

Sheriff’s Sale Notices for December 6, 2022

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>FIRST PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, December 6, 2022 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 anunregistered fictitious name and may, at the discretion of the Sheriff, require proof of identityof 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 bythe 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, DECEMBER 6, 2022</p>	<p>Sq. Ft. BRT# 341112200 Improvements: Residential Property JACQUELINE WILLIAMS, IN HER CAPACITY AS HEIR OF ELSIE B. WILLIAMS A/K/A ELSIE E. WILLIAMS A/K/A ELSIE WILLIAMS, LINDA WILLIAMS, IN HER CAPACITY AS HEIR OF ELSIE B. WILLIAMS A/K/A ELSIE E. WILLIAMS A/K/A ELSIE WILLIAMS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELSIE B. WILLIAMS A/K/A ELSIE E. WILLIAMS A/K/A ELSIE WILLIAMS, DECEASED C.P. October 2019 No. 00267 \$22,967.81 Brock & Scott PLLC</p> <p>2212-302 1366 N 75th St 19151-2935 34th Wd. 1674.75 Sq. Ft. BRT# 343280300 Improvements: Residential Property RASHEENA MUHAMMAD C.P. May 2018 No. 01409 \$142,213.50 KML Law Group, P.C.</p> <p>2212-303 2959 N Hicks St 19132-2221 11th Wd. 716.36 Sq. Ft. BRT# 111170400 Improvements: Residential Property THE UNKNOWN HEIRS OF MARTHA L. ROBINSON DECEASED, SHEILA SWANN MCLEAN, SOLELY IN HER CAPACITY AS HEIR OF MARTHA L. ROBINSON, DECEASED C.P. April 2018 No. 02735 \$26,593.30 KML Law Group, P.C.</p> <p>2212-304 2612 S Marshall St 19148-4612 39th Wd. 700 Sq. Ft. BRT# 393142700 Improvements: Residential Property CESAR F. PACULAN C.P. June 2019 No. 07347 \$82,151.83 Brock & Scott PLLC</p> <p>2212-305 5021 Germantown Ave 19144-5963 12th Wd. 1717.07 Sq. Ft. BRT# 121152100 Improvements: Residential Property ANTONIO ZACHARY, JOANN ZACHARY C.P. February 2020 No. 01145 \$318,483.87 Eisenberg, Gold & Agrawal, PC</p> <p>2212-306 8607 Brierdale Rd 19128-2002 21st Wd. 8460 Sq. Ft. BRT# 214248100 Improvements: Residential Property RICHARD A. PACHELL C.P. April 2016 No. 03377 \$138,184.30 Brock & Scott PLLC</p> <p>2212-307 5371 Morse St 19131-3240 52nd Wd. 1422 Sq. Ft. BRT# 521075400 Improvements: Residential Property DAWN NEMBHARD, OWEN A. NEMBHARD C.P. January 2014 No. 02341 \$79,688.36 Manley Deas Kochalski LLC</p> <p>2212-308 6230 Gillespie St 19135-3215 55th Wd. 1444 Sq. Ft. BRT# 552426200 Improvements: Residential Property SHANTA RYDER C.P. November 2019 No. 01370 \$129,889.96 KML Law Group, P.C.</p> <p>2212-309 4131 Devereaux Ave 19135 55th Wd. 1512.9 Sq. Ft. BRT# 552027100 Improvements: Residential Property GREGORY G. BENNER C.P. October 2020 No. 00589 \$41,301.28 Stern & Eisenberg, P.C.</p> <p>2212-310 6484 Lensen St 19119-2322 22nd Wd. 1195 Sq. Ft. BRT# 221226500 Improvements: Residential Property RODERICK L. FOXWORTH, JR. ESQUIRE, ADMINISTRATOR OF THE ESTATE OF WENDY A. ROBINSON, A/K/A WENDY AVIS ROBINSON, DECEASED, C.P. August 2019 No. 00639 \$73,664.50 Hladik Onorato & Federman, LLP</p> <p>2212-311 7826 Forrest Ave 19150-2106 50th Wd. 2025 Sq. Ft. BRT# 502192900 Improvements: Residential Property MUHAMMAD DAVIS A/K/A MUHAMMAD ALI DAVIS, AS ADMINSTRATOR OF THE ESTATE OF JOSEPH COMMARTY A/K/A JOSEPH LOUIS CROMMARTY, DECEASED C.P. March 2022 No. 01704 \$144,402.02 Hladik Onorato & Federman, LLP</p> <p>2212-312 605 N 64th St 19151-3838 34th Wd. 2500</p>	<p>Sq. Ft. BRT# 344235200 Improvements: Residential Property ROSA M. KEY C.P. January 2020 No. 02795 \$153,180.11 LOGS Legal Group LLP</p> <p>2212-313 5037 Whitaker Ave 19124-3514 23rd Wd. 1440 Sq. Ft. BRT# 233083200 Improvements: Residential Property FELICIA L. SCOTT, AKA FELICIA SCOTT C.P. October 2019 No. 03268 \$23,422.57 Manley Deas Kochalski LLC</p> <p>2212-314 1202 S Melville St 19143-3717 27th Wd. 980 Sq. Ft. BRT# 272156900 Improvements: Residential PropertySubject to Mortgage WILLIAM C. BARRON III C.P. February 2020 No. 00727 \$21,031.62 Leopold & Associates, PLLC</p> <p>2212-315 1524 68th Ave 19126 10th Wd. 1772 Sq. Ft. BRT# 101248600 Improvements: Residential Property KASHMIR YOUNG C.P. June 2021 No. 01153 \$171,391.96 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p> <p>2212-316 5618 Cedar Ave 19143-1920 46th Wd. 1600 Sq. Ft. BRT# 463051700 Improvements: Residential PropertySubject to Mortgage ANDREW & COMPANY, LLC C.P. November 2021 No. 01711 \$146,044.70 Hourigan, Kluger & Quinn, P. C.</p> <p>2212-317 8105 Large St 19152-2709 56th Wd. 5486.8 Sq. Ft. BRT# 562439200 Improvements: Residential Property GERALD MILLER C.P. May 2019 No. 01188 \$136,334.45 KML Law Group, P.C.</p> <p>2212-318 536 N 58th St 19131-4836 4th Wd. 1407.93 Sq. Ft. BRT# 43134100 Improvements: Residential Property CHANEL R. DRAYTON A/K/A CHANEL DRAYTON C.P. August 2012 No. 02010 \$76,278.06 KML Law Group, P.C.</p> <p>2212-319 5751 Chestnut St 19139-3238 60th Wd. 1504 Sq. Ft. BRT# 604020300 Improvements: Residential Property AISHA HORSEY C.P. February 2022 No. 00264 \$96,828.47 KML Law Group, P.C.</p> <p>2212-320 6047 Charles St 19135-4402 62nd Wd. 1473.75 Sq. Ft. BRT# 622303800 Improvements: Residential Property MARIE FEDERICO, KNOWN HEIR OF PHYLLIS SUGINT, DECEASED, ALBERT FEDERICO, KNOWN HEIR OF PHYLLIS SUGINT, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PHYLLIS E. SUGINT, DECEASED C.P. May 2019 No. 09242 \$80,824.19 LOGS Legal Group LLP</p> <p>2212-321 6636 N 17th St 19126-2733 10th Wd. 1435.77 Sq. Ft. BRT# 101050900 Improvements: Residential Property ARTHUR MURPHY, TONI MURPHY C.P. November 2019 No. 02103 \$175,868.01 KML Law Group, P.C.</p> <p>2212-322 2707 S Marshall St 19148-4816 39th Wd. 920 Sq. Ft. BRT# 395166900 Improvements: Residential Property CARL BRADLEY C.P. July 2021 No. 00332 \$112,232.88 Eisenberg, Gold & Agrawal, PC</p> <p>2212-323 648 Union St 19104 24th Wd. 1272 Sq. Ft. BRT# 242237400 Improvements: Residential PropertySubject to Mortgage 99 SOLUTIONS LLC, ANTHONY REDLEY C.P. March 2022 No. 02368 \$279,488.60 Friedman Vartolo LLP</p> <p>2212-324 8110 Rugby St 19150-2413 50th Wd. 2585.29 Sq. Ft. BRT# 502085300 Improvements: Residential Property EARL W. JOHNSON C.P. December 2019 No. 02783 \$204,747.28 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2212-325 6532 Chew Ave 19119-2005 22nd Wd. 1326 Sq. Ft. BRT# 221253400 Improvements: Residential Property TAMEKA CHISOM C.P. April 2016 No. 01971 \$91,955.63 Stern & Eisenberg PC</p> <p>2212-326 6637 Torresdale Ave 19135-2827 41st Wd. 2115 Sq. Ft. BRT# 411324400 Improvements: Residential Property JOSE SANTIAGO C.P. December 2018 No. 00085 \$156,945.59 Manley Deas Kochalski LLC</p> <p>2212-327 1531 N 16th St 19121-4204 47th Wd. 6811 Sq. Ft. BRT# 881146626 Improvements: Residential PropertySubject to Mortgage 1520 SYDENHAM ST, LLC C.P. March 2020 No. 02768 \$1,572,769.98 Gingo Palumbo Law Group LLC</p> <p>2212-328 36 N 61st St 19139-2356 34th Wd. 960 Sq. Ft. BRT# 341138300 Improvements: Residential Property GERALDINE DEBOUSE, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF DORIS WILLIAMS A/K/A DORIS POWELL WILLIAMS, DECEASED C.P. December 2021 No. 01829 \$64,568.43 The Law Office Of Gregory Javardan</p> <p>2212-329 1542 S Napa St 19146-3420 36th Wd. 765 Sq. Ft. BRT# 364446800 Improvements: Residential PropertySubject to Mortgage MDG REAL ESTATE LLC C.P. May 2021 No. 01223 \$281,017.74 Friedman Vartolo LLP</p> <p>2212-330 800 Griffith St 19111-2509 63rd Wd. 3667.95 Sq. Ft. BRT# 631262200 Improvements: Residential Property JAMES J. WHITE, KIMBERLY WHITE C.P. October 2020 No. 00056 \$252,154.14 Stern & Eisenberg PC</p> <p>2212-331 2421 S Percy St 19148-3729 39th Wd. 665 Sq. Ft. BRT# 393444500 Improvements: Residential Property KEITH T. MCATEER, PIYAPORN CHUNMUANG C.P. April 2016 No. 00714 \$119,937.28 Stern & Eisenberg PC</p> <p>2212-332 7203 Forrest Ave 19138-1301 50th Wd. 1543.68 Sq. Ft. BRT# 501005500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CALVIN STEWART A/K/A CALVIN N. STEWART, DECEASED, C.S. MINOR, KNOWN HEIR OF CALVIN STEWART A/K/A CALVIN N. STEWART, DECEASED, S.S. MINOR, KNOWN HEIR OF CALVIN STEWART A/K/A CALVIN N. STEWART, DECEASED C.P. June 2019 No. 05589 \$183,817.97 LOGS Legal Group LLP</p> <p>2212-333 5405 N 12th St 19141-3007 49th Wd. 2116.4 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, DARIA SHEPPARD, INDIVIDUALLY AND IN HER CAPACITY AS 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, 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 HIS CAPACITY AS HEIR OF JACQUELINE 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, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND</p>

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<p>ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JACQUELINE SHEPPARD A/K/A JACQUELINE FOSTER SHEPPARD A/K/A JACQUELINE FOSTER, DECEASED C.P. November 2018 No. 00861 \$70,915.11 Brock & Scott PLLC</p>	<p>DIAMANTE ENTERPRISES, LLC C.P. June 2022 No. 00607 \$190,175.59 Hill Wallack LLP</p>	<p>2212-362 1273 S Taylor St 19146-4018 36th Wd. 1128 Sq. Ft. BRT# 361388200 Improvements: Residential Property LYLES & LEWIS DEVELOPEMENT LLC C.P. July 2022 No. 00280 \$278,254.45 Hill Wallack LLP</p>	<p>ALMA JACKSON DECEASED, SANDRA JACKSON DAWSON, IN HER CAPACITY AS HEIR, SUCCESSOR, AND/OR ASSIGN TO ALMA JACKSON DECEASED, THAD-DEUS N. PORTER, IN HIS CAPACITY AS HEIR, SUCCESSOR, AND/OR ASSIGN TO ALMA JACKSON DECEASED, TER-RANCE N. PORTER, IN HIS CAPACITY AS HEIR, SUCCESSOR,AND/OR ASSIGN TO ALMA JACKSON DECEASED, TORIANO N. PORTER, IN HIS CAPACITY AS HEIR SUCCESOR, AND/OR ASSIGN TO ALMA JACKSON DECEASED, LARAY MILLS LOCKHART, IN HIS CAPACITY AS HEIR, SUCCESSOR, AND/OR ASSIGN TO ALMA JACKSON DECEASED, UNKOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PER-SONS, FIRMS OR ASSOCIATIONS CLAIM-ING RIGHT, TITLE OR INTEREST, FROM OR UNDER ALAMA JACKSON DECEASED C.P. October 2020 No. 01439 \$75,532.16 Horn Williamson Llc</p>	<p>2212-384 6752 Chew Ave 19119-1910 22nd Wd. 942.5 Sq. Ft. BRT# 222199700 Improvements: Resi-dential Property DOROTHY MOORE AS EXECUTRIX OF THE ESTATE OF SHERMAN A. QUAR-LES, DECEASED C.P. November 2012 No. 02393 \$23,054.30 The Law Office Of Gregory Javardian</p>
<p>2212-334 1452 N 59th St 19151-4201 34th Wd. 1472 Sq. Ft. BRT# 342149100 Improvements: Residen-tial Property MARCUS ROBINSON C.P. February 2021 No. 00028 \$82,793.79 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2212-348 1433 N Corlies St 19121-3504 29th Wd. 1591.52 Sq. Ft. BRT# 292303000 Improve-ments: Residential Property PARKER ESTATES LLC C.P. June 2022 No. 00604 \$239,845.96 Hill Wallack LLP</p>	<p>2212-363 6186 Newtown Ave 19111-5928 35th Wd. 1592.29 Sq. Ft. BRT# 352211800 Improve-ments: Residential Property COLLEEN I. ROBINS C.P. September 2017 No. 00828 \$112,140.59 KML Law Group, P.C.</p>	<p>2212-376 6050 N American St 19120-1808 61st Wd. 1075.17 Sq. Ft. BRT# 612399700 Improve-ments: Residential Property TRAM THANH VU A/K/A TRAM VU A/K/A TRAM VU C.P. April 2020 No. 01454 \$92,346.85 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2212-385 2617 Southampton Rd 19116-1526 58th Wd. 1116 Sq. Ft. BRT# 583068500 Improvements: Residential Property EVALYNE ANNE HORNER C.P. September 2021 No. 00513 \$147,524.99 Hill Wallack LLP</p>
<p>2212-335 8441 Cedarbrook Ave 19150-1001 50th Wd. 1584.59 Sq. Ft. BRT# 501264800 Improve-ments: Residential Property THERESA SMITH, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF TYRA L. SMITH, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMINING RIGHT, TITLE OR INTER-EST FROM OR UNDER ENA S. WIGGINS, UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS AND ALL PERSONS, FIRMS OR AS-SOCIATIONS CLAIMINING RIGHT, TITLE OR INTEREST FROM OR UNDER TYRA L. SMITH C.P. December 2020 No. 01920 \$241,930.88 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2212-349 1245 N Newkirk St 19121-4526 29th Wd. 1118 Sq. Ft. BRT# 292108701 Improvements: Resi-dential Property TWELVE FORTY FIVE LLC C.P. May 2022 No. 02472 \$185,304.40 Hill Wallack LLP</p>	<p>2212-364 1725 N 31st St 19121-2501 32nd Wd. 930 Sq. Ft. BRT# 324195000 Improvements: Residen-tial Property ROBERT WONGUS C.P. February 2019 No. 00332 \$97,654.22 LOGS Legal Group LLP</p>	<p>2212-377 1328 W Ruscomb St 19141-2709 49th Wd. 8437.5 Sq. Ft. BRT# 491134400 Improvements: Residential Property EDWARD CHAMBERLAIN C.P. December 2019 No. 02798 \$106,150.72 Robertson, An-schutz, Schneid, Crane & Partners, PLLC</p>	<p>2212-386 819 Solly Ave 19111-1923 63rd Wd. 3108 Sq. Ft. BRT# 631357000 Improvements: Residen-tial Property ALISA M. DUCA C.P. December 2021 No. 01451 \$225,571.14 LOGS Legal Group LLP</p>
<p>2212-336 209 Widener St 19120-1840 61st Wd. 1050 Sq. Ft. BRT# 612123300 Improvements: Residen-tial Property MOUHAMMAD HUSAM ALDIN ABOGHA-LON, NUNE SUAPITAK LAINO CURRAN C.P. June 2021 No. 00069 \$140,480.67 Hill Wallack LLP</p>	<p>2212-350 6334 Cottage St 19135-3221 55th Wd. 1458 Sq. Ft. BRT# 552389000 Improvements: Resi-dential Property VIRGINIA L. LEARY C.P. December 2021 No. 00802 \$83,627.09 LOGS Legal Group LLP</p>	<p>2212-365 1511 S 18th St 19146-4744 36th Wd. 1040 Sq. Ft. BRT# 365251500 Improvements: Residen-tial Property ROSE M. HIGH, JAMISA MCIVOR C.P. Janu-ary 2020 No. 00248 \$121,032.97 KML Law Group, P.C.</p>	<p>2212-378 1121 E Stafford St 19138-1830 59th Wd. 1265.6 Sq. Ft. BRT# 591050700 Improvements: Residential Property SANDRA GLOVER A/K/A SANDRA T. GLOVER, KNOWN HEIR OF BEVERLY GLOVER, UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS AND ALL PERSON , FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY GLOVER, KIMBERLY CONTRELL A/K/A KIMBERLY COTTRELL A/K/A KIMBERLY R. COTTRELL A/K/A KIMBERLY R. GLOVER, KNOWN HEIR OF BEVERLY GLOVER, DERRICK L.GLOVER, SR KNOWN HEIR OF BEVERLY GLOVER, GARY LONDON, SUSAN SANTIAGO C.P. September 2015 No. 01019 \$55,328.12 Robert-son, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2212-387 1818 W Tioga St 19140-4939 11th Wd. 3518 Sq. Ft. BRT# 112086800 Improvements: Resi-dential Property ELM ST, LLC, A DELAWARE LIMITED LI-ABILITY COMPANY, BY ITS MANAGING MEMBER CHRISTOPHER NORWOOD C.P. September 2021 No. 01141 \$351,477.00 Hill Wallack LLP</p>
<p>2212-337 5640 Woodbine Ave 19131-1322 52nd Wd. 2065.12 Sq. Ft. BRT# 522170900 Improve-ments: Residential Property JACQUELINE THARRINGTON C.P. Febru-ary 2020 No. 00932 \$41,097.68 LOGS Legal Group LLP</p>	<p>2212-351 7018 Vandike St 19135-1917 41st Wd. 1650 Sq. Ft. BRT# 412421800 Improvements: Residential Property BONELYS S. ROSADO C.P. July 2022 No. 02281 \$147,195.38 Hladik Onorato & Federman, LLP</p>	<p>2212-366 8030 Dittman St #681 A/k/a Unit 681 19136-4402 65th Wd. 650 Sq. Ft. BRT# 888650968 Improvements: Residential PropertySubject to Mortgage MARISHA A. SPENCE MACK, MICHAEL ANGELO MACK C.P. July 2015 No. 03225 \$24,798.06 Clemons Richter & Reiss, P.C.</p>	<p>2212-379 4313 Ludlow St 19104-2904 27th Wd. 1204 Sq. Ft. BRT# 272006800 Improvements: Resi-dential Property BASHISHA SHERROD C.P. July 2007 No. 01374 \$68,697.74 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2212-388 2651 S 11th St 19148-4407 39th Wd. 1266 Sq. Ft. BRT# 394188700 Improvements: Residen-tial Property ERIC BARTELLO, ROBERTA BARTELLO C.P. August 2019 No. 04566 \$319,984.62 Hill Wallack LLP</p>
<p>2212-338 3464 Division St 19129-1429 38th Wd. 1500 Sq. Ft. BRT# 382103100 Improvements: Resi-dential Property WARREN GARRETT C.P. December 2021 No. 01179 \$272,612.28 LOGS Legal Group LLP</p>	<p>2212-352 1558 N 29th St 19121-3621 29th Wd. 1000 Sq. Ft. BRT# 292241400 Improvements: Residen-tial PropertySubject to Mortgage PATRICK J. JUENE C.P. December 2019 No. 02269 \$50,000.00 Raei Law</p>	<p>2212-367 1705 N Newkirk St 19121-2714 32nd Wd. 718 Sq. Ft. BRT# 324152900 Improvements: Resi-dential Property LUCY PROPERTIES LLC, KIM ANH TRAN C.P. May 2022 No. 02310 \$290,633.97 Larocca Hornick Rosen & Greenberg, LLP</p>	<p>2212-389 7204 Charles St 19135-1004 41st Wd. 1440 Sq. Ft. BRT# 412234800 Improvements: Resi-dential Property MICHAEL BROADWATER, TIFFANY I. GONZALEZ A/K/A TIFFANY GONZALEZ C.P. January 2022 No. 01976 \$141,665.13 Mc-Cabe, Weisberg & Conway, P.C.</p>	
<p>2212-339 905 S 60th St 19143-2317 3rd Wd. 1566 Sq. Ft. BRT# 33200300 Improvements: Residential Property PRINCE CALVIN BRADLEY, IN HIS CA-PACITY AS KNOWN HEIR OF EBENEZA B. BRADLEY, DECEASED, SHELLY D. BRAD-LEY, IN HER CAPACITY AS KNOWN HEIR OF EBENEZA B. BRADLEY, DECEASED, UNKNOWN HEIR(S) OF EBENEZER B. BRADLEY, DECEASED C.P. January 2020 No. 03351 \$85,593.16 Pincus Law Group, PLLC</p>	<p>2212-353 4500 Benner St 19135-3621 41st Wd. 2807.37 Sq. Ft. BRT# 411134400 Improvements: Resi-dential Property WILSON RIBOT C.P. March 2020 No. 01244 \$93,058.21 Stern & Eisenberg, P.C.</p>	<p>2212-368 7508 Lawn St 19128-4127 21st Wd. 2688 Sq. Ft. BRT# 212438440 Improvements: Residen-tial PropertySubject to Mortgage EUGENE KENNY, LINDA M. ROBERT C.P. October 2020 No. 01130 \$110,535.74 The Lynch Law Group, LLC</p>	<p>2212-390 6610 N Smedley St A/k/a 6610 North Smedley Street 19126-2756 10th Wd. 1264 Sq. Ft. BRT# 101038300 Improvements: Residential Property JOHN TROMAINE BAKER, CHERYL LYNN BAKER C.P. July 2019 No. 00567 \$129,402.79 Brock & Scott PLLC</p>	
<p>2212-340 3506 Vista St 19136-3825 64th Wd. 1604.16 Sq. Ft. BRT# 642156900 Improvements: Resi-dential Property ANTHONY G DEVINE C.P. November 2019 No. 02684 \$66,970.89 LOGS Legal Group LLP</p>	<p>2212-354 4558 Fernhill Rd 19144-4223 13th Wd. 1171.42 Sq. Ft. BRT# 133131500 Improve-ments: Residential Property LARET INCORPORATED, FRANK T. WITH-ERSPOON, JR C.P. April 2022 No. 01682 \$199,514.55 Larocca Hornik Rosen & Green-berg, LLP</p>	<p>2212-369 3013 S Carlisle St 19145-4908 26th Wd. 1280 Sq. Ft. BRT# 261126400 Improvements: Resi-dential Property PATRICIA ATIA, IN HER CPACITY AS HEIR OF LOUISE C. MOSS, UNKOWN HEIRS, SUCCESSORS, ASSIGN , AND ALL PER-SONS FIRMS, OR ASSOCIATIONS CLAIM-ING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOUISE C MOSS C.P. November 2021 No. 01121 \$212,117.57 Robertson, An-schutz, Schneid, Crane & Partners, PLLC</p>	<p>2212-391 907 Pratt St 19124-1737 35th Wd. 1148 Sq. Ft. BRT# 351118100 Improvements: Residen-tial Property UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAU-RICE DUVAL BURWELL A/K/A MAURICE D. BURWELL A/K/A MAURICE BURWELL, DECEASED C.P. April 2021 No. 00030 \$153,880.13 Powers Kirm, LLC</p>	
<p>2212-341 1719 Aberdeen St 19131 52nd Wd. 880 Sq. Ft. BRT# 521323100 Improvements: Residential Property WILMA DARDEN C.P. June 2019 No. 06623 \$102,532.48 Pincus Law Group, PLLC</p>	<p>2212-355 1438 S Bancroft St 19146-4721 36th Wd. 1256 Sq. Ft. BRT# 365155800 Improvements: Resi-dential Property HARRY HAMPTON C.P. January 2022 No. 00980 \$88,433.85 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</p>	<p>2212-370 3900 Ford Rd Unit 22-m/pmh 19131-2054 52nd Wd. 998 Sq. Ft. BRT# 888520339 Im-provements: Residential PropertySubject to Mortgage VICTORIA COMEGYS C.P. April 2022 No. 01342 \$40,502.29 Horn Williamson Llc</p>	<p>2212-392 963 Allengrove St 19124-2409 35th Wd. 2500 Sq. Ft. BRT# 233044800 Improvements: Resi-dential Property ANA L. VARGAS, MARCOS O. VARGAS C.P. August 2017 No. 03162 \$188,995.49 KML Law Group, P.C.</p>	
<p>2212-342 2053 Federal St 19146-2829 36th Wd. 1340.22 Sq. Ft. BRT# 361035300 Improvements: Resi-dential PropertySubject to Mortgage CHRISTOPHER KING C.P. August 2017 No. 02883 \$161,850.57 Kivitz & Kivitz, P.C.,</p>	<p>2212-356 2524 S 61st St 19142-3512 40th Wd. 1096 Sq. Ft. BRT# 402064500 Improvements: Residen-tial Property DELACROIX SERVICES LLC, MAXINE MAYO C.P. May 2022 No. 00339 \$133,326.65 Larocca Hornik Rosen & Greenberg LLP</p>	<p>2212-371 2126 Mifflin St 19145-2734 48th Wd. 921 Sq. Ft. BRT# 482033900 Improvements: Residen-tial Property LUCY PROPERTIES LLC, KIM ANH TRAN C.P. April 2022 No. 00570 \$414,045.81 Larocca Hornick Rosen & Greenberg, LLP</p>	<p>2212-393 1620 N 29th St 19121-2738 32nd Wd. 1152 Sq. Ft. BRT# 324180700 Improvements: Residen-tial PropertySubject to Mortgage SHAD REAL ESTATE LLC, HAKEEM R. AN-THONY C.P. May 2022 No. 00002 \$246,584.05 Friedman Vartolo LLP</p>	
<p>2212-343 6231 Hope St 19120-1506 61st Wd. 1040 Sq. Ft. BRT# 611015800 Improvements: Residen-tial Property JEROME ROUSE C.P. July 2019 No. 01970 \$77,285.45 Hladik Onorato & Federman, LLP</p>	<p>2212-357 860 Kenmore Rd 19151-3311 34th Wd. 1666.24 Sq. Ft. BRT# 344351000 Improve-ments: Residential Property LEONTYNE BAILEY C.P. October 2019 No. 02924 \$119,253.18 Brock & Scott PLLC</p>	<p>2212-372 8507 Mansfield Ave 19150-3207 50th Wd. 2500 Sq. Ft. BRT# 502026100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS AND ALL PERSONS, FIRMS OR AS-SOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SLADELL MYERS DECEASED, FRANCIS WILSON, KNOWN HEIR OF SLADELL MYERS, DECEASED C.P. October 2018 No. 04418 \$304,956.90 LOGS Legal Group LLP</p>	<p>2212-394 625 S Yewdall St 19143-2521 46th Wd. 1005 Sq. Ft. BRT# 463168600 Improvements: Resi-dential PropertySubject to Mortgage BRIAN KEITH BULLARD SR, JANET L. BULLARD C.P. November 2017 No. 02178 \$20,222.97 Klehr Harrison Harvey Branzburg LLP</p>	
<p>2212-344 2671 Elbridge St 19149-2910 62nd Wd. 2026 Sq. Ft. BRT# 621302900 Improvements: Resi-dential Property FRANCIS LEE C.P. October 2015 No. 00817 \$46,147.57 Manley Deas Kochalski LLC</p>	<p>2212-358 2355 N Cleveland St 19132-4328 16th Wd. 666 Sq. Ft. BRT# 162021500 Improvements: Resi-dential Property DELACROIX SERVICES LLC, MAXINE MAYO C.P. April 2022 No. 01810 \$96,908.19 Jonathan L. Hornik, Esq, P.C.</p>	<p>2212-373 4245 Richmond St 19137-1930 45th Wd. 1628 Sq. Ft. BRT# 453316400 Improvements: Resi-dential Property BROOKE HERBERT, AKA BROOKE A HER-BERT, THOMAS A. PERA, JR C.P. December 2017 No. 00117 \$170,357.45 Manley Deas Ko-chalski LLC</p>	<p>2212-395 1505 S 8th St 19147-6401 1st Wd. 840 Sq. Ft. BRT# 12095100 Improvements: Residential Property PATRICIA ANN SECCIA A/K/A PATRICIA SECCIA, INDIVIDUALLY AND AS HEIR OF LEON C. SECCIA, DECEASED, MI-CHAEL L. SECCIA, SOLELY IN HIS CA-PACITY AS HEIR OF LEON C. SECCIA DE-CEASED, NICHOLAS C. SECCIA, SOLELY IN HIS CAPACITY AS HEIR OF LEON C. SEC-CIA SOLELY IN HIS CAPACITY AS HEIR OF LEON C. SECCIA DECEASED, UN-KNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE OR IN-TEREST FROM OR UNDER LEON C. SEC-CIA, DECEASED C.P. May 2022 No. 02350 \$128,322.90 Powers Kirm, LLC</p>	
<p>2212-345 2526 W Cumberland St 19132-4101 28th Wd. 1726 Sq. Ft. BRT# 281268000 Improvements: Residential Property ROBERT G. RILEY C.P. July 2018 No. 00310 \$49,812.78 Powers Kirm, LLC</p>	<p>2212-359 2928 Judson St 19132-2018 11th Wd. 736 Sq. Ft. BRT# 111430600 Improvements: Residen-tial Property TERRELL LOWE, SOLELY IN HIS CAPAC-ITY AS HEIR OF GLORIA L. LOWE, DE-CEASED, THE UNKNOWN, HEIRS OF GLO-RIA L. LOWE, DECEASED C.P. March 2018 No. 01033 \$41,159.01 KML Law Group, P.C.</p>	<p>2212-374 70303 Delaire Landing Rd Unit 303 19114-4014 65th Wd. 1351 Sq. Ft. BRT# 888652019 Improvements: Residential Property ESTATE OF JOANN PATRIARCA, (DE-CEASED) Sc2110124001 \$7,393.75 The Charleston Firm LLC</p>		
<p>2212-346 3046 Redner St 19121-3510 29th Wd. 1845.65 Sq. Ft. BRT# 292219000 Improvements: Residential Property</p>	<p>2212-360 4913 D St 19120-4321 42nd Wd. 1264.72 Sq. Ft. BRT# 421476200 Improvements: Residen-tial Property YAKINI TATE C.P. February 2022 No. 02349 \$155,983.94 Parker McCay</p>	<p>2212-375 3900 Ford Rd Unit 5-1 19131-2054 52nd Wd. 1140 Sq. Ft. BRT# 888520063 Improvements: Residential Property</p>		