

Sheriff’s Sale Notices for December 5, 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, December 5, 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 an 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>BRT# 032135300 Improvements: Residential Property Subject to Mortgage DONALD SOLOMON C.P. Dec 2020 No. 00118 \$149,530.68 Sheintoch Law P.C.</p> <p>2312-302 4204 Passmore Street 19135 55th WD 1,107.72 Sq. Ft. BRT# 552095700 Improvements: Residential Property CHRISTOPHER J. TRAHEY C.P. Jul 2022 No. 02563 \$127,741.27 KML Law Group, P.C.</p> <p>2312-303 3623 North 18th Street 19140 13th WD 1,501.28 Sq. Ft. BRT# 131243200 Improvements: Residential Property WILLIS GARNER AKA WILLIS GARNER SR C.P. Mar 2022 No. 00974 \$86,481.48 KML Law Group, P.C.</p> <p>2312-304 6731 Lynford St 19149 54th WD 1,567 Sq. Ft. BRT# 542204300 Improvements: Residential Property CINCEARAE KELLY C.P. Jun 2017 No. 00504 \$185,460.24 KML Law Group, P.C.</p> <p>2312-305 7101 Forrest Ave 19138 10th WD 2,340 Sq. Ft. BRT# 102535400 Improvements: Residential Property TERESA C. JOHNSON C.P. Aug 2016 No. 00827 \$87,383.55 KML Law Group, P.C.</p> <p>2312-306 6414 Callowhill St 19151 34th WD 1,125 Sq. Ft. BRT# 343019700 Improvements: Residential Property CHINELLE BALLARD SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY BALLARD, DECEASED CLAYTON BALLARD SOLELY IN HIS CAPACITY AS HEIR SHIRLEY BALLARD, DECEASED JOHNNIE BALLARD AKA JOHN BALLARD, SOLELY IN HIS CAPACITY AS HEIR OF SHIRLEY BALLARD, DECEASED RASHEA BALLARD SOLELY IN HER CAPACITY AS HEIR OF SHIRLEY BALLARD, DECEASED THE UNKNOWN HEIRS OF SHIRLEY BALLARD DECEASED C.P. Apr 2022 No. 02261 \$57,540.44 KML Law Group, P.C.</p> <p>2312-307 414 N 66th St 19151 34th WD 5,889 Sq. Ft. BRT# 343134600 Improvements: Residential Property JOCELYN R. SAVAGE C.P. Mar 2022 No. 00577 \$156,030.13 KML Law Group, P.C.</p> <p>2312-308 1725 68th Ave 19126 10th WD 2,006 Sq. Ft. BRT# 101259000 Improvements: Residential Property WAJEEHAH MUJAHID C.P. Feb 2023 No. 02251 \$88,782.12 KML Law Group, P.C.</p> <p>2312-309 7356 Woodcrest Avenue 19151 34th WD 2,055 Sq. Ft. BRT# 344117300 Improvements: Residential Property ONIZAN EL ALEEM BEY C.P. Feb 2023 No. 01137 \$120,171.11 KML Law Group, P.C.</p> <p>2312-310 6410 Montour St 19111 35th WD 4,356.34 Sq. Ft. BRT# 353292100 Improvements: Residential Property JOSE I. ORTIZ C.P. Mar 2022 No. 02988 \$214,902.13 KML Law Group, P.C.</p> <p>2312-311 5622 N 15th Street 19141 17th WD 1,568 Sq. Ft. BRT# 172065900 Improvements: Residential Property LASHAE L. LEWIS C.P. Jan 2023 No. 02855 \$157,970.96 KML Law Group, P.C.</p> <p>2312-312 844 S 3rd St 19147 2nd WD 682 Sq. Ft. BRT# 022141910 Improvements: Residential Property KATIE EVANS C.P. Jan 2022 No. 02039 \$408,065.82 KML Law Group, P.C.</p> <p>2312-313 5351 Chancellor St 19139 60th WD 1,088.75 Sq. Ft. BRT# 603034900 Improvements: Residential Property OLIVIA ISON JACKSON C.P. May 2022 No. 01429 \$99,208.09 KML Law Group, P.C.</p> <p>2312-314 4633 Weymouth St 19120 42nd WD 1,206 Sq. Ft. BRT# 421593600 Improvements: Residential Property THE UNKNOWN HEIRS OF JOSE M.</p>	<p>RODRIGUEZ DECEASED C.P. May 2022 No. 01123 \$81,436.49 KML Law Group, P.C.</p> <p>2312-315 306 E Upsal St 19119 22nd WD 2,400 Sq. Ft. BRT# 221079100 Improvements: Residential Property PABLO JOHNSON, TIA MCCRAY C.P. Aug 2022 No. 00213 \$106,795.75 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2312-316 522 N 33rd St 19104 24th WD 1,419 Sq. Ft. BRT# 242144700 Improvements: Residential Property SHUIBIN LIN C.P. Mar 2020 No. 01267 \$422,088.57 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2312-317 2517 N Gratz St 19132 16th WD 711 Sq. Ft. BRT# 162053300 Improvements: Residential Property MICHAEL C. NORTON C.P. Jun 2022 No. 00843 \$21,411.69 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2312-318 1413 West Jefferson St 19121 47th WD 1,334 Sq. Ft. BRT# 471126010 Improvements: VACANT LOT Property Subject to Mortgage CHRISTINA PASIEKA & CHRISTOPHER RAHN C.P. Sept 2022 No. 00113 \$685,000.00 Law Offices Of Michael Kuldiner, P.C.</p> <p>2312-319 8444 Jackson St 19136 65th WD 1,773 Sq. Ft. BRT# 652249200 Improvements: Residential Property DEBORAH DOERR C.P. Nov 2022 No. 01252 \$109,635.01 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2312-320 850 N Uber St 19130 15th WD 586 Sq. Ft. BRT# 151069400 Improvements: Residential Property ARTHUR RACKLEY C.P. Aug 2022 No. 00572 \$271,229.61 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2312-321 7417 Rockwell Ave 19111 63rd WD 3,000 Sq. Ft. BRT# 631113000 Improvements: Residential Property EUGENE R. BAUERLE C.P. Feb 2023 No. 00444 \$228,193.23 KML Law Group, P.C.</p> <p>2312-322 5522 Upland St 19143 51st WD 899 Sq. Ft. BRT# 514255600 Improvements: Residential Property NANCY M. WOMACK AKA NANCY MARIE WOMACK C.P. Jan 2023 No. 03172 \$31,232.73 KML Law Group, P.C.</p> <p>2312-323 5430 Webster St 19134 46th WD 953 Sq. Ft. BRT# 463119200 Improvements: Residential Property LLOYD CARPENTER SOLELY IN HIS CAPACITY AS HEIR OF ETHEL CARPENTER, DECEASED WILLIAM CARPENTER SOLELY IN HIS CAPACITY AS HEIR OF ETHEL CARPENTER, DECEASED ALICE M. CARPENTER SOLELY IN HER CAPACITY AS HEIR OF ETHEL ETHEL CARPENTER, DECEASED MARGIE CARPENTER FRANKLIN SOLELY IN HER CAPACITY AS HEIR ETHEL CARPENTER, DECEASED C.P. Apr 2022 No. 02225 \$89,958.17 KML Law Group, P.C.</p> <p>2312-324 115 Roseberry St 19148 39th WD 672 Sq. Ft. BRT# 391139600 Improvements: Residential Property ELIZABETH VOGHEL A/K/A BETSY VOGHEL, IN HER CAPACITY AS HEIR OF LUCIAN Z. CYWINSKI A/K/A LUCIAN CYWINSKI AND ELLA M. CYWINSKI A/K/A ELLA M. BRENNAN A/K/A ELLA MAY CYWINSKI KENNETH CYWINSKI, IN HIS CAPACITY AS HEIR OF LUCIAN Z CYWINSKI A/K/A LUCIAN CYWINSKI AND ELLA M. CYWINSKI A/K/A ELLA M BRENNAN A/K/A ELLA MAY CYWINSKI, UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSON FIRMS OR ASSOCIATIONS CLAIMING RIGHT,</p>	<p>TITLE OR INTEREST FROM OR UNDER LUCIAN Z. CYWINSKI A/K/A LUCIAN CYWINSKI, UNKOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLA M. CYWINSKI A/K/A ELLA M. BRENNAN A/K/A ELLA MAY CYWINSKI C.P. Mar 2022 No. 00047 \$143,350.06 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2312-325 1230 Fuller St 19111 63rd WD 3,267 Sq. Ft. BRT# 631316116 Improvements: Residential Property JOHN P. KERR C.P. Mar 2019 No. 02098 \$272,924.81 KML Law Group, P.C.</p> <p>2312-326 521 N 67th St 19151 34th WD 1,152 Sq. Ft. BRT# 343144000 Improvements: Residential Property THE UNKNOWN HEIRS OF HAYWOOD DAVIS JR DECEASED C.P. Jan 2022 No. 02348 \$133,959.92 KML Law Group, P.C.</p> <p>2312-327 4725 N 2nd St 19120 42nd WD 1,228 Sq. Ft. BRT# 422391600 Improvements: Residential Property NANCY MARTINEZ A/K/A NANVY PINHEIRO, AS ADMINISTRATRIX OF THE ESTATE OF OLGA MARTINEZ, DECEASED C.P. Aug 2019 No. 04978 \$18,308.95 KML Law Group, P.C.</p> <p>2312-328 6014 Greenway Ave 19142 40th WD 1,600 Sq. Ft. BRT# 401312400 Improvements: Residential Property ARMAH KONA H C.P. Mar 2022 No. 01068 \$55,619.55 KML Law Group, P.C.</p> <p>2312-329 2709 E Country Club Rd 19131 52nd WD 2,596 Sq. Ft. BRT# 521371100 Improvements: Residential Property GRACE BURROUGHS, SOLELY IN HER CAPACITY AS HEIR OF CHARLES BURROUGHS III, DECEASED C.P. Apr 2019 No. 01171 \$201,046.86 KML Law Group, P.C.</p> <p>2312-330 417 Mckean St 19148 39th WD 1,360 Sq. Ft. BRT# 392024400 Improvements: Residential Property THE UNKNOWN HEIRS OF MICHELLE ROQUE, DECEASED AND ROBERTO ROQUE, SOLELY IN HIS CAPACITY AS HEIR OF MICHELLE ROQUE, DECEASED C.P. Dec 2019 No. 03142 \$221,125.81 KML Law Group, P.C.</p> <p>2312-331 1315 N 59th St 19151 4th WD 1,451.15 Sq. Ft. BRT# 043172200 Improvements: Residential Property DEREK BARNETT AS ADMINISTRATOR OF THE ESTATE OF PAUL P. BARNETT AKA PAUL T. BARNETT AKA PAUL THOMAS BARNETT, DECEASED C.P. Jan 2023 No. 02423 \$44,683.07 KML Law Group, P.C.</p> <p>2312-332 2235 W Ontario St 19140 38th WD 1,520 Sq. Ft. BRT# 112069800 Improvements: Residential Property Subject to Mortgage LINDA WARREN C.P. Dec 2018 No. 00435 \$26,542.84 Padgett Law Group</p> <p>2312-333 5216-18 Chester Avenue 19143 51st WD 4,066 Sq. Ft. BRT# 881707550 Improvements: Residential Property MARVIN VARGAS C.P. Apr 2019 No. 04494 \$24,373.50 Mattioni Ltd</p> <p>2312-334 460 Parker Ave 19128 21st WD 1,078 Sq. Ft. BRT# 212336000 Improvements: Residential Property Subject to Mortgage JAMES C. KEE, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM B. KEE, III A/K/A WILLIAM B. KEE A/K/A WILLIAM BURGE KEE, III DECEASED C.P. Feb 2023 No. 01349 \$77,190.42 Law Office Of Gregory Javardian</p> <p>2312-335 2655 South Massey Street 19142 40th WD 1,240 Sq. Ft. BRT# 406118300 Improvements: Residential Property KEMP CARTER C.P. Jun 2019 No. 06732 \$80,618.69 KML Law Group, P.C.</p>

SHERIFF'S SALE

2312-336
5812 N Philip St 19120 61st WD 1,110 Sq. Ft. BRT# 612409100 Improvements: Residential Property
ANDRES CRUZ C.P. Mar 2022 No. 02958 \$109,144.52 Romano Garubo & Argentieri

2312-337
2407 N 50th St 19131 52nd WD 4,336 Sq. Ft. BRT# 521251800 Improvements: Residential Property
VIDA B. MALLORY C.P. Sept 2014 No. 02505 \$201,268.44 Law Office Of Gregory Javardian

2312-338
443 Krams Ave 19128 21st WD 1,120 Sq. Ft. BRT# 212238300 Improvements: Residential Property
ERIC J. GRAY C.P. Oct 2022 No. 01741 \$139,205.37 Romano Garubo & Argentieri

2312-339
9982 S Canterbury Rd 19114 66th WD 171 Sq. Ft. BRT# 661014531 Improvements: Residential Property
CHARLES A.J HALPIN, III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF DIANE J. MEZEJEWSKI, DECEASED C.P. June 2023 No. 03011 \$121,153.77 Law Office Of Gregory Javardian

2312-340
4745 Loring St 19136 65th WD 904 Sq. Ft. BRT# 651030400 Improvements: Residential Property
JANE L. CROY AND DEBORAH CONNELLY-SHEPPARD C.P. Jan 2023 No. 00923 \$155,042.73 Law Office Of Gregory Javardian

2312-341
7939 Fayette St 19150 50th WD 1,605 Sq. Ft. BRT# 501034800 Improvements: Residential Property Subject to Mortgage
JANAYA TURNER, PERSONAL REPRESENTATIVE OF THE ESTATE OF DELPHINE A. CRUMP, DECEASED C.P. Feb 2023 No. 00923 \$61,704.24 Law Office Of Gregory Javardian

2312-342
743 S Cecil St 19143 46th WD 900 Sq. Ft. BRT# 463268600 Improvements: Residential Property
WILMAE CLAY A/K/A WILLAMAE CLAY, CO-REPRESENTATIVE OF THE ESTATE OF ANNA SCOTT A/K/A ANNA B SCOTT, DECEASED WILMAE CLAY A/K/A WILLAMAE CLAY, JANET A ABRAMS, CO-REPRESENTATIVE OF THE ESTATE OF ANNA SCOTT A/K/A ANNA B SCOTT, DECEASED C.P. Feb 2023 No. 00750 \$12,918.46 Law Office Of Gregory Javardian

2312-343
1130 N 64th St 19151 34th WD 1,600.00 Sq. Ft. BRT# 344254300 Improvements: Residential Property Subject to Mortgage
NICHOLAS UMILE JR., ET AL. C.P. Mar 2023 No. 01413 \$185,919.00 Gingo Palumbo Law Group LLC

2312-344
7204 Briar Rd 19138 50th WD 1,845 Sq. Ft. BRT# 501332600 Improvements: Residential Property
MICHELLE L. MCGUIRE C.P. Feb 2018 No. 03147 \$142,992.93 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-345
5611 Stewart St 19131 4th WD 1,200 Sq. Ft. BRT# 043213400 Improvements: Residential Property
MILDRED ARMSTRONG C.P. Jan 2023 No. 02553 \$80,824.20 KML Law Group, P.C.

2312-346
4164 Tacoma St 19140 13th WD 1,436 Sq. Ft. BRT# 131408134 Improvements: Residential Property
SHAWN YOUNG AND TARA O. YOUNG AKA TARA YOUNG C.P. Jan 2021 No. 01871 \$76,374.71 KML Law Group, P.C.

2312-347
6136 N 6th St 19120 61st WD 1,504 Sq. Ft. BRT# 611133900 Improvements: Residential Property
REGINALD FREEMAN C.P. Apr 2022 No. 00380 \$176,140.06 KML Law Group, P.C.

2312-348
3090 Agate St 19134 25th WD 700 Sq. Ft. BRT# 252345500 Improvements: Residential Property
GLADYS MARTINEZ AKA GLADYS ROSADO, SOLELY IN HER CAPACITY AS HEIR OF ELADIO ROSADO, DECEASED JESUS ROSADO SOLELY IN HIS CAPACITY AS HEIR OF ELADIO ROSADO, DECEASED THE UNKNOWN HEIRS OF ELADIO ROSADO DECEASED THERESE ROSADO SOLELY IN HER CAPACITY AS HEIR OF ELADIO ROSADO, DECEASED C.P. Apr 2022 No. 00033 \$35,891.85 KML Law Group, P.C.

SHERIFF'S SALE

2312-349
1839 E Pastorius St 19138 10th WD 1,509 Sq. Ft. BRT# 102183400 Improvements: Residential Property
HARRIS PROPERTY, LLC DOMINIC HARRIS C.P. May 2023 No. 00209 \$243,865.88 Larocca Hornik Rosen & Greenberg LLP

2312-350
1917 Colonial St 19138 10th WD 1,183 Sq. Ft. BRT# 102351300 Improvements: Residential Property
HARRIS PROPERTY, LLC DOMINIC HARRIS C.P. May 2023 No. 00810 \$195,844.64 Larocca Hornik Rosen & Greenberg LLP

2312-351
5032 Aspen St 19139 44th WD 1,122 Sq. Ft. BRT# 441248100 Improvements: Residential Property
5032 ASPEN LLC TONYA D LOONEY, JR. C.P. May 2023 No. 02028 \$178,236.24 Larocca Hornik Rosen & Greenberg LLP

2312-352
5122 N Marvine St 19141 49th WD 2,100 Sq. Ft. BRT# 493097800 Improvements: Residential Property
HARRIS PROPERTY, LLC DOMINIC HARRIS C.P. May 2023 No. 00236 \$215,783.16 Larocca Hornik Rosen & Greenberg LLP

2312-353
5728 W Girard Ave 19131 4th WD 1,200 Sq. Ft. BRT# 043023400 Improvements: Residential Property
WEST FILA PROPERTIES LLC ZEPHANIAH BURROWS C.P. Jun 2023 No. 00520 \$166,550.87 Larocca Hornik Rosen & Greenberg LLP

2312-354
2027 Knorr St 19149 54th WD 2,143 Sq. Ft. BRT# 542008700 Improvements: Residential Property
RONALD M. ANNUNZIATA C.P. Oct 2022 No. 02299 \$27,285.22 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-355
4920 N Camac St 19141 49th WD 2,160 Sq. Ft. BRT# 491492700 Improvements: Residential Property Subject to Mortgage
HENRY V. LASSITER C.P. June 2019 No. 07064 \$81,978.79 Eckert Seamans Cherin & Mellott, LLC

2312-356
6738 N 17th St 19126 10th WD 1,490 Sq. Ft. BRT# 101053100 Improvements: Residential Property
SHANELLE L. REID A/K/A S. REID C.P. Oct 2019 No. 01612 \$164,092.14 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-357
147 Fariston Dr 19120 61st WD 1,712 Sq. Ft. BRT# 611379200 Improvements: Residential Property
ODELL CATHEY C.P. Sept 2022 No. 01049 \$138,760.13 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-358
5916 Nassau Rd 19151 34th WD 1,223 Sq. Ft. BRT# 342073900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ORA LEWIS C.P. Jun 2019 No. 07323 \$164,590.19 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-359
5920 W Oxford St 19151 34th WD 1,783 Sq. Ft. BRT# 342088200 Improvements: Residential Property
ELAINE RAVENELL, IN HER CAPACITY AS HEIR OF LAWRENCE RAVENELL; GAIL FIELDS A/K/A GAIL RAVENELL, IN HER CAPACITY AS HEIR OF LAWRENCE RAVENELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LAWRENCE RAVENELL C.P. Jan 2020 No. 00129 \$133,893.48 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-360
1136 S 54th St 19143 51st WD 1,313.89 Sq. Ft. BRT# 513128200 Improvements: Residential Property
ROBIN CLAY, AS ADMINISTRATRIX OF THE ESTATE OF ROBERT CLAY, JR A/K/A ROBERT W CLAY, JR DECEASED C.P. Mar 2023 No. 01477 \$26,417.60 Powers Kim LLC

2312-361
1526 S Opal St 19146 36th WD 672 Sq. Ft. BRT# 363226000 Improvements: Residential Property
NEUMAN INVESTING LLC MICHAEL NEUMAN AND JACQUELINE PALACIO C.P. Jul 2023 No. 01158 \$246,242.93 Larocca Hornik Rosen & Greenberg LLP

SHERIFF'S SALE

2312-362
753 S Chadwick St 19146 30th WD 1,120 Sq. Ft. BRT# 301314300 Improvements: Residential Property
MEGAN REILLY C.P. Nov 2022 No. 02183 \$387,981.32 Robertson, Anschutz, Schneid, crane & Partners, PLLC

2312-363
6338 Reedland St 19142 40th WD 975 Sq. Ft. BRT# 402212600 Improvements: Residential Property
SHEREE DAVIS C.P. Aug 2022 No. 00157 \$84,744.71 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-364
2928 N 27th St 19132 38th WD 961 Sq. Ft. BRT# 381214100 Improvements: Residential Property
MYRTLE HILL C.P. Mar 2022 No. 01301 \$71,011.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-365
5733 N Marshall St 19120 42nd WD 1,445 Sq. Ft. BRT# 612263700 Improvements: Residential Property
HETTIE JONES, IN HER CAPACITY AS HEIR OF LEROY J. JONES A/K/A LEROY JAMES JONES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LEROY J. JONES A/K/A LEROY JAMES JONES C.P. Feb 2022 No. 02040 \$126,383.25 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-366
3301 Chippendale Ave A/K/A 3301 Chippendale Street 19136 64th WD 3,028 Sq. Ft. BRT# 642205800 Improvements: Residential Property
HARVEY ISEMAN, AS EXECUTOR OF THE ESTATE OF EDMUNDAS J. BUTKUS A/K/A EDMUNDAS BUTKUS A/K/A EDMUNDAS JUOZAPS BUTKUS; NATIONAL SHRINE OF ST. JOHN NEUMANN, IN ITS CAPACITY AS HEIR OF EDMUNDAS J. BUTKUS A/K/A EDMUNDAS BUTKUS A/K/A EDMUNDAS JUOZAPS BUTKUS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDMUNDAS J. BUTKUS A/K/A EDMUNDAS JUOZAPAS BUTKUS C.P. Mar 2022 No. 00050 \$261,233.77 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2312-367
212 E Gorgas Ln 19119 22nd WD 2,758 Sq. Ft. BRT# 222104100 Improvements: Residential Property
KAREN E. FORD C.P. Dec 2022 No. 02547 \$75,286.01 Powers Kim LLC

2312-368
1831 S 57th 19143 51st WD 1,276 Sq. Ft. BRT# 514050800 Improvements: Residential Property
GEORGE W. LEE C.P. Jan 2023 No. 02690 \$62,268.14 Hill Wallack LLP

2312-369
253 S Alden St 19139 60th WD 1,050 Sq. Ft. BRT# 604261700 Improvements: Residential Property
ANTHONY REDLEY A/K/A ANTHONY W. REDLEY AND 99 SOLUTIONS, LLC. C.P. Jul 2023 No. 00818 \$245,660.98 Hladik, Onorato & Federman, LLP

2312-370
27 W Seymour Street 19144 12th WD 1,743 Sq. Ft. BRT# 123053400 Improvements: Residential Property
MILDRED MATTHEWS C.P. Nov 2022 No. 02177 \$62,284.89 Hladik, Onorato & Federman, LLP

2312-371
1802 N 77th St 19151 34th WD 1,696 Sq. Ft. BRT# 343357900 Improvements: Residential Property
NICOLE F. MITCHELL C.P. Jun 2023 No. 02969 \$123,983.28 Hladik, Onorato & Federman, LLP

2312-372
2135 Sigel St 19145 48th WD 1,062 Sq. Ft. BRT# 482019700 Improvements: Residential Property
CHRISTOPHER WILLIAMS, C.P. May 2023 No. 01708 \$210,914.33 Hladik, Onorato & Federman, LLP

2312-373
7450 Brockton Rd 19151 34th WD 1,434 Sq. Ft. BRT# 343146338 Improvements: Residential Property
DENITA L. THOMAS, C.P. Oct 2022 No. 00675 \$94,931.82 Hladik, Onorato & Federman, LLP

SHERIFF'S SALE

2312-374
129 Jamestown Ave 19127 21st WD 2,000 Sq. Ft. BRT# 211064800 Improvements: Residential Property
FRANK PILLER A/K/A FRANCIS PILLER, C.P. Jul 2023 No. 02310 \$239,890.22 Hladik, Onorato & Federman, LLP

2312-375
2010 South 59th Street 19143 40th WD 1,200 Sq. Ft. BRT# 401058200 Improvements: Residential Property
JAMES YARDE, INDIVIDUALLY, AS LIFE TENANT, AND AS TRUSTEE FOR RONALD ASHBY, LAURAN ASHBY AND PAULEEN ASHBY, HIS CHILDREN C.P. Feb 2023 No. 00407 \$85,523.64 Hladik, Onorato & Federman, LLP

2312-376
3414 N 21st 19140 11th WD 2,391 Sq. Ft. BRT# 112301400 Improvements: Residential Property
STAND OUT INVESTMENT LLC C.P. Mar 2023 No. 02817 \$428,406.39 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2312-377
1307 W Rockland St 19141 49th WD 2,211 Sq. Ft. BRT# 491127300 Improvements: Residential Property
1307 W ROCKLAND STREET, INC A/K/A 1307 W ROCKLAND, INC C.P. Jun 2023 No. 01425 \$199,508.04 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2312-378
2041 S Bucknell St 19145 48th WD 806 Sq. Ft. BRT# 482294200 Improvements: Residential Property Subject to Mortgage
DNRD LLC AND VIRGIL RUSH, INDIVIDUALLY AND AS MANAGING MEMBER OF DNRD, LLC C.P. Jan 2023 No. 01682 \$238,517.29 Vitti Law Group Incorporated

2312-379
845 Corinthian Ave 19130 15th WD 1,464 Sq. Ft. BRT# 151102000 Improvements: Residential Property
845 CORINTHIAN LLC C.P. Aug 2023 No. 01913 \$721,601.44 Friedman, Schuman, Applebaum & Nemeroff, PC

2312-380
2053 N Wanamaker St 19131 52nd WD 1,672 Sq. Ft. BRT# 522228700 Improvements: Residential Property
EMORY L. DABNEY AND THE REAL ESTATE INVESTMENT GROUP (REIG), C.P. Jul 2023 No. 01514 \$202,604.91 Hladik, Onorato & Federman, LLP

2312-381
3890 M Street 19124 33rd WD 1,275 Sq. Ft. BRT# 332453500 Improvements: Residential Property
ALEXIER A. MONTANEZ, AS SURVIVING HEIR OF ALEXIS A. MONTANEZ, DECEASED, ERICA MONTANEZ, AS SURVIVING HEIR OF ALEXIS A. MONTANEZ, DECEASED, ZAHIRA ROSADO MONTANEZ A/K/A ZAHIRA ROSADO, AS SURVIVING HEIR OF ALEXIS A. MONTANEZ, DECEASED AND UNKNOWN SURVIVING HEIRS OF ALEXIS A. MONTANEZ, DECEASED, C.P. Jul 2021 No. 00372 \$67,475.24 Hladik, Onorato & Federman, LLP

2312-382
1624 N Gratz St 19121 47th WD 1,590 Sq. Ft. BRT# 471315600 Improvements: Residential Property
WEST FILA PROPERTIES LLC C.P. Apr 2023 No. 00840 \$399,178.34 Mccabe, Weisberg & Conway, LLC

2312-383
4158 Greeby St 19135 55th WD 1,088 Sq. Ft. BRT# 552118500 Improvements: Residential Property
JAMES K. JONES C.P. Jan 2023 No. 03010 \$113,563.00 Mccabe, Weisberg & Conway, LLC

2312-384
333 Jackson St 19148 39th WD 1,200 Sq. Ft. BRT# 392108200 Improvements: Residential Property
EDWARD QUINN, KNOWN HEIR OF JENNIFER QUINN AND UNKNOWN SURVIVING HEIRS OF JENNIFER QUINN C.P. Apr 2023 No. 01971 \$176,947.96 Mccabe, Weisberg & Conway, LLC

2312-385
2152 Stenton Ave 19138 59th WD 1,256 Sq. Ft. BRT# 591247500 Improvements: Residential Property
ELLIOT MOORE, III KNOWN SURVIVING HEIR OF ELLIOT MOORE, JR. AND UNKNOWN SURVIVING HEIRS OF ELLIOT MOORE, JR. C.P. Aug 2019 No. 02258 \$213,222.40 Mccabe, Weisberg & Conway, LLC

2312-386
5208 N 8th St 19140 49th WD 1,620 Sq. Ft. BRT# 492132900 Improvements: Residential Property

SHERIFF'S SALE

COURTNEY BAXTER, KNOWN HEIR OF JOSEPH BAXTER, DECEASED; BIANCA E. BAXTER, KNOWN HEIR OF JOSEPH BAXTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH BAXTER, DECEASED; C.P. Sept 2019 No. 02487 \$62,453.69 Albertelli Law

2312-387
6213 Morton St 19144 22nd WD 1,910 Sq. Ft. BRT# 592209300 Improvements: Residential Property Subject to Mortgage
Subject to Rent 1 PROVIDENCE LIMINTED LIABILITY COMPANY ANITA YVONNE WHITAKER LEONARD BONEY C.P. Mar 2023 No. 00460 \$304,178.38 Fox Rothschild LLP

2312-388
5510 Matthews St 19138 12th WD 1,056 Sq. Ft. BRT# 122287100 Improvements: Residential Property
APEX HOME SOLUTIONS LLC C.P. Jun 2023 No. 01415 \$134,491.16 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2312-389
2104 N 9th St 19122 20th WD 1,600 Sq. Ft. BRT# 202166000 Improvements: Residential Property
MAVERICK EQUITY FINANCING, LLC C.P. Feb 2023 No. 01608 \$276,110.67 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2312-390
5751 Walton Ave 19143 46th WD 1,110 Sq. Ft. BRT# 463081000 Improvements: Residential Property
5751 WALTON RENO LLC A/K/A 5751 WALTON AVENUE RENO LLC C.P. Apr 2023 No. 03043 \$127,913.55 Weber Gallagher Simpson Stapleton Fires & Newby LLP

2312-391
317 Vine St Unit 310 19106 5th WD 760 Sq. Ft. BRT# 888110064 Improvements: Residential Property Subject to Mortgage
CECIL J PARKER C.P. Jan 2023 No. 03003 \$31,706.54 Horn Williamson LLC

2312-392
2631 Oakford St 19146 36th WD 1,048 Sq. Ft. BRT# 362043200 Improvements: Residential Property Subject to Mortgage
Subject to Rent 2626 OAKREED STREET LLC, A/K/A 2626 OAKREED ST LLC C.P. Jun 2023 No. 01862 \$551,040.33 Hourigan, Kluger & Quinn, P.C.

2312-393
2303 Pierce St 19145 36th WD 1,606 Sq. Ft. BRT# 364098800 Improvements: Residential Property Subject to Mortgage
HIGH LE LLC C.P. Mar 2023 No. 03218 \$235,875.00 Chartwell Law

2312-394
2745 S 71st St 19153 40th WD 1,156 Sq. Ft. BRT# 406169700 Improvements: Residential Property
WESTLEY CLARK, IN HIS CAPACITY AS HEIR OF PEGGY DAVIS A/K/A PEGGY ANN DAVIS, DECEASED ADMINISTRATRIX AND HEIR OF JESSE DAVIS A/K/A JESSE L. DAVIS, DECEASED; PAMELA VIEW A/K/A PAMELA M. VIEW, IN HER CAPACITY AS HEIR OF PEGGY DAVIS A/K/A PEGGY ANN DAVIS DECEASED ADMINISTRATRIX AND HEIR OF JESSE DAVIS A/K/A JESSE L DAVIS, DECEASED; UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEGGY DAVIS A/K/A PEGGY AND DAVIS, DECEASED ADMINISTRATRIX AND HEIR OF JESSE DAVIS A/K/A JESSE L DAVIS DECEASED; UNKNOWN HEIRS, SUCCESSORS ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JESSE DAVIS A/K/A JESSE L. DAVIS, DECEASED C.P. Nov 2022 No. 01920 \$104,928.81 Brock & Scott, PLLC

2312-395
4230 Markland St 19124 33rd WD 1,182 Sq. Ft. BRT# 332496300 Improvements: Residential Property
JUAN D. LOAIZA URIBE C.P. Dec 2022 No. 01866 \$86,648.56 Brock & Scott, PLLC

2312-396
6138 Grays Ave 19142 40th WD 1,280 Sq. Ft. BRT# 402157700 Improvements: Residential Property
DEBRA MCDUFFIE A/K/A DEBORAH MCDUFFIE JASPER GOLATI C.P. Oct 2017 No. 00225 \$63,274.91 Brock & Scott, PLLC

2312-397
5361 Hazelhurst St 19131 52nd WD 1,120 Sq. Ft. BRT# 521063900 Improvements: Residential Property
LATIFA J. COLLIER C.P. July 2019 No. 01738 \$137,738.68 Brock & Scott, PLLC

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2312-398 3225 Birch Rd 19154 66th WD 1,800 Sq. Ft. BRT# 663010800 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN E. GARES A/K/A JOHN EDWARD GARES DECEASED C.P. Jan 2023 No. 00565 \$39,050.67 Brock & Scott, PLLC</p>	<p>2312-410 2561 N 18th St 19140 16th WD 1,056 Sq. Ft. BRT# 161255300 Improvements: Residential Property PEOPLE PROPERTY GROUP LLC C.P. Aug 2023 No. 01389 \$288,692.30 Kaplin Stewart Meloff Reiter & Stein, P.C.</p>	<p>BRT# 422447000 Improvements: Residential Property Subject to Mortgage SOTO, ARMINIA & MARTINIANO C.P. Jan 2023 No. 02622 \$46,982.70 Friedman Vartolo LLP</p>	<p>2312-436 4625 N 12th St 19140 49th WD 1,390 Sq. Ft. BRT# 491444700 Improvements: Residential Property LILLIAN ALEXANDER C.P. Feb 2022 No. 01098 \$99,100.02 Manley Deas Kochalski LLC</p>	<p>2312-449 6619 N Uber St 19138 50th WD 1,024 Sq. Ft. BRT# 102022200 Improvements: Residential Property ROSALIE JOHNSON, HEIR OF JOHN H. JOHNSON A/K/A JOHN HENRY JOHNSON A/K/A JOHN JOHNSON, DESEASED C.P. Dec 2018 No. 00433 \$50,278.51 Mccabe, Weisberg & Conway, LLC</p>
<p>2312-399 6402 Belfield Ave 19119 22nd WD 1,010 Sq. Ft. BRT# 221242710 Improvements: Residential Property CHANELL L. LOFTON, IN HER CAPACITY AS HEIR OF GERTRUDE E SMITH, DECEASED; JIMMY SMITH III, IN HIS CAPACITY AS HEIR OF GERTRUDE E. SMITH DECEASED; MELVINA TIMBERS, IN HER CAPACITY AS HEIR OF GERTRUDE E. SMITH DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERTRUDE E. SMITH, DECEASED C.P. Jun 2021 No. 00508 \$98,065.31 Brock & Scott, PLLC</p>	<p>2312-411 428 Tyson Ave 19111 35th WD 2,083 Sq. Ft. BRT# 353164900 Improvements: Residential Property JOB MIXSON AND DEENA R MIXSON C.P. Jan 2018 No. 00057 \$195,239.22 Hladik, Onorato & Federman, LLP</p>	<p>2312-425 2118 Fernon St 19145 36th WD 658 Sq. Ft. BRT# 363092900 Improvements: Residential Property Subject to Mortgage URBAN LINING 4, LLC C.P. Feb 2023 No. 01960 \$127,370.53 Friedman Vartolo LLP</p>	<p>2312-437 6866 N 19th St 19126 10th WD 1,875 Sq. Ft. BRT# 101118400 Improvements: Residential Property TUESDAY JACKSON, AS ADMINISTRATRIX TO THE ESTATE OF LORRAINE JACKSON, C.P. Jun 2023 No. 01969 \$109,756.89 Manley Deas Kochalski LLC</p>	<p>2312-450 6141 Catharine St 19143 3rd WD 1,266 Sq. Ft. BRT# 032193400 Improvements: Residential Property MEL LYNCH C.P. Feb 2022 No. 02002 \$138,247.38 Mccabe, Weisberg & Conway, LLC</p>
<p>2312-400 3160 Reach Street 19134 33rd WD 708 Sq. Ft. BRT# 331313400 Improvements: Residential Property GERALDINE M SPOSATO C.P. Jan 2023 No. 02871 \$54,862.29 Stern & Eisenberg, P.C.</p>	<p>2312-412 937 N 68th St 19151 34th WD 1,870 Sq. Ft. BRT# 344422100 Improvements: Residential Property LATONYA KENNEDY JONES C.P. Aug 2022 No. 02842 \$117,912.42 KML Law Group P.C.</p>	<p>2312-427 3572 Oakmont St 19136 35th WD 1,568 Sq. Ft. BRT# 642195800 Improvements: Residential Property MARGARET SAUERWALD C.P. Sept 2022 No. 00255 \$41,362.51 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-438 1638 Lewis St 19124 33rd WD 1,040 Sq. Ft. BRT# 332034400 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATOR TO THE ESTATE OF WILFREDO CARRION; IMARIS CARRION, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF WILFREDO CARRION; WILFREDO CARRION, JR., AS BELIEVED HEIR AND/OR ADMINISTRATOR ON THE ESTATE OF WILFREDO CARRION, C.P. Mar 2022 No. 00376 \$27,073.43 Manley Deas Kochalski LLC</p>	<p>2312-451 5426 Trinity St 19143 51st WD 1,359 Sq. Ft. BRT# 514125400 Improvements: Residential Property TAMIKA BUTTS KNOWN SURVIVING HEIR OF PARRIE JACKSON, ANDRE JACKSON KNOWN SURVIVING HEIR OF PARRIE JACKSON, AND UNKNOWN SURVIVING HEIRS OF PARRIE JACKSON C.P. Mar 2019 No. 01910 \$80,610.79 Mccabe, Weisberg & Conway, LLC</p>
<p>2312-401 1549 S Newekirk Street 19146 36th WD 708 Sq. Ft. BRT# 364358700 Improvements: Residential Property THE UNKNOWN HEIRS OF JOHN C. KANE AND TIMOTHY KANE, SOLELY IN HIS CAPACITY AS KNOWN HEIR OF JOHN C. KANE, DECEASED C.P. Jan 2023 No. 02342 \$60,064.66 Stern & Eisenberg, P.C.</p>	<p>2312-414 6306 Milton St 19138 22nd WD 4,168 Sq. Ft. BRT# 221303100 Improvements: Residential Property UNKNOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF ANDREW SELLERS C.P. Feb 2023 No. 00411 \$73,711.77 Manley Deas Kochalski LLC</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-439 1616 N Redfield St 19151 34th WD 1,200 Sq. Ft. BRT# 342181100 Improvements: Residential Property DENICE KEY C.P. April 2019 No. 01478 \$102,870.92 Logs Legal Group LLP</p>	<p>2312-452 1113 E Durham St 19150 50th WD 1,534 Sq. Ft. BRT# 502460200 Improvements: Residential Property LAUREN JOHNSON, KNOWN SURVIVING HEIR OF LOUIS JOHNSON AND UNKNOWN SURVIVING HEIR OF LOUIS JOHNSON C.P. Jan 2020 No. 02606 \$265,542.55 Mccabe, Weisberg & Conway, LLC</p>
<p>2312-402 4061 Sansom St 19104 27th WD 1,547 Sq. Ft. BRT# 271146800 Improvements: Residential Property MALCOM MOSGROVE A/K/A MALCOM MUSGROVE AND MARION MOSGROVE A/K/A MARION LYNN A/K/A MARION MUSGROVE, REGINA LYNN C.P. Jul 2022 No. 02091 \$162,341.26 Stern & Eisenberg, P.C.</p>	<p>2312-415 5948 Malta 19120 35th WD 1,058 Sq. Ft. BRT# 352282900 Improvements: Residential Property UNKOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DENISE S PERRY, DECEASED AND USA C.P. Mar 2022 No. 02429 \$36,322.90 Hill Wallack LLP</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-440 1109 Mercy St 19148 39th WD 806 Sq. Ft. BRT# 394021700 Improvements: Residential Property MATHEW S. MILLEN C.P. Oct 2021 No. 02417 \$230,040.21 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-453 2633 S Alder St 19148 39th WD 700 Sq. Ft. BRT# 394127900 Improvements: Residential Property ROCCHINA M FLEAGLE C.P. Sept 2022 No. 00427 \$177,407.12 Roger Fay, Esquire, Albertelli Law</p>
<p>2312-403 1369 North 76th Street 19151 34th WD 1,600 Sq. Ft. BRT# 343302800 Improvements: Residential Property ANTHONY O. HOSEY C.P. Feb 2021 No. 00793 \$38,927.91 Stern & Eisenberg, P.C.</p>	<p>2312-416 12553 Chilton Rd 19154 66th WD 1,895 Sq. Ft. BRT# 663324700 Improvements: Residential Property ALFREDO FERREIRA C.P. Jan 2023 No. 00020 \$272,757.93 Manley Deas Kochalski LLC</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-441 6514 Oxford Ave 19111 35th WD 1,376 Sq. Ft. BRT# 353310300 Improvements: Residential Property RAYMOND TORRES C.P. Mar 2020 No. 00013 \$47,072.14 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-454 4613 Vista Street 19136 41st WD 943 Sq. Ft. BRT# 412214300 Improvements: Residential Property Subject to Mortgage GALYNA YEVDOKIMYVA C.P. May 2023 No. 02068 \$144,844.30 Fein, Such, Kahn & Shepard, P.C.</p>
<p>2312-403 1369 North 76th Street 19151 34th WD 1,600 Sq. Ft. BRT# 343302800 Improvements: Residential Property ANTHONY O. HOSEY C.P. Feb 2021 No. 00793 \$38,927.91 Stern & Eisenberg, P.C.</p>	<p>2312-417 2410 N 19th St 19132 16th WD 1,051 Sq. Ft. BRT# 162089300 Improvements: Residential Property Subject to Mortgage LARRY TYLER, JR C.P. Apr 2023 No. 01334 \$164,470.47 Manley Deas Kochalski LLC</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-442 1717 S Conestoga St 19143 51st WD 885 Sq. Ft. BRT# 514180900 Improvements: Residential Property Subject to Mortgage JOEL WITHERSPOON C.P. Nov 2022 No. 00524 \$60,951.19 Friedman Vartolo LLP</p>	<p>2312-455 5760 Dunlap St 19131 4th WD 1,365 Sq. Ft. BRT# 043237100 Improvements: Residential Property RHONDA ANNE WALLACE-SPENCE, CO-ADMINISTRATOR OF THE ESTATE OF JOHN WALLACE A/K/A JOHN KEVIN WALLACE, DECEASED, AND SHAWN LAMONT WALLACE, CO-ADMINISTRATOR OF THE ESTATE OF JOHN WALLACE A/K/A JOHN KEVIN WALLACE, DECEASED AND JACK WALLACE, JR., CO-ADMINISTRATOR OF THE ESTATE OF JOHN WALLACE A/K/A JOHN KEVIN WALLACE, DECEASED C.P. Apr 2022 No. 01846 \$88,725.88 Logs Legal Group LLP</p>
<p>2312-404 2542 Cecil B. Moore Avenue 19121 32nd WD 1,472 Sq. Ft. BRT# 324036200 Improvements: Residential Property MAVERICK EQUITY FINANCING LLC C.P. Jan 2023 No. 01819 \$440,441.58 Weber Gallagher Simpson Stapleton Fires & Newby LLP</p>	<p>2312-418 6065 N American St 19120 61st WD 1,200 Sq. Ft. BRT# 612408300 Improvements: Residential Property ANTHONY HICKS, A/K/A ANTHONY D. HICKS C.P. Dec 2019 No. 03525 \$84,177.07 Manley Deas Kochalski LLC</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-443 2321 Madison St 19146 30th WD 1,620 Sq. Ft. BRT# 302106700 Improvements: Residential Property ERIC T. POUILLAIN, ET AL. C.P. May 2022 No. 01785 \$212,511.49 Hill Wallack LLP</p>	<p>2312-456 1430 N Wanamaker St 19131 4th WD 780 Sq. Ft. BRT# 043154200 Improvements: Residential Property Subject to Mortgage K&Q DEVELOPMENT LLC C.P. May 2023 No. 02679 \$161,135.08 Richard Brent Somach, Esquire</p>
<p>2312-405 6727 N Smedley Street 19126 10th WD 1,358 Sq. Ft. BRT# 101036100 Improvements: Residential Property PAULINE WINGATE, INDIVIDUAL AND AS CO-ADMINISTRATRIX OF THE ESTATE OF LULA BELL REID, A/K/A LULA REID, DECEASED HELEN E. REID, CO-ADMINISTRATRIX OF THE ESTATE OF LULA BELL REID, A/K/ALULA REID, DECEASED C.P. Nov 2022 No. 00307 \$203,513.29 Logs Legal Group LLP</p>	<p>2312-419 4620 Milnor St 19137 45th WD 1,900 Sq. Ft. BRT# 453457000 Improvements: Residential Property JOHN CAMPBELL C.P. Feb 2023 No. 01271 \$123,858.59 Brock & Scott, PLLC</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-444 6100 Glenmore Ave 19142 40th WD 720 Sq. Ft. BRT# 402143000 Improvements: Residential Property MICHAEL A. LANIER C.P. Apr 2022 No. 02377 \$38,310.78 Manley Deas Kochalski LLC</p>	<p>2312-457 3878 Dungan St 19124 33rd WD 1,230 Sq. Ft. BRT# 332405900 Improvements: Residential Property JACKIE A. RIVAS C.P. Jan 2023 No. 01540 \$52,950.48 Hill Wallack LLP</p>
<p>2312-406 5431 N 6th St 19120 61st WD 1,421 Sq. Ft. BRT# 612280400 Improvements: Residential Property OSCAR DUMAS A/K/A OSCAR DUMAS III C.P. Jan 2020 No. 03882 \$106,397.78 Logs Legal Group LLP</p>	<p>2312-420 6700 Limekiln Pike 19138 10th WD 3,849 Sq. Ft. BRT# 102064900 Improvements: Residential Property BUDGET ME LLC C.P. Jun 2023 No. 02167 \$35,386.72 Hill Wallack LLP</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-445 12 Shawmont Ave 19128 21st WD 3,802 Sq. Ft. BRT# 212382300 Improvements: Residential Property Subject to Mortgage YOLANDA T. BENNETT, EXECUTRIX OF THE ESTATE OF DESIREE M. GANIER; CELIA MARI GANIER, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DESIREE M. GAINER; ANGELICA DOMINIQUE GANIER, INDIVIDUALLY AND, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF DESIREE M. GANIER C.P. Feb 2021 No. 01206 \$240,731.31 Friedman Vartolo LLP</p>	<p>2312-458 3112 W Wilt St 19121 32nd WD 928 Sq. Ft. BRT# 323010301 Improvements: Residential Property DURTY DEVILS PROPERTY INVESTMENTS, LLC C.P. June 2023 No. 00455 \$170,996.11 Hill Wallack LLP</p>
<p>2312-407 2621 N 24th Street 19132 16th WD 1,350 Sq. Ft. BRT# 162237100 Improvements: Residential Property ANDRE E. HOOD, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ELIZABETH B. HOOD, DECEASED C.P. Apr 2022 No. 00449 \$40,769.26 Logs Legal Group LLP</p>	<p>2312-421 936-38 Oakmont St 19111 63rd WD 5,000 Sq. Ft. BRT# 631186600 Improvements: Residential Property Subject to Mortgage EILEEN M. TUDISCO C.P. Feb 2022 No. 01685 \$136,288.04 Parker Mccay, Pa</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-446 12043 Templeton Dr 19154 66th WD 2,600 Sq. Ft. BRT# 662153300 Improvements: Residential Property VALERIE M. KLEKOT, AKA VALERIE D. KLEKOT, AKA VALERIE KLEKOT C.P. Oct 2022 No. 01622 \$51,306.79 Manley Deas Kochalski LLC</p>	<p>2312-459 1221 Durfor St 19148 39th WD 700 Sq. Ft. BRT# 394302800 Improvements: Residential Property CHARLES M. CAPRA C.P. May 2015 No. 01529 \$116,862.26 Brock & Scott, PLLC</p>
<p>2312-408 5637 Rodman St 19143 46th WD 1,020 Sq. Ft. BRT# 463026800 Improvements: Residential Property Subject to MortgageSubject to Rent PROPERTY SOLUTIONS HOLDINGS, LLC, C.P. Jun 2023 No. 00238 \$109,719.38 Hourigan, Kluger & Quinn, P.C.</p>	<p>2312-422 2828 W Girard Ave 19130 29th WD 1,908 Sq. Ft. BRT# 871539000 Improvements: Commercial Property Subject to Mortgage JAMES SMITH C.P. Mar 2023 No. 00205 \$282,276.37 Fein, Such, Kahn & Shepard, P.C.</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-447 1001-03 Allengrove St 19124 23rd WD 2,200 Sq. Ft. BRT# 234145300 Improvements: Residential Property ERIC B. WALKER JR C.P. Sept 2019 No. 02904 \$226,450.77 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-460A 514 E Clarkson Ave 19120 42nd WD 1,620 Sq. Ft. BRT# 421233900 Improvements: Residential Property PHILIP TRIBBLE C.P. Apr 2023 No. 02785 \$78,300.10 Manley Deas Kochalski LLC</p>
<p>2312-409 3425 N 18th St 19140 11th WD 1,861 Sq. Ft. BRT# 112249400 Improvements: Residential Property BECKFORD PROPERTY GROUP LLC C.P. Aug 2023 No. 01295 \$282,854.14 Kaplin Stewart Meloff Reiter & Stein, P.C.</p>	<p>2312-423 2107 S 22nd St 19145 48th WD 812.25 Sq. Ft. BRT# 482190100 Improvements: Residential Property ALIYA S. TAYLOR, SOLELY IN HER CAPACITY AS HEIR OF BARBARA ANN TAYLOR, A/K/A BARBARA TAYLOR, DECEASED AND UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA ANN TAYLOR AKA BARBARA TAYLOR, DECEASED C.P. Jun 2022 No. 01626 \$64,290.92 Powers Kirm LLC</p>	<p>2312-429 657 N 53rd St 19131 44th WD 1,526 Sq. Ft. BRT# 442318000 Improvements: Residential Property IAN T. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON-FEARS AND LELAND S. FEARS, EXECUTOR OF THE ESTATE OF LINDA WILSON A/K/A LINDA J. WILSON C.P. Apr 2022 No. 02109 \$16,796.79 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-448 2613 Elbridge St 19149 62nd WD 2,140 Sq. Ft. BRT# 621300000 Improvements: Residential Property DESTINI VELEZ, KNOWN SURVIVING HEIR OF MOISES VELEZ AND UNKNOWN SURVIVING HEIRS OF MOISES VELEZ C.P. Mar 2022 No. 00713 \$265,560.95 Mccabe, Weisberg & Conway, LLC</p>	<p>2312-460B 5431R-39 Westford Rd #C 19120 42nd WD 171 Sq. Ft. BRT# 421413300 Improvements: Residential Property PHILIP TRIBBLE C.P. Apr 2023 No. 02785 \$78,300.10 Manley Deas Kochalski LLC</p>