Sheriff's Sale Notices for December 7, 2021

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,

https://www.bid4assets.com/philadelphia 10:00 AM EST Rochelle Bilal, Sheriff

PHILADELPHIA COUNTY MORTGAGE

- 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 Denosit 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 oost-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 $% \left(\mathbf{r}\right) =\mathbf{r}^{\prime }$ 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 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

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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 $\binom{st}{t}$ 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.
- The Sheriff's Office, in its sole discretion may cancel the sale after the auction closes for any
- The Plaintiff shall submit any pre-sale ments or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.
- 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.
- The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
- 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.
- 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.
- The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reserves the right to deny access to future sales for a period of time as determined bythe Sheriff.
- 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.

> ROCHELLE BILAL, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY. **DECEMBER 7, 2021**

322 E Louden St 19120 42nd wd. 1,120 Sq. Ft. BRT# 421079800 Improvements: Residential Property Subject to Mortgage LEON J. GUISBURG, A/K/A LEON J.

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GUISBERG C.P. November 2018 No. 02709 \$38,985.40 Manley Deas Kochalski LLC

2004-392

6644 Paschall Ave 19142 40th wd. 20,000 Sq. Ft. BRT# 403171701 Improvements: Residen-

HARRIS HOUSING GROUP LLC C.P November 2019 No. 02750 \$258,389.31 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

1910 N Myrtlewood St 19121. 32nd wd. 880 sq. ft BRT# 323249500 Improvements: Residential Property

UNKNOWN HEIRS AND/OR ADMINIS-TRATORS OF THE ESTATE OF PHYLLIS COLLINS, A/K/A PHYLLIS B. COLLINS C.P. July 2019 No. 01275 \$61,925.80 Manley Deas Kochalski LLC

2102-324

1933 Spring Garden St 19130. 15th wd. 1947 sq. ft BRT# 881582000 Improvements: Residential Property

1933 ASSOCIATES, L.P C.P. September 2020 No. 00813 \$1,354,637.49 Fox Rothschild LLP

2102-325

2123 Spring Garden St 19130. 15th wd. 2398 Sq. Ft. BRT# 881589000 Improvements: Residential Property

2123 PARTNERS, L.P. C.P. September 2020 No. 00810 \$2,706,395.75 Fox Rothschild LLP

2102-326

1919 Spring Garden St 19130. 15th wd. 1833 Sq. Ft. BRT# 881581200 Improvements: Residential Property

1933 ASSOCIATES, L.P. C.P. September 2020 No. 00813 \$1,354,637.49 Fox Roths-

2102-339

1723 Fernon St 19145. 36th wd. 686 sq. ft BRT# 365381900 Improvements: Residential Property Subject to Mortgage

RESURGENCE PROPERTIES, LLC C.P. August 2020 No. 02084 \$130,700.00 Fein, Such, Kahn & Shepard, PC

2102-340

1909 Green St 19130. 15th wd. 3420 Sq. Ft. BRT# 881802900 Improvements: Residential Property

2123 PARTNERS, L.P. C.P. September 2020 No. 00810 \$2,706,395.75 Fox Rothschild LLP

2102-346

2125 Spring Garden St 19130. 15th wd. 2413 Sq. Ft. . BRT# 881589200 Improvements: Residential Property

2123 PARTNERS, L.P C.P. September 2020 No. 00810 \$2,706,395.75 Fox Rothschild LLP

2103-310

5239 Walton Ave 19143. 46th wd. 1609 Sq. Ft. BRT# 462071600 Improvements: Residential Property

5239 WALTON LLC C.P. September 2020 No. 01873 \$190,733.94 Manley Deas Kochalski LLC

2106-301

2235 Fernon St 19145. 36th wd. 775 sq. ft BRT# 364072100 Improvements: Residential

DO BOUVIER INVESTMENTS LLC C.P. November 2020 No. 01424 \$129,064.20 James Lowell Pearl Esq.

4238 N Franklin St 19140. 43rd wd. 1222 Sq. Ft. BRT# 433339800 Improvements: Residential Property Subject to Mortgage ROBIN M. BROWN, MELONY BROWN,

SANDRA ANN BROWN, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, UN-KNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND C.P. February 2013 No. 00027 \$47,011.23 Tucker Arensberg, P.C.

2107-332

2854-56 N 22nd St 19132. 48th wd. 1980 sq. ft BRT# 871516180 Improvements: Residen tial Property

YAN CHEN. 2856 YAN CORP. C.P. August 2020 No. 02112 \$160,714.84 Eisenberg, Gold & Agrawal, PC

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441 Tomlinson Rd No. J10 19116. 58th wd. 654 Sq. Ft. BRT# 888583012 Improvements: Residential Property Subject to Mortgage MARK W. MERTZ BILLY MERTZ KENNETH CONNERS, DEBORAH MERTZ

2107-344

Gary M. Perkiss, P.C.

C.P. September 2020 No. 01272 \$46,441.36

3609 Rhawn St 19136. 64th wd. 1740.43 Sq. Ft. BRT# 871585240 Improvements: Residential Property Subject to Mortgage RADIAL TALENT, LLC C.P. April 2020 No. 01198 \$66,526.28 Gary M. Perkiss, P.C.

2108-310A

 $\textbf{1522-26} \ \ \textbf{W} \ \ \textbf{Girard} \ \ \textbf{Ave} \ \ \textbf{19130.} \ \ \textbf{47th} \ \ \textbf{wd}.$ 11266.6 Sq. Ft. BRT# 881070150 Improvements: Residential Property Subject to Mort-

WEST GIRARD HOLDINGS LLC C.P. September 2020 No. 00292 \$23,950,934.14 Holland & Knight LLP

2108-310B

1528-30 W Girard Ave 19130. 47th wd. 10141 Sq. Ft. BRT# 881070152 Improvements: Residential Property Subject to Mortgage WEST GIRARD HOLDINGS LLC C.P. September 2020 No. 00292 \$23,950,934.14 Holland & Knight LLP

2108-310C

1532-34 W Girard Ave 19130. 47th wd. 10149.5 Sq. Ft. BRT# 881070154 Improvements: Residential Property Subject to Mortgage

WEST GIRARD HOLDINGS LLC C.P. September 2020 No. 00292 \$23,950,934.14 Holland & Knight LLP

2112-301

1857 Fuller St 19152-2610 56th wd. 2,490 Sq. Ft. BRT# 562022602 Improvements: Residential Dwelling

CHARLES A.J. HALPIN, III, ESQUIRE PERSONAL REPRESENTATIVE OF THE ESTATE OF GERALDINE FOSTER, DE-CEASED C.P. July 2019 No. 02635 \$26,597.06 The Law Office Of Gregory Javardian, LLC

2112-302

6039 N Park Ave 19141-3233 49th wd. 2,835 Sq. Ft . BRT# 493232100 Improvements: Residential Property

CLIFTON LAMONT CONNELLY, AKA CLIFTON L. CONNELLY, AKA CLIFTON LAMONT THOMAS, CLAUDE THOMAS, AKA CLAUDE E. THOMAS, AUDREY M. THOMAS, AKA AUDREY THOMAS C.P. November 2016 No. 01235 \$91,823.91 Manley Deas Kochalski LLC

2112-303

342 N 52nd St 19139-1518 44th wd. 2,400 Sq. Ft. BRT# 441355600 Improvements: Residential Property Subject to Mortgage JOHN POLOSKY, HAWANATU KONTEH, FODAY MANSARAY C.P. May 2009 No.

00306 \$214,816.70 Manley Deas Kochalski

2112-304

1411 East Cardeza Street a/k/a 1411 Cardeza Street 19150-3704 10th wd. 4,410 Sq. Ft. BRT# 102319100 Improvements: Residential

ROBERT MCKELVY, AKA ROBERT MC KELVY C.P. June 2018 No. 03285 \$174,723.59 Manley Deas Kochalski LLC

2112-305

4269 N Penn St 19124-4540 23rd wd. 1,603 Sq. Ft. BRT# 232413400: Improvements: Residential Dwelling

RAMONA PEREZ, IN HER CAPACITY AS HEIR OF JULIA ALVAREZ, MIGUEL AL-VAREZ IN HIS CAPACITY AS HEIR OF JULIA ALVAREZ, IRMA ALVAREZ, IN HER CAPACITY AS HEIR OF JULIA ALVAREZ, MARIA ALVAREZ, IN HER CAPACITY AS HEIR OF JULIA ALVAREZ, FREDDY AL-VAREZ, IN HIS CAPACITY AS HEIR OF JULIA ALVAREZ, ALBERTO ALVAREZ, IN HIS CAPACITY AS HEIR OF JULIA ALVA-REZ, LEO DELGADO, IN HIS CAPACITY AS HEIR OF JULIA ALVAREZ, UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS

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CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER IULIA ALVAREZ. C.P. July 2020 No. 01927 \$62,508.36 Robertson. Anschutz, Schneid, Crane & Partners, PLLC

2112-306

1527 N Newkirk St 19121-3629 29th wd. 768 Sq. Ft. BRT# 292114600 Improvements: Residential Property

BENTLY HOLDING COMPANY, LLC, DIAMANTE ESTATES, LLC, DANIELLE NICOLE MORRIS GUARANTOR C.P. May 2021 No. 01017 \$213,097.36 KML Law Group, P.C.

2112-307

2735 Stevens St. 19149-3521 55th wd. 1,007 Sq. Ft. BRT# 621207700 Improvements: Residential Dwelling

JUANA GONZALEZ C.P. October 2017 No. 00277 \$109,562.80 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2112-308

1715 N 28th St 19121-2703 32nd wd. 1,240 Sq. Ft. BRT# 324143100 Improvements: Commercial Subject to Mortgage

LILLEY BOYS, LLC C.P. December 2020 No. 00908 \$227,311.80 Hourigan, Kluger & Quinn, P. C.

2112-309

1934 W Spencer St 19141-1306 17th wd. 1,320 Sq. Ft BRT# 171252800 Improvements: Residential Property CHAD WILLIAMS C.P. July 2016 No. 00089

\$144,236.81 Parker McCay, PA

8307 Rugby St 19150-2809 50th wd. 1,534 Sq. Ft. BRT# 502103600 ERNEST TRICE C.P. June 2016 No. 02688

2112-311

\$109,757.54 Parker McCay, PA

10815 Pedrick Rd 19154-3921 66th wd. 1,993 Sq. Ft. BRT# 662072100 Improvements: Residential Property

ANGELICA M. GERNER, MATTHEW S. GERNER C.P. September 2018 No. 02971 \$20,305.42 LOGS Legal Group LLP

2112-312

3838 N 19th St 19140-3512 13th wd. 3,809 Sq. Ft. BRT# 131280900 Improvements: Residential Property

MICHAEL JONES, KNOWN HEIR OF DO-LORES JONES, DECEASED UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRM, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES JONES, DE-CEASED, UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS, FIRM, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES JONES, DECEASED CP April 2019 No. 02841 \$122,535.03 LOGS Legal Group LLP

2112-313

715 W Fisher Ave a/k/a 715 West Fisher Ave 19120-2725 49th wd. 1,688 Sq. Ft. BRT# 492048300 Improvements: Residential Prop-

CHERITA M. BROWN C.P. December 2017 No. 01299 \$87,642.64 Parker McCay, PA

2112-314

4554 Silverwood St 19127-1225 21st wd. 727 Sq. Ft. BRT# 211531800 Improvements: Residential Dwelling

JOSEPH A. BERGAN a/k/a JOSEPH BER-GAN C.P. May 2021 No. 02668 \$137,085.88 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2112-315

1411 E Moyamensing Ave 19147-6016 1st wd. 1,075 Sq. Ft. BRT# 011081600 Improvements: Residential Dwelling Subject to

Mortgage
AA INVEST PARTNERS, LLC C.P. September 2019 No. 03376 \$407,046.26 Hourigan, Kluger & Quinn, P. C.

2112-316

4407 Loring St. 19136-4015 41st wd. 1,078 Sq. Ft. BRT# 412182700 Improvements: Residential Property

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SEBRENA BASKERVILLE-PERRY AKA SEBRENA BASKERVILLE PERRY, AKA SEBRENA BASKERVILLE-WILKSON C.P. March 2018 No. 02302 \$125,424.38 Manley Deas Kochalski LLC

2112-317

1530 W Lehigh Ave 19132-2213 16th wd. 2,000 Sq. Ft. BRT# 161323700 Improvements: Residential Property

MICHAEL LUMB C.P. December 2020 No. 01436 \$164,053.94 Manley Deas Kochalski

2112-318

335 E Cliveden St 19119-2321 22nd wd. 2,699 Sq. Ft. BRT# 221049200 Improvements: Residential Property

VANCE WRIGHT, AKA VANCE L WRIGHT C.P. December 2018 No. 00079 205,287.47 Manley Deas Kochalski LLC

2112-319

2413 Grays Ferry Ave 19146-2451 30th wd. 1,750 Sq. Ft. BRT# 302176000

JOHN PRIMIANO C.P. January 2018 No. 05578 \$224,503.26 Eckert Seamans Cherin & Mellott, LLC

2112-320

6604 N 7th St 19126-3021 61st wd. 6,559 Sq. Ft. BRT# 611154600 Improvements: Residential Property

ASUNCION C. WILLIAMS, AKA ASUNCION WILLIAMS C.P. November 2017 No. 02314 \$153,197.90 Manley Deas Kochalski

2112-321

6751 N 13th St. Unit 2K 19126-2848 61st wd. 612 Sq. Ft. BRT# 888610073 Improvements: Residential Property

HASAN JONES C.P. March 2020 No. 01603 \$18,500.00 Eckert Seamans Cherin & Mellott,

2112-322

283 Delmar St 19128-4502 21st wd. 3,775 Sq. Ft. BRT# 212297100 Improvements: Commercial Subject to Mortgage Subject to Rent THE JOG GROUP LLC, JERRY OLSON C.P. January 2021 No. 01275 \$706,215.36 Pincus Law Group, PLLC

2112-323

5413 Gainor Rd 19131-1329 52nd wd. 3,125 Sq. Ft. BRT# 522105800 Improvements: Residential Dwelling

JACQUELINE BENTLEY C.P. September 2020 No. 01226 \$202,128.01 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2112-324

6751 N 13th St Unit 1H 19126-2848 61st wd. 682 Sq. Ft. BRT# 888610055 Improvements: Residential Property Subject to Mortgage GWENDOLYN MITCHELL C.P. March 2020 No. 01611 \$18,500.00 Eckert Seamans Cherin & Mellott, LLC

2112-325

3538 Mercer St 19134-5402 45th wd. 950 Sq. Ft BRT# 451275000 Improvements: Residential Property Subject to Mortgage

JADWIGA KARABINCHAK, CK MATE-RIALS, LLC C.P. May 2019 No. 01055 \$47,396.46 Eisenberg, Gold & Agrawal, PC

2112-326

906 W Duncannon Ave 19141-4012 49th wd. 2,466 Sq. Ft. BRT# 492022600 Improvements: Residential Property

JERMAINE PURIEFOY, AKA JERMAINE

L. PURIEFOY, AKA JAMES PURIEFOY;, TIFFANIE N. CHAMBLISS C.P. April 2019 No. 04501 \$63,879.86 Manley Deas Kochalski

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2112-327

7159 Andrews Ave 19138-2111 10th wd. 1,560 Sq. Ft. BRT# 101139300 Improvements: Residential Dwelling

LINDA D. BATTLE A/K/A LINDA BATTLE, DECEASED, TEASHA BATTLE AKA TEASHA BATTLE-PITTS A/K/A TEASHA PITTS INDIVIDUALLY AND HER CAPACITY OF LINDA D. BATTLE A/K/A LINDA BATTLE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA D. BATTLE A/K/A LINDA BATTLE C.P. February 2018 No. 00578 \$177,272.83 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2112-329

7176 Cottage St 19135-1202 41st wd. 1,536 Sq. Ft. BRT# 412287800 Improvements: Residential Property

GERALDINE ANNE LONG, ADMINISTRATRIX OF THE ESTATE OF GERTRUDE C. BEATTY C.P. November 2019 No. 02380 \$155,967.49 McCabe, Weisberg & Conway, LLC

2112-330

1354 N **75th St. 19151-2935 34th** wd. 1,120 Sq. Ft. BRT# 343279700 Improvements: Residential Dwelling

MYNN O. JOHNSON C.P. December 2018 No. 00574 \$131,004.10 McCabe, Weisberg & Conway, LLC

2112-332

713 A South 18th Street a/k/a **713** South 18th Street, Unit A **19146-1916** 30th wd. 1,228 Sq. Ft. BRT# 301351009 Improvements: Residential Property

STEPHEN A. YATES C.P. November 2019 No. 01008 \$100,463.13 Brock & Scott PLLC

2112-333

1708 S **16th** St **19145-2245** 36th wd. 1,352 Sq. Ft. BRT# 365139600 Improvements: Residential Property

FRANK M. MCQUILKIN A/K/A FRANK MCQUILKIN C.P. March 2019 No. 02253 \$58,506.87 Brock & Scott PLLC

2112-334

6901-29 Valley Ave, G4 19128-1541 21st wd. 780 Sq. Ft. BRT# 888211067 Improvements:

Residential Property UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSON, FIRMS, OR AS-SOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPH-ANIE CASELLA, DECEASED, GINA MARIE PARKER, IN HER CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, PAUL RAMBO, IN HIS CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, VINCENT RAMBO, IN HIS CAPACITY AS HEIR OF STEPHANIE CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED, STEPHANIE CELLUCCI, MINOR IN HER CAPACITY AS HEIR OF STEPHANIE CA-SELLA A/K/A STEPHANIE E. CASELLA, DECEASED C.P. February 2019 No. 02620 \$63,070.99 Brock & Scott PLLC

2112-335

5765 N 17th St 19141-1714 17th wd. 1,760 Sq. Ft. BRT# 172189900 Improvements: Residential Property

DONNA M. EDMONDS, IN HER CAPACITY AS ADMINISTRATOR CTA AND DEVISEE OF THE ESTATE OF LEOLA EVERETT C.P. June 2016 No. 01373 \$78,793.07 Brock & Scott PLLC

2112-336

8706 Wissahickon Ave 19128-1123 21st wd. 7,304 sq. ft. BRT# 214279300 Improvements: Residential Dwelling

GEORGE J. MICHINI JR., IN HIS CAPACITY AS HEIR OF GEORGE J. MICHINI., DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER, GEORGE J. MICHINI, SR., DECEASED, JAMES MICHINI, IN HIS CAPACITY AS HEIR OF GEORGE J. MICHINI, SR., DECEASED C.P. August 2018 No. 01998 \$250,146.54 Robertson, Anscutz, Schneid, Crane & Partners, PLLC

2112-337

4628 Weymouth St 19120-4620 42nd wd. 1,331 sq. ft. BRT# 421590300 Improvements: Residential Dwelling

JUAN ROMERO A/K/A JUAN A. ROMERO, WALEX A. TELLADO C.P. May 2019 No. 01358 \$69,248.82 Robertson, Anscutz, Schneid, Crane & Partners, PLLC

2112-338

12051 Sewell Rd. 19116-2103 58th wd. 4,080 Sq. Ft. BRT# 582588125 Improvements: Residential Dwelling

PAUL WEST AND THE UNITED STATES OF AMERICA C.P. September 2018 No. 03772 \$198,116.10 Hladik Onorato and Federman, LLP

2112-339

6329 Calvert St 19149-2908 62nd wd. 1,825 Sq. Ft. BRT# 621525300 Improvements: Residential Dwelling

LINDA DUNLEAVY, ROBERT DUNLEAVY, JR., JEFFERY DUNLEAVY, NICHOLE PERKINS, KEITH DUNLEAVY, UNKNOWN SURVIVING HEIRS OF ROBERT DUNLEAVY A/K/A ROBERT M. DUNLEAVY, DECEASED C.P. June 2021 No. 00082 \$131,165.43 Hladik Onorato and Federman, LLP

2112-340

3890 M St 19124-5517 33rd wd. 1,275 Sq. Ft. BRT# 332453500 Improvements: Residential Dwelling

ZAHIRA ROSADO MONTANEZ A/K/A ZAHIRA ROSADO, ERICA MONTANEZ, ALEXIER A. MONTANEZ, UNKNOWN SURVING HEIRS OF ALEXIS A. MON-TANEZ, DECEASED C.P. July 2021 No. 00372 \$60,378.92 Hladik Onorato and Federman, LLP

2112-341

3529 N 19th St 19140-3901 11th wd. 1874.42 Sq. Ft. BRT# 112270300 Improvements: Residential Dwelling Subject to Mortgage JAMES LEWIS C.P. November 2017 No. 00095 \$119,930. Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2112-342

6751 N 13th St, Unit 2F 19126-2848 61st wd. 711 Sq. Ft. BRT# 888610023 Improvements: Residential Property COLLETTE C GRANT C.P. March 2020 No.

01612 \$18,500.00 Eckert Seamans Cherin & Mellott, LLC

SHERIFF'S SALE

2112-343

351 E Roosevelt Blvd 19120-3936 42nd wd. 3,334 Sq. Ft BRT# 421140500 Improvements: Residential Property CARL MILLER C.P. October 2019 No. 03297

CARL MILLER C.P. October 2019 No. 03297 \$124,329.31 Hill Wallack LLP

2112-344

6751 N **13th St Unit 3C 19126-2848** 61st wd. 608 Sq. Ft. BRT# 888610029 Improvements: Residential Property

ROSA LOVE C.P. March 2020 No. 01596 \$18,500.00 Eckert Seamans Cherin & Mellott, LLC

2112-345

2401 Pennsylvania Ave, Unit 9A10 19130-3001 15th wd. 1,156 Sq. Ft. BRT# 888150707 Subject to Mortgage

KAREN ANN GRABOYES C.P. September 2020 No. 01814 \$28,987.44 Sirlin Lesser & Benson, P.C.

2112-346

7007 N Broad St 19126-1714 61st wd. 1,504 Sq. Ft. BRT# 611210900 Improvements: Residential Dwelling

TROY LEWIS, JOYIA LEWIS C.P. January 2019 No. 00735 \$153,155. McCabe, Weisberg & Conway, LLC

2112-347

1220 S **46th** St **19143-3826** 27th wd. 1,590 Sq. Ft. BRT# 273001200 Improvements: Residential Dwelling

tial Dwelling
TANYA D. WILSON A/K/A TANYA BRAY-BOY, KENNETH BRAYBOY A/K/A KEN-NETH BRAYBOY C.P. December 2018 No. 03938 \$30,838.73 McCabe, Weisberg & Conway, LLC

2112-348

1731 Mayland St 1913810th wd. 1,382 Sq. Ft. BRT# 102266700 Improvements: Improvements: Residential Dwelling

ments: Residential Dwelling KEISHA Y. MARSHALL C.P. March 2019 No. 00738 \$186,575.91 McCabe, Weisberg & Conway I.I.C.

2112-349

9003 Brous Ave 19152-1405 57th wd. 2,917 Sq. Ft. BRT# 571233100 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DECEASED, MARY ANNE CAMPELLONE, KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DECEASED, FRANCIS J. CAMPELLONE, KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DE-CEASED, REVEREND JOSEPH CAMPEL-LONE, O.S.F.S., KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DECEASED, BETH ANN WOODS, KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPEL-LONE, DECEASED, MICHAEL CAMPEL LONE, KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPEL-LONE, DECEASED C.P. November 2018 No. 02079 \$193,489.39 LOGS Legal Group LLP

2112-350

6303 Farnsworth St 19149-2938 62nd wd. 1365.52 Sq. Ft. BRT# 621532600 Improvements: Residential Property

GEORGE WESTERMANN, KNOWN HEIR OF ERNA WESTERMANN, DECEASED, UNKNOWN HEIRS, SUCCESSOR, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ERNA WESTERMANN, DECEASED C.P. April 2019 No. 02167 \$129,214.65 LOGS Legal Group LLP

SHERIFF'S SALE

2112-351

1137 Wilder St 19147-5606 1st wd. 512.33 Sq. Ft BRT# 012427000 Improvements: Residential Property

GEORGE DARRAH, KNOWN HEIR OF MARY C. DONATO, DECEASED, UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY C. DONATO, DECEASED C.P. February 2020 No. 02935 \$192,455.82 LOGS Legal Group LLP

2112-352

4154 Freeland Ave 19128-3508 21st wd. 1,132.42 Sq. Ft. BRT# 212183300 Improvements: Residential Property

ROSEMARRY PICKERSGILL, IN HER CAPACITY AS HEIR OF FRANCIS X. KANE, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANCIS X. KANE, DECEASED, RUTH SMITH, IN HER CAPACITY AS HEIR OF FRANCIS X. KANE, DECEASED, DOROTHY GALANTE, IN HER CAPACITY AS HEIR OF FRANCIS X. KANE, DECEASED C.P. December 2019 No. 01497 \$143,128.08 LOGS Legal Group LLP

2112-353

3133 Tasker St 19145-1120 36th wd. 930 Sq. Ft. BRT# 364252500 Improvements: Commercial Subject to Mortgage

MDG REAL ESTATE, LLC ET AL., MI-CHAEL GREEN C.P. February 2021 No. 02290 \$173,641.24 Ryan M Paddick, Esq.

2112-354

2542 N Cleveland St **19132-3819** 16th wd. 686 Sq. Ft. BRT# 162041100 Subject to Mortgage

JOSE A. DESOUSA C.P. August 2020 No. 02726 \$109,332.53 Martson Law Offices

2112-355A

8036 Fairview St 19136-2202 64th wd. 7,500 Sq. Ft. BRT# 642013400

MICHAEL FARRELL, REGINA ANN FARRELL, A/K/A REGINA FARRELL, LORETTA R FARRELL C.P. July 2014 No. 04007 \$229,288.32 Hladik Onorato and Federman, LLP

2112-355B

8040 Fairview St 19136-2202 64th wd. 6,000 Sq. Ft. BRT# 642013500

MICHAEL FARRELL, REGINA ANN FARRELL, A/K/A REGINA FARRELL, LORETTA R FARRELL C.P. July 2014 No. 04007 \$229,288.32 Hladik Onorato and Federman,

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