

Sheriff’s Sale Notices for May 6, 2025

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 6, 2025 at:

<https://www.bid4assets.com/philadelphia>
10:00 AM DST
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 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.
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

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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 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 an 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 6, 2025

SHERIFF’S SALE

2505-301
273 East Sharpnack Street 19119 22nd Wd. 893 Sq. Ft. BRT #221125400 Improvements: Residential Property Subject To Mortgage
PFN ENTERPRISES CORPORATION
CP Sep 2024 No. 00142 \$253,978.33
Weltman, Weinberg & Reis, Co. LPA

2505-302
1318 West Allegheny Avenue 19132 43rd Wd. 1,620 Sq. Ft. BRT #431027100 Improvements: Residential Property Subject To Mortgage
EAZ GROUP LLC CP Jul 2023 No. 02460 \$603,397.91 Friedman Vartolo LLP

2505-303
1920 Manton Street 19146 36th Wd. 700 Sq. Ft. BRT #361059500 Improvements: Residential Property
UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF CRAIG STEELE CP Oct 2024 No. 02408 \$79,248.34 Manley Deas Kochalski LLC

2505-304
1513 Mayland Street 19138 10th Wd. 1,360 Sq. Ft. BRT #102260300 Improvements: Residential Property
DOROTHY D. SMITH; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE CP Oct 2023 No. 01866 \$74,289.65 Manley Deas Kochalski LLC

2505-305
349 Van Kirk Street 19120 35th Wd. 1,185 Sq. Ft. BRT #352108900 Improvements: Residential Property Subject To Mortgage
APRIL L. ANDERSON CP Aug 2023 No. 00405 \$199,857.62 Padgett Law Group

2505-306
5505 Loretto Avenue 19124 35th Wd. 1,432 Sq. Ft. BRT #351396300 Improvements: Residential Property Subject To Mortgage
ESTATE OF ROBERT SPRINGBETT AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF ROBERT SPRINGBETT, DECEASED CP Oct 2024 No. 00159 \$156,163.77 Padgett Law Group

2505-307
8307 Thouron Avenue 19150 50th Wd. 2,160 Sq. Ft. BRT #502176800 Improvements: Residential Property Subject To Mortgage
ESTATE OF EDITH HERRING AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF EDITH HERRING, DECEASED CP Oct 2024 No. 00652 \$213,249.15 Padgett Law Group

2505-308
1704 South Newkirk Street 19145 36th Wd. 813 Sq. Ft. BRT #364373200 Improvements: Residential Property Subject To Mortgage
ESTATE OF VINCENT RUSSIAN AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTER-

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EST FROM OR UNDER THE ESTATE OF VINCENT RUSSIAN, DECEASED CP Oct 2024 No. 03612 \$165,232.12 Padgett Law Group

2505-309
711 Ripley Place 19111 63rd Wd. 2,430 Sq. Ft. BRT #631291600 Improvements: Residential Property Subject To Mortgage
ESTATE OF MARIE E CREEVEY AND ANY AND ALL UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVISES, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER THE ESTATE OF MARIE E CREEVEY, DECEASED CP Oct 2024 No. 00722 \$495,790.84 Padgett Law Group

2505-310
4993 North 2nd Street 19120 42nd Wd. 943 Sq. Ft. BRT #422398400 Improvements: Residential Property Subject To Rent
BRICE ENTERPRISES LLC CP Jun 2024 No. 01504 \$157,330.16 Manley Deas Kochalski LLC

2505-311
1434 South 55th Street 19143 51st Wd. 981 Sq. Ft. BRT #514007200 Improvements: Residential Property Subject To Mortgage
V 12 LLC CP May 2024 No. 03325 \$206,303.20 Friedman Vartolo LLP

2505-312
3154 Draper Street 19136 57th Wd. 3,649 Sq. Ft. BRT #572008808 Improvements: Residential Property
RICHARD F. KAMINSKI KNOWN SURVIVING HEIR OF JOHN M. KAMINSKI; UNKNOWN SURVIVING HEIRS OF JOHN M. KAMINSKI CP Jun 2023 No. 02270 \$254,319.91 KML Law Group, P.C.

2505-313
3126 West Berks Street 19121 32nd Wd. 1,120 Sq. Ft. BRT #323027700 Improvements: Residential Property
DAMAE BROWN CP Jul 2024 No. 02596 \$78,410.29 McCabe, Weisberg & Conway, LLC

2505-314
3147 Birch Road 19154 66th Wd. 6516 Sq. Ft. BRT #663008900 Improvements: Residential Property
FRANCIS J. CURRAN CP Jan 2024 No. 00336 \$226,597.35 Law Office Of Gregory Javardian LLC

2505-315
2146 Ellsworth Street 19146 36th Wd. 1,040 Sq. Ft. BRT #361020605 Improvements: Residential Property Subject To Mortgage
RACHEL K. WOODS CP Jul 2024 No. 02587 \$112,227.04 Law Office Of Gregory Javardian LLC

2505-316
1959 North 24th Street 19121 32nd Wd. 1,247 Sq. Ft. BRT #322146400 Improvements: Residential Property
PROJECT PHILA 000002 LLC; BYRON WATSON CP Feb 2023 No. 01420 \$185,211.44 Pincus Law Group, PLLc

2505-317
7339 Limekiln Pike 19138 50th Wd. 4,900 Sq. Ft. BRT #501290800 Improvements: Residential Property
DANIEL E. MCLAURIN CP Dec 2022 No. 01915 \$47,834.95 Robertson, An-

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schutz, Schneid, Crane & Partners, PLLC

2505-318
2720 North Marvine Street 19133 37th Wd. 980 Sq. Ft. BRT #372243500 Improvements: Residential Property
ANGELA MARIE DUNLAP AS ADMINISTRATRIX OF THE ESTATE OF ALVIN L. DUNLAP JR., DECEASED CP Jul 2023 No. 01776 \$38,231.58 KML Law Group, P.C.

2505-319
2411 Cecil B Moore Avenue 19121 29th Wd. 1,280 Sq. Ft. BRT #291261800 Improvements: Residential Property
CHILDS MANAGEMENT GROUP LLC; SHEJDIE CHILDS, GUARANTOR CP Sep 2023 No. 01662 \$440,372.42 KML Law Group, P.C.

2505-320
1435 Ellsworth Street 19146 36th Wd. 1,497 Sq. Ft. BRT #365263000 Improvements: Residential Property
ROCHELLE SPROUEL CP Oct 2021 No. 02057 \$296,150.72 KML Law Group, P.C.

2505-321
2322 South Beulah Street 19148 39th Wd. 994 Sq. Ft. BRT #393206100 Improvements: Residential Property Subject To Mortgage
MICHAEL A. LANIER CP Oct 2022 No. 01788 \$65,508.26 Tucker Arensberg, P.C.

2505-322
1129 Slocum Street 19150 50th Wd. 1,552 Sq. Ft. BRT #502396100 Improvements: Residential Property
ALFRED T. LITTLE CP Apr 2022 No. 01596 \$307,102.13 Hladik Onorato & Federman LLP

2505-323
2937 North Reese Street 19133 19th Wd. 910 Sq. Ft. BRT #192241200 Improvements: Residential Property
INOCENCIA APONTE CP Jun 2024 No. 02013 \$34,496.66 Hladik Onorato & Federman LLP

2505-324
2135 Sigel Street 19145 48th Wd. 677 Sq. Ft. BRT #482019700 Improvements: Residential Property
CHRISTOPHER WILLIAMS CP May 2023 No. 01708 \$210,914.33 Hladik Onorato & Federman LLP

2505-325
631 Elkins Avenue 19120 61st Wd. 2,150 Sq. Ft. BRT #612029200 Improvements: Residential Property
VALERIE WHITTAKER A/K/A VALERIE FORTSON, AS SURVIVING HEIR OF ULYSSES A. WHITTAKER, DECEASED AND UNKNOWN SURVIVING HEIRS OF ULYSSES A. WHITTAKER, DECEASED CP Feb 2024 No. 03148 \$83,071.11 Hladik Onorato & Federman LLP

2505-326
240 South 7th Street 19106 5th Wd. 987 Sq. Ft. BRT #054225400 Improvements: Residential Property
FRANCO DEBLASIO CP Aug 2021 No. 02135 \$998,296.49 Stern & Eisenberg, P.C.

2505-327
3204 Birch Road 19154 66th Wd. 1,710 Sq. Ft. BRT #663002800 Improvements: Residential Property
MELLISA KERSEY; REGINA KERSEY CP Nov 2024 No. 00637 \$174,977.23 MDK Legal

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Wd. 1,504 Sq. Ft. BRT #172104300 Improvements: Residential Property TYNEK BUTLER SOLELY IN HIS CAPACITY AS HEIR OF LATANYA JACKSON, DECEASED; KENDRA JACKSON; SUMMER JACKSON; THE UNKNOWN HEIRS OF LATANYA JACKSON CP May 2022 No. 01017 \$198,924.14 KML Law Group, P.C.
2505-375 129 Dudley Street 19148 39th Wd. 735 Sq. Ft. BRT #391020900 Improvements: Residential Property SARA PISCITELLI CP Jul 2024 No. 02158 \$226,783.30 KML Law Group, P.C.
2505-376 520 Parnell Place 19144 12th Wd. 1,384 Sq. Ft. BRT #122014300 Improvements: Residential Property YVETTE WILLIAMS CP May 2024 No. 01937 \$35,499.21 KML Law Group, P.C.
2505-377 5542 Pentridge Street 19143 51st Wd. 1,040 Sq. Ft. BRT #513235000 Improvements: Residential Property SAMUEL WONIEWALA CP Nov 2023 No. 01369 \$41,774.59 KML Law Group, P.C.
2505-378 406 Kerper Street 19111 35th Wd. 3,750 Sq. Ft. BRT #353132700 Improvements: Residential Property ROBERTA BINGHAM CP Jan 2024 No. 00975 \$185,309.29 LOGS Legal Group LLP
2505-379 1426 Blavis Street 19140 13th Wd. 1,440 Sq. Ft. BRT #132349000 Improvements: Residential Property CHARLES E. NESBIT, EXECUTOR OF THE ESTATE OF MARGARET C. TUCKER, DECEASED CP Dec 2021 No. 01190 \$129,469.32 LOGS Legal Group LLP
2505-380 8643 Agusta Street 19152 56th Wd. 3,619 Sq. Ft. BRT #562358700 Improvements: Residential Property MOHAMED A. MOHAMED CP Jul 2022 No. 00580 \$185,256.32 LOGS Legal Group LLP
2505-381 1425 Locust Street 19102 8th Wd. 2,500 Sq. Ft. BRT #888093830 Improvements: Residential Property Subject To Mortgage MARTYN EDNEY CP Oct 2024 No. 02190 \$1,162,655.82 Cohen Vaughan, L.P.
2505-382 3373 East Thompson Street 19134 45th Wd. 1,200 Sq. Ft. BRT #451234203 Improvements: Residential Property W.Z. REMODELING LLC CP Mar 2024 No. 03021 \$184,175.79 Stradley Ronon Stevens & Young, LLP
2505-383 2633 East Allegheny Avenue 19134 25th Wd. 820 Sq. Ft. BRT #871569960 Improvements: Residential Property Subject To Mortgage Subject To Rent W.Z. REMODELING LLC CP Mar 2024 No. 03014 \$220,195.09 Stradley Ronon Stevens & Young, LLP
2505-384 2360 North Woodstock Street 19132 16th Wd. 875 Sq. Ft. BRT #162160600 Improvements: Residential Property DAVID WOOD; DENISE T. WOOD CP Feb 2023 No. 02673 \$11,565.73 Kivitz & Kivitz, P.C.
2505-385 4934 North 5th Street 19120 49th Wd. 2,432 Sq. Ft. BRT #871575690 Improvements: Commercial ERNESTO MENENDEZ, JR; ME FAMILY LLC; PRESTIGE 5TH ST HOLDINGS, LLC TERRE TENANT CP Apr 2021 No. 02419 \$75,000.00 Kivitz & Kivitz, P.C.

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2505-386 7015 West Passyunk Avenue 19142 40th Wd. 1,376 Sq. Ft. BRT #406299600 Improvements: Residential Property ROSALYN R. DOUGLAS, AS SURVIVING HEIR OF VERNON WELCH, DECEASED AND UNKNOWN SURVIVING HEIRS OF VERNON WELCH, DECEASED CP Sep 2024 No. 01310 \$158,981.15 Hladik Onorato & Federman LLP
2505-387 4660 North Penn Street 19124 23rd Wd. 3,343 Sq. Ft. BRT #234288000 Improvements: Residential Property Subject To Rent KENNETH DELANY AND MARIE G. DELANY A/K/A MARIE DELANY CP Apr 2024 No. 02339 \$196,392.19 Brock & Scott, PLLC
2505-388 12301 McNulty Road 19154 66th Wd. 5,080 Sq. Ft. BRT #884292543 Improvements: Commercial Subject To Mortgage JORDYN KASH, LLC;I AM PHRESH LLC; AND MARK BOSTON CP Oct 2024 No. 03841 \$279,136.12 Rosenberg Martin Greenberg, LLP
2505-389A 1210 South Ruby Street 19143-4808 51st Wd. 750 Sq. Ft. BRT #511247100 Improvements: Residential Property CHARLES DIETZOLD, NANCY M. DIETZOLD AND CHANCY PROPERTIES LLC CP Jun 2024 No. 02503 \$1,143,214.42 Hladik Onorato & Federman LLP
2505-389B 912 South Conestoga Street 19143-4102 51st Wd. 780 Sq. Ft. BRT #513007500 Improvements: Residential Property CHARLES DIETZOLD, NANCY M. DIETZOLD AND CHANCY PROPERTIES LLC CP Jun 2024 No. 02503 \$1,143,214.42 Hladik Onorato & Federman LLP
2505-389C 5518 Broomall Street 19143-4009 51st Wd. 930 Sq. Ft. BRT #513110500 Improvements: Residential Property CHARLES DIETZOLD, NANCY M. DIETZOLD AND CHANCY PROPERTIES LLC CP Jun 2024 No. 02503 \$1,143,214.42 Hladik Onorato & Federman LLP
2505-390 3051 North Lee Street 19134 7th Wd. 637 Sq. Ft. BRT #071333700 Improvements: Residential Property CLEMENTINE INVESTMENTS INC, A PENNSYLVANIA CORPORATION CP Aug 2024 No. 01438 \$84,358.49 Stern & Eisenberg, P.C.
2505-391 1411 Cardeza Street 19150 10th Wd. 4,410 Sq. Ft. BRT #102319100 Improvements: Residential Property ROBERT MCKELVY CP Jun 2018 No. 03285 \$174,723.59 Manley Deas Kochalski LLC
2505-392 255 East Penn Street 19144 12th Wd. 1,346 Sq. Ft. BRT #122002300 Improvements: Residential Property ANDREA SHARPE JONES CP Jan 2024 No. 00663 \$84,453.98 Manley Deas Kochalski LLC
2505-393 2647 Eddington Street 19137 45th Wd. 1,786 Sq. Ft. BRT #453025100 Improvements: Residential Property RAYMOND J SPINGLER CP May 2024 No. 02982 \$134,208.85 Manley Deas Kochalski LLC
2505-394 3081 Memphis Street 19134 25th Wd. 949 Sq. Ft. BRT #251495900 Improvements: Residential Property Subject To Rent

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KHP PROPERTIES LLC CP Mar 2024 No. 01297 \$211,549.70 Manley Deas Kochalski LLC
2505-395 4221 Rhawn Street 19136 41st Wd. 4,256 Sq. Ft. BRT #652001700 Improvements: Residential Property ERIK L. LARSEN, JR., AS BELIEVED HEIR AND /OR ADMINISTRATOR OF THE ESTATE OF ERIK L. LARSEN, AKA ERIC L. LARSEN AND UNKNOWN HEIRS AND /OR ADMINISTRATORS TO THE ESTATE OF ERIK L. LARSEN, AKA ERIC L. LARSEN CP Aug 2023 No. 02813 \$74,106.63 Manley Deas Kochalski LLC
2505-396 2616 North Hollywood Street 19132 28th Wd. 658 Sq. Ft. BRT #282034800 Improvements: Residential Property NORTH ROW, LLC CP Aug 2024 No. 02266 \$146,169.96 Hill Wallack LLP
2505-397 7403 Ruskin Road 19151 34th Wd. 1,567 Sq. Ft. BRT #343164300 Improvements: Residential Property JENNIFER B. GRACE CP Apr 2024 No. 02248 \$104,888.02 Hill Wallack LLP
2505-398 1144 South 18th Street 19146 36th Wd. 1,248 Sq. Ft. BRT #361140700 Improvements: Residential Property Subject To Mortgage PR1 LLC CP May 2024 No. 01132 \$344,143.62 Friedman Vartolo LLP
2505-399 4454 Carwithan Road 19136 65th Wd. 1,600 Sq. Ft. BRT #652116700 Improvements: Residential Property Subject To Rent DEMETRA STEERS AND DWAYNE STEERS CP Dec 2022 No. 02439 \$166,249.62 Friedman Vartolo LLP
2505-400 8134 Halstead Street 19111 63rd Wd. 3,123 Sq. Ft. BRT #631067000 Improvements: Residential Property ADRIANNE PASTER AND GEORGE A. PASTER CP Nov 2018 No. 03323 \$199,982.02 KML Law Group, P.C.
2505-401 2346 Watkins Street 19145 36th Wd. 720 Sq. Ft. BRT #364095500 Improvements: Residential Property THE UNKNOWN HEIRS OF JOSHUA A. KRUGER, DECEASED AND ZACHARY KRUGER, SOLELY AS HIS CAPACITY AS HEIR OF JOSHUA A. KRUGER, DECEASED CP May 2024 No. 00309 \$154,573.62 KML Law Group, P.C.
2505-402 1502 East Lycoming Street 19124 33rd Wd. 1,005 Sq. Ft. BRT #332050500 Improvements: Residential Property LUCAS D. GUZMAN CP Jul 2024 No. 02756 \$97,376.67 KML Law Group, P.C.
2505-403 6122 Edmund Street 19135 41st Wd. 1,190 Sq. Ft. BRT #411390300 Improvements: Residential Property DANIEL J. HAIG SOLELY IN HIS CAPACITY AS HEIR OF PATRICIA RYAN A/K/A PATRICIA HAIG, DECEASED;JOHN F. RYAN SOLELY IN HIS CAPACITY AS HEIR OF PATRICIA RYAN A/K/A PATRICIA HAIG, DECEASED AND THE UNKNOWN HEIRS OF PATRICIA RYAN A/K/A PATRICIA HAIG DECEASED CP Feb 2022 No. 02066 \$25,954.80 KML Law Group, P.C.
2505-404 11717 Stevens Road 19116 58th Wd. 3,815 Sq. Ft. BRT #582576300 Improvements: Residential Property ANN DIANTONIO SOLELY IN HER

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CAPACITY AS HEIR OF ANNA DIANTONIO AKA ANNA L. DIANTONIO, DECEASED AND THE UNKNOWN HEIRS OF ANNA DIANTONIO AKA ANNA L. DIANTONIO, DECEASED CP Aug 2024 No. 00139 \$153,851.16 KML Law Group, P.C.
2505-405 1924-1936 Washington Avenue 19146 36th Wd. 20,800 Sq. Ft. BRT #884006270 Improvements: Commercial JACOB A. GULLI CP Nov 2023 No. 00403 \$7,767,184.50 Leslie H. Allen
2505-406 716 Disston Street 19111 53rd Wd. 3,051 Sq. Ft. BRT #532187700 Improvements: Residential Property Subject To Mortgage CHRISTOPHER C. SMITH CP Aug 2023 No. 00524 \$207,126.17 Vitti Law Group Incorporated
2505-407 4531 Edgemont Street 19137 45th Wd. 1,350 Sq. Ft. BRT #453259800 Improvements: Residential Property KATHRYN MAE WHITE, ADMINISTRATRI OF THE ESTATE OF KATHRYN M. WHITE, DECEASED CP Sep 2023 No. 00381 \$130,698.64 LOGS Legal Group LLP
2505-408 141 East Tulpehocken Street 19144 59th Wd. 1,104 Sq. Ft. BRT #592116500 Improvements: Residential Property OVID FAMILY GOODS LLC CP Jan 2024 No. 01255 \$109,423.80 LOGS Legal Group LLP
2505-409 2665 Aramingo Avenue 19125 31st Wd. 1,325 Sq. Ft. BRT #312147800 Improvements: Residential Property JOANNE M. HAMILL CP Jan 2018 No. 04396 \$161,083.82 LOGS Legal Group LLP
2505-410 9129 Ashton Road 19114 57th Wd. 1,642 Sq. Ft. BRT #572192703 Improvements: Residential Property DAVID J. BALLINGALL CP June 2024 No. 02782 \$29,589.37 LOGS Legal Group LLP
2505-411 5825 Rising Sun Avenue 19120 35th Wd. 1,533 Sq. Ft. BRT #871163250 Improvements: Commercial COLLEEN I. ROBINS A/K/A COLLEEN ROBINS AND TROY ROBINS CP Nov 2022 No. 00314 \$223,995.02 LOGS Legal Group LLP
2505-412 617 South 7th Street 19147 2nd Wd. 618 Sq. Ft. BRT #023151901 Improvements: Residential Property DOMINIC DIVENTURA CP Sep 2024 No. 01382 \$210,830.44 Manley Deas Kochalski LLC
2505-413 7736 Woodbine Avenue 19151 34th Wd. 2,499 Sq. Ft. BRT #343204600 Improvements: Residential Property Subject To Mortgage JOYCE L. FISCHER CP Feb 2018 No. 00463 \$357,536.58 Lundy Beldecos & Milby, PC
2505-414 5436-5438 North 5th Street 19120 61st Wd. 6,727 Sq. Ft. BRT #882928185 Improvements: Commercial KEU CORP, A PENNSYLVANIA CORPORATION;HEE JUNG PARK;KYUNG SOON KIM;HYUN WOO KO AND ELKINS ABSTRACT, INC CP May 2015 No. 02735 \$633,755.42 Duane Morris LLP
2505-415 2529 North 32nd Street 19132 28th Wd. 946 Sq. Ft. BRT #282188000 Improvements: Residential Property Subject To Mortgage

SHERIFF'S SALE
THIRD GLOBAL LLC A/K/A THIRD FRANKLIN GLOBAL LLC CP Jun 2024 No. 02370 \$122,097.58 Friedman Vartolo LLP
2505-416 1027 South 53rd Street 19143 51st Wd. 1,152 Sq. Ft. BRT #511043100 Improvements: Residential Property Subject To Mortgage EUGENE CARNEY, INDIVIDUALLY AND AS KNOWN HEIR OF JOSEPHINE D. CARNEY, DECEASED; LEONARD CARNEY,EUGENE CARNEY, INDIVIDUALLY AND AS KNOWN HEIR OF JOSEPHINE D. CARNEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPHINE D. CARNEY, DECEASED CP Apr 2024 No. 02023 \$48,746.46 Friedman Vartolo LLP
2505-417 7330 Sommers Road 19138 50th Wd. 1,446 Sq. Ft. BRT #501318900 Improvements: Residential Property Subject To Mortgage BIDDLE CAPITAL PARTNERS RE, INC CP Jul 2024 No. 03421 \$182,671.91 Friedman Vartolo LLP
2505-418 12026 Academy Road 19154 66th Wd. 2,712 Sq. Ft. BRT #663344015 Improvements: Residential Property HENRY RUBY CP Jul 2024 No. 00349 \$267,590.29 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2505-419 6410 North 5th Street 19126 61st Wd. 3,719 Sq. Ft. BRT #611101700 Improvements: Residential Property DELIA DJUKANOVIC CP Jul 2023 No. 00036 \$309,584.56 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
2505-420 243 North Wilton Street 19139 44th Wd. 960 Sq. Ft. BRT #441143000 Improvements: Residential Property Subject To Mortgage LAFAYETTE CAFFIE JR CP Jan 2022 No. 00951 \$53,474.91 Friedman Vartolo LLP
2505-421 30 South 62nd Street 19139 3rd Wd. 2,021 Sq. Ft. BRT #031190800 Improvements: Residential Property ERIE KASH OUT PROPERTIES LLC CP Apr 2024 No. 02008 \$432,275.94 Friedman Vartolo LLP
2505-422 6651 Edmund Street 19135 41st Wd. 1,364 Sq. Ft. BRT #411416100 Improvements: Residential Property Subject To Mortgage ANGEL SANTIAGO CP Feb 2023 No. 02848 \$158,200.81 Saldutti Law Group
2505-423 1322 West Cumberland Street 19132 37th Wd. 1,068 Sq. Ft. BRT #371379500 Improvements: Residential Property Subject To Mortgage BILLION DOLLAR DREAM LLC CP May 2024 No. 02361 \$368,801.46 Friedman Vartolo LLP
2505-424 1633 South Yewdall Street 19143 51st Wd. 833 Sq. Ft. BRT #514162800 Improvements: Residential Property Subject To Mortgage DVM REALTY LLC CP Jul 2024 No. 02399 \$182,382.65 Friedman Vartolo LLP
2505-425 3121 West Norris Street 19121 32nd Wd. 1,005 Sq. Ft. BRT #323081400 Improvements: Residential Property Subject To Mortgage 3121 W NORRIS ST LLC CP May 2024 No. 02642 \$257,428.15 Friedman Vartolo LLP

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<div>2505-426</div> <div>413 North Sickels Street 19139 4th Wd. 973 Sq. Ft. BRT #041150000 Improvements: Residential Property Subject To Mortgage DARNELL RUSSELL MANAGEMENT LLC CP Jan 2023 No. 02642 \$177,261.17 Friedman Vartolo LLP</div>	<div>Ft. BRT #392049100 Improvements: Residential Property WILLIAM A. MAKAREWICZ A/K/A WILLIAM MAKAREWICZ CP Aug 2024 No. 01417 \$201,093.71 Hill Wallack LLP</div> <div>2505-431</div> <div>5334 Lesher Street 19124 62nd Wd. 1,030 Sq. Ft. BRT #622230000 Improvements: Residential Property MARLITA GRAHAM CP Jul 2024 No. 00924 \$10,590.07 LOGS Legal Group LLP</div>	<div>2505-435</div> <div>3517 Germantown Avenue 19140 43rd Wd. 1,000 Sq. Ft. BRT #882965080 Improvements: Residential Property OMEGA HILTON LLC CP May 2024 No. 02964 \$205,853.18 Stern & Eisenberg, P.C.</div> <div>2505-436</div> <div>12000 Sewell Road 19116 58th Wd. 9651 Sq. Ft. BRT #582582100 Improvements: Residential Property JESSICA L. GILLIE AND JEFFREY R GILLIE CP Apr 2024 No. 01213 \$282,859.76 Brock & Scott, PLLC</div>	<div>DREAMCHASERS, LLC CP Jul 2024 No. 02747 \$133,816.69 Kaplin, Stewart, Meloff Reiter & Stein, P.C..</div> <div>2505-440</div> <div>5019 Kershaw Street 19131 44th Wd. 1,064 Sq. Ft. BRT #442146600 Improvements: Residential Property DREAMCHASERS, LLC CP May 2024 No. 03024 \$67,687.63 Kaplin, Stewart, Meloff Reiter & Stein, P.C..</div> <div>2505-441</div> <div>4864 Lancaster Avenue 19131 44th Wd. 1,458 Sq. Ft. BRT #442187500 Improvements: Commercial DREAMCHASERS, LLC CP May 2024 No. 02755 \$288,407.77 Kaplin Stewart</div>	<div>1,776 Sq. Ft. BRT #033104400 Improvements: Residential Property MELVIN LYONS AND ALMA R. LYONS CP Feb 2020 No. 00799 \$133,430.16 Robertson, Anschutz, Schneid, Crane & Partners, PLLC</div> <div>2505-444A</div> <div>308 East Gale Street 19120 42nd Wd. 1,585 Sq. Ft. BRT #421240400 Improvements: Residential Property Subject To Mortgage MICHAELS CONSTRUCTION, LLC CP May 2023 No. 01252 \$387,156.35 Friedman Vartolo LLP</div>
<div>2505-427</div> <div>61 North Edgewood Street 19139 34th Wd. 938 Sq. Ft. BRT #341090300 Improvements: Residential Property Subject To Mortgage THE MJK ENTERPRISE LLC CP Feb 2024 No. 02399 \$180,311.23 Friedman Vartolo LLP</div>	<div>2505-428</div> <div>2965 Janney Street 19134 25th Wd. 860 Sq. Ft. BRT #252403000 Improvements: Residential Property Subject To Mortgage FAMILY HOUSING LLC CP Oct 2023 No. 02414 \$152,288.18 Friedman Vartolo LLP</div> <div>2505-429</div> <div>4207 Hartel Avenue 19136 65th Wd. 3,812 Sq. Ft. BRT #651192300 Improvements: Residential Property DAVID COLPE AKA DAVID G. COLPE AND SOPHIE D. COLPE, AKA SOPHIE DOLAN CP Jul 2022 No. 01704 \$61,261.43 MDK Legal</div>	<div>2505-432</div> <div>3058 Aramingo Avenue 19134 25th Wd. 999 Sq. Ft. BRT #251477400 Improvements: Residential Property PATRICIA DONNELLY CP Aug 2024 No. 01295 \$84,304.66 LOGS Legal Group LLP</div> <div>2505-433</div> <div>2514 South 73rd Street 19142 40th Wd. 3,328 Sq. Ft. BRT #404075000 Improvements: Residential Property Subject To Mortgage LUVENIA M. HARRIS CP Sep 2023 No. 02814 \$119,844.10 Friedman Vartolo LLP</div>	<div>2505-442A</div> <div>1457 North 52nd Street 19131 44th Wd. 1,215 Sq. Ft. BRT #442282900 Improvements: Commercial DREAMCHASERS, LLC CP May 2024 No. 03026 \$309,607.49 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.</div> <div>2505-442B</div> <div>1459 North 52nd Street 19131 44th Wd. 1,298 Sq. Ft. BRT #871208500 Improvements: Commercial DREAMCHASERS, LLC CP May 2024 No. 03026 \$309,607.49 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.</div>	<div>2505-444B</div> <div>5503 Litchfield Street 19143 51st Wd. 1,080 Sq. Ft. BRT #513291900 Improvements: Residential Property Subject To Mortgage MICHAELS CONSTRUCTION, LLC CP May 2023 No. 01252 \$387,156.35 Friedman Vartolo LLP</div> <div>2505-444C</div> <div>6424 Callowhill Street 19151 34th Wd. 1,408 Sq. Ft. BRT #343020200 Improvements: Residential Property Subject To Mortgage MICHAELS CONSTRUCTION, LLC CP May 2023 No. 01252 \$387,156.35 Friedman Vartolo LLP</div>
<div>2505-430</div> <div>319 Mercy Street 19148 39th Wd. 840 Sq.</div>	<div>2505-434</div> <div>2115 Wakeling Street 19124 62nd Wd. 1,140 Sq. Ft. BRT #622011900 Improvements: Residential Property Subject To Mortgage AOZ PROPERTIES LLC CP Jun 2024 No. 02480 \$140,827.56 Friedman Vartolo LLP</div>	<div>2505-437</div> <div>5000 Lancaster Avenue 19131 44th Wd. 918 Sq. Ft. BRT #871206850 Improvements: Residential Property DREAMCHASERS, LLC CP May 2024 No. 02965 \$176,113.80 Kaplin, Stewart, Meloff Reiter & Stein, P.C..</div> <div>2505-438</div> <div>4184 Wayne Avenue 19140 13th Wd. 760 Sq. Ft. BRT #131404300 Improvements: Residential Property Subject To Rent SCHERWINN DUREMDEZ AKA SCHERWINN S DUREMDEZ CP Jul 2023 No. 00078 \$159,097.21 Brock & Scott, PLLC</div>	<div>2505-443</div> <div>5909 Washington Avenue 19143 3rd Wd.</div>	