

Sheriff's Sale Notices for May 7, 2024

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, May 7, 2024 at:

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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 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.

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").

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.

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.

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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 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, MAY 7, 2024

SHERIFF'S SALE

2404-413

1921 Page Street 19121 32nd Wd. 1022 Sq Ft BRT #321164300 Improvements: Residential Property
PAGE ST LLC; CHARLES HARRIS C.P. Mar 2022 No. 02162 \$185,670.39 Mattoni Ltd

2405-301

2229 Cantrell St 19145 48th Wd. 658 Sq Ft BRT #482080400 Improvements: Residential Property
TAWAN DAVIS GUARANTOR FAMILY HOUSING LLC C.P. Dec 2021 No. 01726 \$218,113.43 KML Law Group, P.C.

2405-302

5951 Belden St 19149 53rd Wd. 1,633 Sq Ft BRT #531302100 Improvements: Residential Property
KHASSON BLANDING SOLELY IN HIS CAPACITY AS HEIR OF RHONDA A. SHAW, DECEASED UNKNOWN HEIRS OF RHONDA A. SHAW C.P. Aug 2023 No. 00902 \$97,045.71 KML Law Group, P.C.

2405-303

3948 Dell St 19140 43rd Wd. 920 Sq Ft BRT #433180900 Improvements: Residential Property
KAYLAH JOY MAHIAYA MORSE, ADMINISTRATRIX OF THE ESTATE OF EBONY S. MORSE A/K/A EBONY SHYWNTAIA MORSE C.P. Jan 2022 No. 02349 \$138,824.69 KML Law Group, P.C.

2405-304

2029 Widener Pl 19138 17th Wd. 887 Sq Ft BRT #171197600 Improvements: Residential Property
JESSICA MCCREARY C.P. Jun 2023 No. 02918 \$85,330.64 KML Law Group, P.C.

2405-305

2334 S Colorado St 19145 26th Wd. 720 Sq Ft BRT #262036200 Improvements: Residential Property
JENNIFER CUSATO, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO, DECEASED ROBYN MARIA CUSATO, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO, DECEASED JODY ANN LEVONCHUCK, SOLELY IN HIS/HER CAPACITY AS HEIR OF ROSEMARY CUSATO, DECEASED THE UNKNOWN HEIRS OF ROSEMARY CUSATO C.P. Aug 2019 No. 01014 \$186,097.18 KML Law Group, P.C.

2405-306

3103 S 13th St 19148 39th Wd. 1,614 Sq Ft BRT #395342700 Improvements: Residential Property
GENC MORINA C.P. Jul 2023 No. 01060 \$357,311.85 KML Law Group, P.C.

2405-307

2539 S 62nd St 19142 40th Wd. 1096 Sq Ft BRT #402104100 Improvements: Residential Property
MICHAEL RICARDO, SOLELY IN HIS CAPACITY AS HEIR OF PHILIP MANUEL RICARDO, SR., DECEASED, PAMELA RICARDO SOLELY IN HER CAPACITY AS HEIR OF PHILIP MANUEL RICARDO, SR., DECEASED AND PHILIP MANUEL RICARDO JR., SOLELY IN HIS CAPACITY AS HEIR OF PHILIP MANUEL RICARDO, SR., DECEASED C.P. Apr 2022 No. 00096 \$75,750.93 KML Law Group, P.C.

2405-308

9842 Garvey Dr 19114 65th Wd. 1,812 Sq Ft BRT #652472200 Improvements: Resi-

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dential Property
DIANE HARTMAN AND DAVID F. HARTMAN C.P. Jan 2019 No. 00260 \$188,100.03 KML Law Group, P.C.

2405-309

629 Fanshawe St 19111 35th Wd. 2,591 Sq Ft BRT #353119100 Improvements: Residential Property
TARA BRADFORD AND KEITH A. BRADFORD C.P. May 2023 No. 01377 \$241,939.96 KML Law Group, P.C.

2405-310

532 S Taney St 19146 30th Wd. 825 Sq Ft BRT #303104500 Improvements: Residential Property
ANTHONY J. COSTANZO AND KIMBERLY A. KATCHEN A/K/A KIMBERLY A. KATCHEN-COSTANZO C.P. Mar 2018 No. 03443 \$329,468.97 KML Law Group, P.C.

2405-311

5826 Chew Ave 19138 59th Wd. 2,269 Sq Ft BRT #591202200 Improvements: Residential Property
JACQUELYN COLEMAN C.P. Jan 2022 No. 02323 \$117,633.06 KML Law Group, P.C.

2405-312

5421 Kingsessing Ave 19143 51st Wd. 975 Sq Ft BRT #514148200 Improvements: Residential Property
HEDY BRONZELL C.P. Oct 2022 No. 01912 \$148,853.29 KML Law Group, P.C.

2405-313

2026 Church Lane 19138 17th Wd. 1628 Sq Ft BRT #171237600 Improvements: Residential Property
TRACY DWIGHT C.P. Feb 2022 No. 00253 \$92,538.81 KML Law Group, P.C.

2405-314

8314 Strahl PI 19111 63rd Wd. 2504 Sq Ft BRT #631411300 Improvements: Residential Property
REVELLA COLES C.P. Mar 2023 No. 02981 \$120,500.18 KML Law Group, P.C.

2405-315

7507 Woodcrest Ave 19151 34th Wd. 1,627 Sq Ft BRT #343190900 Improvements: Residential Property
NOEL WHITE C.P. Apr 2023 No. 02388 \$170,665.49 KML Law Group, P.C.

2405-316

3426 Vaux St 19121 38th Wd. 1,559 Sq Ft BRT #382224900 Improvements: Residential Property
MARIA E. CRESPO AKA MARIA CRESPO C.P. Jan 2023 No. 00631 \$136,792.19 KML Law Group, P.C.

2405-317

6713 N Sydenham St 19126 10th Wd. 1650 Sq Ft BRT #101021500 Improvements: Residential Property
JAMELLA L. PATTERSON C.P. Dec 2021 No. 02012 \$170,144.44 KML Law Group, P.C.

2405-318

1750 Brill St 19124 62nd Wd. 1140 Sq Ft BRT #622144400 Improvements: Residential Property
BRANDON MATTHEW BEDOYA AKA BRANDON M. BEDOYA C.P. Jun 2023 No. 01970 \$91,632.80 KML Law Group, P.C.

2405-319

2402 N 18th St 19132 16th Wd. 1,909 Sq Ft BRT #162006900 Improvements: Resi-

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dential Property
STEVEN O. MARTIN C.P. Aug 2022 No. 02779 \$322,266.97 KML Law Group, P.C.

2405-320

5070 F St 19124 23rd Wd. 1,226 Sq Ft BRT #233060300 Improvements: Residential Property
RAY WU LIU C.P. Dec 2022 No. 01382 \$49,944.00 KML Law Group, P.C.

2405-321

920 East Sedgwick St 19150 50th Wd. 3598 Sq Ft BRT #502427000 Improvements: Residential Property
NATHAN A. JAMES, ADMINISTRATOR OF THE ESTATE OF NANCY B. ROBY C.P. May 2019 No. 02098 \$357,001.39 McCabe, Weisberg & Conway, LLC

2405-322

519 East Courtland St 19120 42nd Wd. 834 Sq Ft BRT #421027700 Improvements: Residential Property
YOLANDA CARABALLO C.P. Apr 2018 No. 02011 \$59,666.21 McCabe, Weisberg & Conway, LLC

2405-323

1133 Mercy St 19148 39th Wd. 656 Sq Ft BRT #394023100 Improvements: Residential Property
DSK CONTINENTAL GROUP, LLC C.P. Aug 2023 No. 00622 \$298,077.64 McCabe, Weisberg & Conway, LLC

2405-324

8643 Bayard St 19150 50th Wd. 1435 Sq Ft BRT #501220800 Improvements: Residential Property
ADRIANA T. MORRIS C.P. Dec 2022 No. 02247 \$109,968.65 McCabe, Weisberg & Conway, LLC

2405-325

5210 Overbrook Ave 19131 52nd Wd. 10,000 Sq Ft BRT #521205300 Improvements: Residential Property
MWANNA M. SWANS AKA MWANNA SWANS C.P. Jan 2023 No. 00163 \$403,957.44 McCabe, Weisberg & Conway, LLC

2405-326

1016 W Duncannon Ave 19141 49th Wd. 2,125 Sq Ft BRT #492024200 Improvements: Residential Property
MOHAMMED OMAR FARUQ C.P. Jan 2023 No. 02892 \$11,351.51 McCabe, Weisberg & Conway, LLC

2405-327

1421 W York Street 19132 16th Wd. 1,115 Sq Ft BRT #161278900 Improvements: Residential Property
ABI CAPITAL CORPORATION C.P. Mar 2023 No. 00962 \$360,373.42 McCabe, Weisberg & Conway, LLC

2405-328

5841 Cobbs Creek Pkwy 19143 3rd Wd. 1664 Sq Ft BRT #033152400 Improvements: Residential Property Subject To Mortgage
WILLIAM ERIC COVINGTON KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, SHANITA OUTING KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, EVELYN JACKSON KNOWN SURVIVING HEIR OF ELIZABETH C. DANIELS, AND UNKNOWN SURVIVING HEIRS OF ELIZABETH C. DANIELS C.P. Nov 2020 No. 00340 \$157,386.28 McCabe, Weisberg & Conway, LLC

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2405-329

4939 N 8th St 19120 45th Wd. 1056 Sq Ft BRT #491255100 Improvements: Residential Property
ANTHONY C STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES , FERNANDO D STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, PAMELA P. STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, AMBRIA C STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, LATASHA CHANNELL STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, ASHLEY RENEE STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, ERICKSON LAMAR STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, JUANITA R DAVIS, KNOWN SURVIVING HEIR OF SADIE M. STOKES, PAMELA J STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, STEVEN A EASLEY, KNOWN SURVIVING HEIR OF SADIE M. STOKES, NYOMIA STOKES, KNOWN SURVIVING HEIR OF SADIE M. STOKES, AND UNKNOWN SURVIVING HEIR OF SADIE M. STOKES C.P. Dec 2022 No. 01291 \$8,857.38 McCabe, Weisberg & Conway, LLC

2405-330

5324 W Stiles St 19131 44th Wd. 1,350 Sq Ft BRT #442102900 Improvements: Residential Property
TRINA HARGRAVES C.P. Jul 2023 No. 02976 \$45,254.51 Robertson, Anschutz, Crane & Partners, PLLC

2405-331

8965 Turton Dr 19115 63rd Wd. 3,189 Sq Ft BRT #632305500 Improvements: Residential Property
SHAWN C. SIEGER A/K/A SHAWN SIEGER C.P. Feb 2023 No. 01667 \$160,644.96 Robertson, Anschutz, Crane & Partners, PLLC

2405-332

3152 Tilton St 19134 25th Wd. 573 Sq Ft BRT #251216700 Improvements: Residential Property
JUSTIN M. SMITH C.P. Aug 2023 No. 01488 \$203,482.80 Robertson, Anschutz, Crane & Partners, PLLC

2405-333

2547 Bonaffon St 19142 40th Wd. 1,112 Sq Ft BRT #406070000 Improvements: Residential Property
THOMAS ANDREWS C.P. Oct 2022 No. 01796 \$74,102.56 Robertson, Anschutz, Crane & Partners, PLLC

2405-334

747 Clymer St 19147 2nd Wd. 504 Sq Ft BRT #022193800 Improvements: Residential Property
PATRICIA DESIMONE A/K/A PATRICIA DISIMONE, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF JOSEPH ARCURE AND AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF LINDA ARCURE; THERESA SCUILLIOTTI A/K/A THERESA SCUILLACIOTTI, IN HER CAPACITY AS HEIR OF JOSEPH ARCURE AND AS HEIR OF LINDA ARCURE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LINDA ARCURE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER JOSEPH ARCURE C.P. Sept 2022 No. 00149 \$406,226.63 Robertson, Anschutz, Crane & Partners, PLLC

2405-335

333 N Felton St 19139 34th Wd. 1,455 Sq Ft BRT #341246400 Improvements: Residential Property
ROSLYN MELTON C.P. Jan 2023 No. 00489 \$84,287.98 Robertson, Anschutz, Crane & Partners, PLLC

SHERIFF'S SALE

2405-336

7243 Mansfield Ave 19138 10th Wd. 1,299 Sq Ft BRT #102359700 Improvements: Residential Property
SARAH R. SMITH C.P. Apr 2023 No. 02117 \$151,497.64 Robertson, Anschutz, Crane & Partners, PLLC

2405-337

2616 N 22nd St 19132 16th Wd. 909 Sq Ft BRT #162219000 Improvements: Residential Property
KENNETH JEROME BROWN, SR., IN HIS CAPACITY AS HEIR OF PATRICIA I. BISHOP; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PATRICIA I. BISHOP C.P. Jan 2022 No. 01921 \$52,491.54 Robertson, Anschutz, Crane & Partners, PLLC

2405-338

8816 Bradford St 19115 56th Wd. 4,352 Sq Ft BRT #562449900 Improvements: Residential Property
CLAUDIA HANSBERRY, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF BARBARA D. DEMPSEY A/K/A BARBARA DEMPSEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA D. DEMPSEY A/K/A BARBARA DEMPSEY C.P. Mar 2022 No. 01318 \$242,280.40 Robertson, Anschutz, Crane & Partners, PLLC

2405-339

617 Sigel St 19148 1st Wd. 697 Sq Ft BRT #012154600 Improvements: Residential Property
LORRAINE WAGNER, IN HER CAPACITY AS HEIR OF SCOTT WAGNER AKA SCOTT DENNIS WAGNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SCOTT WAGNER AKA SCOTT DENNIS WAGNER C.P. Aug 2023 No. 01826 \$96,095.71 Robertson, Anschutz, Crane & Partners, PLLC

2405-340

418 W Cheltenham Ave 19144 12th Wd. 2,638 Sq Ft BRT #881270195 Improvements: Residential Property
BUILDERS 2000 INC. C.P. Oct 2023 No. 01062 \$314,707.19 Stern & Eisenberg, PC

2405-341

6354 Theodore Street 19142 40th Wd. 840 Sq Ft BRT #402253300 Improvements: Residential Property
GEORGE J. MAYFIELD A/K/A GEORGE J. MAYFIELD JR. C.P. Apr 2023 No. 01542 \$55,466.73 Stern & Eisenberg, PC

2405-342

2840 Fanshawe St 19149 55th Wd. 1,576 Sq Ft BRT #551107200 Improvements: Residential Property
EDWARD DEWEES AND LINDA DEWEES C.P. Apr 2022 No. 00792 \$189,768.80 Stern & Eisenberg, PC

2405-343

6304 Wheeler St 19142 40th Wd. 975 Sq Ft BRT #402187600 Improvements: Residential Property
AARON BURNETT C.P. Apr 2023 No. 01755 \$103,953.39 Stern & Eisenberg, PC

2405-344

4711 Worth Street 19124 23rd Wd. 1,520 Sq Ft BRT #232405500 Improvements: Residential Property
UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF ANGELENE DISILVESTRO C.P. Oct 2022 No. 02501 \$83,509.92 Manley Deas Kochalski LLC

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2405-345

4135 I St 19124 33rd Wd. 1,170 Sq Ft BRT #332171500 Improvements: Residential Property
GRAZYNA SCHULLER C.P. Jan 2018 No. 02276 \$64,393.55 Stern & Eisenberg, PC

2405-346

5905 Houghton Street 19128 21st Wd. 1,492 Sq Ft BRT #213228411 Improvements: Residential Property
NENA MARIE CROSSAN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MICHAEL A. ADDUCI; UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF MICHAEL A. ADDUCI. C.P. Jul 2023 No. 00123 \$153,337.62 Manley Deas Kochalski LLC

2405-347

2247 E Cambria St 19134 25th Wd. 900 Sq Ft BRT #252109700 Improvements: Residential Property Subject To Mortgage
FAMILY HOUSING, LLC C.P. Sept 2023 No. 02934 \$120,194.36 Friedman Vartolo LLP

2405-348

1703 N Stillman St 19121 32nd Wd. 776 Sq Ft BRT #324089100 Improvements: Residential Property Subject To Mortgage
SFR PHILADELPHIA LLC C.P. Oct 2023 No. 01280 \$154,968.41 Friedman Vartolo LLP

2405-349

4334 1/2 Boone St 19128 21st Wd. 6,179 Sq Ft BRT #211264025 Improvements: Residential Property Subject To Mortgage
FRANCIS PILLER C.P. Apr 2023 No. 00189 \$179,705.95 Friedman Vartolo LLP

2405-350

2819 Cantrell St 19145 48th Wd. 588 Sq Ft BRT #482082800 Improvements: Residential Property Subject To Mortgage
SFR PHILADELPHIA LLC C.P. June 2023 No. 02188 \$111,731.42 Friedman Vartolo LLP

2405-351

2113 Mckean St 19145 48th Wd. 1,008 Sq Ft BRT #482052200 Improvements: Residential Property Subject To Mortgage
SFR PHILADELPHIA LLC C.P. June 2023 No. 01674 \$127,496.84 Friedman Vartolo LLP

2405-352

4601 Greene St 19144 12th Wd. 2,216 Sq Ft BRT #123146200 Improvements: Residential Property Subject To Mortgage
WEST CAPITAL GROUP LLC; LAWRENCE ANTHONY POWELL C.P. July 2022 No. 01432 \$393,779.43 Friedman Vartolo LLP

2405-353

629 E Courtland St 19120 42nd Wd. 800 Sq Ft BRT #421029800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ARTHUR H. ISBERT, JR., DECEASED C.P. June 2022 No. 01470 \$74,508.52 LOGS Legal Group LLP

2405-354

358 W Hortter St 19119 22nd Wd. 2,800 Sq Ft BRT #223058358 Improvements: Residential Property
JAMAL ALI C.P. Sept 2022 No. 02250 \$177,304.03 LOGS Legal Group LLP

2405-355

815 Perkiomen St, Unit 13 19130 15th Wd. 638 Sq Ft BRT #151372026 Improvements: Residential Property
PHILIP G. WYSE C.P. Nov 2022 No. 02554 \$527,522.54 Law Office Of Gregory Javardian, LLC

2405-356

7502 E Tulpehocken St 19138 50th Wd.

SHERIFF'S SALE

1,500 Sq Ft BRT #501376100 Improvements: Residential Property
RAYMOND G. WILLIAMS C.P. May 2023 No. 00124 \$184,491.75 LOGS Legal Group LLP

2405-357

1751 N Lindenwood St 19131 52nd Wd. 750 Sq Ft BRT #521317900 Improvements: Residential Property
KEVIN COLEMAN C.P. Apr 2023 No. 02812 \$106,861.90 LOGS Legal Group LLP

2405-358

1909 E Pacific St 19134 45th Wd. 1,204 Sq Ft BRT #452171600 Improvements: Residential Property
MIGDALIA ORTIZ C.P. June 2022 No. 02702 \$47,272.83 LOGS Legal Group LLP

2405-359

15014 Theresa Drive 19116 58th Wd. 5,231 Sq Ft BRT #583165142 Improvements: Residential Property
ERIC BURKE C.P. Nov 2022 No. 00712 \$251,110.13 Manley Deas Kochalski LLC

2405-360

5704 N Marvane Street 19141 49th Wd. 1,262 Sq Ft BRT #493105400 Improvements: Residential Property
UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF JANE KEMLIN C.P. Apr 2023 No. 01339 \$80,728.74 Manley Deas Kochalski LLC

2405-361

4247 N Franklin St 19140 43rd Wd. 915 Sq Ft BRT #433327700 Improvements: Residential Property
UNKNOWN SURVIVING HEIRS OF DARNETTA L. BROWN THOMAS, DECEASED AND UNKNOWN SURVIVING HEIRS OF JAMES THOMAS, JR., A/K/A JAMES THOMAS, DECEASED C.P. Oct 2023 No. 02806 \$37,848.65 Hladik Onorato & Federman, LLP

2405-362

4475 E Allen St 19137 45th Wd. 1,117 Sq Ft BRT #453348100 Improvements: Residential Property
ERIN L. O'NEILLA/K/A ERIN O'NEILL C.P. Nov 2023 No. 01817 \$114,432.26 Hladik Onorato & Federman, LLP

2405-363

3129 Fairdale Rd 19154 66th Wd. 2,250 Sq Ft BRT #663025700 Improvements: Residential Property
JANINE FREEMAN AND MALCOLM YAMOAHA C.P. June 2023 No. 01759 \$177,093.45 Hladik Onorato & Federman, LLP

2405-364

8533 Lyons Pl 19153 40th Wd. 3,330 Sq Ft BRT #405160664 Improvements: Residential Property
CHERYL E. BURKETT A/K/A CHERYL SNIPES AND DARRYL A. BURKETT C.P. July 2023 No. 02828 \$159,928.90 Hladik Onorato & Federman, LLP

2405-365

110 Wentz St 19120 61st Wd. 1,808 Sq Ft BRT #612025000 Improvements: Residential Property
ORLANDO CEPEDA C.P. Nov 2023 No. 02227 \$111,449.85 Hladik Onorato & Federman, LLP

2405-366

6220 Callowhill St 19151 34th Wd. 1,264 Sq Ft BRT #341047000 Improvements: Residential Property
DARNELL RUSSELL INVESTMENTS LLC C.P. Oct 2022 No. 02317 \$138,482.44 Padgett Law Group

2405-367

226 Morris St 19148 1st Wd. 1,067 Sq Ft BRT #011114900 Improvements: Residential Property Subject To Mortgage
ARTHUR M. ROHR C.P. May 2023 No. 01223 \$252,117.43 Padgett Law Group

SHERIFF'S SALE

2405-368

1029 Magee Ave 19111 53rd Wd. 2,975 Sq Ft BRT #532003700 Improvements: Residential Property Subject To Mortgage
NATHANIEL CRICHLLOW C.P. Sept 2022 No. 01282 \$258,993.36 Padgett Law Group

2405-369

4211 Fairdale Rd 19154 66th Wd. 1,296 Sq Ft BRT #662580300 Improvements: Residential Property Subject To Mortgage
TINA M. HARDING C.P. May 2023 No. 02697 \$148,943.02 Leopold & Associates, PLLC

2405-370

5333 Malcolm St 19143 51st Wd. 1,120 Sq Ft BRT #511096400 Improvements: Residential Property Subject To Mortgage
TERAFORM RENEWAL LLC C.P. Aug 2023 No. 02941 \$134,774.68 Leopold & Associates, PLLC

2405-371

4813 Leiper St 19124 23rd Wd. 1,108 Sq Ft BRT #234270800 Improvements: Residential Property
VLADIMIR LEKHT C.P. Nov 2023 No. 00415 \$75,780.22 Law Office Of Gregory Javardian, LLC

2405-372

38 N. Front Street, Unit #2f, Aka 38-44 N. Front Street, Unit #2f 19106 5th Wd. 1,100 Sq Ft BRT #888031726 Improvements: Residential Property
REGAN ECK C.P. Sept 2022 No. 02012 \$259,799.01 Parker Mccay P.A.

2405-373

3801 Lancaster Ave 19104 24th Wd. 1,318 Sq Ft BRT #871402175 Improvements: Residential Property Subject To Mortgage
KERMIT B. GOSNELL, M.D. AND WOMANS MEDICAL SOCIETY, INC A/K/A WOMANS MEDICAL SOCIETY C.P. Jan 2011 No. 02450 \$3,900,000.00 Kivitz & Kivitz, P.C.

2405-374

1614 Ritner Street 19145 26th Wd. 960 Sq St BRT #871534470 Improvements: Residential Property Subject To Mortgage
POTITO'S ITALIAN AMERICAN PASTRIES LLC; MATTHEW J BENIGNO; CHRISTINA M BENIGNO AND 8700 NEW JERSEY AVE LLC C.P. Aug 2023 No. 00645 \$382,630.81 Saldutti Law Group

2405-375

1330 N American St 19122 18th Wd. 99,996 Sq Ft BRT #881000467 Improvements: Residential Property
1300 AMERICAN ST., LLC C.P. Nov 2023 No. 02276 \$4,110,033.39 Archer & Greiner, P.C.

2405-376

115-117 N 3rd St 19106 5th Wd. 3,895 Sq Ft BRT #881007210 Improvements: Residential Property Subject To Mortgage
LCP NORTH THIRD, LLC C.P. Jul 2018 No. 02329 \$1,195,608.56 Lipsky & Brandt

2405-377

604 Alburger Ave 19115 63rd Wd. 840 Sq Ft BRT #632144400 Improvements: Residential Property
ADAM CHRISTIANSON A/K/A ADAM B. CHRISTIANSON C.P. Jul 2023 No. 02189 \$181,281.97 Powers Kirn, LLC

2405-378

12127 Ranier Rd 19154 66th Wd. 1360 Sq Ft BRT #663268300 Improvements: Residential Property
DAVID N. MUNDY AND ALLISON L. PEDRICK C.P. Jul 2023 No. 01357 \$188,531.72 Powers Kirn, LLC

2405-379

609 Hortter Place A/k/a 609 East Hortter Place 19119 22nd Wd. 5,664 Sq Ft BRT #221185700 Improvements: Residential Property

SHERIFF'S SALE

ROSA LEE BURROUGHS-HOGAN A/K/A ROSE BURROUGHS-HOGAN A/K/A ROSE BURROUGHS AND AUDREY HOGAN C.P. Jul 2023 No. 02898 \$51,135.46 Powers Kim, LLC

2405-380

8509 Kendrick Place 19111 63rd Wd. 2,841 Sq Ft BRT #632269600 Improvements: Residential Property Subject To Mortgage
KEVIN CLARK. C.P. Mar 2023 No. 01575 \$185,472.98 Barley Snyder

2405-381

846 S 58th Street 19143 3rd Wd. 1,216 Sq Ft BRT #033184400 Improvements: Residential Property Subject To Mortgage
HOWARD M. SOLOMAN, ESQUIRE, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ERIC L. POOLE, DECEASED C.P. May 2023 No. 00027 \$41,853.32 Barley Snyder

2405-382

5617 1/2 North Palethorp Street A/k/a 5617 1/2 Palethorp Street 19120 61st Wd. 1,655 Sq Ft BRT #612431300 Improvements: Residential Property Subject To Mortgage
LISA M. WILLIAMS C.P. Aug 2012 No. 01729 \$75,432.81 Friedman Vartolo LLP

2405-383

3835 N 19th St 19140 13th Wd. 1372 Sq Ft BRT #131274600 Improvements: Residential Property

AYANA CONOVER SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED DONALD CONOVER JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, SAMUEL CONOVER JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, JAMES JEFFREY CONOVER II, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, PATRICIA DIGGS AKA PATRICIA CONOVER, SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, CALVIN JOHNSON SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, STANLEY JOHNSON II, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, THE UNKNOWN HEIRS OF FREDDIE L. JOHNSON DECEASED, WENDY MINOR AKA WENDY CONOVER, SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, JOSEPH SHEPARD SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED, MARK SMITH JR, SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHN-

SHERIFF'S SALE

SON, DECEASED, STEVEN SMITH SR., SOLELY IN HIS CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED AND ANGELA WILLIAMS AKA ANGELA SMITH, SOLELY IN HER CAPACITY AS HEIR OF FREDDIE L. JOHNSON, DECEASED C.P. Nov 2022 No. 02145 \$58,718.71 KML Law Group, P.C.

2405-384

2806 Rawle St 19149 55th Wd. 1152 Sq Ft BRT #551160700 Improvements: Residential Property
UNKNOWN SURVIVING HEIRS OF MARIE T. WAMHOLD C.P. Oct 2019 No. 01293 \$39,400.63 McCabe, Weisberg & Conway, LLC

2405-385

2032 Federal Street 19146 36th Wd. 3,973 Sq Ft BRT #361043400 Improvements: Residential Property
ANGELA D. MADISON AND TYRONE L. MADISON C.P. Jul 2012 No. 04352 \$61,029.01 Pincus Law Group, PLLC

2405-386

1315 S 18th St 19146 26th Wd. 1260 Sq Ft BRT #365247800 Improvements: Residential Property
ALLISON LEWIS, EXECUTRIX OF THE ESTATE OF JOHN P. FRANKLIN C.P. Aug 2022 No. 01570 \$326,481.08 McCabe, Weisberg & Conway, LLC

2405-387

5229 Market St 19139 44th Wd. 9,327 Sq Ft BRT #882839800 Improvements: Residential Property Subject To Mortgage
5229 MARKET STREET, L.P. ., ANTHONY J. BRADLEY, JEFFREY SHEFSKY, SUSAN HAMMER AND SCOTT E. RITTER C.P. Jun 2022 No. 01040 \$371,096.48 Eisenberg, Gold & Agrawal, PC

2405-388

7323 Crabtree St 19136 64th Wd. 1,461 Sq Ft BRT #642011900 Improvements: Residential Property Subject To Mortgage
JOHN T. FOGARTY. C.P. Jun 2023 No. 02643 \$168,720.81 Barley Snyder

2405-389

915 Shunk St 19148 39th Wd. 968 Sq Ft BRT #393354800 Improvements: Residential Property
LUCIANO G. ORSINI C.P. Oct 2023 No. 00882 \$50,358.24 Manley Deas Kochalski LLC

2405-390

2812 W Susquehanna Ave 19121 32nd Wd. 1,977 Sq Ft BRT #323163500 Improvements: Residential Property
MOOMOO 2 LLC C.P. Jul 2023 No. 01763 \$382,354.37 Weber Gallagher Simpson Stapleton Fries & Newby, LLP

SHERIFF'S SALE

2405-391

6006 N Water Street 19120 61st Wd. 1,224 Sq Ft BRT #612484500 Improvements: Residential Property
HENRY W. JONES, JR. INDIVIDUALLY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HENRY W. JONES, JR. DECEASED, AND PATRICE E. JONES, SOLELY IN HER CAPACITY AS POSSIBLE HEIR OF HENRY W. JONES, JR., DECEASED C.P. Sept 2023 No. 03059 \$43,263.84 Weber Gallagher Simpson Stapleton Fries & Newby, LLP

2405-392

310 Robbins St 19111 35th Wd. 1,504 Sq Ft BRT #353016300 Improvements: Residential Property
JAMES WALL AND AMBROSE WALL, DECEASED C.P. Oct 2018 No. 00974 \$103,975.16 The Law Office Office Of Gegory Javardian, LLC

2405-393

3718 N Bouvier St 19140 13th Wd. 1,182 Sq Ft BRT #131238400 Improvements: Residential Property
DIONNE MORRIS C.P. Jun 2022 No. 00513 \$103,961.82 Manley Deas Kochalski LLC

2405-394

544 S Redfield St 19143 3rd Wd. 910 Sq Ft BRT #032208100 Improvements: Residential Property
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF LUCILLE GUNBY, DECEASED C.P. Nov 2023 No. 00452 \$48,107.44 The Law Office Office Of Gegory Javardian, LLC

2405-395

349 Wharton Street 19147 2nd Wd. 780 Sq Ft BRT #871038050 Improvements: Residential Property
HNM, LLC C.P. May 2022 No. 00071 \$10,663.75 Orphanides & Toner, LLP

2405-396

2838 Jasper St 19134 25th Wd. 756 Sq Ft BRT #252535100 Improvements: Residential Property Subject To Mortgage
CLHR 5 LLC C.P. Aug 2023 No. 00597 \$198,956.01 Friedman Vartolo LLP

2405-397

5320 W Stiles St 19131 44th Wd. 1,350 Sq Ft BRT #442102700 Improvements: Residential Property
MARION D. PEGESE AND TREVA S. LANGFORD C.P. May 2023 No. 01025 \$45,125.61 Hladik Onorato & Federman, LLP

SHERIFF'S SALE

2405-398

2220 Sigel St 19145 48th Wd. 713 Sq Ft BRT #482025500 Improvements: Residential Property Subject To Mortgage
NEUMAN INVESTING LLC C.P. Sept 2023 No. 00932 \$217,669.90 Orlans PX

2405-399

3821 Brown St 19104 24th Wd. 1,257 Sq Ft BRT #243119700 Improvements: Residential Prpoerty Subject To Mortgage
SFR PHILADELPHIA, LLC, C.P. Aug 2023 No. 03075 \$137,313.11 Friedman Vartolo LLP

2405-400

247 S 55th St 19139 60th Wd. 1,564 Sq Ft BRT #603166400 Improvements: Residential Prpoerty
MICHAEL GILLIAM, C.P. Nov 2022 No. 02253 \$158,947.31 Albertelli Law

2405-401

1254 N 19th St 19121 47th Wd. 766 Sq Ft BRT #472090700 Improvements: Residential Prpoerty
T-P CONTRACTOR LLC; PINE HOLDINGSII LLC;PINE HOLDINGS INC. C.P. Aug 2023 No. 00089 \$220,017.89 Mattioni Ltd

2405-402

1201-15 Fitzwater St, Unit 204 19147 2nd Wd. 608 Sq Ft BRT #888022424 Improvements: Residential Prpoerty Subject To Mortgage
YAMAN TASDIVAR C.P. May 2023 No. 02471 \$57,920.49 First National Bank Of Pennsylvania

2405-403 A

4102 N 5th St 19140 43rd Wd. 1,120 Sq Ft BRT #871568470 Improvements: Residential Property
PERSONAL CARE HOME C&G MEDICAL CLINIC, PLLC, A PENNSYLVANIA PROFESSIONAL LIMITED LIABILITY COMPANY C.P. Oct 2022 No. 00117 \$183,584.51 Stern & Eisenberg, PC

2405-403 B

4104 N 5th St 19140 43rd Wd. 1,120 Sq Ft BRT #871568480 Improvements: Residential Property
PERSONAL CARE HOME C&G MEDICAL CLINIC, PLLC, A PENNSYLVANIA PROFESSIONAL LIMITED LIABILITY COMPANY C.P. Oct 2022 No. 00117 \$183,584.51 Stern & Eisenberg, PC

2405-404

1918 Brunner St 19140 13th Wd. 816 Sq Ft BRT #131328600 Improvements: Residential Property
GWENDOLYN HIGGINS ANDERSON ADMINISTRATOR , PHILADELPHIA REGISTER OF WILLS FILE NUMBER W1661-2018 C.P. Sept 2020 No. 01883 \$59,866.65 KML Law Group, P.C.

SHERIFF'S SALE

2405-405

323 W Wingohocking St 19140 42nd Wd. 1,121 Sq Ft BRT #422003100 Improvements: Residential Property
LUZ ROSARIO A/K/A LUZ E. ROSARIO; MARILYN DELVALLE C.P. May 2019 No. 09055 \$41,539.09 Robertson, Anschutz, Crane & Partners, PLLC

2405-406

2248 N 21st St 19132 16th Wd. 1600 Sq Ft BRT #162183500 Improvements: Residential Property Subject To Mortgage
SMART INVESTMENTS KG LLC, C.P. Jun 2023 No. 00168 \$770,961.31 Friedman Vartolo LLP

2405-407

5420 Harlan St 19131 4th Wd. 945 Sq Ft BRT #041234000 Improvements: Residential Property Subject To Mortgage
KIM A. TRAN; LUCY PROPERTIES LLC C.P. Nov 2022 No. 00944 \$119,013.98 Friedman Vartolo LLP

2405-408

436 S 55th St 19143 60th Wd. 1232 Sq Ft BRT #604203000 Improvements: Residential Property Subject To Mortgage
JEAN TART-BLACK, INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF JOHND. BLACK, DECEASED C.P. Apr 2023 No. 00180 \$38,770.11 Friedman Vartolo LLP

2405-409

6227 Washington Ave 19143 3rd Wd. 2,153 Sq Ft BRT #033112100 Improvements: Residential Property Subject To Mortgage
A&P GOODS LLC C.P. Oct 2023 No. 02360 \$323,247.30 Friedman Vartolo LLP

2405-410

6321 N 21st St 19138 17th Wd. 2,400 Sq Ft BRT #172450300 Improvements: Residential Property Subject To Mortgage
UNIVERSAL PRODUCTIONS LLC C.P. Apr 2023 No. 01397 \$261,544.41 Friedman Vartolo LLP

2405-411

4440 Vista St 19136 41st Wd. 1,078 Sq Ft BRT #412197200 Improvements: Residential Property
GARY JANUS, JR. AND VICTORIA JANUS C.P. Feb 2018 No. 02082 \$159,828.91 Hill Wallack LLP