUIRE, REPRESENTATIVE OF THE ESTATE OF MICHAEL H. JONES A/K/A MICHAEL JONES, DECEASED CP 01383 No. JUN 2024 \$108,289.99 Law Offices Of Gregory Javardian, LLC

2411-380

2457 North 5th Street 19133 19th Wd. 1793 Sq. Ft. BRT#871525240 Improvements: Commercial

SHERIFF'S SALE

GILBERTO SANCHEZ AND AIDA SANCHEZ AND GOLDEN BLOCK DOLLAR PLUS LLC AND GOLDEN BLOCK DOLLAR PLUS AND RUSSELLNY INVESTMENTS LLC, TERRE TENANT CP Jan 2017 No. 01631 \$120,000.00 Kivitz & Kivitz, P.C.

2411-381

6054 North American Street 19120 61st Wd. 1088 Sq. Ft. BRT#612399900 Improvements: Residential Property MYRON TAYLOR CP Jan 2024 No. 03061 \$85,010.36 Kivitz & Kivitz, P.C.

2411-382

5943 Ogontz Avenue 19141 17th Wd. 1565 Sq. Ft. BRT#871094100 Improvements: Residential Property Subject To Mortgage VALERIO MEZQUITA, AKA VALERIO D. MEZQUITA CP Sep 2019 No. 01787 \$23,430.25 Manley Deas Kochalski LLC

2411-383

5013 F Street 19124 23rd Wd. 1940 Sq. Ft. BRT#233061700 Improvements: Residential Property CELANIA ROSA AMARANTE AKA CELANIA ROSA CP Oct 2023 No. 01073 \$185,088.18 Albertelli Law

2411-384

2822 Woodhaven Road 19154 66th Wd. 7562 Sq. Ft. BRT#662613100 Improvements: Residential Dwelling JOSEPH SCOTT III CP Feb 2023 No. 01502 \$248,042.55 Hladik Onorato & Federman LLP

2411-385

41 North Felton Street 19139 34th Wd. 1048 Sq. Ft. BRT#341240700 Improvements: Residential Property SHAWN Q. DRUMMOND CP Jun 2023 No. 02966 \$37,115.13 Hladik Onorato & Federman LLP

2411-387

1227 Hale Street 19111 53rd Wd. 1075 Sq. Ft. BRT#531033800 Improvements: Residential Property DERRELL AQUIL BANKS CP May 2022 No. 01120 \$94,964.99 Manley Deas Kochalski LLC

2411-388

7113 Lynford Street 19149 35th Wd. 1257 Sq. Ft. BRT#542214600 Improvements: Residential Property Subject To Rent KANLUM QUAN; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF KANLUM QUAN(IF ANY) CP Dec 2023 No. 00781 \$97,315.63 Manley Deas Kochalski LLC

2411-389

5616 Windsor Avenue 19143 51st Wd. 1016 Sq. Ft. BRT#514082900 Improvements: Residential Property MARY K. KAGARUKI, AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF CHARLES F. KAIJANANTE A/K/A CHARLES FIDELIS KAIJANANTE A/K/A CHARLES KAIJANANTE; CHRISTIAN LANE BROWN, A MINOR, IN HIS CAPACITY AS HEIR OF CHARLES F. KAIJANANTE A/K/A CHARLES FIDELIS KAIJANANTE

SHERIFF'S SALE

A/K/A CHARLES KAIJANANTE;M.K., AMINOR, IN HER CAPACITY AS HEIR OF CHARLES F. KAIJANANTE A/K/A CHARLES FIDELIS KAIJANANTE A/K/A CHARLES KAIJANANTE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CHARLES F. KAIJANANTE A/K/A CHARLES FIDELIS KAIJANANTE A/K/A CHARLES KAIJANANTE CP Oct 2022 No. 01457 \$54,508.71 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2411-390

9617 Hilsbach Street 19115 58th Wd. 1484 Sq. Ft. BRT#581485103 Improvements: Residential Property Subject To Mortgage JOHN MCDEVITT CP Mar 2023 No. 02832 \$277,631.23 Leopold & Associates, PLLC

2411-391

7946 Temple Road 19150-2116 50th Wd. 1634 Sq. Ft. BRT#501064900 Improvements: Residential Property Subject To Mortgage KARL D. CLANTON CP Jul 2023 No. 00347 \$91,012.66 Barley Snyder LLP

2411-392

1814 South 20th Street 19145 48th Wd. 1215 Sq. Ft. BRT#871223700 Improvements: Commercial Subject To Mortgage 1814 S 20TH LLC CP Dec 2021 No. 01061 \$733,858.83 Eisenberg, Gold & Agrawal, P.C.

2411-393

5623 North 13th Street 19141-4103 49th Wd. 1501 Sq. Ft. BRT#493198700 Improvements: Residential Property Subject To Mortgage ALEAH NICKENS CP Jan 2024 No. 03240 \$191,921.42 Orleans PC

2411-394

5622 Sprague Street 19138-2330 12th Wd. 870 Sq. Ft. BRT#122269600 Improvements: Residential Property Subject To Mortgage TROY WILLIAMS CP Dec 2023 No. 00867 \$52,918.80 Leopold & Associates, PLLC

2411-396

1553 North Alden Street 19131-3814 4th Wd. 1350 Sq. Ft. BRT#043294100 Improvements: Residential Property Subject To Mortgage CASSEL GROUP, LLC CP Feb 2024 No. 03223 \$101,177.31 Leopold & Associates, PLLC

2411-397

1904 73rd Avenue 19138 10th Wd. 1228 Sq. Ft. BRT#101343800 Improvements: Residential Property IRLANDE SYLVERT AND HUGUES PIERRE CP Nov 2023 No. 02824 \$116,359.46 Albertelli Law

2411-398

5208 Duffield Street 19124 62nd Wd. 1324 Sq. Ft. BRT#622239900 Improvements: Residential Property KEITH D. WILLSE CP Aug 2023 No.

SHERIFF'S SALE

00712 \$83,560.41 Albertelli Law

2411-399

6333 Kingsewing Avenue 19142 40th Wd. 1332 Sq. Ft. BRT#401257300 Improvements: Residential Property SABALI LLC CP May 2024 No. 00583 \$90,845.36 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2411-400

308 North 59th Street 19139 4th Wd. 750 Sq. Ft. BRT#042244000 Improvements: Residential Property UNKNOWN HEIRS OF LULA WILSON AKA LULA M. WILSON; THERESA BOSWELL, HEIR OF LULA WILSON, A/K/A LULA M. WILSON, DECEASED; NANCY SCHOOLFIELD, HEIR OF LULA WILSON, A/K/A LULA M. WILSON, DECEASED; ANITA WILLIAMS, HEIR OF LULA WILSON, A/K/A LULA M. WILSON, DECEASED CP Sep 2022 No. 02260 \$48,350.60 KML Law Group, P.C.

2411-401

4834 Parrish Street 19139 44th Wd. 1178 Sq. Ft. BRT#441313800 Improvements: Residential Property THE UNKNOWN HEIRS OF MARVIN ANTHONY ROUSE AKA MARVIN ROUSE, DECEASED CP Feb 2024 No. 00247 \$129,017.27 KML Law Group, P.C.

2411-402

6538 North Bouvier Street 19126 17th Wd. 1292 Sq. Ft. BRT#172231700 Improvements: Residential Property THERESA TAYLOR AKA THERESA N. TAYLOR; CALVIN H. TAYLOR JR. AKA CALVIN H. TAYLOR CP 01887 No. JAN 2023 \$122,053.62 KML Law Group, P.C.

2411-403

5815 Akron Street 19149 62nd Wd. 1174 Sq. Ft. BRT#621440500 Improvements: Residential Property ALESIA BREWER CP Dec 2022 No. 02201 \$151,114.36 KML Law Group, P.C.

2411-404

2442 Rosella Street 19153 40th Wd. 3181 Sq. Ft. BRT#404165609 Improvements: Residential Property ROMEO SHEDRICK CP Jan 2024 No. 02338 \$56,983.03 KML Law Group, P.C.

2411-405

6724 Woolston Avenue 19138 10th Wd. 1120 Sq. Ft. BRT#102405200 Improvements: Residential Property GARFIELD EDWARDS CP Jul 2023 No. 00088 \$122,857.76 KML Law Group, P.C.

2411-406

1931 North 31st Street 19121 32nd Wd. 969 Sq. Ft. BRT#871542840 Improvements: Residential Property JNC PROPERTY SOLUTIONS LLC; NICOLE JEFFERSON, GUARANTOR CP Jun 2024 No. 00433 \$475,841.99 KML Law Group, P.C.

2411-407

1238 Pratt Street 19124 62nd Wd. 1392 Sq. Ft. BRT#621016800 Improvements: Residential Property JEAN M. ESPERA; MOSENTHO JEAN

SHERIFF'S SALE

CP Sep 2023 No. 00374 \$23,487.29 KML Law Group, P.C.

2411-408

3421 North Lee Street 19134 7th Wd. 1076 Sq. Ft. BRT#073028600 Improvements: Residential Property CHERYL MASON, SOLELY IN HER CAPACITY AS HEIR OF NANCY TIMM, DECEASED; JOHN MASON, SOLELY IN HIS CAPACITY AS HEIR OF NANCY TIMM, DECEASED; NICOLE MASON, SOLELY IN HER CAPACITY AS HEIR OF NANCY TIMM, DECEASED; WAYNE MEARS, SOLELY IN HIS CAPACITY AS HEIR OF NANCY TIMM, DECEASED CP Jan 2022 No. 02006 \$34,115.65 KML Law Group, P.C.

2411-409

6632-46 Bustleton Avenue 19149 54th Wd. 22200 Sq. Ft. BRT#778726200 Improvements: Commercial Yes KINGDOM EMPOWERMENT INTERNATIONAL MINISTRY A/K/A KINGDOM EMPOWERMENT INTERNATIONAL MINISTRIES CP Jun 2024 No. 01414 \$1,356,004.82 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

2411-410

5915 Chester Avenue 19143 40th Wd. 1449 Sq. Ft. BRT#401116200 Improvements: Residential Property DAMMON MALIK EVERETT, AS ADMINISTRATOR OF THE ESTATE OF DAMMON HORACE EVERETT AKA DAMMON EVERETT, DECEASED CP Jun 2024 No. 00605 \$56,421.28 Hill Wal-lack LLP

2411-411

939 South 59th Street 19143 3rd Wd. 1257 Sq. Ft. BRT#033193000 Improvements: Residential Property Subject To Mortgage GARY T. THOMAS, KNOWN HEIR OF CATHERINE THOMAS AND RONALD T. THOMAS, KNOWN HEIR OF CATHERINE THOMAS AND KEVIN THOMAS, KNOWN HEIR OF CATHERINE THOMAS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CATHERINE THOMAS CP Feb 2021 No. 01085 \$50,137.99 Buchanan Ingersoll & Rooney PC

2411-412

678 North 13th Street 19123 14th Wd. 1821 Sq. Ft. BRT#141000026 Improvements: Residential Property 678 NORTH 13TH STREET LLC CP Mar 2024 No. 02256 \$610,143.37 Manley Deas Kochalski LLC

2411-413

2400 East Butler Street 19137 45th Wd. 48302 Sq. Ft. BRT#882059550 Improvements: Commercial Subject To Mortgage Subject To Rent 3755 ARAMINGO ASSOCIATES, LLC CP Jul 2023 No. 00703 \$1,104,730.60 Stevens & Lee

2411-414

4305 Terrace Street 19128 21st Wd. 2605 Sq. Ft. BRT#211295100 Improvements:

SHERIFF'S SALE

Residential Property CATHERINE RAFTERY, IN HER CAPACITY AS HEIR OF CHRISTOPHER M. RAFTERY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHRISTOPHER M. RAFTERY CP Aug. 2023 No. 00649 \$327,426.60 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2411-416

2048 East Venango Street 19134 45th Wd. 1204 Sq. Ft. BRT#452146900 Improvements: Residential Property DANA WEBER, ADMINISTRATRIX OF THE ESTATE OF JANICE D. WEBER, DECEASED CP Aug 2022 No. 03238 \$17,161.39 KML Law Group, P.C.

2411-419A

5933 North Camac Street 19141 49th Wd. 1680 Sq. Ft. BRT#493166400 Improvements: Residential Property MICHAEL P. DUNSTON A/K/A MICHAEL DUNSTON AND BRENDA J. DUNSTON A/K/A BRENDA DUNSTON CP May 2023 No. 01959 \$36,190.43 McCabe Weisberg & Conway LLC

2411-419B

5935 North Camac Street 19141 49th Wd. 1680 Sq. Ft. BRT#493166500 Improvements: Residential Property MICHAEL P. DUNSTON A/K/A MICHAEL DUNSTON AND BRENDA J. DUNSTON A/K/A BRENDA DUNSTON CP May 2023 No. 01959 \$36,190.43 McCabe Weisberg & Conway LLC

2411-420

175 Hansberry Street 19144 12th Wd. 3705 Sq. Ft. BRT#123102600 Improvements: Residential Property Subject To Mortgage DNRD, LLC AND VIRGIL RUSH, INDIVIDUAL AND AS MANAGING MEMBER OF DNRD, LLC CP Aug 2023 No. 02693 \$294,044.64 Vitti Law Group Incorporated

2411-424

223 Tree Street 19148 39th Wd. 672 Sq. Ft. BRT#391083900 Improvements: Residential Property STEVEN BEGLEY IN HIS CAPACITY AS HEIR OF EILEEN BEGLEY A/K/A EILEEN J. BEGLEY, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST OF UNDER EILEEN GEGLEY A/K/A EILEEN J. BEGLEY, DECEASED CP Dec 2019 No. 04498 \$46,336.21 Stern & Eisenberg PC

2411-425

3162 Master Street 19121 88th Wd. 1230 Sq. Ft. BRT#888290168 Improvements: Residential Property GARY BOWMAN CP Dec 2023 No. 01895 \$276,396.96 Stern & Eisenberg PC

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