

Sheriff’s Sale Notices for November 7, 2023

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>FIRST PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 7, 2023 at:</p> <p>https://www.bid4assets.com/philadelphia 10:00 AM EST 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 7, 2023</p> <p>2311-301 529 E Merson St 19111 63rd WD 1,730 Sq.</p>	<p> Ft. BRT# 631374900 Improvements: Residential Property CAMILLA G. MURPHY C.P. Jan 2022 No. 00201 \$258,296.06 KML Law Group, P.C.</p> <p>2311-302 6491 W Wodbine Ave 19151 34th WD 25,318 Sq. Ft. BRT# 344136400 Improvements: Residential Property THOMAS C. STAFFORD C.P. Mar 2020 No. 00231 \$954,455.65 KML Law Group, P.C.</p> <p>2311-303 3148 N 6th St 19133 37th WD 1,073 Sq. Ft. BRT# 372010800 Improvements: Residential Property EUGENE ROXBURY AKA EUGENE J. ROXBURY C.P. Jan 2023 No. 00715 \$110,042.95 KML Law Group, P.C.</p> <p>2311-304 2061 S Alden St 19143 40th WD 795 Sq. Ft. BRT# 401016200 Improvements: Residential Property NADIA AMUSA C.P. Dec 2021 No. 0266 \$41,270.49 KML Law Group, P.C.</p> <p>2311-305 2935 N 13th St 19133 37th WD 1,740 Sq. Ft. BRT# 372272700 Improvements: Residential Property GLORIA J. WILLIAMS C.P. Jan 2022 No. 02142 \$109,285.67 KML Law Group, P.C.</p> <p>2311-306 1815 Tolbut St 19152 56th WD 3,450 Sq. Ft. BRT# 562254400 Improvements: Residential Property ELIZABETH OLIVEIRA AND ANTHONY M. SCHULTZE AKA ANTHONY SCHULTEZ C.P. May 2018 No. 02536 \$238,100.90 KML Law Group, P.C.</p> <p>2311-307 3900 Ford Rd Apt #11E 19131 52nd WD 1,577 Sq. Ft. BRT# 888520162 Improvements: Residential Property THE UNKNOWN HEIRS OF ELAINE WALDEN DECEASED AND CELESTE WALDEN KELLEY SOLELY IN HER CAPACITY AS HEIR OF ELAINE WALDEN, DECEASED C.P. Feb 2022 No. 02135 \$312,918.99 KML Law Group, P.C.</p> <p>2311-308 2554 N Bouvier St 19132 16th WD 1,042 Sq. Ft. BRT# 161240400 Improvements: Residential Property JEANETTE FIELDS C.P. Oct 2021 No. 02184 \$32,856.37 KML Law Group, P.C.</p> <p>2311-310 1453 N 29th St 19121 29th WD 1,120 Sq. Ft. BRT# 292157500 Improvements: Residential Property CHARLES I. BROWN, JR KNOWN HEIR OF CHARLES I. BROWN DECEASED UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATION CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER CHARLES I. BROWN DECEASED. C.P. Nov 2019 No. 01153 \$151,275.61 Logs Legal Group LLP</p> <p>2311-311 7317 Palmetto St 19111 56th WD 1,500 Sq. Ft. BRT# 561011100 Improvements: Residential Property EDGAR LABOY, JR C.P. Sept 2022 No. 00785 \$238,895.21 Logs Legal Group LLP</p> <p>2311-312 2422 North 26th Street 19132 28th WD 900 Sq. Ft. BRT# 281052900 Improvements: Residential Property MICHAEL NORTON C.P. Jul 2021 No. 01296 \$42,769.75 KML Law Group, P.C.</p> <p>2311-313 2616 Carroll St 19142 40th WD 1,256 Sq. Ft. BRT# 406110700 Improvements: Residential Property MARY COWGILL C.P. Jan 2023 No. 00632 \$56,939.94 KML Law Group, P.C.</p>	<p>2311-314 231 Levick St 19111 35th WD 5,515 Sq. Ft. BRT# 353040600 Improvements: Residential Property THE UNKNOWN HEIRS OF FRANCES RICHARDSON-BEY DECEASED TURHAN RICHARDSON-BEY SOLELY IN HIS CAPACITY AS HEIR OF FRANCES RICHARDSON-BEY, DECEASED C.P. Nov 2022 No. 01225 \$149,057.33 KML Law Group, P.C.</p> <p>2311-315 534 E Walnut Ln 19144 59th WD 1,140 Sq. Ft. BRT# 592067400 Improvements: Residential Property GAIL ROSS AKA GAIL WALKER SOLELY IN HER CAPACITY AS HEIR OF THOMAS, DECEASED THE UNKNOWN HEIRS OF THOMAS WALKER DECEASED SHEERIE WALKER-SIMMONS SOLELY IN HER CAPACITY AS HEIR OF THOMAS WALKER, DECEASED C.P. Sept 2021 No. 02205 \$100,090.67 KML Law Group, P.C.</p> <p>2311-316 5418 Bingham St FKA 5718 Bingham St 19120 35th WD 3,058 Sq. Ft. BRT# 351321400 Improvements: Residential Property NABEEL DIN SOLELY IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED SHABEEL DIN SOLELY IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED SHAROON DIN SOLELY IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED SHEREZ DIN SOLELY IN HIS/HER CAPACITY AS HEIR OF MARTHA DIN, DECEASED THE UNKNOWN HEIRS OF MARTHA DIN DECEASED C.P. Nov 2021 No. 00239 \$86,066.58 KML Law Group, P.C.</p> <p>2311-317 3094 Janney St 19134 25th WD 658 Sq. Ft. BRT# 252416100 Improvements: Residential Property FAMILY HOUSING, LLC AND TAWAN DAVIS, GUARANTOR C.P. Nov 2021 No. 02041 \$112,436.89 KML Law Group, P.C.</p> <p>2311-318 9976 Sandy Rd 19115 58th WD 4,368 Sq. Ft. BRT# 581395200 Improvements: Residential Property ANGELINA E. BEDNARZ C.P. Jun 2022 No. 01280 \$190,569.53 KML Law Group, P.C.</p> <p>2311-319 828 S 49th St 19143 51st WD 2,500 Sq. Ft. BRT# 511002300 Improvements: Residential Property M&P HOLDINGS GROUP LLC AND WARREN PRESCOTT JR., GUARANTOR C.P. May 2023 No. 02163 \$530,124.83 KML Law Group, P.C.</p> <p>2311-320 9164 Old Newtown Rd 19115 56th WD 5,580 Sq. Ft. BRT# 562441820 Improvements: Residential Property BARRY ESTERMAN AND JACQUELINE MILLER C.P. Aug 2014 No. 01177 \$487,615.47 KML Law Group, P.C.</p> <p>2311-321 3605 Essex Ln 19114 66th WD 1,939.36 Sq. Ft. BRT# 661276900 Improvements: Residential Property CHARLES BOOZ C.P. May 2022 No. 01667 \$81,216.18 KML Law Group, P.C.</p> <p>2311-322 7321 Sherwood Road 19151 34th WD 2,199 Sq. Ft. BRT# 344173400 Improvements: Residential Property IAN A. BARRETT AS ADMINISTRATOR OF THE ESTATE OF DAWN A. SMITH A/K/A DAWN SMITH, DECEASED C.P. Apr 2022 No. 02533 \$108,795.16 KML Law Group, P.C.</p> <p>2311-323 3632 Canby Dr 19154 66th WD 1,702.4 Sq. Ft. BRT# 663387400 Improvements: Residential Property JUDITH BRENNAN SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. MCBRIDE, DECEASED THE UNKNOWN HEIRS OF JUDITH A. MCBRIDE DECEASED DAWN MACMURRY SOLELY IN HER CAPACITY AS HEIR OF JUDITH A. MCBRIDE, DECEASED C.P. May 2021 No. 00357 \$212,419.13 KML Law Group, P.C.</p>	<p>2311-324 6212 Callowhill St 19151 34th WD 1,376.18 Sq. Ft. BRT# 341046600 Improvements: Residential Property JONEEN M. WALKER AKA JONEEN WALKER, AND DAVID H WEBB C.P. Apr 2023 No. 00759 \$133,430.38 KML Law Group, P.C.</p> <p>2311-325 7524 Henry Ave 19128 21st WD 6,960 Sq. Ft. BRT# 214245400 Improvements: Residential Property LUIS F. GUTIERREZ SOLELY IN HIS CAPACITY AS THE HEIR OF MOLLIE J. GUTIERREZ DECEASED AND UNKNOWN HEIRS OF MOLLIE J. GUTIERREZ DECEASED C.P. Apr 2022 No. 00107 \$272,401.87 KML Law Group, P.C.</p> <p>2311-326 201 N 8th St Unit 304 19106 5th WD 924 Sq. Ft. BRT# 888036920 Improvements: Residential Property SEAN QUINN C.P. Jan 2023 No. 00216 \$214,788.01 KML Law Group, P.C.</p> <p>2311-327 226 East Colmy Street AKA 226 Comly Street 19120 35th WD 1,468 Sq. Ft. BRT# 352138100 Improvements: Residential Property NOEMI ROMAN C.P. May 2018 No. 01411 \$119,319.07 KML Law Group, P.C.</p> <p>2311-328 1740 Johnston St 19145 26th WD 833 Sq. Ft. BRT# 262305500 Improvements: Residential Property Subject to Mortgage ANTHONY GIORDANO III NICOLE K GIORDANO C.P. Aug 2022 No. 02612 \$298,320.69 Brock & Scott PLLC</p> <p>2311-329 6453 N 17th St 19126 50th WD 1,360 Sq. Ft. BRT# 172198700 Improvements: Residential Property ANDREA BOOZER AND SHAWN SLOAN C.P. Nov 2018 No. 02904 \$134,356.96 KML Law Group, P.C.</p> <p>2311-330 2410 W Oakdale St 19132 28th WD 776.6 Sq. Ft. BRT# 281336601 Improvements: Residential Property AMANDA M. JOHNSON C.P. Oct 2019 No. 01109 \$66,218.48 KML Law Group, P.C.</p> <p>2311-331 2328 Mountain St 19145 36th WD 667 Sq. Ft. BRT# 364079800 Improvements: Residential Property HELEN T. PARHAM A/K/A HELEN PARHAM C.P. Aug 2022 No. 00245 \$3,424.21 Brock & Scott PLLC</p> <p>2311-332 5230 N 15th St 19141 17th WD 1,500 Sq. Ft. BRT# 172061200 Improvements: Residential Property JOHN B. WHITEHEAD, SOLELY IN HIS CAPACITY AS HEIR OF SALLY FOUNTAIN, A/K/A SALLY FOUNTAIN WHITEHEAD, DECEASED UNKNOWN HEIRS, SUCCESSORS AND/OR ASSIGNS OF SALLY FOUNTAIN, A/K/A SALLY FOUNTAIN WHITEHEAD, DECEASED C.P. Jun 2018 No. 03629 \$69,787.03 Pressman & Doyle, LLC</p> <p>2311-333 849 E Chelten Ave 19138 59th WD 3,832 Sq. Ft. BRT# 591012000 Improvements: Residential Property SKYE PROPERTY GROUP LLC & SUNSARAE GARDNER C.P. May 2023 No. 00519 \$739,825.00 Law Offices Of Michael Kuldiner, P.C.</p> <p>2311-334 5237 Walton Avenue 19143 46th WD 1,609.65 Sq. Ft. BRT# 462071500 Improvements: Residential Property ANITA SINGLETON AND SHAMIRAH SINGLETON C.P. Dec 2014 No. 01373 \$107,010.53 KML Law Group, P.C.</p> <p>2311-335 2733 Titan Street 19146 36th WD 880 Sq. Ft. BRT# 362066900 Improvements: Residential Property UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATION CLAIMING RIGHT TITLE OR</p>

SHERIFF'S SALE

INTEREST FROM OR UNDER ISLEY M SHARP DECEASED C.P. Dec 2019 No. 02448 \$87,266.67 Albertelli Law

2311-336

1026 Olney Ave 19141 49th WD 1,274 Sq. Ft. BRT# 492064800 Improvements: Residential Property
YANETTA BENNETT KNOWN HEIR AND EXECUTRIX TO THE ESTATE OF TYRONE ANDERSON A/K/A TYRONE P. ANDERSON, DECEASED JANETTE BENNETT KNOWN HEIR OF TYRONE ANDERSON A/K/A P. ANDERSON DECEASED C.P. Mar 2019 No. 00362 \$34,489.28 Albertelli Law

2311-337

938 Marcella St 19124 35th WD 1078 Sq. Ft. BRT# 351124200 Improvements: Residential Property
KEITH D WILLSE A/K/A KEITH WILLSE C.P. Dec 2019 No. 04501 \$67,796.34 Albertelli Law

2311-338

326 E Tulpehocken St 19144 59th WD 3025 Sq. Ft. BRT# 592106500 Improvements: Residential Property
ERIC BILLOPS AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF CLARICE BILLOPS UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF CLARICE BILLOPS C.P. Mar 2022 No. 01285 \$63,087.54 Manley Deas Kochalski LLC

2311-339

1976 W Spencer Ave 19141 17th WD 1,320 Sq. Ft. BRT# 171254900 Improvements: Residential Property
DONNA MARIA TYSON SOLELY IN HER CAPACITY AS AN HEIR TO THE ESTATE OF RUBY L TYSON AKA RUBY LEE TYSON, ALL UNKNOWN HEIRS OF RUBY L, TYSON AKA RUBY LEE TYSON C.P. Dec 2017 No. 02326 \$58,436.18 Manley Deas Kochalski LLC

2311-340

1132 Englewood St 19111 53rd WD 2,745 Sq. Ft. BRT# 532349100 Improvements: Residential Property
HANNIBAL L.A COLLICK AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF CARL R. HUBBARD UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF CARL R HUBBARD C.P. Jan 2023 No. 01805 \$280,145.32 Manley Deas Kochalski LLC

2311-341

1724 W Erie Ave 19140 13th WD 2,033 Sq. Ft. BRT# 131045800 Improvements: Residential Property
HAMMER INVESTMENT PROPERTIES LLC C.P. Apr 2023 No. 01202 \$89,129.83 Manley Deas Kochalski LLC

2311-342

5516 Whithy Avenue 19143 51st WD 1,304 Sq. Ft. BRT# 513157900 Improvements: Residential Property
KIZZY BROWN AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF DONNA A. WRIGHT AKA DONNA WRIGHT UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF DONNA A WRIGHT, AKA DONNA WRIGHT C.P. Feb 2023 No. 01454 \$50,459.79 Manley Deas Kochalski LLC

2311-343

5740 Spruce St 19139 60th WD 1,256 Sq. Ft. BRT# 604075800 Improvements: Residential Property Subject to Mortgage
UNKNOWN HEIRS AND OR ADMINISTRATORS OF THE ESTATE OF GENEVA D GIBSON C.P. May 2019 No. 09411 \$55,079.24 Manley Deas Kochalski LLC

2311-344

2487 77th Ave 19150 50th WD 1,909 Sq. Ft. BRT# 501431500 Improvements: Residential Property
JOY D. MOORE AND NATHAN J. SMITH C.P. Sept 2019 No. 01638 \$162,785.10 KML Law Group, P.C.

2311-345

1317 Carey St A/K/A 1317 East Caret St 19124 33rd WD 1,050 Sq. Ft. BRT# 331246400 Improvements: Residential Property
TIFFANY J. COLLINS C.P. Feb 2019 No. 02733 \$54,947.40 Logs Legal Group LLP

2311-346

3706 Vader Rd A/K/A 3706 Vader Dr 19154 66th WD 1,800 Sq. Ft. BRT# 663424200 Improvements: Residential Property
CAROLE JANE TYRE AKA CAROL JANE C.P. May 2018 No. 02724 \$68,301.00 KML Law Group, P.C.

2311-347

3850 N Reese St 19140 43rd WD 1,350 Sq. Ft. BRT# 432245200 Improvements: Residential Property

SHERIFF'S SALE

LEON HENRY C.P. Jan 2022 No. 00511 \$51,575.25 Mccabe, Weisberg & Conway, LLC

2311-348

7416 Montour St 19111 56th WD 1200 Sq. Ft. BRT# 561054400 Improvements: Residential Property
JONATAN ZAVALA ZABALA PABLO AVILES AND ZAIDA ZAVALA ZABALA C.P. Jan 2022 No. 01979 \$292,719.48 Mccabe, Weisberg & Conway, LLC

2311-349

6655 Edmund St 19135 41st WD 1,225 Sq. Ft. BRT# 411416300 Improvements: Residential Property
ERIC R. JACKSON, JR. C.P. Jan 2023 No. 02972 \$162,916.92 Hill Wallack LLP

2311-350

627 E Mount Airy Ave 19119 9th WD 4,676 Sq. Ft. BRT# 91007000 Improvements: Residential Property
DEON E. ANSON A/K/A DEON ANSON C.P. Oct 2022 No. 01945 \$290,733.79 Stern & Eisenberg P.C.

2311-351

1103 Foulkrod Street 19124 23rd WD 1,904 Sq. Ft. BRT# 234099100 Improvements: Residential Property
SHAWN LAMAR HAMILTON C.P. Feb 2023 No. 01926 \$137,896.89 Logs Legal Group LLP

2311-352

2634 S Daggett St 19142 40th WD 1,240 Sq. Ft. BRT# 406011000 Improvements: Residential Property
TROY THOMPSON AND GARIBALDI PROPERTY MANAGEMEMT C.P. Jan 2015 No. 03659 \$67,335.76 KML Law Group, P.C.

2311-353

12519 Medford Road 19154 66th WD 1,360 Sq. Ft. BRT# 663256900 Improvements: Residential Property
PAUL A. HINCKLEY, III TIFFANY PLUNKETT C.P. Jan 2023 No. 01037 \$212,215.64 Logs Legal Group LLP

2311-354

122 Ripka St 19127 21st WD 1,891 Sq. Ft. BRT# 211414200 Improvements: Residential Property Subject to Mortgage
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER ROBERT W. ROYDS, DECEASED C.P. Feb 2023 No. 01604 \$57,446.11 Klehr Harrison Harvey Branzburg LLP

2311-355

1505 Green St 19130 EIGHth WD 3,636 Sq. Ft. BRT# 881800000 Improvements: Residential Property
JODIE L GRECO C.P. Jan 2020 No. 01640 \$617,750.00 Salaman Law

2311-356

2446 S Woodstock St 19145 26th WD 1,036 Sq. Ft. BRT# 262177800 Improvements: Residential Property
MICHELE MAGAZZU, EXECUTRIX OF THE ESTATE DIANA VONA-RUDOLPH, DECEASED C.P. Oct 2021 No. 01887 \$294,251.16 Logs Legal Group LLP

2311-357

5739 N Lambert St 19138 8th WD 1,000 Sq. Ft. BRT# 172413300 Improvements: Residential Property
WAYNE WILSON, IN HIS CAPACITY AS HEIR OF RUBY LEE WILSON A/K/A RUBY WILSON, DWAYNE WILSON IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF RUBY LEE WILSON A/K/A RUBY WILSON, UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUBY LEE WILSON A/K/A RUBY WILSON C.P. Jan 2022 No. 00437 \$89,096.15 Robertson, Anschutz, Schneid, Crane & Partners PLLC

2311-358

11900 Farwell Rd 19154 66th WD 4,385 Sq. Ft. BRT# 662165000 Improvements: Residential Property
CAROL SNYDER C.P. Jun 2022 No. 00819 \$235,612.57 Stern & Eisenberg P.C.

2311-359

5946 Bennington St 19120 35th WD 1,178 Sq. Ft. BRT# 352328600 Improvements: Residential Property
GUY T. ALPHONSE A/K/A GUY ALPHONSE AND VIOLENE ALPHONSE C.P. Aug 2022 No. 02173 \$98,351.67 Stern & Eisenberg P.C.

2311-360

1317 N 61st St 19151 34th WD 1,155 Sq. Ft. BRT# 342239800 Improvements: Residential Property
ARTHUR QUINN, JR. A/K/A ARTHUR

SHERIFF'S SALE

QUINN C.P. Jan 2019 No. 00570 \$72,383.90 Stern & Eisenberg P.C.

2311-361

4123 Howell St 19135 62nd WD 1,429 Sq. Ft. BRT# 622177500 Improvements: Residential Property
BERNARD TAORMINA C.P. Nov 2022 No. 02173 \$52,664.40 Stern & Eisenberg P.C.

2311-362

719 South Cecil St 19143 46th WD 960 Sq. Ft. BRT# 463267400 Improvements: Residential Property
LUTHER JAMES MCNEAL C.P. Nov 2022 No. 00422 \$110,981.83 Stern & Eisenberg P.C.

2311-363

223 Tree St 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 BEGLEY A/K/A EILEEN J BEGLEY DECEASED C.P. Dec 2019 No. 00449 \$46,336.21 Stern & Eisenberg P.C.

2311-364

6005 Horrocks St 19149 62nd WD 1,224 Sq. Ft. BRT# 621356200 Improvements: Residential Property
ALICE E. FALCUCCI A/K/A ALICE FALCUCCI C.P. Sept 2022 No. 01626 \$128,340.50 Stern & Eisenberg P.C.

2311-365

3027 C St 19134 7th WD 728 Sq. Ft. BRT# 71447000 Improvements: Residential Property
JULIO HERNANDEZ C.P. Dec 2022 No. 00855 \$108,518.55 Stern & Eisenberg P.C.

2311-366

1120 Faunce St 19111 56th WD 2,508 Sq. Ft. BRT# 561382400 Improvements: Residential Property
CAROLYN MYERS A/K/A CAROLYN J. MULLER C.P. Jun 2018 No. 02570 \$218,125.83 Stern & Eisenberg P.C.

2311-367

3415 N Phillip St 19140 19th WD 658 Sq. Ft. BRT# 193021600 Improvements: Residential Property
DANIEL BENYAMINOV AND GAVRIEL WALLACH AND SHLOMO BENYAMINOV C.P. Dec 2020 No. 00404 \$65,429.09 Stern & Eisenberg P.C.

2311-368

915 1/2 Anchor Street 19124 35th WD 938 Sq. Ft. BRT# 351285100 Improvements: Residential Property
LYNN L MILLER C.P. Apr 2022 No. 00018 \$81,374.67 Powers Kirn, LLC

2311-369

11715 West Centennial Square A/K/A 11715 Centennial Square West A/K/A 11715 Centennial Square 19116 58th WD 1,914 Sq. Ft. BRT# 582539859 Improvements: Residential Property
THOMAS T. MCHALE, IV A/K/A THOMAS P. MCHALE IV A/K/A THOMAS MCHALE, IV C.P. Jul 2022 No. 01763 \$213,783.92 Powers Kirn, LLC

2311-370

200-10 Lombard St #1 19147 5th WD 1,574 Sq. Ft. BRT# 888050152 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-371

200-10 Lombard St #6 19147 5th WD 1,574 Sq. Ft. BRT# 888050162 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-372

200-10 Lombard St #11 19147 5th WD 1,574 Sq. Ft. BRT# 888050167 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-373

200-10 Lombard St #12 19147 5th WD 1,574 Sq. Ft. BRT# 888050168 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES,

SHERIFF'S SALE

L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-374

200-10 Lombard St #507 19147 5th WD 1,149 Sq. Ft. BRT# 888050007 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-375

200-10 Lombard St #607 19147 5th WD 1,149 Sq. Ft. BRT# 888050050 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-376

200-10 Lombard St #728 19147 5th WD 650 Sq. Ft. BRT# 888050114 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-377

200-10 Lombard St #734 19147 5th WD 660 Sq. Ft. BRT# 888050120 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-378

200-10 Lombard St #804 19147 5th WD 999 Sq. Ft. BRT# 888050139 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-379

200-10 Lombard St #815 19147 5th WD 1,012 Sq. Ft. BRT# 888050150 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-380

200-10 Lombard St #820 19147 5th WD 560 Sq. Ft. BRT# 888050173 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2311-381

6535 Windsor St 19142 40th WD 1,600 Sq. Ft. BRT# 403078800 Improvements: Residential Property Subject to Rent
OUTLAW CAPITAL GAINS, LLC, C.P. Apr 2023 No. 02800 \$108,673.09 Manley Deas Kochalski LLC

2311-382

608 S 48th St 19143 46th WD 2,333 Sq. Ft. BRT# 461217800 Improvements: Residential Property Subject to Mortgage
JOHN ZACKARY GILLBRIDGE-WONDERLIN C.P. Jun 2023 No. 00068 \$540,985.76 Manley Deas Kochalski LLC

2311-383

212-220 Race Street Unit 4B 19106 5th WD 1690 Sq. Ft. BRT# 888040511 Improvements: Residential Property
BRIAN P. MCCAFFERTY; MELISSA A. MCCAFFERTY, C.P. Feb 2018 No. 00413 \$241,134.68 Manley Deas Kochalski LLC

2311-384

706 Rodman St 19147 5th WD 696 Sq. Ft. BRT# 53078320 Improvements: Residential Property Subject to Mortgage
JEREMY R. BERGER, AKA JEREMY BERGER, C.P. Jan 2023 No. 02216 \$137,975.41 Manley Deas Kochalski LLC

2311-385

15014 Theresa Drive 19116 58th WD 5,231 Sq. Ft. BRT# 583165142 Improvements: Residential Property
ERIC BURKE C.P. Nov 2022 No. 00712 \$251,110.13 Manley Deas Kochalski LLC

2311-386

4747 N 3rd St 19120 42nd WD 1552 Sq. Ft.

SHERIFF'S SALE

BRT# 422431200 Improvements: Residential Property
DEBORAH JACKSON C.P. Jan 2022 No. 01910 \$71,947.86 KML Law Group, P.C.

2311-387

753 S Chadwick St 19146 30th WD 1,120 Sq. Ft. BRT# 301314300 Improvements: Residential Property Subject to Mortgage
MEGAN HARTLEY A/K/A MEGAN REILLY C.P. Apr 2023 No. 00286 \$76,968.22 Steven J. Adams, Esquire

2311-388

473 Aurania St 19128 21st WD 5,753 Sq. Ft. BRT# 212384100 Improvements: Residential Property
FRANCIS NOLAN C.P. Aug 2018 No. 00057 \$98,990.35 The Law Offices Of Gregory Javardian

2311-389

225 South 18th Street, Unit 1504, A/K/A 219-229 S. 18th Street, Unit 1504 19103 8th WD 505 Sq. Ft. BRT# 88092930 Improvements: Residential Property
AMY CARLSON JAMES CARPENTER DON TOTTEN C.P. Jul 2022 No. 01873 \$469,193.53 Logs Legal Group LLP

2311-390

6009 Jefferson St 19151 34th WD 1,422 Sq. Ft. BRT# 342067200 Improvements: Residential Property
ALL PERSONS, FIRMS ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUTH BRYANT, DECEASED C.P. Nov 2021 No. 01507 \$182,038.34 Hill Wallack LLP

2311-391

1907 Berkshire Street 19124 23rd WD 969 Sq. Ft. BRT# 232033300 Improvements: Residential Property
MELISSA MONTANEZ C.P. Jan 2023 No. 01970 \$25,393.39 Stern & Eisenberg P.C.

2311-392

6045 N Marvine St 19141 49th WD 1,176 Sq. Ft. BRT# 493095900 Improvements: Residential Property
DOROTHY CHARMAINE VANN, IN HER CAPACITY AS HEIR OF DWAYNE VANN A/K/A DWAYNE C. VANN A/K/A DWAYNE CILFFORD VANN, DECEASED, KIMBERLY L. COLEMAN, IN HER CAPACITY AS HEIR OF DWAYNE VANN A/K/A DWAYNE C. VANN A/K/A DWAYNE CLIFFORD VANN, DECEASED, SHARON E. VANN A/K/A SHARON E. WILLIAMS, IN HER CAPACITY AS HEIR OF DWAYNE VANN A/K/A DWATNE C. VANN A/K/A DWAYNE CLIFFORD VANN, DECEASED, CASSANDRA KING, IN HER CAPACITY AS HEIR OF DWAYNE VANN A/K/A DWANE C. VANN A/K/A DWAYNE CLIFFORD VANN, DECEASED, DONITA VANN, IN HER CAPACITY AS HEIR OF DWAYNE VANN A/K/A DWANE C. VANN A/K/A DWAYNE CLIFFORD VANN, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DWAYNE VANN A/K/A DWAYNE C. VANN A/K/A DWAYNE CLIFFORD VANN, DECEASED C.P. Feb 2020 No. 03427 \$179,870.84 Mccabe, Weisberg & Conway, LLC

2311-393

6457 Morris Park Rd 19151 34th WD 1,598.24 Sq. Ft. BRT# 344105300 Improvements: Residential Property
JERMAINE SAUNDERS C.P. May 2022 No. 00199 \$55,744.75 Stern & Eisenberg P.C.

2311-394

1434 Cambridge St 19130 47th WD 1,460 Sq. Ft. BRT# 471007800 Improvements: Residential Property
TYREK CINTRON C.P. May 2023 No. 01997 \$174,017.33 Hladik Onorato And Freeman LLP

2311-395

2101-17 Chestnut Street, Unit 1212 19103 8th WD 538 Sq. Ft. BRT# 888112210 Improvements: Residential Property
TREVOR L. MARSH LISA ROSSMANN, AS GAURDIAN OF OF DYLAN RAY ROSSMANN AND UNKNOWN SURVIVING HEIRS OF GARY M. ROSSMANN A/K/A GARY MARK ROSSMANN, DECEASED C.P. Feb 2020 No. 03192 \$187,323.58 Hladik Onorato And Freeman LLP

2311-396

200-10 Lombard St #B 19147 5th WD 189,212 Sq. Ft. BRT# 883407510 Improvements: Residential Property
STOBBA RESIDENTIAL PROPERTY ASSOCIATES, L.P AND STOBBA ASSOCIATES, L.P C.P. Nov 2021 No. 00331 \$32,305,800.16 Weber Gallagher Simpson

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2311-397 7105 Oxford Ave 19111 53rd WD 1,850 Sq. Ft. BRT# 532375915 Improvements: Residential Property JOHN KERR C.P. Mar 2019 No. 03379 \$163,790.79 Brock & Scott PLLC</p>	<p>HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE AND INTEREST FROM OR UNDER GRACE E. ROBERTS, DECEASED C.P. Jan 2022 No. 00864 \$90,899.29 Pincus Law Group, PLLC</p>	<p>2311-412 29 N 54th St 19139 44th WD 1,350 Sq. Ft. BRT# 441207900 Improvements: Residential Property TANTRUM PROPERTIES LLC C.P. Apr 2023 No. 01282 \$170,700.67 Hill Wallack LLP</p>	<p>2311-420 7434 Malvern Ave 19151 34th WD 1,512 Sq. Ft. BRT# 343169000 Improvements: Residential Property JACQUELINE NICHOLSON C.P. Oct 2017 No. 01957 \$89,853.63 Brock & Scott PLLC</p>	<p>ERSON, DECEASED. C.P. Jan 2017 No. 01851 \$229,244.03 Brock & Scott PLLC</p>
<p>2311-398 7126 N Broad St 19126 10th WD 3,529 Sq. Ft. BRT# 101006600 Improvements: Residential Property ARNOLD WYNN C.P. Sept 2017 No. 01576 \$95,002.48 Brock & Scott PLLC</p>	<p>2311-406 529 S Melville St 19143 46th WD 1,680 Sq. Ft. BRT# 461156700 Improvements: Residential Property ERIC MONTAGUE, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARY J. DICKS A/K/A MARY L. DICKS, DECEASED DANIEL PARKER, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARY J. DICKS A/K/A MARY L. DICKS, DECEASED TERRANCE PARKER, IN HIS CAPACITY AS KNOWN HEIR, DEVISEE, AND/OR DISTRIBUTE OF THE ESTATE OF MARY J. DICKS A/K/A MARY L. DICKS, DECEASED UNKNOWN HEIR(S) OF THE ESTATE OF MARY J. DICKS A/K/A MARY L. DICKS, DECEASED C.P. Aug 2019 No. 02244 \$314,182.52 Pincus Law Group, PLLC</p>	<p>2311-413 1725 Federal Street 19146 36th WD 1,200 Sq. Ft. BRT# 365293300 Improvements: Residential Property LAUREN E. TOEPEL C.P. Aug 2022 No. 02886 \$216,968.21 Romano, Garubo & Argentieri</p>	<p>2311-421 5405 N 12th St 19141 49th WD 2,116.4 Sq. Ft. BRT# 493117200 Improvements: Residential Property ALICIA C. WATSON, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER DECEASED:HUBERT GAY, IN HIS CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER DECEASED, NIGEL SHEPPARD, IN HIS CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER DECEASED: DARIA SHEPPARD, IN HER CAPACITY A HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER, DECEASED: EDMUND SHEPPARD IN HIS CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER, DECEASED: SASHA SHEPPARD, IN HER CAPACITY AS HEIR OF JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER, DECEASED: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FLORENCE AARONSON, DECEASED C.P. Sept 2022 No. 01798 \$258,439.75 Hill Wallack LLP</p>	<p>2311-424 6423 N 21st St 19138 17th WD 1,500 Sq. Ft. BRT# 172451600 Improvements: Residential Property ALFONZO MAHONE C.P. Mar 2019 No. 03112 \$136,588.70 Brock & Scott PLLC</p>
<p>2311-399 122 Dearborn Street 19139 44th WD 638 Sq. Ft. BRT# 44208900 Improvements: Residential Property GLORIA DIXON C.P. May 2023 No. 00287 \$49,664.89 Manley Deas Kochalski LLC</p>	<p>2311-407 1634 N Dover Street 19121 32nd WD 1,050 Sq. Ft. BRT# 324169700 Improvements: Residential Property THE BAMBOO PROJECT LLC C.P. Mar 2023 No. 00515 \$204,114.93 Weber Gallagher Simpson Stapleton Fires & Newby, LLP</p>	<p>2311-414 1250 N 19th St 19121 47th WD 669.15 Sq. Ft. BRT# 472090500 Improvements: Residential Property MICHAEL HARRIS C.P. June 2023 No. 01010 \$361,940.40 Powers Kirm, LLC</p>	<p>2311-425 6045 Delancey St 19143 3rd WD 992 Sq. Ft. BRT# 32013800 Improvements: Residential Property Subject to Mortgage NEW DEAL BUILDING MAINTENANCE & JANITORIAL CO, LLC C.P. Jun 2023 No. 00071 \$140,654.55 Richard Brent Somach, Esquire</p>	
<p>2311-400 1517 S Lindenwood St 19143 51st WD 825 Sq. Ft. BRT# 512061300 Improvements: Residential Property Subject to Mortgage NBH MATRIX261 REAL ESTATE LIMITED LIABILITY COMPANY C.P. Jun 2023 No. 00097 \$166,278.16 Richard Brent Somach, Esquire</p>	<p>2311-408 400 S 22nd St #A 19146 8th WD 900 Sq. Ft. BRT# 888108181 Improvements: Residential Property TARA L. QUAY C.P. Jan 2023 No. 01212 \$179,754.06 Weber Gallagher Simpson Stapleton Fires & Newby, LLP</p>	<p>2311-415 524 East Penn Street 19144 12th WD 1,163 Sq. Ft. BRT# 121141400 Improvements: Residential Property PATRICIA JOHN; MOL REALTY, LLC C.P. Apr 2016 No. 01357 \$98,745.52 Robertson, Anschutz, Schneid, Crane & Partners PLLC</p>	<p>2311-426 8839 Fairfield St 19152 57th WD 1,107 Sq. Ft. BRT# 571175500 Improvements: Residential Property DAVID LITTMAN, AS HEIR TO THE ESTATE OF FLORENCE AARONSON, DECEASED CHERYL LITTMAN, HEIR TO THE ESTATE OF FLORENCE AARONSON, DECEASED THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FLORENCE AARONSON, DECEASED C.P. Sept 2022 No. 01798 \$258,439.75 Hill Wallack LLP</p>	
<p>2311-401 138 N Edgewood Street 19139 34th WD 943 Sq. Ft. BRT# 341105100 Improvements: Residential Property DARNELL RUSSELL MANAGEMENT LLC; ADDIE K BRICE C.P. Nov 2022 No. 01565 \$168,642.47 Friedman Vartolo LLP</p>	<p>2311-409 3631 N 19th St 19140 13th WD 1,800 Sq. Ft. BRT# 131270700 Improvements: Residential Property M & BBB INVESTING LLC C.P. Apr 2023 No. 00975 \$333,660.57 McCabe, Weisberg & Conway, LLC</p>	<p>2311-416 3827 N 6th St 19140 43rd WD 1,350 Sq. Ft. BRT# 432258700 Improvements: Residential Property UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FELIPE LOPEZ, VEGA DECEASED. CLARA LOPEZ A/K/A FELIPE LOPEZ VEGA, DECEASED C.P. Apr 2022 No. 00739 \$41,121.51 Powers Kirm, LLC</p>	<p>2311-427 1406 N Hirst St 19151 34th WD 810 Sq. Ft. BRT# 342326900 Improvements: Residential Property DOT PROPERTY GROUP LLC SAOOD A. ABNEY C.P. Feb 2022 No. 01986 \$149,150.65 Pincus Law Group, PLLC</p>	
<p>2311-402 1904 Afton St 19111 56th WD 2,487 Sq. Ft. BRT# 561424200 Improvements: Residential Property Subject to Mortgage FAYEZ OMAR & YASIR OMAR C.P. Feb 2019 No. 01740 \$110,830.37 Shanyder Law Firm, LLC/jennie C. Shnyder, Esq</p>	<p>2311-410 2124 Pierce St 19145 36th WD 1,000 Sq. Ft. BRT# 363160200 Improvements: Residential Property TANTRUM PROPERTIES LLC C.P. Apr 2023 No. 00816 \$242,134.41 Hill Wallack LLP</p>	<p>2311-417 239 Rochelle Ave 19128 21st WD 2,566 Sq. Ft. BRT# 213013000 Improvements: Residential Property Subject to Mortgage Subject to Rent JOSHUA HUJACK C.P. May 2022 No. 01163 \$160,009.22 Friedman Vartolo LLP</p>	<p>2311-422 6010 Avonhoe Rd 19138 59th WD 8,100 Sq. Ft. BRT# 592310405 Improvements: Residential Property GEORGE A. BEACH THE UNITED STATES OF AMERICA C/O THE UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PA C.P. Apr 2019 No. 02337 \$348,079.33 Brock & Scott PLLC</p>	
<p>2311-403 2741 N Croskey St 19132 38th WD 1,704.5 Sq. Ft. BRT# 111327200 Improvements: Residential Property Subject to Mortgage LEE DRUMMER C.P. Aug 2021 No. 00031 \$15,204.72 Shanyder Law Firm, LLC/jennie C. Shnyder, Esq</p>	<p>2311-411 844 N 15th St #A 19130 15th WD 891 Sq. Ft. BRT# 888154602 Improvements: Residential Property LY LI AKA/DBA LLANA LI C.P. Apr 2023 No. 02480 \$10,221.22 Obermayer Rebmann Maxwell & Hippel LLP</p>	<p>2311-418 2616 N 33rd St 19132 28th WD 1,224 Sq. Ft. BRT# 282253600 Improvements: Residential Property XTENDED INVESTMENT, LLC TARA ANNE CREWS C.P. June 2023 No. 01722 \$207,502.95 Larocca Hornik Rosen & Greenberg LLP</p>	<p>2311-423 199 W Chew Ave 19120 61st WD 3,063 Sq. Ft. BRT# 612049900 Improvements: Residential Property KIM MARSHALL, INDIVIDUALLY AND ADMINISTRATRIX OF THE ESTATE OF JAMES DICKERSON DECEASED, UNKNOWN HEIRS SUCCESSORS, ASSIGNS AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER JAMES DICK-</p>	
<p>2311-405 1408 South Patton St 19146 36th WD 837.28 Sq. Ft. BRT# 364452500 Improvements: Residential Property JANET PAULING, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED VALERIE WASHINGTON, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED GWENDOLYN GREDIC, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED FAYE WASHINGTON, KNOWN HEIR OF GRACE E. ROBERTS, DECEASED UNKNOWN</p>				

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