

Sheriff's Sale Notices for September 12, 2023

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.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, September 12, 2023 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM EDT
Rochelle Bilal, Sheriff

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

- 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").
- YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.
- 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.
- 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").
- 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.
- 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.
- 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.
- 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.
- 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.
- The highest bidder shall be responsible for any and all post sale costs that are imposed by law,

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which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1st) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall also be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5th day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.

13. The Plaintiff shall submit any pre-sale postponements or stays to the Philadelphia Sheriff's Office prior to 3:00PM the day before the auction.

14. The Plaintiff's attorney shall enter any auction day postponements or stays on his/her Bid4Assets attorney portal. This includes any postponement or stay that was not submitted to the Philadelphia Sheriff's Office prior to the 3:00PM deadline the day before and any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

19. The Sheriff reserves the right to refuse purchase from bidders who have failed to enter deposits, failed to make settlement or for any other reason at Sheriff's sole discretion and further reserves the right to deny access to future sales for a period of time as determined by the Sheriff.

20. The Sheriff will file in the Prothonotary's office a Schedule of Distribution Thirty (30) Days from the date of sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within Ten (10) days thereafter. Any balance exceeding the payouts per the Schedule of Distribution and Exceptions thereto, shall be paid to the homeowner at the time of sale.

21. When the Sheriff's Deed Poll is issued to the winning bidder, he/she becomes the official new owner of the property. If the property is occupied, the new owner must start a judicial procedure for ejectment to have the occupant removed.

22. All auctions are conducted pursuant to Pennsylvania Rules of Civil Procedure and the local rules of the City and County of Philadelphia.

WARNING: All Sheriff's Sales are strictly monitored for any and all suspicious and fraudulent activity (Including but not limited to Computer, Identity, Bank, Wire, etc.). If the Sheriff's office detects any suspicious and/or fraudulent activity during any sale, at the Sheriff's discretion, the bidder's account shall be suspended for whatever action deemed appropriate. Furthermore, those individuals face both criminal and civil liability and will be prosecuted to the fullest extent of the law.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, SEPTEMBER 12, 2023

2309-301
619 Brill Street 19120 35th WD 900 Sq. Ft.

SHERIFF'S SALE

BRT# 351179900 Improvements: Residential Property
WAYNE HAYNES C.P. Sept 2022 No. 00022 \$120,337.42 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2309-302

2302 East Lehigh Avenue 19125 31st WD 1,190 Sq. Ft. BRT# 314251900 Improvements: Residential Property
MARY ANN JOHNSTON C.P. Mar 2022 No. 01808 \$282,584.09 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2309-303

4428 North 16th Street 19140 13th WD 1,053 Sq. Ft. BRT# 132120200 Improvements: Residential Property
MICHELLE WATERS, IN HER CAPACITY AS HEIR OF DAPHNE DRUMMOND; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DAPHNE DRUMMOND C.P. Oct 2021 No. 02293 \$89,261.62 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2309-304

3438 N Front Street 19140 7th WD 1,050 Sq. Ft. BRT# 72006700 Improvements: Residential Property
JUAN PABLO ZAPATA C.P. Nov 2022 No. 01283 \$77,987.27 Parker Mccay

2309-305

4839 North Hutchinson Street 19141 49th WD 1,268 Sq. Ft. BRT# 491310100 Improvements: Residential Property
ALFREDDIE POSTELL, II, IN HIS CAPACITY AS HEIR OF ALFREDDIE POSTELL, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ALFREDDIE POSTELL, DECEASED C.P. Jan 2020 No. 03346 \$44,898.91 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2309-306

6121 Ross Street 19144 59th WD 1,528 Sq. Ft. BRT# 592272300 Improvements: Residential Property
TIFFANY R. BELTON C.P. Mar 2023 No. 02079 \$167,980.7 Hladik Onorato And Federman LLP Operating Account

2309-307

8036 Mars Place 19153 40th WD 1,616 Sq. Ft. BRT# 405890058 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATION CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY HITE CAINES A/K/A SHIRLEY MAE CAINES C.P. Jan 2022 No. 01484 \$157,745.27 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2309-308

1551 S 58th Street 19143 51st WD 1,439 Sq. Ft. BRT# 513153200 Improvements: Residential Property
JALEEL JORDAN AND NATASHA SCOTTON C.P. Jan 2023 No. 01604 \$32,618.57 Hladik Onorato And Federman LLP Operating Account

2309-310

2232 Margaret Street 19137 45th WD 1,028 Sq. Ft. BRT# 453356500 Improvements: Residential Property
FRANCINE N. HALIN C.P. Sept 2022 No. 00998 \$175,358.59 Hladik Onorato And Federman LLP Operating Account

2309-311

1205 Stirling Street 19111 53rd Formerly Part of the 35th Ward WD 1,376 Sq. Ft. BRT# 531054300 Improvements: Residential Property
NATIVITA DUBUISSON, DAUNOUN DUBISSON A/K/A DAUDOUIN DUBUISSON AND GERALDINE BERNADIN C.P. Feb 2015 No. 02366 \$161,958.16 Mccabe, Weisberg & Conway, LLC

2309-312

721 N 38th Street 19104 24th WD 1,098 Sq. Ft. BRT# 243093000 Improvements: Residential Property

DURTY DEVILS PROPERTY INVESTMENTS, LLC C.P. Jan 2023 No. 02986 \$181,393.33 Hill Wallack LLP

2309-313

7510 E Tulpehocken Street 19138 50th WD 1,728 Sq. Ft. BRT# 501376500 Improvements: Residential Property
JUANITA N. PARKER C.P. July 2019 No. 00735 \$153,407.82 Parker Mccay

2309-314

2722 North Hemberger Street 19132 11th WD 936 Sq. Ft. BRT# 111351900 Improvements: Residential Property
MAE ELLA INVESTMENTS LLC AND ANITA SMITH, GUARANTOR C.P. Jan 2022 No. 00205 \$58,934.86 KML Law Group, P.C.

2309-315

1038 West Olney Avenue A/K/A 1038 W Olney Ave A/K/A 1038 Volney Avenue 19141 49th WD 1,752 Sq. Ft. BRT# 492065400 Improvements: Residential Property
DONYETTA POINDEXTER C.P. Jan 2023 No. 00717 \$38,785.54 KML Law Group, P.C.

2309-316

1541 Roselyn Street 19141 17th WD 2,218 Sq. Ft. BRT# 171224000 Improvements: Residential Property
LIZZIE MIKELL AND YVONNE MIKELL C.P. Nov 2022 No. 00818 \$103,039.63 Stern & Eisenberg PC

2309-317

3527 K Street 19134 33rd WD 1,230 Sq. Ft. BRT# 331395200 Improvements: Residential Property
ROBERT FISHER, HEIR OF JOSEPH R. COFIELD, DECEASED C.P. Apr 2022 No. 02378 \$53,947.31 KML Law Group, P.C.

2309-318

4851 Ridge Avenue 19129 21st WD 974 Sq. Ft. BRT# 213191200 Improvements: Residential Property
MELISSA M. WHALEN AS ADMINISTRATRIX OF THE ESTATE OF ELIZABETH A. KIRK, DECEASED C.P. Sept 2021 No. 00882 \$80,676.00 KML Law Group, P.C.

2309-319

3412 Kensington Ave 19134 33rd WD 1,072 Sq. Ft. BRT# 331440500 Improvements: Residential Property
GREEN TREE ASSET MANAGEMENT LLC C.P. Aug 2019 No. 02326 \$110,231.63 Mester & Schwartz, P.C.

2309-320

3178 Chatham Street 19134 25th WD 1,290 Sq. Ft. BRT# 251420200 Improvements: Residential Property
3178 CHATHAM STREET LLC C.P. Dec 2022 No. 02665 \$135,450.68 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2309-321

400-414 West Hortter Street, Unit 301 19119 22nd WD 1,460 Sq. Ft. BRT# 888220213 Improvements: Residential Property
FAITH NUNEZ C.P. Oct 2022 No. 02494 \$122,088.35 Logs Legal Group LLP

2309-322

1210 East Cardeza Street 19119 22nd WD 2,205 Sq. Ft. BRT# 221059200 Improvements: Residential Property
TYRONE DANGERFIELD, ADMINISTRATOR OF THE ESTATE OF LENORA A. DANGERFIELD A/K/A LENORA DANGERFIELD, DECEASED C.P. Jan 2019 No. 03128 \$252,877.22 Logs Legal Group LLP

2309-323

3152 Belgrade St 19134 25th WD 1,156 Sq. Ft. BRT# 251354300 Improvements: Residential Property
Subject to Mortgage
MICHAEL B. JUKIC C.P. Aug 2022 No. 02604 \$134,432.65 Brock & Scott PLLC

2309-324

1165 Atwood Road 19151 34th WD 1,240 Sq. Ft. BRT# 344328400 Improvements: Residential Property
NAKIA M. FERIBEE C.P. Nov 2017 No. 02191 \$105,016.70 KML Law Group, P.C.

2309-325

2604-06 West Oakdale Street 19132 28th

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WD 3158.56 Sq. Ft. BRT# 281341810 Improvements: Residential Property
JILL WEEDEN AS ADMINISTRATRIX OF THE ESTATE OF EMMANUEL WALKER, DECEASED C.P. Jun 2022 No. 00299 \$300,99.06 KML Law Group, P.C.

2309-326

2554 N 28th Street 19132 28th WD 960 Sq. Ft. BRT# 281113600 Improvements: Residential Property
INEZ NELSON A/K/A INEZ GARDNER, INDIVIDUALLY AND AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOE NELSON A/K/A WILLIAM JOE NELSON, JR. A/K/A WILLIAM J. NELSON, JR. A/K/A WILLIAM J. NELSON; WILLIAM JOE NELSON, JR. A/K/A WILLIAM NELSON, JR. INDIVIDUALLY AND HEIR OF THE ESTATE OF JOE NELSON A/K/A WILLIAM JOE NELSON, JR. A/K/A WILLIAM J. NELSON, JR. A/K/A WILLIAM J. NELSON; JANEZ NELSON, IN HER CAPACITY AS HEIR OF JOE NELSON A/K/A WILLIAM JOE NELSON JR. A/K/A WILLIAM J. NELSON, JR. A/K/A WILLIAM J. NELSON; AND UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOE NELSON A/K/A WILLIAM JOE NELSON, JR. A/K/A WILLIAM J. NELSON, JR. A/K/A WILLIAM J. NELSON C.P. Jun 2019 No. 05056 \$79,285.64 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2309-327

134 West Godfrey Avenue Aka 135 W Godfrey Ave 19120 61st WD 1,050 Sq. Ft. BRT# 611281300 Improvements: Residential Property
SEAN KHAN AND RING KONG C.P. Feb 2023 No. 01129 \$17,213.08 KML Law Group, P.C.

2309-328

1940 Southitha Street 19143 51st WD 952.5 Sq. Ft. BRT# 514229600 Improvements: Residential Property
KENNETH WARNER C.P. Oct 2022 No. 01893 \$79,328.33 KML Law Group, P.C.

2309-329

6136 Washington Avenue 19143 3rd WD 1,862 Sq. Ft. BRT# 33122300 Improvements: Residential Property
DARCEL COPES C.P. Oct 2016 No. 03754 \$131,690.32 Hill Wallack LLP

2309-330

5017 N 12th St 19141 49th WD 1,979 Sq. Ft. BRT# 491453400 Improvements: Residential Property
CHARLES A.J. HALPIN, III ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWARD P. PATANOVICH, JR DECEASED C.P. Mar 2023 No. 02835 \$63,990.08 The Law Office Of Gregory Javardian

2309-331

875 E. Godfrey Avenue 19124 35th WD 880 Sq. Ft. BRT# 351110800 Improvements: Residential Property
RAUL PICHARDO-RODRIGUEZ A/K/A RAUL PICHARDO ROD AND KELSY F. PICHARDO A/K/A KELSY PICHARDO C.P. Oct 2023 No. 00834 \$57,476.31 Pincus Law Group, PLLC

2309-332

12400 Medford Road 19154 66th WD 3,900 Sq. Ft. BRT# 663237900 Improvements: Residential Property
SEAN R. DONAHUE C.P. Nov 2022 No. 01700 \$176,824.20 KML Law Group, P.C.

2309-333

37 West Rockland Street 19144 12th WD 1,505 Sq. Ft. BRT# 123037600 Improvements: Residential Property
ANDRI COUNCIL JR. C.P. Feb 2015 No. 01113 \$120,061.53 KML Law Group, P.C.

2309-334

6332 Reedland Street 19142 40th WD 1,218 Sq. Ft. BRT# 402212300 Improvements: Residential Property
ARCY CRUTE C.P. Jun 2016 No. 01889 \$28,460.71 KML Law Group, P.C.

2309-335

5142 North 8th Street 19120 49th WD 1,575

SHERIFF'S SALE

Sq. Ft. BRT# 492131200 Improvements: Residential Property
JAMES A. DONALD JR. C.P. Sept 2019 No. 01311 \$158,809.85 KML Law Group, P.C.

2309-336

4228 Castor Avenue 19124 33rd WD 1,530 Sq. Ft. BRT# 332511600 Improvements: Residential Property
JEANINE FOY C.P. Feb 2022 No. 02236 \$55,630.13 KML Law Group, P.C.

2309-337

5046 Walnut Street 19139 60th WD 1,520 Sq. Ft. BRT# 602053100 Improvements: Residential Property
AYLIN M. GULSOY C.P. May 2022 No. 02592 \$280,824.38 KML Law Group, P.C.

2309-338

3021 Weikel Street 19134 25th WD 1,102 Sq. Ft. BRT# 252384400 Improvements: Residential Property
GLORIA GASKIN,AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH GASKIN; UNKNOWN HEIRS,AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH GASKIN (DECEASED) C.P. Jan 2023 No. 02607 \$40,274.11 Manley Deas Kochalski LLC

2309-339

2433 Golf Road 19131 52nd WD 4,885 Sq. Ft. BRT# 521261700 Improvements: Residential Property
WILLIAM GAINES PERSONAL REPRESENTATIVE OF THE ESTATE OF GEORGE W. SMITH A/K/A GEORGE WILLIE SMITH DECEASED C.P. Oct 2022 No. 01284 \$116,174.21 The Law Office Of Gregory Javardian

2309-340

7114 Akron Street 19149 54th WD 1,286 Sq. Ft. BRT# 542428200 Improvements: Residential Property
CHARLES A.J HALPIN III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOYCE GILBERT A/K/A JOYCE LOIS GILBERT, DECEASED C.P. Mar 2023 No. 02837 \$83,846.29 The Law Office Of Gregory Javardian

2309-341

7120 Guyer Avenue 19153 40th WD 1202 Sq. Ft. BRT# 404352800 Improvements: Residential Property
HADY TRAORE AND RAHAMATOU LAH TRAORE C.P. Oct 2018 No. 00928 \$87,599.33 KML Law Group, PC

2309-342

3812 N Darien Street 19140 43rd WD 720 Sq. Ft. BRT# 432319000 Improvements: Residential Property
CASA ENTERPRICE INC., AND FREEDY D. PERALTA A/K/A FREDDY PERALTA C.P. Jan 2023 No. 01757 \$59,542.38 Stern & Eisenberg PC

2309-343

7254 N 21st Street 19138 10th WD 1,302 Sq. Ft. BRT# 101187900 Improvements: Residential Property Subject to Mortgage
JAMAR HENDERSON C.P. Jun 2021 No. 00867 \$85,209.75 Padgett Law Group

2309-344

4313 N Hicks Street 19140 13th WD 681 Sq. Ft. BRT# 132071600 Improvements: Residential Property Subject to Mortgage
DANIELLE P. FOY C.P. Nov 2022 No. 02374 \$49,926.43 Padgett Law Group

2309-345

6404 Boyer Street 19119 22nd WD 1,118 Sq. Ft. BRT# 221273400 Improvements: Residential Property Subject to Mortgage
CLINTON W. GREENLEAF, JR INDIVIDUALLY AND AS HEIR OF SANDRA Y. PALMER AKA SANDRA PREMPEH, DECEASED C.P. Dec 2017 No. 01932 \$90,000.00 Eckert Seamans Cherin & Mellott, LLC

2309-346

6145 Old York Road 19141 17th WD 2,875

SHERIFF'S SALE

Sq. Ft. BRT# 172016915 Improvements: Residential Property
CHRISTOPHER G. SMITH ADMINISTRATOR OF THE ESTATE OF ELEANOR SMITH A/K/A ELEANOR W. SMITH, DECEASED AND STEVEN C. SMITH, ADMINISTRATOR OF THE ESTATE OF ELEANOR SMITH A/K/A ELEANOR W. SMITH, DECEASED C.P. Feb 2022 No. 01997 \$11,772.90 Kivitz & Kivitz, P.C.

2309-347

1706 West Dounton Street 19140 13th WD 1,224 Sq. Ft. BRT# 131311115 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUIS M. STANFORD, JR., DECEASED TERRY YVETTE YATES, KNOWN HEIR OF LOUISE M. STANFORD JR. DECEASED AND LOUIS MARION STANFORD III, KNOWN HEIR OF LOUIS M. STANFORD JR., DECEASED C.P. Jan 2020 No. 03723 \$74,903.99 Logs Legal Group LLP

2309-348

300 Byberry Road Apt L14 A/K/A 300 Byberry Road A/K/A 300 W. Byberry Road Unit 14 19116 58th WD 642 Sq. Ft. BRT# 888582227 Improvements: Residential Property
ANNETTE SILVERMAN C.P. Jan 2020 No. 03831 \$85,797.67 Logs Legal Group LLP

2309-349

4503 N. 19th Street 19140 13th WD 1,294 Sq. Ft. BRT# 132205800 Improvements: Residential Property
GRAZIANO PROPERTY DEVELOPMENT, LLC ANTHONY GRAZIANO C.P. Mar 2022 No. 01828 \$180,389.94 Larocca Hornik Rosen & Greenberg LLP

2309-350

8046-48 Frankford Avenue 19136 64th WD 20,000 Sq. Ft. BRT# 882928630 Improvements: Commercial Property Subject to Mortgage
STEPHEN KANYA AND INSECTARIUM AND BUTTERFLY PAVILION, INC C.P. Jun 2017 No. 00979 \$927,851.08 Lightman & Manochi

2309-351

4235 Marple Street 19136 65th WD 1,046 Sq. Ft. BRT# 651105100 Improvements: Residential Property
GARY W. DORETY C.P. Oct 2022 No. 01894 \$64,377.63 Logs Legal Group LLP

2309-352

4728 Darrah Street 19124 23rd WD 1,270 Sq. Ft. BRT# 232240300 Improvements: Residential Property
MARY F. PERRY A/K/A MAY F. PERRY C.P. Nov 2022 No. 00577 \$47,342.65 Logs Legal Group LLP

2309-353

151 West Sharpnack Street 19119 22nd WD 2,426 Sq. Ft. BRT# 223047200 Improvements: Commercial Property
EVENYOU CAN, LLC. C.P. Feb 2023 No. 02511 \$222,890.03 Stern & Eisenberg PC

2309-354

3218-20 West Cheltenham Avenue 19150 50th WD 1,890 Sq. Ft. BRT# 775107505 Improvements: Commercial Property
BESSIE COVINGTON,REGINALD COVINGTON C.P. Nov 2017 No. 01730 \$176,926.43 Stern & Eisenberg PC

2309-355

764 N. Croskey Street 19130 15th WD 658 Sq. Ft. BRT# 151157800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM AND UNDER JUDITH M. HAKIMIAN, DECEASED C.P. Apr 2022 No. 00375 \$90,878.51 Parker Mccay

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2309-356

6506 Wheeler Street 19142 40th WD 1,088 Sq. Ft. BRT# 406200800 Improvements: Residential Property
CARMEN LORD, KNOWN HEIR TO THE ESTATE OF WILLIAM F. LORD, DECEASED MORTGAGOR; WILLIAM LORD, KNOWN HEIR TO THE ESTATE OF WILLIAM F. LORD, DECEASED MORTGAGOR; GRETA A. LORD, KNOWN HEIR TO THE ESTATE OF WILLIAM F. LORD, DECEASED MORTGAGOR; ANDI LORD, KNOWN HEIR TO THE ESTATE OF WILLIAM D. LORD, DECEASED MORTGAGOR; AND THE UNKNOWN HEIRS AND ASIGNS OF THE ESTATE OF WILLIAM F. LORD, DECEASED MORTGAGOR C.P. Dec 2020 No. 00543 \$43,534.04 Parker Mccay

2309-357

3332 Brandywine Street 19104 24th WD 1,098 Sq. Ft. BRT# 242011600 Improvements: Residential Property
NORMAN BEY C.P. Aug 2022 No. 00353 \$134,116.05 Hill Wallack LLP

2309-358

2629 North 17th Street 19132 16th WD 892 Sq. Ft. BRT# 161159500 Improvements: Residential Property
17TH STREET, LLC C.P. Mar 2023 No. 02991 \$248,721.63 The Law Office Of Gregory Javardian

2309-359

4816 Ogle St 19127 21st WD 414.80 Sq. Ft. BRT# 212427800 Improvements: Residential Property
MARK O. SICKINGER C.P. June 2022 No. 01994 \$161,823.21 KML Law Group, PC

2309-360

3411 Chippendale Ave 19136 64th WD 1,811 Sq. Ft. BRT# 642208500 Improvements: Residential Property
KIMBERLY A. WOODSON A/K/A KIMBERLY WOODSON C.P. Nov 2022 No. 00053 \$179,793.01 KML Law Group, PC

2309-361

2413 Grays Ferry Avenue 19146 30th WD 1,740 Sq. Ft. BRT# 302176000 Improvements: Residential Property Subject to Mortgage
JOHN PRIMIANO C.P. Jan 2018 No. 05578 \$224,503.26 Eckert Seamans Cherin & Mellott, LLC

2309-362

4521 Van Kirk Street 19135 41st WD 1,800 Sq. Ft. BRT# 411097400 Improvements: Residential Property
DOROTHEA GORKO, KNOWN HEIR OF DOROTHY F. SNYDER A/K/A DOROTHY SNYDER DECEASED DANIEL SNYDER KNOWN HEIR OF DOROTHY F. SNYDER A/K/A DOROTHY SNYDER, DECEASED MICHAEL SNYDER KNOWN HEIR OF DOROTHY F. SNYDER A/K/A DOROTHY SNYDER, DECEASED UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER DOROTHY F. SNYDER A/K/A DOROTHY SNYDER DECEASED C.P. Oct 2022 No. 01769 \$117,573.40 Logs Legal Group LLP

2309-363

2231 West Norris Street 19121 32nd WD 2,064 Sq. Ft. BRT# 322251000 Improvements: Commercial Property
G & J PROPERTY INVESTMENTS LLC C.P. Mar 2023 No. 00926 \$248,778.71 Hill Wallack LLP

2309-364

5128 Newhall Street 19144 12th WD 2,217 Sq. Ft. BRT# 123221800 Improvements: Residential Property
TANTRUM PROPERTIES LLC C.P. Feb 2023 No. 02896 \$211,470.04 Hill Wallack LLP

2309-365

5900 Lansdown Avenue 19151 34th WD

SHERIFF'S SALE

1,290 Sq. Ft. BRT# 342040000 Improvements: Residential Property
JOAN PORTER A/K/A JOAN MURIEL PORTER C.P. Sept 2021 No. 02497 \$215,355.47 Pincus Law Group, PLLC

2309-366

1621 Elaine Street 19150 50th WD 1320 Sq. Ft. BRT# 501495800 Improvements: Residential Property
DAVID L. JACKSON, IN HIS CAPACITY AS A KNOWN HEIR, SUCCESSOR, ASSIGN AND/OR PERSON CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY WILLIAMS, DECEASED AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND OR PERSONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY WILLIAMS, DECEASED C.P. Mar 2018 No. 01571 \$68,259.77 Mccabe, Weisberg & Conway, LLC

2309-367

5878 Woodcrest Street 19131 52nd WD 1,422 Sq. Ft. BRT# 522148900 Improvements: Residential Property
SHIRLEY A. SAVIOUR A/K/A SHIRLEY SAVIOUR C.P. Nov 2018 No. 01319 \$97,163.77 Brock & Scott PLLC

2309-368

201 West Cambria Street 19133 19th WD 853 Sq. Ft. BRT# 871102400 Improvements: Residential Property Subject to Mortgage-Subject to Rent
MIGUEL MARTINEZ; CAMBRIA MINI MARKET AND MARTINEZ BUSINESS CENTER LLC C.P. Mar 2022 No. 00481 \$311,411.12 Saldutti Law Group

2309-370

5618 Elliott Street 19143 51st WD 953 Sq. Ft. BRT# 513101800 Improvements: Residential Property
STACEY CARTER UNKOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF VIRGINIA TYLER C.P. Nov 2022 No. 01262 \$18,158.85 Manley Deas Kochalski LLC

2309-371

2022 North 25th Street 19121 32nd WD 1,120 Sq. Ft. BRT# 322181300 Improvements: Residential Property
BLUE BIRD FLIP LLC, NATALIE ACEVEDO C.P. Mar 2023 No. 02548 \$148,172.52 Larocca Hornik Rosen & Greenberg LLP

2309-372

6119 N 6th Street 19120 61st WD 1,904 Sq. Ft. BRT# 611124600 Improvements: Residential Property Subject to Mortgage
DENNIS J BEERLEY AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEERLEY JOSEPH S BEERLEY AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEERLEY; MICHAEL J BEERLEY AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEERLEY UNKOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF DENNIS G. BEERLEY C.P. June 2022 No. 01033 \$29,053.80 Manley Deas Kochalski LLC

2309-373

2101-17 Chestnut Street, Unit 609 19103 8th WD 465 Sq. Ft. BRT# 888111892 Improvements: Residential Property Subject to Mortgage
KEVIN GATTO C.P. Oct 2021 No. 01745 \$32,843.48 Shnyder Law Firm, LLC

2309-374

2027 Widener Place 19138 17th WD 1006.75 Sq. Ft. BRT# 171197500 Improvements: Residential Property
APEX HOSPITALITY GROUP LLC C.P. Feb 2023 No. 01187 \$143,571.40 Manley Deas Kochalski LLC

2309-375

5124 Glenloch Street 19124 62nd WD 758 Sq. Ft. BRT# 622414000 Improvements: Residential Property

SHERIFF'S SALE

KEYA E. BURTON C.P. May 2022 No. 00729 \$138,539.61 Manley Deas Kochalski LLC

2309-376

245 N Alden Street 19139 4th WD 1078 Sq. Ft. BRT# 42205910 Improvements: Residential Property
TARA D JOHNSON A/K/A TARA JOHNSON INDIVIDUALLY AND AS ADMINISTRATRIX TO THE ESTATE OF NEVONIA JONES A/K/A NEVONIA R JONES C.P. Oct 2022 No. 00585 \$47,835.74 Manley Deas Kochalski LLC

2309-377

1645 N Allison St 19131 4th WD 1,515 Sq. Ft. BRT# 41332400 Improvements: Residential Property Subject to Mortgage
RENVILLE CAMPBELL C.P. Jan 2023 No. 00788 \$38,963.14 Weltman, Weinberg & Reis Co Lpa

2309-378

1414 S Penn Square, Unit 6b 19102 8th WD 2997 Sq. Ft. BRT# 888094918 Improvements: Residential Property SUBJECT TO RENT
DOUGLAS JOHNSON C.P. Oct 2022 No. 01618 \$1,325,302.35 Friedman Vartolo LLP

2309-379

2637 W Somerset Street 19132 38th WD 960 Sq. Ft. BRT# 381292700 Improvements: Residential Property
MARK MCCALL; NUHOME INVESTMENT PROPERTIES LLC C.P. Jan 2023 No. 01910 \$108,951.54 Larocca Hornik Rosen & Greenberg LLP

2309-380

2211 N 51st Street 19131 52nd WD 9,971 Sq. Ft. BRT# 521274000 Improvements: Residential Property
WILLIAM LACOMCHEK C.P. Oct 2022 No. 00922 \$266,215.48 Manley Deas Kochalski LLC

2309-381

1517 West Cumberland Street 19132 16th WD 1,976 Sq. Ft. BRT# 161295200 Improvements: Residential Property
6468 CAPITAL LLC C.P. Jan 2023 No. 02621 \$386,055.28 Weber Galigher Simpson Stapleton Fires & Newby, LLP

2309-382

1536 S Stanley Street 19146 36th WD 858 Sq. Ft. BRT# 364429500 Improvements: Residential Property
SB PROPERTY GROUP LLC AND MAURICIO BARDALES C.P. May 2022 No. 00375 \$290,622.06 Larocca Hornik Rosen

2309-383

2628 Welsh Rd Apt #117 19152 57th WD 803 Sq. Ft. BRT# 888570082 Improvements: Residential Property
EDWARD MORRIS, ADMINISTRATOR OF THE ESTATE OF JOAN TIRABASSO, DECEASED C.P. Jan 2022 No. 01058 \$140,033.10 Logs Legal Group LLP

2309-384

604-36 S Washington Sq Apt 1313 19106 5th WD 415 Sq. Ft. BRT# 888050807 Improvements: Residential Property
ABRAHAM WAKSMAN A/K/A TRUSTEE, ABRAHAM WAKSMAN A/K/A REVOCABLE TRUSTEE JUDITH WAKSMAN A/K/A TRUSTEE & JUDITH WAKSMAN A/K/A REVOCABLE TRUSTEE Sc-22-06-01-3098 \$12,000.00 Glenn M. Ross, PC

2309-385

1558 North 29th Street 19121 29th WD 1058.64 Sq. Ft. BRT# 292241400 Improvements: Residential Property Subject to Mortgage
1558 N. 29TH, LLC C.P. Oct 2022 No. 02488 \$808,861.10 Fein, Such, Kahn & Shepard, PC

2309-386

6003 N 11th Street 19141 49th WD 6,721 Sq. Ft. BRT# 492241300 Improvements: Residential Property Subject to Mortgage
GM HOME INC. C.P. Feb 2023 No. 00553 \$141,630.66 Ladov Law Firm, P.C.