



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
SEBRENA BASKERVILLE-PERRY AKA SEBRENA BASKERVILLE PERRY, AKA SEBRENA BASKERVILLE-WILKSON C.P. March 2018 No. 02302 \$125,424.38 Manley Deas Kochalski LLC	L. PURIEFOY, AKA JAMES PURIEFOY, TIFFANIE N. CHAMBLISS C.P. April 2019 No. 04501 \$63,879.86 Manley Deas Kochalski LLC	<b>2112-335</b> <b>5765 N 17th St 19141-1714</b> 17th wd. 1,760 Sq. Ft. BRT# 172189900 Improvements: Residential Property DONNA M. EDMONDS, IN HER CAPACITY AS ADMINISTRATOR CTA AND DEVESEE OF THE ESTATE OF LEOLA EVERETT C.P. June 2016 No. 01373 \$78,793.07 Brock & Scott PLLC	01612 \$18,500.00 Eckert Seamans Cherin & Mellott, LLC	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
<b>2112-317</b> <b>1530 W Lehigh Ave 19132-2213</b> 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 LLC	<b>2112-327</b> <b>7159 Andrews Ave 19138-2111</b> 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	<b>2112-336</b> <b>8706 Wissahickon Ave 19128-1123</b> 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, Anschutz, Schneid, Crane & Partners, PLLC	<b>2112-344</b> <b>6751 N 13th St Unit 3C 19126-2848</b> 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	<b>2112-351</b> <b>1137 Wilder St 19147-5606</b> 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
<b>2112-318</b> <b>335 E Cliveden St 19119-2321</b> 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	<b>2112-329</b> <b>7176 Cottage St 19135-1202</b> 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	<b>2112-337</b> <b>4628 Weymouth St 19120-4620</b> 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, Anschutz, Schneid, Crane & Partners, PLLC	<b>2112-345</b> <b>2401 Pennsylvania Ave, Unit 9A10</b> 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.	<b>2112-352</b> <b>4154 Freeland Ave 19128-3508</b> 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
<b>2112-319</b> <b>2413 Grays Ferry Ave 19146-2451</b> 30th wd. 1,750 Sq. Ft. BRT# 302176000 JOHN PRIMIANO C.P. January 2018 No. 05578 \$224,503.26 Eckert Seamans Cherin & Mellott, LLC	<b>2112-330</b> <b>1354 N 75th St. 19151-2935 34th</b> 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	<b>2112-338</b> <b>12051 Sewell Rd. 19116-2103</b> 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	<b>2112-346</b> <b>7007 N Broad St 19126-1714</b> 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	<b>2112-353</b> <b>3133 Tasker St 19145-1120</b> 36th wd. 930 Sq. Ft. BRT# 364252500 Improvements: Commercial Subject to Mortgage MDG REAL ESTATE, LLC ET AL., MICHAEL GREEN C.P. February 2021 No. 02290 \$173,641.24 Ryan M Paddick, Esq.
<b>2112-320</b> <b>6604 N 7th St 19126-3021</b> 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 LLC	<b>2112-333</b> <b>1708 S 16th St 19145-2245</b> 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	<b>2112-339</b> <b>6329 Calvert St 19149-2908</b> 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	<b>2112-347</b> <b>1220 S 46th St 19143-3826</b> 27th wd. 1,590 Sq. Ft. BRT# 273001200 Improvements: Residential Dwelling TANYA D. WILSON A/K/A TANYA BRAYBOY, KENNETH BRAYBOY A/K/A KENNETH BRAYBOY C.P. December 2018 No. 03938 \$30,838.73 McCabe, Weisberg & Conway, LLC	<b>2112-354</b> <b>2542 N Cleveland St 19132-3819</b> 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
<b>2112-321</b> <b>6751 N 13th St. Unit 2K 19126-2848</b> 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, LLC	<b>2112-334</b> <b>6901-29 Valley Ave, G4 19128-1541</b> 21st wd. 780 Sq. Ft. BRT# 888211067 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSON, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER STEPHANIE 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 CASELLA A/K/A STEPHANIE E. CASELLA, DECEASED C.P. February 2019 No. 02620 \$63,070.99 Brock & Scott PLLC	<b>2112-340</b> <b>3890 M St 19124-5517</b> 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 SURVIVING HEIRS OF ALEXIS A. MONTANEZ, DECEASED C.P. July 2021 No. 00372 \$60,378.92 Hladik Onorato and Federman, LLP	<b>2112-348</b> <b>1731 Mayland St 19138</b> 10th wd. 1,382 Sq. Ft. BRT# 102266700 Improvements: Improvements: Residential Dwelling KEISHA Y. MARSHALL C.P. March 2019 No. 00738 \$186,575.91 McCabe, Weisberg & Conway, LLC	<b>2112-355</b> <b>8036 Fairview St 19136-2202</b> 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
<b>2112-322</b> <b>283 Delmar St 19128-4502</b> 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	<b>2112-335</b> <b>1708 S 16th St 19145-2245</b> 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	<b>2112-341</b> <b>3529 N 19th St 19140-3901</b> 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	<b>2112-349</b> <b>9003 Brous Ave 19152-1405</b> 57th wd. 2,917 Sq. Ft. BRT# 571233100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY ANNE CAMPPELLONE A/K/A MARY A. CAMPPELLONE, DECEASED, MARY ANNE CAMPPELLONE, KNOWN HEIR OF MARY ANNE CAMPPELLONE A/K/A MARY A. CAMPPELLONE, DECEASED, FRANCIS J. CAMPPELLONE, KNOWN HEIR OF MARY ANNE CAMPPELLONE A/K/A MARY A. CAMPPELLONE, DECEASED, BETH ANN WOODS, KNOWN HEIR OF MARY ANNE CAMPPELLONE A/K/A MARY A. CAMPPELLONE, DECEASED, MICHAEL CAMPPELLONE, KNOWN HEIR OF MARY ANNE CAMPPELLONE A/K/A MARY A. CAMPPELLONE, DECEASED C.P. November 2018 No. 02079 \$193,489.39 LOGS Legal Group LLP	<b>2112-356</b> <b>8040 Fairview St 19136-2202</b> 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, LLP
<b>2112-323</b> <b>5413 Gainor Rd 19131-1329</b> 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	<b>2112-336</b> <b>1708 S 16th St 19145-2245</b> 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	<b>2112-342</b> <b>6751 N 13th St, Unit 2F 19126-2848</b> 61st wd. 711 Sq. Ft. BRT# 888610023 Improvements: Residential Property COLLETTE C GRANT C.P. March 2020 No.	<b>2112-350</b> <b>6303 Farnsworth St 19149-2938</b> 62nd wd. 1365.52 Sq. Ft. BRT# 621532600 Improvements: Residential Property	
<b>2112-324</b> <b>6751 N 13th St Unit 1H 19126-2848</b> 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	<b>2112-337</b> <b>1708 S 16th St 19145-2245</b> 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			
<b>2112-325</b> <b>3538 Mercer St 19134-5402</b> 45th wd. 950 Sq. Ft. BRT# 451275000 Improvements: Residential Property Subject to Mortgage JADWIGA KARABINCHAK, CK MATERIALS, LLC C.P. May 2019 No. 01055 \$47,396.46 Eisenberg, Gold & Agrawal, PC	<b>2112-338</b> <b>1708 S 16th St 19145-2245</b> 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			
<b>2112-326</b> <b>906 W Duncannon Ave 19141-4012</b> 49th wd. 2,466 Sq. Ft. BRT# 492022600 Improvements: Residential Property JERMAINE PURIEFOY, AKA JERMAINE	<b>2112-339</b> <b>6329 Calvert St 19149-2908</b> 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			

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