

Sheriff's Sale Notices for December 3, 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.

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, December 3, 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

SHERIFF'S SALE

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 ejectment 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 DECEMBER 3, 2024

SHERIFF'S SALE

2412-302

2918 Aramingo Avenue 19134 25th Wd. 977 Sq Ft BRT #251471500 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTREST FROM OR UNDER WILLIAM GABRIEL A/K/A WILLIAM S. GABRIEL, DECEASED CP Dec 2023 No. 00436 \$64,927.59 Brock & Scott PLLC

2412-303

1408 South Howard Street 19147 1st Wd. 1150 Sq Ft BRT #11056905 Improvements: Commercial Subject To Mortgage REY E. GRABATO II CP Nov 2023 No. 00922 \$539,723.25 Brock & Scott PLLC

2412-304

1505 Beverly Road 19138 10th Wd. 1194 Sq Ft BRT #102166100 Improvements: Residential Dwelling STEPHANIE FOULKS EXECUTRIX OF THE ESTATE OF KENNETH FOULKS CP Jun 2024 No. 00314 \$24,772.07 McCabe Weisberg & Conway LLC

2412-305

1339 Grove Street 19146 36th Wd. 708 Sq Ft BRT #362370200 Improvements: Residential Dwelling MICHAEL GREEN AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA CP Feb 2020 No. 03355 \$233,086.72 McCabe Weisberg & Conway LLC

2412-306

2537 North 26th Street 19132 28th Wd. 950 Sq Ft BRT #281045400 Improvements: Residential Property Subject To Mortgage RYNNELL ALEXANDER HOVINGTON AND CIERRA HOVINGTON CP Jan 2023 No. 00699 \$87,729.65 Weltman, Weinberg & Reis Co., LPA

2412-307

1423 East Susquehanna Avenue 19125 18th Wd. 2344 Sq Ft BRT #181252800 Improvements: Residential Single Family Attached Subject To Mortgage ORCHID VENTURES LLC CP Aug 2023 No. 02354 \$437,783.89 Gingo Palumbo Law Group LLC

2412-308

6159 Chestnut Street 19139 3rd Wd. 1871 Sq Ft BRT #031025300 Improvements: Commercial HERMAC LLC CP Sep 2023 No. 00557 \$225,009.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2412-309

6505 Buist Avenue 19142 40th Wd. 1024 Sq Ft BRT #4062504000 Improvements: Residential Property SABALI LLC, A MARYLAND LIMITED LIABILITY COMPANY CP May 2024 No. 02122 \$121,618.11 Stern & Eisenberg P.C.

2412-310

1909 West Norris Street 19121 32nd Wd. 1035 Sq Ft BRT #321155100 Improvements: Residential Property Subject To Mortgage MAXINE M. PHILLIPS AND KEVIN WHITE CP Feb 2023 No. 01504 \$33,604.17 Parker Mccay P.A.

SHERIFF'S SALE

2412-311

5757 North Beechwood Street 19138 17th Wd. 914 Sq Ft BRT #172495600 Improvements: Residential Property SELENIA MINES, SOLELY IN HER CAPACITY AS HEIR OF ARNOLD MINES AKA ARNOLD D. MINES AKA ARNOLD D. MINES, JR. DECEASED; UNKNOWN HEIRS OF ARNOLD MINES AKA ARNOLD D. MINES AKA ARNOLD D. MINES, JR. AKA ARTHUR MINES, JR., DECEASED CP Jan 2024 No. 00005 \$70,892.60 Stern & Eisenberg P.C.

2412-312

1934 74th Avenue 19138 10th Wd. 1138 Sq Ft BRT #101386400 Improvements: Residential Dwelling ETHEL O. BOYD AKA ETHEL WHITE LOWERY BOYD CP Jan 2016 No. 00941 \$116,694.38 Hladik Onorato And Federman LLP

2412-313

3867 Wyalusing Avenue 19104 24th Wd. 855 Sq Ft BRT #243188700 Improvements: Residential Dwelling Subject To Mortgage JL PROPERTIES INVESTMENT LLC CP Apr 2024 No. 02643 \$119,586.16 Padgett Law Group

2412-314

3941 K Street 19124 33rd Wd. 1134 Sq Ft BRT #332322800 Improvements: Residential Dwelling Subject To Mortgage ANNY Y. CORTORREAL; JHOVANNY DELEON; JHOVANNY DELEON, SR. CP Aug 2022 No. 02924 \$75,503.83 Padgett Law Group

2412-315

5311 Market Street 19139 44th Wd. 1200 Sq Ft BRT #871201450 Improvements: Residential Property Subject To Mortgage DURTY DEVILZ PROPERTY INVESTMENTS LLC CP Apr 2023 No. 01656 \$249,870.67 Padgett Law Group

2412-316

3208 Glenview Street 19149 55th Wd. 1710 Sq Ft BRT #551229800 Improvements: Residential Dwelling Subject To Mortgage SCOTT K. HEILER CP Nov 2023 No. 01937 \$170,181.91 Padgett Law Group

2412-317

81 West Weaver Street 19119 22nd Wd. 1035 Sq Ft BRT #223026300 Improvements: Residential Dwelling ROBERTA M. LESEANE CP Apr 2016 No. 01975 \$73,151.95 Brock & Scott PLLC

2412-318

4706 Hawthorne Street 19124 23rd Wd. 1432 Sq Ft BRT #232283900 Improvements: Residential Dwelling CURTIS Q. WORTHAM CP Jul 2023 No. 00945 \$105,148.27 Brock & Scott PLLC

2412-319

5814 Catharine Street 19143 3rd Wd. 1240 Sq Ft BRT #033000800 Improvements: Residential Property Subject To Mortgage STACY R. BACON AKA STACY RE-NEE GASKINS CP Jul 2020 No. 01880 \$109,766.93 Friedman Vartolo LLP

2412-320

3028 West Diamond Street 19121 32nd Wd. 1440 Sq Ft BRT #323118900 Improvements: Residential Property Subject To Mortgage

SHERIFF'S SALE

D REALTY ACQUISITIONS GROUP LLC CP Nov 2023 No. 03186 \$454,829.52 Friedman Vartolo LLP

2412-321

1550 South Dover Street 19146 36th Wd. 658 Sq Ft BRT #364391200 Improvements: Residential Property BARBARA BURGESS, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ADA LAMBERT; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ADA LAMBERT CP Feb 2022 No. 02869 \$55,465.39 Manley Deas Kochalski LLC

2412-322

6624 North Smedley Street 19126 10th Wd. 1264 Sq Ft BRT #101039000 Improvements: Residential Property ANNIE LEE HARPER CP Oct 2023 No. 01671 \$35,261.61 Manley Deas Kochalski LLC

2412-323

2807 Tilton Street 19134 25th Wd. 700 Sq Ft BRT #251198700 Improvements: Residential Dwelling Subject To Mortgage GLENN M. GLEASON, JR. CP Jan 2023 No. 00818 \$47,432.62 McCabe Weisberg & Conway LLC

2412-324

2948 North 26th Street 19132 38th Wd. 888 Sq Ft BRT #381155900 Improvements: Residential Dwelling BRUCE E. CARTER A/K/A BRUCE CARTER AND TYRAE WALLACE CP Aug 2022 No. 01122 \$61,862.51 McCabe Weisberg & Conway LLC

2412-325

2043 Aikens Street 19142 40th Wd. 938 Sq Ft BRT #403192800 Improvements: Residential Single Family Attached LEVEL 4 HOLDINGS LLC AND DEVIN PRIEST INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR CP May 2024 No. 03037 \$136,353.40 KML Law Group P.C.

2412-326

3008 Secane Drive 19154 66th Wd. 1969 Sq Ft BRT #663067000 Improvements: Residential Property BRET C. MORTENSEN A/K/A BRET MORTENSEN CP Jan 2024 No. 02884 \$195,172.43 KML Law Group P.C.

2412-327

2124 North 8th Street 19122 20th Wd. 942 Sq Ft BRT #202116500 Improvements: Residential Property 17 NORTH ENTERPRISES LTD LIABILITY COMPANY AND NICOLE JEFFERSON, GUARANTOR CP May 2024 No. 02065 \$446,896.45 KML Law Group P.C.

2412-328

5018 North 10th Street 19141 49th Wd. 1800 Sq Ft BRT #491357700 Improvements: Residential Property ALICIA DENBY, SOLELY IN HER CAPACITY AS HEIR OF DEWEY DENBY AND SHARON DENBY, DECEASED, DEWEY DENBY JR., SOLELY IN HIS CAPACITY AS HEIR OF DEWEY DENBY AND SHARON DENBY, DECEASED AND THE UNKNOWN HEIRS OF DEWEY DENBY AND SHARON DENBY, DECEASED CP Nov 2018 No. 00565 \$311,298.48 KML Law Group P.C.

2412-329

6026 North 2nd Street 19120 61st Wd.

SHERIFF'S SALE

1514 Sq Ft BRT #612421800 Improvements: Residential Property
THE UNKNOWN HEIRS OF G. BROOKS AKA TERESA BROOKS DECEASED CP Jan 2024 No. 02331 \$57,309.41 KML Law Group P.C.

2412-330

5633 Rodman Street 19143 46th Wd. 953 Sq Ft BRT #463026600 Improvements: Residential Property
PROPERTY SOLUTIONS HOLDINGS LLC ; TONYA D LOONEY, JR. CP Jul 2023 No. 01430 \$151,260.90 Larocca Hornik Greenberg Kittredge Carlin & Mepartland LLP

2412-331

4142 Leidy Avenue 19104 6th Wd. 1968 Sq Ft BRT #062191800 Improvements: Residential Single Family Attached
16TH GROUP LLC AND RUDOLPH NEWSOME CP Mar 2024 No. 00261 \$309,841.29 Larocca Hornik Greenberg Kittredge Carlin & Mepartland LLP

2412-332

1743 South 55th Street 19143 51st Wd. 975 Sq Ft BRT #514198400 Improvements: Residential Dwelling
AVVIONCE REID, SOLELY IN THE CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ERNEST MOSS, DECEASED CP Aug 2020 No. 00531 \$132,730.18 Hladik Onorato And Federman LLP

2412-333

4411 Larchwood Avenue 19104 27th Wd. 2200 Sq Ft BRT #272063600 Improvements: Residential Dwelling
CAREY JACKSON YONCE AND THE UNITED STATES OF AMERICA CP Aug 2023 No. 02752 \$318,937.30 Hladik Onorato And Federman LLP

2412-334

1215 Bridge Street 19124 62nd Wd. 1625 Sq Ft BRT #621030700 Improvements: Residential Dwelling
SAMUEL JOEL CRUZ-REYES, EXECUTOR OF THE ESTATE OF CARMEN REYES AND THE ESTATE OF CARMEN REYES CP Mar 2020 No. 01311 \$94,205.32 Hladik Onorato And Federman LLP

2412-336

13019 Stevens Road 19116 58th Wd. 3990 Sq Ft BRT #583146000 Improvements: Residential Property Subject To Mortgage
ROBERT J. SHAW A/K/A ROBERT J. SHAW, III CP Nov 2022 No. 00659 \$193,024.96 Vitti Law Group Incorporated

2412-337

648 Rector Street 19128 21st Wd. 3560 Sq Ft BRT #213141200 Improvements: Residential Single Family Attached
KRISTINA B. BRATTON A/K/A KRISTINA BRATTON CP Jul 2023 No. 00927 \$68,326.10 Stern & Eisenberg P.C.

2412-338

3033 Dowitcher Place 19142 40th Wd. 2606 Sq Ft BRT #406613913 Improvements: Residential Property
JAMES J. KAMARAH CP Feb 2020 No. 02187 \$191,288.82 Stern & Eisenberg P.C.

2412-339

3 West Gowen Avenue 19119 9th Wd. 7177 Sq Ft BRT #871514750 Improvements: Commercial Subject To Mortgage
DERRICK B. GRAVES CP Mar 2021 No. 01156 \$198,504.13 Ladov Law Firm, Pc

2412-340

653 East Clearfield Street 19134 33rd Wd. 806 Sq Ft BRT #331007300 Improvements: Residential Property Subject To Mortgage
HERIBERTO PEREA CP Oct 2023 No. 01276 \$7,004.44 Fein, Such, Kahn & Shepard, P.C.

SHERIFF'S SALE

2412-341

5939 Malta Street 19120 35th Wd. 960 Sq Ft BRT #352285500 Improvements: Residential Property Subject To Mortgage
TOMEKA BAILEY CP Aug 2023 No. 02814 \$158,628.80 Friedman Vartolo LLP

2412-342

4729 Salem Street 19124 23rd Wd. 1467 Sq Ft BRT #232507600 Improvements: Residential Property Subject To Mortgage
LUCY PROPERTIES LLC CP Nov 2023 No. 01706 \$229,367.30 Friedman Vartolo LLP

2412-343

319 East Walnut Lane 19144 59th Wd. 6985 Sq Ft BRT #592073600 Improvements: Residential Property Subject To Mortgage
SAINT & ASSOCIATES REALTY CO CP May 2024 No. 00455 \$499,641.48 Friedman Vartolo LLP

2412-344

1537 Dyre Street 19124 62nd Wd. 945 Sq Ft BRT #621010900 Improvements: Residential Property Subject To Mortgage
SB PROPERTY GROUP LLC CP Sep 2023 No. 01568 \$188,131.33 Friedman Vartolo LLP

2412-345

1748 North Bamberg Street 19121 32nd Wd. 774 Sq Ft BRT #324100400 Improvements: Residential Property Subject To Mortgage
BELL GRANDE REALTY GROUP, LLC CP Nov 2023 No. 01546 \$316,660.06 Friedman Vartolo LLP

2412-346

1204 West Susquehanna Avenue 19122 20th Wd. 1360 Sq Ft BRT #201100430 Improvements: Residential Property Subject To Mortgage
CORINNE SANFORD CP Sep 2023 No. 03133 \$84,573.20 Friedman Vartolo LLP

2412-347

2651 South Lloyd Street 19153 40th Wd. 1120 Sq Ft BRT #404015300 Improvements: Residential Property Subject To Mortgage
FREC VII LLC CP Apr 2024 No. 02721 \$260,985.06 Friedman Vartolo LLP

2412-348

450 North 50th Street 19139 44th Wd. 1027 Sq Ft BRT #441342300 Improvements: Residential Property Subject To Mortgage
M&S PROPERTY HOLDINGS LLC CP Jul 2023 No. 02696 \$178,661.61 Friedman Vartolo LLP

2412-351

2035 Dennie Street 19140 13th Wd. 621 Sq Ft BRT #131374200 Improvements: Residential Property
BLACK MARKET REALTY, LLC; PRECIOUS TEMPSON, INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR CP May 2024 No. 01580 \$70,856.07 KML Law Group P.C.

2412-352

4205 Bleigh Avenue 19136 41st Wd. 1163 Sq Ft BRT #412152500 Improvements: Residential Property
DAVID T SLABEK, JR. AKA DAVID T. SLABEK CP Nov 2023 No. 02608 \$148,240.37 KML Law Group P.C.

2412-353

1545 Dyre Street 19124 62nd Wd. 945 Sq Ft BRT #621011300 Improvements: Residential Property
ROBIN R. RYANS FKA ROBIN R. CAHOE CP Jul 2024 No. 00141 \$111,080.33 KML Law Group P.C.

2412-354

3435 Barclay Street 19129 38th Wd. 1320 Sq Ft BRT #382215000 Improvements: Residential Property
UNKNOWN HEIRS OF THOMAS J. MEALEY III AKA THOMAS J. MEALEY, DECEASED AND THE UNKNOWN

SHERIFF'S SALE

HEIRS OF LISAA. MEALEY AKA LISAA A. TESTA, DECEASED CP Mar 2023 No. 03605 \$23,198.66 KML Law Group P.C.

2412-355

1218 West Hilton Street 19140 43rd Wd. 1200 Sq Ft BRT #431036900 Improvements: Residential Property
WAYNE SCUTCHING AKA WAYNE M. SCUTCHING CP May 2023 No. 00431 \$44,740.12 KML Law Group P.C.

2412-356

8616 Fayette Street 19150 50th Wd. 1454 Sq Ft BRT #502304400 Improvements: Residential Property
LYNNISE CULLER SOLEY AS ADMINISTRATRIX OF THE ESTATE OF TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED; RAHMAN A. HAKIM SOLEY AS HEIR TO TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED; ESTATE OF TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED, AND ALL UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER; KAI T. HAKIM-LEWIS INDIVIDUALLY AND AS HEIR TO TAHEERA W. HAKIM AKA TAHEERA HAKIM-ROBINSON, DECEASED CP Apr 2016 No. 02221 \$49,516.62 KML Law Group P.C.

2412-357

140 East Sharpnack Street 19119 22nd Wd. 1632 Sq Ft BRT #221108400 Improvements: Residential Property
NICKI SCOTT CP Sep 2022 No. 01299 \$175,908.88 Hill Wallack LLP

2412-358

446 West Roosevelt Boulevard 19120 42nd Wd. 2002 Sq Ft BRT #422104100 Improvements: Commercial Subject To Mortgage
GLOBAL GOODWIN GROUP LLC CP Jun 2024 No. 02260 \$477,177.66 Fein, Such, Kahn & Shepard, P.C.

2412-359

444 West Roosevelt Boulevard 19120 42nd Wd. 1904 Sq Ft BRT #422104000 Improvements: Commercial Subject To Mortgage
GLOBAL GOODWIN GROUP LLC CP Jun 2024 No. 02260 \$477,177.66 Fein, Such, Kahn & Shepard, P.C.

2412-360

1810 Gratz Street 19121 32nd Wd. 1479 Sq Ft BRT #321245500 Improvements: Residential Property Subject To Mortgage
AZAMAT ZHUMALIEV CP Jun 2024 No. 00449 \$306,670.16 Brock & Scott PLLC

2412-362

2210 North 17th Street 19132 16th Wd. 2289 Sq Ft BRT #161161901 Improvements: Residential Property
MAVERICK EQUITY FINANCING LLC CP Mar 2023 No. 00405 \$476,345.65 Hill Wallack LLP

2412-363

4717-19 Princeton Avenue 19135 65th Wd. 1657 Sq Ft BRT #871585280 Improvements: Commercial
SONO VIVO LLC, ET AL; TROY EVERWINE; SAWTOWN, INC.; MICHAEL SCOTSE CP Jul 2020 No. 02266 \$26,087.89 Michael Caudo Esq.

2412-364

107 West Washington Lane 19144 59th Wd. 2046 Sq Ft BRT #593087900 Improvements: Residential Property
ANDREW HORNE AND LAKEISHA A HORNE CP Oct 2016 No. 01072 \$198,348.15 KML Law Group P.C.

SHERIFF'S SALE

2412-365

6541 North 18th Street 19126 17th Wd. 1424 Sq Ft BRT #172274200 Improvements: Residential Dwelling
APRIL MAY HUNT A/K/A APRIL MAY GALLEMORE A/K/A APRIL M. GALLEMORE A/K/A APRIL HUNT A/K/A APRIL M. HUNT IN HER CAPACITY AS HEIR OF MABLE GALLEMORE A/K/A MABLE A. GALLEMORE; STEPHANIE JONES IN HER CAPACITY AS HEIR OF MABLE GALLEMORE A/K/A MABLE A. GALLEMORE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MABLE GALLEMORE A/K/A MABLE A. GALLEMORE CP Aug 2023 No. 01503 \$97,772.93 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2412-366

1120 Faunce Street 19111 56th Wd. 2508 Sq Ft BRT #561382400 Improvements: Residential Single Family Attached
CAROLYN MYERS A/K/A CAROLYN J. MULLER CP Jun 2018 No. 02570 \$265,258.19 Stern & Eisenberg P.C.

2412-367

5103 Duffield Street 19124 62nd Wd. 1743 Sq Ft BRT #622246600 Improvements: Residential Dwelling
GREGORY SYKES CP Dec 2022 No. 02088 \$109,193.72 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2412-368

5113 Wayne Avenue 19144 12th Wd. 4925 Sq Ft BRT #123214300 Improvements: Residential Property
LEON D. CHAMBERS CP Oct 2017 No. 02122 \$194,523.53 KML Law Group P.C.

2412-369

5163 Funston Street 19139 44th Wd. 1021 Sq Ft BRT #441291000 Improvements: Residential Property Subject To Mortgage
SKYLINE PROPERTIES & LOGISTICS LLC CP Jan 2024 No. 02364 \$251,664.11 Friedman Vartolo LLP

2412-370

5541 Baltimore Avenue 19143 46th Wd. 1629 Sq Ft BRT #871216850 Improvements: Commercial Subject To Mortgage
CATALYST FOR CHANGE CHURCH, INC CP Jul 2024 No. 00733 \$145,646.23 Eisenberg, Gold & Agrawal, P.C.

2412-371

1542 South 57th Street 19143 51st Wd. 1152 Sq Ft BRT #513147700 Improvements: Residential Property
RISING STAR REAL ESTATE LLC CP Jun 2024 No. 03052 \$116,345.43 Hill Wallack LLP

2412-372

1238 East Price Street 19138 59th Wd. 1110 Sq Ft BRT #591076000 Improvements: Commercial
RISING STAR REAL ESTATE LLC CP Jun 2024 No. 03047 \$115,951.55 Hill Wallack LLP

2412-373

2743 South 13th Street 19148 39th Wd. 1408 Sq Ft BRT #395338000 Improvements: Residential Property
JAMES MORAN JR CP Aug 2021 No. 02996 \$13,079.00 Kivitz & Kivitz P.C.

2412-374

2136 North 30th Street 19121 32nd Wd. 1830 Sq Ft BRT #323262000 Improvements: Residential Property
MAVERICK EQUITY FINANCING LLC CP Mar 2023 No. 01142 \$301,475.90 Hill Wallack LLP

2412-375

2522 West Master Street 19121 29th Wd. 1584 Sq Ft BRT #291105600 Improvements: Residential Dwelling
SCOTT SYX AND SHANNON SYX CP Feb 2022 No. 02083 \$350,224.29 Brock & Scott PLLC

SHERIFF'S SALE

2412-376

4125 East Roosevelt Street 19124 23rd Wd. 1728 Sq Ft BRT #233016800 Improvements: Residential Dwelling
DEMETRICE R SMITH CP Jun 2023 No. 00860 \$172,028.97 Brock & Scott PLLC

2412-377

5239 Penns Grove Street 19131 44th Wd. 1260 Sq Ft BRT #442066900 Improvements: Residential Dwelling
A.T., A MINOR, AS HEIR IN HIS CAPACITY TO THE ESTATE OF IDA TISDALE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IDA TISDALE, DECEASED AND GUERTIS TISDALE, AS HEIR IN HIS CAPACITY TO THE ESTATE OF IDA TISDALE, DECEASED AND TIMOTHY TISDALE, AS HEIR IN HIS CAPACITY TO THE ESTATE OF IDA TISDALE, DECEASED CP Oct 2022 No. 00008 \$107,054.91 Brock & Scott PLLC

2412-378

901 North Penn Street 19123 5th Wd. 981 Sq Ft BRT #888062402 Improvements: Residential Condominium
MICHAEL CHOI AND JIN H. CHOI A/K/A JIN HYE CHOI CP Jul 2023 No. 00507 \$239,837.61 Brock & Scott PLLC

2412-379

1417 South 53rd Street 19143 51st Wd. 1440 Sq Ft BRT #511227300 Improvements: Residential Dwelling
LAWRENCE A POWELL, SR CP Dec 2022 No. 00692 \$124,610.52 Brock & Scott PLLC

2412-380

4702 Rhawn Street 19136 65th Wd. 1260 Sq Ft BRT #651230100 Improvements: Residential Dwelling
DANIEL SAVONI CP Dec 2023 No. 01963 \$250,137.65 Powers Kirn, LLC

2412-381

4401 Sherwood Road 19143 52nd Wd. 2144 Sq Ft BRT #521195900 Improvements: Residential Single Family Attached
DEE & J HOLDINGS LLC; DEANNA ZELLARS CP Apr 2024 No. 03152 \$204,345.40 Larocca Hornik Rosen & Greenberg, LLP

2412-382

1538 South Patton Street 19146 36th Wd. 767 Sq Ft BRT #364456300 Improvements: Residential Dwelling
HASAN HEATH CP Dec 2022 No. 02204 \$66,656.40 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2412-383

7124 Oxford Avenue 19111 35th Wd. 5874 Sq Ft BRT #353315100 Improvements: Residential Single Family Attached
JENNIFER CHYBINSKI CP Apr 2020 No. 00992 \$173,601.28 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2412-384

2038 South Opal Street 19145 48th Wd. 644 Sq Ft BRT #481311400 Improvements: Residential Dwelling Subject To Mortgage
COURTNEY CHRISTIAN CP Feb 2024 No. 02226 \$148,835.14 Orlans PC

2412-385

250 East Armat Street 19144 12th Wd. 1900 Sq Ft BRT #122054300 Improvements: Residential Single Family Attached
LYNNISE CULLER, KNOWN SURVIVING HEIR OF RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., KARIF ROBERTS, KNOWN SURVIVING HEIR OF RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., KAI LEWIS KNOWN SURVIVING HEIR OF RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., RAHMAN HAKIM, JR KNOWN SURVIVING HEIR OF RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., AND UNKNOWN SURVIVING HEIRS OF

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>RAHMAN HAKIM A/K/A RAHMAN A. HAKIM SR., CP Jun 2019 No. 05859 \$101,426.97 McCabe Weisberg & Conway LLC</p> <p>2412-386 9448 Lansford Street 19114 57th Wd. 1778 Sq Ft BRT #572303825 Improvements: Residential Single Family Attached BRIAN SMITH CP May 2022 No. 02769 \$118,449.18 Hill Wallack LLP</p> <p>2412-388 4233 Fairdale Road 19154 66th Wd. 1296 Sq Ft BRT #662581400 Improvements: Residential Dwelling THOMAS LITMAN CP Jul 2017 No. 00091 \$157,228.26 Brock & Scott PLLC</p> <p>2412-389 2106 East Cambria Street 19134 25th Wd. 1099 Sq Ft BRT #252088600 Improvements: Residential Single Family Attached Subject To Mortgage MICHAEL MARCO CP Dec 2023 No. 00072 \$238,868.09 Brock & Scott PLLC</p> <p>2412-390 9976 Sandy Road 19115 58th Wd. 4368 Sq Ft BRT #581395200 Improvements: Residential Property ANGELINA E. BEDNARZ CP Jun 2022 No. 01280 \$190,569.53 KML Law Group P.C.</p> <p>2412-391 5237 Walton Avenue 19143 46th Wd. 1610 Sq Ft BRT #462071500 Improvements: Residential Property ANITA SINGLETON; SHAMIRAH SINGLETON CP Dec. 2014 No. 01373 \$107,010.53 KML Law Group P.C.</p> <p>2412-392 1642 North Redfield Street 19151 34th Wd. 1200 Sq Ft BRT #342182400 Improvements: Residential Property LOVELY FITZGERALD CP Apr 2020 No. 00606 \$47,920.42 KML Law Group P.C.</p> <p>2412-393 102 South 60th Street 19139 3rd Wd. 750 Sq Ft BRT #871401945 Improvements: Commercial DREAMCHASERS, LLC CP May 2024 No. 02875 \$67,694.48 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.</p> <p>2412-395 6240-42 Stenton Avenue 19138 59th Wd. 45811 Sq Ft BRT #882042150 Improvements: Commercial ROHAN PROPERTIES, LLC CP May 2024 No. 01815 \$1,502,938.65 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.</p> <p>2412-397A 4913 Pentridge Street 19143 51st Wd. 1806 Sq Ft BRT #511121600 Improvements: Residential Single Family Attached PHILIP MENAGED, MEMBER, MANAGER, AND AUTHORIZED SIGNATORY AND LEGACY REAL ESTATE ENTERPRISES WEST LLC C/O PHILIP MENAGED, CP Jun 2024 No. 01562 \$794,095.63 Hladik Onorato And Federman LLP</p> <p>2412-397B 4915 Pentridge Street 19143 51st Wd. 1806 Sq Ft BRT #511121700 Improvements: Residential Single Family Attached PHILIP MENAGED, MEMBER, MANAGER, AND AUTHORIZED SIG-</p>	<p>NATORY AND LEGACY REAL ESTATE ENTERPRISES WEST LLC C/O PHILIP MENAGED, CP Jun. 2024 No. 01562 \$794,095.63 Hladik Onorato And Federman LLP</p> <p>2412-398 5703 Lebanon Avenue 19131 52nd Wd. 1672 Sq Ft BRT #522085100 Improvements: Residential Single Family Attached Subject To Mortgage QIANA N. FUTRELL CP Jun 2023 No. 02163 \$128,417.25 Barley Snyder LLP</p> <p>2412-399 2431 North 19th Street 19132 16th Wd. 1051 Sq Ft BRT #162077700 Improvements: Residential Property Subject To Mortgage SAHABA RENTAL LLC CP Nov 2023 No. 00880 \$633,880.79 Friedman Vartolo LLP</p> <p>2412-400 2829 Holme Avenue 19152 57th Wd. 4745 Sq Ft BRT #571028800 Improvements: Residential Single Family Attached Subject To Mortgage DANIEL KOENIG, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ALICE KNITTEL, DECEASED, CP Jan 2024 No. 02336 \$56,423.60 Friedman Vartolo LLP</p> <p>2412-401 4642 Reach Street 19120 42nd Wd. 1212 Sq Ft BRT #421597000 Improvements: Residential Property Subject To Mortgage JS ENTERPRISE LIMITED LIABILITY COMPANY CP Oct 2023 No. 02358 \$134,201.32 Friedman Vartolo LLP</p> <p>2412-402 631 Allengrove Street 19120 35th Wd. 1024 Sq Ft BRT #351088000 Improvements: Residential Property ROOSEVELT SMALLWOOD, III CP Jun 2023 No. 02814 \$78,273.74 LOGS Legal Group LLP</p> <p>2412-403 4828 East Roosevelt Boulevard 19124 35th Wd. 2058 Sq Ft BRT #351025100 Improvements: Residential Property PABLO ASTACIO CP Jan 2024 No. 01252 \$244,618.35 LOGS Legal Group LLP</p> <p>2412-404 3114 Miller Street 19134 25th Wd. 869 Sq Ft BRT #251370500 Improvements: Residential Property C TURNER VENTURES LLC AND CHASE TURNER CP Mar 2024 No. 02517 \$231,679.07 Larocca Hornik Greenberg Kittredge Carlin & Mccartland LLP</p> <p>2412-405 5726 North Lambert Street 19138 17th Wd. 1000 Sq Ft BRT #172425000 Improvements: Residential Property MAKEL FOUNTAIN; DAVID RODRIGUEZ JENKINS, JR. CP Mar 2024 No. 02180 \$131,742.60 KML Law Group P.C.</p> <p>2412-406 1417 South Philip Street 19147 1st Wd. 1104 Sq Ft BRT #011075600 Improvements: Residential Single Family Attached JACKSON JAMES LLC; SEAN DAVID CASTINEIRA CP Jun 2024 No. 01635 \$117,233.46 Duane Morris LLP</p>	<p>2412-407 3315 Morning Glory Road 19154 66th Wd. 2160 Sq Ft BRT #663042000 Improvements: Residential Dwelling TERRENCE P. HARRINGTON A/K/A TERENCE P. HARRINGTON; LYNN HARRINGTON A/K/A LYNN A. SKUBIS CP Feb 2023 No. 01867 \$98,586.98 Hladik Onorato And Federman LLP</p> <p>2412-408 6430 Chelwynde Avenue 19142 40th Wd. 1120 Sq Ft BRT #406274800 Improvements: Residential Dwelling DANIELLE GEPLAY CP Jun 2022 No. 00473 \$54,007.69 Hladik Onorato And Federman LLP</p> <p>2412-410 1305 North 52nd Street 19131 44th Wd. 1795 Sq Ft BRT #442280200 Improvements: Residential Dwelling LAWRENCE TOBIN, JR. IN HIS CAPACITY AS ADMINISTRATOR AD HEIR OF THE ESTATE OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; JANIS LEE TOBIN-WALKER, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; LURLIN TURBIN-FIELDS, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; SHIRLEY ANN TOBIN, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; MARY ELIZABETH CHAMBERS, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; BRITZ RANDOLPH, IN HER CAPACITY AS HEIR OF JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS; UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHNNIE ANN TOBIN AKA JOHNNIE A. WILLIAMS CP Mar 2022 No. 01316 \$183,826.94 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2412-411 2439 West Allegheny Avenue 19132 38th Wd. 1440 Sq Ft BRT #381353600 Improvements: Residential Property Subject To Mortgage DARYL ELLIS JR. CP Aug 2023 No. 00528 \$90,442.99 Vitti Law Group Incorporated</p> <p>2412-412 2941 Master Street 19121 29th Wd. 880 Sq Ft BRT #292214200 Improvements: Residential Single Family Attached Subject To Mortgage DIAMANTE ENTERPRISES LLC CP Oct 2023 No. 00631 \$364,932.31 Friedman Vartolo LLP</p> <p>2412-413 617 Dudley Street 19148 39th Wd. 651 Sq Ft BRT #393014400 Improvements: Residential Property Subject To Mortgage WOLCOTT MANAGEMENT SERVICES LLC CP Feb 2024 No. 02927 \$362,937.84 Friedman Vartolo LLP</p> <p>2412-414 3517 North 18th Street 19140 11th Wd. 1576 Sq Ft BRT #112251200 Improvements: Residential Property Subject To</p>	<p>Mortgage A3 DELIVERY LLC CP Jan 2024 No. 00375 \$358,785.72 Friedman Vartolo LLP</p> <p>2412-415 144 West Apsley Street 19144 12th Wd. 8250 Sq Ft BRT #123004010 Improvements: Residential Property TIMOTHY M. JOHNSON CP Apr 2023 No. 03060 \$228,167.76 KML Law Group P.C.</p> <p>2412-416 1204 Foulkrod Street 19124 23rd Wd. 3241 Sq Ft BRT #234094600 Improvements: Residential Dwelling DAVID L. BULLOCK CP Aug 2023 No. 01486 \$184,084.15 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2412-417 5546 Lansdowne Avenue 19131 4th Wd. 1305 Sq Ft BRT #041254100 Improvements: Residential Property THE UNKNOWN HEIRS OF CARNETHIA EVANS AND VERA M. WILSON, SOLEY IN HER CAPACITY AS HEIR OF CARNETHIA EVANS, DECEASED CP Nov 2023 No. 03177 \$114,253.71 Stern & Eisenberg P.C.</p> <p>2412-418 1313 South 23rd Street 19146 36th Wd. 2088 Sq Ft BRT #361337005 Improvements: Residential Property ORCHID VENTURES LLC CP Aug 2023 No. 00628 \$195,312.15 Gingo Palumbo Law Group LLC</p> <p>2412-419A 1031 South Fairhill Street 19147 2nd Wd. 618 Sq Ft BRT #021438710 Improvements: Residential Property Subject To Mortgage ORCHID VENTURES LLC CP Aug 2023 No. 00673 \$683,184.31 Gingo Palumbo Law Group LLC</p> <p>2412-419B 1032 South Randolph Street 19147 2nd Wd. 618 Sq Ft BRT #021435107 Improvements: Residential Property Subject To Mortgage ORCHID VENTURES LLC CP Aug 2023 No. 00673 \$683,184.31 Gingo Palumbo Law Group LLC</p> <p>2412-420 1319 Foulkrod Street 19124 23rd Wd. 2113 Sq Ft BRT #234103500 Improvements: Residential Property Subject To Mortgage KENNETH M. GROSE AND NATON-DA T. GROSE CP Feb 2023 No. 00309 \$172,062.66 Barley Snyder LLP</p> <p>2412-421 6143 1/2 Old York Road 19141 17th Wd. 2778 Sq Ft BRT #172016914 Improvements: Residential Property THE ESTATE OF ELEANOR SMITH CP Sc-21-12-29-6000 No. \$5,041.40 Kivitz & Kivitz P.C.</p> <p>2412-422 1927 Borbeck Avenue 19111 56th Wd. 2841 Sq Ft BRT #561521500 Improvements: Residential Single Family Attached Subject To Mortgage HOUNG TRINH CP Mar 2024 No. 03067 \$310,009.53 Brock & Scott PLLC</p> <p>2412-423 6820 North Gratz Street 19126 10th Wd. 1608 Sq Ft BRT #101108400 Improve-</p>	<p>ments: Residential Single Family Attached WILLIAM HOLMES CP Jul 2018 No. 00841 \$101,979.89 Brock & Scott PLLC</p> <p>2412-424 1666 Margaret Street 19124 23rd Wd. 1552 Sq Ft BRT #232146100 Improvements: Residential Property RENEE WAITES CP Dec 2023 No. 01792 \$50,655.37 LOGS Legal Group LLP</p> <p>2412-425 607 South 7th Street 19147 2nd Wd. 2500 Sq Ft BRT #871046950 Improvements: Commercial Subject To Mortgage Subject To Rent 607 S. 7TH LLC; TERRENCE J. PARKER CP Jul 2024 No. 01607 \$683,752.56 Vaughan Mclean</p> <p>2412-426 5355 Hazelhurst Street 19131 52nd Wd. 1311 Sq Ft BRT #521063600 Improvements: Residential Property ANDRE DOVER A/K/A ANDRE J. DOVER CP Mar 2022 No. 02678 \$118,694.07 LOGS Legal Group LLP</p> <p>2412-427 7136 Erdrick Street 19135 41st Wd. 1292 Sq Ft BRT #412245500 Improvements: Residential Property JOHN WILLIAM LOOBY AND MICHELE LOOBY CP Aug 2023 No. 00503 \$133,146.92 LOGS Legal Group LLP</p> <p>2412-428 12719 Minden Road 19154 66th Wd. 1783 Sq Ft BRT #663335900 Improvements: Residential Property ALFRED NAUSSNER CP Feb 2015 No. 03290 \$225,819.52 Stern & Eisenberg P.C.</p> <p>2412-429 104 Lombard Street 19147 5th Wd. 1993 Sq Ft BRT #051208120 Improvements: Commercial MICHAEL BRAD FINEMAN CP Jan 2024 No. 01384 \$569,068.19 Stern & Eisenberg, PC</p> <p>2412-430 3221 Stanwood Street 19136 64th Wd. 2797 Sq Ft BRT #642317400 Improvements: Residential Single Family Attached JOSEPH R. LEE JR. AND LUCY ANNE LEE CP Sep 2020 No. 01236 \$356,952.45 Stern & Eisenberg P.C.</p> <p>2412-431 2224 West Montgomery Avenue 19121, 47th Wd, 2,250 Sq Ft, BRT# 871221000 Improvements: Residential Single Family Attached Maverick Equity Financing LLC, CP Jan 2023, No. 00543, \$48,6498.19 Hill Wallack LLP</p> <p>2412-432 1324 Locust Street 19107, 5th Wd, 389 Sq Ft, BRT #888115766, Improvements: Residential Condominium Subject To Mortgage Roslyn E. Weeks, CP Sep 2021 No.01117 \$38,124.88 Horn Williamson, LLC</p>

TheLegalIntelligencer.com

For the full online version of the Legal Intelligencer