

# Sheriff's Sale Notices for April 1, 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, April 1, 2025 at:

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

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 (1<sup>st</sup>) 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 5<sup>th</sup> 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](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY APRIL 1, 2025

## SHERIFF'S SALE

## SHERIFF'S SALE

### 2504-301

**1316 West Hunting Park Avenue 19140** 43rd Wd. 2574 Sq. Ft. BRT#433200800 Improvements: Residential Multi-family Attached Subject To Mortgage HUNTING INVESTMENTS LLC 1 CP Apr 2024 No. 01433 \$712,962.07 Orlans PC

### 2504-302

**2512 West Gordon Street 19132** 28th Wd. 1110 Sq. Ft. BRT#281211500 Improvements: Residential Single Family Attached KEITH COLEMAN SOLELY IN HIS CAPACITY AS HEIR OF GLORIA COLEMAN, DECEASED; STACEY A COLEMAN SOLELY IN HIS CAPACITY AS HEIR OF GLORIA COLEMAN, DECEASED; THE UNKNOWN HEIRS OF GLORIA COLEMAN, DECEASED CP Jun 2022 No. 01717 \$106,270.96 Stern & Eisenberg PC

### 2504-303

**4506 Kingsessing Avenue 19143** 27th Wd. 7000 Sq. Ft. BRT#272094600 Improvements: Residential Single Family Attached JOHN ZACKARY GILBRIDGE-WONDERLIN CP Feb 2024 No. 00751 \$590,808.87 Stern & Eisenberg PC

### 2504-304

**3326 Hartel Avenue 19136** 64th Wd. 1637 Sq. Ft. BRT#642258300 Improvements: Residential Single Family Attached THE UNKNOWN HEIRS OF WILLIAM E. GOLDSTEIN, DECEASED CP Nov 2023 No. 00602 \$153,995.30 Stern & Eisenberg PC

### 2504-305

**500-06 Walnut Street 19106** 5th Wd. 2100 Sq. Ft. BRT#888501206 Improvements: Commercial Subject To Mortgage Subject To Rents STEVEN E. FISHMAN, SF EXTENDICARE, LLC AND ZAC PROPERTIES HOLDINGS, LLC CP Jan 2024 No. 02618 \$1,956,847.50 Fleischer Fleischer & Suglia, PC

### 2504-306

**3653 North Hereford Lane 19114** 66th Wd. 3452 Sq. Ft. BRT#661256500 Improvements: Residential Single Family Attached DONALD HETHERINGTON CP May 2024 No. 01560 \$143,359.81 Hill Wallack LLP

### 2504-307

**1802 Arthur Street 19152** 56th Wd. 2574 Sq. Ft. BRT#562052900 Improvements: Residential Single Family Attached CYNTHIA JOY HAUPTMANN CP Aug 2023 No. 02073 \$124,196.26 Hill Wallack LLP

### 2504-308

**5513 West Godfrey Avenue 19138** 12th Wd. 855 Sq. Ft. BRT#122311900 Improvements: Residential Dwelling MATTIE L. BROWN CP Apr 2024 No. 03736 \$72,275.46 The Law Office Of Gregory Javardian LLC

### 2504-309

**808 North 64th Street 19151** 34th Wd. 3195 Sq. Ft. BRT#344250100 Improvements: Residential Single Family Attached UPTURN REAL ESTATE LLC CP Sep 2024 No. 02893 \$278,653.15 Hill Wallack LLP

## SHERIFF'S SALE

### 2504-310

**3512 Penhurst Street 19134** 33rd Wd. 791 Sq. Ft. BRT#331337600 Improvements: Residential Single Family Attached MARIA SANTOS AKA MARIA T. GUZMAN SANTOS CP Apr 2022 No. 01920 \$45,095.14 KML Law Group, P.C.

### 2504-311

**5545 Springfield Avenue 19143** 51st Wd. 1145 Sq. Ft. BRT#514114400 Improvements: Residential Single Family Attached THE UNKNOWN HEIRS OF MOHAMED HAMED MUNU DECEASED AND ADAMA MUNU, SOLELY IN HER CAPACITY AS HEIR OF MOHAMED MUNU, DECEASED AND HAWANATU MUNU AKA HAWANATU KOROMA, SOLELY IN HER CAPACITY AS HEIR OF MOHAMED MUNU, DECEASED AND NENEH MUNU, SOLELY IN HER CAPACITY AS HEIR OF MOHAMED MUNU, DECEASED AND ZAINAB MUNU, SOLELY IN HER CAPACITY AS HEIR OF MOHAMED MUNU, DECEASED CP Jun 2024 No. 01984 \$97,612.51 KML Law Group, P.C.

### 2504-312

**5237 Walton Avenue 19143** 46th Wd. 1610 Sq. Ft. BRT#462071500 Improvements: Residential Multi-Family Attached ANITA SINGLETON; SHAMIRAH SINGLETON CP Dec 2014 No. 01373 \$107,010.53 KML Law Group, P.C.

### 2504-313

**6314 Limekin Pike 19138** 17th Wd. 1140 Sq. Ft. BRT#172315800 Improvements: Residential Single Family Attached KEVIN CARRUTH CP Jun 2024 No. 03149 \$70,444.18 KML Law Group, P.C.

### 2504-314

**4353 Main Street 19127** 21st Wd. 3709 Sq. Ft. BRT#871274400 Improvements: Commercial SEQUENCY LLC CP Sep 2024 No. 02008 \$571,471.68 Hill Wallack LLP

### 2504-315

**107 North Ruby Street 19139** 44th Wd. 1184 Sq. Ft. BRT#441194100 Improvements: Residential Single Family Attached GSS DEVELOPMENT GROUP LLC CP Sep 2024 No. 00463 \$154,109.74 Hill Wallack LLP

### 2504-316

**2810 Knorr Street 19149** 55th Wd. 1767 Sq. Ft. BRT#551188400 Improvements: Residential Single Family Attached RAYMOND T. DONAHUE CP Jan 2017 No. 00482 \$160,550.98 LOGS Legal Group LLP

### 2504-317

**5943 North Marvine Street 19141** 49th Wd. 1120 Sq. Ft. BRT#493094200 Improvements: Residential Single Family Attached VERONIQUE FREDERICK CP Apr 2024 No. 00032 \$143,601.69 LOGS Legal Group LLP

### 2504-318

**2114 East Clearfield Avenue 19134** 25th Wd. 1611 Sq. Ft. BRT#252231500 Improvements: Residential Single Family Attached Subject To Mortgage YESICA PAOLA DEL VALLEY AND GEORGE SERRANO CP Apr 2024 No. 00636 \$41,575.12 Timothy D. Padgett, P.A. Db a Padgett Law Group

### 2504-319

**2930 West Oxford Street 19121** 29th

## SHERIFF'S SALE

Wd. 1304 Sq. Ft. BRT#292223300 Improvements: Residential Single Family Attached Subject To Mortgage ESTATE OF ERNEST TUCKER 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 ERNEST TUCKER, DECEASED CP Sep 2024 No. 02889 \$475,433.89 Timothy D. Padgett, P.A. Db a Padgett Law Group

### 2504-320

**1450 North Wanamaker Street 19131** 4th Wd. 780 Sq. Ft. BRT#043155200 Improvements: Residential Single Family Attached Subject To Mortgage Subject To Rents BRICK BY BRICK INVESTMENTS, LLC CP Aug 2024 No. 03657 \$136,102.62 Polsinelli

### 2504-321

**766 North 37th Street 19104** 24th Wd. 1125 Sq. Ft. BRT#243084100 Improvements: Residential Single Family Attached TAHLEA ANTOINETTE THOMAS, ADMINISTRATRIX OF THE ESTATE OF ALONZO JEFFREY LEE, SR., A/K/A ALONZO J. LEE, SR., A/K/A ALONZO LEE, DECEASED CP May 2020 No. 01070 \$42,412.45 Pressman, Doyle, Bloom & York

### 2504-322

**2517 North 30th Street 19132** 28th Wd. 930 Sq. Ft. BRT#282067600 Improvements: Residential Single Family Attached STEPHANIE HOWARD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF BEVERLYN HOWARD-JORDAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLYN HOWARD-JORDAN CP Feb 2002 No. 01445 \$23,047.17 Ras Citron Law

### 2504-323

**1728 South 24th Street 19145** 36th Wd. 825 Sq. Ft. BRT#364148800 Improvements: Residential Single Family Attached Subject To Mortgage SFR PHILADELPHIA LLC CP Aug 2024 No. 01936 \$847,880.75 Friedman Vartolo LLP

### 2504-324

**4355 Terrace Street 19128** 21st Wd. 1062 Sq. Ft. BRT#211297800 Improvements: Residential Single Family Attached Subject To Mortgage JEFFREY PRESTON A/K/A JEFFREY R. PRESTON CP Apr 2024 No. 01160 \$166,950.09 Friedman Vartolo LLP

### 2504-325

**267 South Ithan Street 19139** 60th Wd. 1040 Sq. Ft. BRT#604223500 Improvements: Residential Single Family Attached Subject To Mortgage ANDRE F. CHRISTIE CP Mar 2024 No. 00840 \$168,647.37 Friedman Vartolo LLP

### 2504-326

**1324 Locust Street 19107** 5th Wd. 323 Sq. Ft. BRT#888115930 Improvements: Commercial OSMAN AKYUZ CP Oct 2024 No. 01802 \$101,787.14 MDK Legal

### 2504-327

**5819 Sansom Street 19139** 60th Wd. 1421 Sq. Ft. BRT#604156700 Improve-

## SHERIFF'S SALE

ments: Residential Property  
LISA ROBINSON AKA LISA J.B. ROBINSON CP Nov 2019 No. 03580 \$105,111.53 MDK Legal

## 2504-328

**936-938 Oakmont Street 19111** 63rd Wd. 5000 Sq. Ft. BRT#631186600 Improvements: Residential Single Family Attached  
UNKNOWN SURVIVING HEIRS OF EILEEN M. TUDISCO, DECEASED CP May 2024 No. 02689 \$158,488.79 Hladik Onorato & Federman LLP

## 2504-329

**1217 South 16th Street 19146** 36th Wd. 783 Sq. Ft. BRT#365118300 Improvements: Residential Single Family Attached  
JOHN JOSEPH MEULSTEE, III AND JJM3REL, LLC CP Nov 2023 No. 00161 \$371,621.92 Hladik Onorato & Federman LLP

## 2504-330

**3600 Conshohocken Avenue 19131** 52nd Wd. 1200 Sq. Ft. BRT#888520506 Improvements: Residential Property  
LOUIS M. STERN, AS SURVIVING HEIR OF MYRA STERN, DECEASED AND UNKNOWN SURVIVING HEIRS OF MYRA STERN, DECEASED CP May 2024 No. 02663 \$182,129.18 Hladik Onorato & Federman LLP

## 2504-331

**6034 Chestnut Street 19139** 3rd Wd. 1795 Sq. Ft. BRT#031031300 Improvements: Residential Single Family Attached  
ANTHONY SPEAKS THRONES A/K/A ANTHONY B. THRONES AND BARBARA SMITH THRONES CP Oct 2024 No. 01869 \$67,881.67 Hladik Onorato & Federman LLP

## 2504-332

**1307 West Winghocking Street 19140** 49th Wd. 1727 Sq. Ft. BRT#491014800 Improvements: Residential Single Family Attached  
AARON DWAYNE PARKS, JR., AS ADMINISTRATOR OF THE ESTATE OF ETHEL MAE PARKS A/K/A ETHEL PARKS, DECEASED; CELESTINE SARAH MEREDITH CP May 2024 No. 01973 \$35,362.68 Hladik Onorato & Federman LLP

## 2504-333

**4629 Kingsessing Avenue 19143** 46th Wd. 2048 Sq. Ft. BRT#461141300 Improvements: Residential Single Family Attached  
SHELIA C DAVIS MAYO A/K/A SHEILA C. DAVIS-MAYO AND VICTORIAN VILLAGE, LLC CP Jul 2024 No. 00880 \$150,261.76 Hladik Onorato & Federman LLP

## 2504-334

**4109 Ogden Street 19104** 6th Wd. 3300 Sq. Ft. BRT#062077200 Improvements: Residential Single Family Attached  
JAHAAAD K. BECKFORD AND BECKFORD INVESTMENTS LLC CP Jun 2024 No. 01564 \$300,357.46 Hladik Onorato & Federman LLP

## 2504-335

**1214 West Erie Avenue 19140** 43rd Wd. 1202 Sq. Ft. BRT#432056400 Improvements: Residential multi-family Attached  
ANGELO GOODWIN AND GLOBAL GOODWIN GROUP LLC CP Oct 2024 No. 01863 \$363,918.23 Hladik Onorato & Federman LLP

## 2504-336

**1026 Sydney Street 19150** 50th Wd. 3510 Sq. Ft. BRT#502467100 Improvements: Residential Single Family Attached  
DJEFFLY DINVIL A/K/A DJEFFY DINVIL CP Oct 2017 No. 02786 \$303,952.65 LOGS Legal Group LLP

## 2504-337

**5417 North Front Street 19120** 42nd Wd. 8967 Sq. Ft. BRT#421265800 Improvements: Residential Property

## SHERIFF'S SALE

SARY SEANG CP Dec 2023 No. 02449 \$193,441.99 KML Law Group, P.C.

## 2504-338

**1221 North 53rd Street 19131** 44th Wd. 1155 Sq. Ft. BRT#442319400 Improvements: Residential Property  
LESTER YOUNG AND SHIRLEY YOUNG CP Oct 2016 No. 01422 \$74,506.97 KML Law Group, P.C.

## 2504-339

**1818 West Berks Street 19121** 32nd Wd. 1248 Sq. Ft. BRT#321129700 Improvements: Residential Single Family Attached Subject To Mortgage  
1818 W BERKS ST LLC, CP May 2024 No. 02722 \$404,336.02 Friedman Vartolo LLP

## 2504-340

**1905 South 5th Street 19148** 39th Wd. 1072 Sq. Ft. BRT#392271900 Improvements: Residential Single Family Attached  
ALLEND JEUNE; PATRICK J JEUNE; JEUNE A LLC CP Jan 2024 No. 03123 \$297,354.61 Pincus Law Group, PLLC

## 2504-341

**9101 Ayrdale Crescent 19128** 21st Wd. 1556 Sq. Ft. BRT#888210687 Improvements: Residential Property Subject To Mortgage  
VIRGINIA P. GOOD CP Dec 2024 No. 02913 \$7,015.55 Clemons Richter & Reiss, P.C.

## 2504-342

**6548 North Lambert Street 19138** 10th Wd. 1209 Sq. Ft. BRT#102086200 Improvements: Residential Dwelling Subject To Rents  
PELA DELBRIDGE; DARIAN DELBRIDGE CP Mar 2024 No. 03099 \$108,851.00 Brock & Scott, PLLC

## 2504-343

**3438 North Carlisle Street 19140** 11th Wd. 2016 Sq. Ft. BRT#112158500 Improvements: Residential Dwelling  
PASERELLE LLC CP Aug 2024 No. 02250 \$152,382.34 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-344

**8910 Krewstown Road 19115** 63rd Wd. 1,398 Sq. Ft. BRT#888630002 Improvements: Residential Property Subject To Mortgage  
RICHARD T. TOWEY CP Dec 2024 No. 02912 \$10,114.75 Clemons Richter & Reiss, P.C.

## 2504-345

**3509 Joyce Street 19134** 45th Wd. 780 Sq. Ft. BRT#452294400 Improvements: Commercial Subject To Mortgage  
LOS MUCHACHOS BARBER SHOP 3 LLC CP Oct 2024 No. 01822 \$126,193.33 Orlans PC

## 2504-346

**1152 East Stafford Street 19138** 59th Wd. 1252 Sq. Ft. BRT#591037600 Improvements: Residential Single Family Attached  
YOUNG EDUCATED & SMART LLC; RONALD THOMAS CP Aug 2024 No. 01940 \$185,492.34 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

## 2504-347

**2636 South 7th Street 19148** 39th Wd. 840 Sq. Ft. BRT#393193900 Improvements: Residential Dwelling  
JOSEPH J DIRIENZO, JR AND DOREEN DIRIENZO A/K/A DOREEN C. DIRIENZO CP Oct 2023 No. 02542 \$24,445.51 McCabe, Weisberg & Conway, LLC

## 2504-348

**6420 North 15th Street 19126** 17th Wd. 1496 Sq. Ft. BRT#172071700 Improvements: Residential Dwelling  
STEPHEN T. JARRETT, SR CP Mar 2024 No. 01076 \$172,887.91 McCabe, Weisberg & Conway, LLC

## SHERIFF'S SALE

## 2504-349

**2743 South 13th Street 19148** 39th Wd. 1408 Sq. Ft. BRT#395338000 Improvements: Residential Property  
JAMES MORAN, JR CP Jul 2015 No. 03169 \$52,984.00 Kivitz & Kivitz, P.C.

## 2504-350

**7742 Temple Road 19150** 50th Wd. 1038 Sq. Ft. BRT#501059300 Improvements: Residential Dwelling Subject To Rents  
JOE NATHAN MANN, JR, SOLELY AS HEIR OF THE ESTATE OF SHIRLEY ABDULLAH, DECEASED AND DONNA LEE MANN, SOLELY AS HEIR OF THE ESTATE OF SHIRLEY ABDULLAH, DECEASED AND MARK ANTHONY MANN, SOLELY AS HEIR OF THE ESTATE OF SHIRLEY ABDULLAH, DECEASED AND UNKNOWN HEIRS, DEVISEES, AND/OR PERSONAL REPRESENTATIVES OF THE ESTATE OF SHIRLEY ABDULLAH, DECEASED CP Aug 2023 No. 02102 \$140,339.99 Brock & Scott, PLLC

## 2504-351

**1613 North Bailey Street 19121** 32nd Wd. 1575 Sq. Ft. BRT#324110800 Improvements: Residential Single Family Attached  
SHAVON ADAMS SOLELY IN HER CAPACITY AS HEIR OF GEORGE SULLIVAN, DECEASED CP Sep 2024 No. 01380 \$46,244.20 KML Law Group, P.C.

## 2504-352

**1841 Roseberry Street 19145** 26th Wd. 714 Sq. Ft. BRT#262284300 Improvements: Residential Property  
JESSE KINSEY II CP Jul 2024 No. 00709 \$281,276.46 KML Law Group, P.C.

## 2504-353

**4242 O Street 19124** 33rd Wd. 1116 Sq. Ft. BRT#332547300 Improvements: Residential Property Subject To Mortgage  
AMBER M. BRIGGS CP Oct 2023 No. 03242 \$179,337.80 Barley Snyder LLP

## 2504-354A

**4640-4646 Umbria Street 19127** 21st Wd. 8177 Sq. Ft. BRT#883364350 Improvements: Commercial Subject To Mortgage  
KORY & ALEK, L.P., DESIGN FOR TELEVISION LIMITED, KURT A. SHORE; SUZANNE HATFIELD CP Nov 2024 No. 00150 \$5,399,442.80 Fleck Eckert Klein McGarry LLC

## 2504-354B

**149 Wright Street 19127** 21st Wd. 17680 Sq. Ft. BRT#885288820 Improvements: Commercial Subject To Mortgage Subject To Rents  
KORY & ALEK, L.P., DESIGN FOR TELEVISION LIMITED, KURT A. SHORE; SUZANNE HATFIELD CP Nov 2024 No. 00150 \$5,399,442.80 Fleck Eckert Klein McGarry LLC

## 2504-355

**5511 Pemberton Street 19143** 46th Wd. 900 Sq. Ft. BRT#463056700 Improvements: Residential Property  
AMBER LEGACY LLC AND KAREN JOHNSON-LUGAY CP Mar 2024 No. 03212 \$227,162.09 Pincus Law Group, PLLC

## 2504-356

**2344 Greenwich Street 19146** 36th Wd. 1056 Sq. Ft. BRT#364049400 Improvements: Residential Property Subject To Mortgage  
AMBER M. COPELAND CP May 2024 No. 01544 \$219,570.87 Padgett Law Group

## 2504-357A

**2624 Frankford Avenue 19125** 31st Wd. 1475 Sq. Ft. BRT#885000203 Improvements: Commercial Subject To Mortgage  
2626 FRANKFORD LLC CP Apr 2021 No. 02914 \$3,853,759.55 Eisenberg, Gold & Agrawal, P.C.

## SHERIFF'S SALE

## 2504-357B

**2626 Frankford Avenue 19125** 31st Wd. 1474 Sq. Ft. BRT#885000203 Improvements: Commercial Subject To Mortgage  
2626 FRANKFORD LLC CP Apr 2021 No. 02914 \$3,853,759.55 Eisenberg, Gold & Agrawal, P.C.

## 2504-358

**6336 East Wister Street 19138** 12th Wd. 1236 Sq. Ft. BRT#122319500 Improvements: Residential Dwelling  
JAKE M. DEMPSEY CP Jul 2024 No. 01287 \$87,087.73 Hladik Onorato & Federman LLP

## 2504-359

**6225 Carpenter Street 19143** 3rd Wd. 2530 Sq. Ft. BRT#033088400 Improvements: Residential Property Subject To Rents  
RRC VENTURES LLC CP Nov 2024 No. 01215 \$280,589.93 Manley Deas Kochalski LLC

## 2504-361

**4706 Ramona Avenue 19124** 23rd Wd. 3228 Sq. Ft. BRT#233123305 Improvements: Residential Dwelling  
JOSEPH B KRAUSE AKA JOSEPH KRAUSE AND SANDO KENNETH CP Oct 2015 No. 02033 \$374,956.17 Brock & Scott, PLLC

## 2504-362

**136 East Walnut Park Drive 19120** 61st Wd. 2464 Sq. Ft. BRT#611353800 Improvements: Residential Dwelling Subject To Rents  
CHARLES BUTLER CP Apr 2024 No. 00463 \$177,969.52 Brock & Scott, PLLC

## 2504-363

**2432 South Philip Street 19148** 39th Wd. 986 Sq. Ft. BRT#391309800 Improvements: Residential Dwelling Subject To Rents  
MICHAEL C SIEGFRIED, KNOWN HEIR OF LINDA SIEGFRIED, DECEASED AND WILLIAM J SIEGFRIED KNOWN HEIR OF LINDA SIEGFRIED, DECEASED AND STEVEN J SIEGFRIED, KNOWN HEIR OF LINDA SIEGFRIED, DECEASED AND JAMES R. SIEGFRIED, KNOWN HEIR OF LINDA SIEGFRIED, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENG GAO; QIAN GAO, IN HER CAPACITY AS HEIR OF KENG GAO; WEN MING GAO, IN HIS CAPACITY AS HEIR OF KENG GAO; YU HUA LIN, IN HER CAPACITY AS HEIR OF KENG GAO CP Sep 2024 No. 02176 \$417,085.50 Berger Law Group, P.C.

## 2504-364

**1208 West Rockland Street 19141** 49th Wd. 2264 Sq. Ft. BRT#491117700 Improvements: Residential Dwelling  
STEPHANIE SHARAF AS ADMINISTRATRIX OF THE ESTATE OF MANAWAR ALAM A/K/A MANAWAR ALAM, SR. DECEASED CP Aug 2023 No. 01558 \$104,883.64 Brock & Scott, PLLC

## 2504-365

**1622 South 31st Street 19145** 48th Wd. 2648 Sq. Ft. BRT#482406800 Improvements: Residential Property  
RONALD NEWBORN, AKA RONALD NEWBORN, SR.; ALBERTHA W. NEWBORN CP Jun 2023 No. 02714 \$81,092.73 MDK Legal

## 2504-366

**676 North 13th Street 19123** 14th Wd. 1924 Sq. Ft. BRT#141000025 Improvements: Residential Property Subject To Mortgage  
MEHMET ISMAIL KAHYAOGU CP Feb 2024 No. 02539 \$645,788.63 Leopold & Associates, PLLC

## 2504-367

**4601 Springfield Avenue 19143** 46th Wd. 3600 Sq. Ft. BRT#240902700 Improvements: Residential Dwelling Subject To Mortgage  
GBE CAPITAL LLC CP Sep 2024 No.

## SHERIFF'S SALE

02700 \$665,543.61 Timothy D. Padgett, P.A. DbA Padgett Law Group

## 2504-368

**301 Vernon Road 19119** 22nd Wd. 2600 Sq. Ft. BRT#222032200 Improvements: Residential Dwelling Subject To Mortgage  
KEVIN T. SMITH, II CP Jun 2023 No. 01673 \$264,764.04 Timothy D. Padgett, P.A. DbA Padgett Law Group

## 2504-369

**5651 Litchfield Street 19143** 51st Wd. 904 Sq. Ft. BRT#513296200 Improvements: Residential Property  
SHIRLEY TURNER CP Jan 2024 No. 01605 \$105,599.88 Stern & Eisenberg PC

## 2504-370

**1614 West Erie Avenue 19140** 13th Wd. 1495 Sq. Ft. BRT#131043100 Improvements: Residential Property  
JOHN L. MACON, JR. CP Aug 2023 No. 02808 \$25,659.71 KML Law Group, P.C.

## 2504-371

**1607 North 18th Street 19121** 47th Wd. 2610 Sq. Ft. BRT#471291510 Improvements: Residential Property  
ELIZABETH CHERRY CP Dec 2022 No. 01151 \$35,461.17 Pincus Law Group, PLLC

## 2504-372

**1125 Wallace Street 19123** 14th Wd. 1275 Sq. Ft. BRT#141296000 Improvements: Residential Single Family Attached  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENG GAO; QIAN GAO, IN HER CAPACITY AS HEIR OF KENG GAO; WEN MING GAO, IN HIS CAPACITY AS HEIR OF KENG GAO; YU HUA LIN, IN HER CAPACITY AS HEIR OF KENG GAO CP Sep 2024 No. 02176 \$417,085.50 Berger Law Group, P.C.

## 2504-373

**1117 Wallace Street 19123** 14th Wd. 1150 Sq. Ft. BRT#141295600 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENG GAO AND QIAN GAO, IN HER CAPACITY AS HEIR OF KENG GAO AND WEN MING GAO, IN HIS CAPACITY AS HEIR OF KENG GAO AND YU HUA LIN, IN HER CAPACITY AS HEIR OF KENG GAO CP Sep 2024 No. 02190 \$408,975.05 Berger Law Group, P.C.

## 2504-374

**620 North 10th Street 19123** 14th Wd. 1200 Sq. Ft. BRT#14111900 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENG GAO AND QIAN GAO, IN HER CAPACITY AS HEIR OF KENG GAO AND WEN MING GAO, IN HIS CAPACITY AS HEIR OF KENG GAO AND YU HUA LIN, IN HER CAPACITY AS HEIR OF KENG GAO CP Sep 2024 No. 02174 \$434,441.98 Berger Law Group, P.C.

## 2504-375

**2108-10 Ridge Avenue 19121** 29th Wd. 3132 Sq. Ft. BRT#871538720 Improvements: Commercial  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KENG GAO AND QIAN GAO, IN HER CAPACITY AS HEIR OF KENG GAO AND WEN MING GAO, IN HIS CAPACITY AS HEIR OF KENG GAO AND YU HUA LIN, IN HER CAPACITY AS HEIR OF

**SHERIFF'S SALE**

KENG GAO CP Sep 2024 No. 02169 \$561,964.27 Berger Law Group, P.C.

**2504-376**

**957 North 5th Street 19123** 5th Wd. 4176 Sq. Ft. BRT#881000623 Improvements: Residential Property GAO INVESTMENT COMPANY LLC CP Sep 2024 No. 02166 \$712,001.53 Berger Law Group, P.C.

**2504-377**

**2042 South 67th Street 19142** 40th Wd. 960 Sq. Ft. BRT#403049600 Improvements: Residential Single Family Attached THE UNKNOWN HEIRS OF RUTH M. COLEMAN A/K/A RUTH MILDRED COLEMAN, DECEASED CP Aug 2020 No. 03013 \$53,370.71 Stern & Eisenberg, P.C.

**2504-378A**

**1123-1133 Spring Garden Street 19123** 14th Wd. 14970 Sq. Ft. BRT#771168000 Improvements: Commercial Subject To Mortgage MJ CENTRAL INVESTMENT, L.P. CP Aug 2024 No. 03620 \$3,929,627.00 Klehr Harrison Harvey Branzburg LLP

**2504-378B**

**1135 Spring Garden Street 19123** 14th Wd. 7500 Sq. Ft. BRT#771168100 Improvements: Commercial Subject To Mortgage MJ CENTRAL INVESTMENT, L.P. CP Aug 2024 No. 03620 \$3,929,627.00 Klehr Harrison Harvey Branzburg LLP

**2504-378C**

**1122-1132 Brandywine Street 19123** 14th Wd. 4770 Sq. Ft. BRT#771062000 Improvements: Commercial Subject To Mortgage MJ CENTRAL INVESTMENT, L.P. CP Aug 2024 No. 03620 \$3,929,627.00 Klehr Harrison Harvey Branzburg LLP

**2504-379**

**2856 North 23rd Street 19132** 11th Wd. 863 Sq. Ft. BRT#111375400 Improvements: Residential Property HOLISTIC HEALING & RESTORATION MINISTRIES INC.; MAERETA CARTER CP Sep 2023 No. 01146 \$174,840.89 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

**2504-380**

**1928 South Camac Street 19148** 39th Wd. 682 Sq. Ft. BRT#394345200 Improvements: Residential Single Family Attached TRUVISION LLC AND KIMBERLY HAYMAN AND FELTON HAYMAN CP Jul 2024 No. 01998 \$343,474.39 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

**2504-381**

**5462 Diamond Street 19131** 52nd Wd. 1900 Sq. Ft. BRT#522088400 Improvements: Residential Property GOODEYE PROPERTIES DALE LLC; PATRICK LINDSAY CP Apr 2024 No. 03492 \$175,400.12 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

**2504-382**

**5654 Rodman Street 19143** 46th Wd. 930 Sq. Ft. BRT#463033400 Improvements: Residential Property 5654 RODMAN JV LLC AND TERENCE PARKER AND TONYA LOONEY, JR. CP Apr 2024 No. 03226 \$125,179.44 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

**2504-383**

**2123 South Mole Street 19145** 26th Wd. 631 Sq. Ft. BRT#261206100 Improvements: Residential Property TRUVISION LLC AND KIMBERLY D HAYMAN AND FELTON HAYMAN CP Jul 2024 No. 01159 \$268,477.65 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

**SHERIFF'S SALE****2504-384**

**99 East Seymour Street 19144** 12th Wd. 710 Sq. Ft. BRT#121038200 Improvements: Residential Property R & J PROPERTY INVESTMENTS, LLC AND RYAN D HAYWOOD CP Apr 2024 No. 01162 \$87,415.49 Larocca Hornik Greenberg Kittredge Carlin & Mcpartland LLP

**2504-385**

**1130 East Cliveden Street 19119** 22nd Wd. 6579 Sq. Ft. BRT#221038800 Improvements: Residential Dwelling ROBIN HUGHES BEY, IN HIS CAPACITY AS HEIR OF RICHARDE. HUGHES; UNKNOWN HEIRS SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD E. HUGHES CP Mar 2020 No. 00298 \$262,117.20 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-386**

**1212 South Millick Street 19143** 3rd Wd. 984 Sq. Ft. BRT#033221300 Improvements: Residential Dwelling CALVIN JOHNSON AND HELEN ANDERS CP Aug 2023 No. 01870 \$101,273.89 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-387**

**1324 Locust Street 19107** 5th Wd. 389 Sq. Ft. BRT#888115354 Improvements: Residential Dwelling JAMES J. COOPER, III AND REBECCA C. GROVE AND REBECCA R. JACKSON CP Sep 2023 No. 03021 \$109,229.60 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-388**

**1134 A South Street 19147** 2nd Wd. 1380 Sq. Ft. BRT#023162130 Improvements: Residential Dwelling LISA WHITE JONES, IN HER CAPACITY AS HEIR OF HELENE A. WHITE A/K/A HELENE WHITE AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHTS, TITLE OR INTEREST FROM OR UNDER HELENE A. WHITE A/K/A HELENE WHITE CP Apr 2023 No. 01330 \$346,815.78 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-389**

**2937 Kip Street 19134** 7th Wd. 980 Sq. Ft. BRT#071389500 Improvements: Residential Property BERNARD FRANKLIN CP Jun 2023 No. 01353 \$54,125.12 Eisenberg, Gold & Agrawal, P.C.

**2504-390**

**2009 West Oxford Street 19121** 47th Wd. 1400 Sq. Ft. BRT#472032150 Improvements: Residential Property Subject To Mortgage SRAZHIDDIN TURDIEV CP Jul 2023 No. 00399 \$186,108.04 Ladov Law Firm, P.c.

**2504-391**

**7807 Rugby Street 19150** 50th Wd. 1820 Sq. Ft. BRT#502094200 Improvements: Residential Dwelling "JO-NATHAN ""ASIA"" DOUGLASS KYLES, KNOWN SURVIVING HEIR OF MARY A. KYLES AND CHRISTOPHER JOEL KYLES (BOE), KNOWN SURVIVING HEIR OF MARY A. KYLES AND MONIQUE KYLES, KNOWN SURVIVING HEIR OF MARY A. KYLES AND MALA KYLES-BLUNT, KNOWN SURVIVING HEIR OF MARY A. KYLES AND CHERYL L. BROWER-THOMPSON, KNOWN SURVIVING HEIR OF MARY A. KYLES AND UNKNOWN SURVIVING HEIRS OF MARY A. KYLES" CP Aug 2023 No. 01324 \$129,851.69 McCabe, Weisberg & Conway, LLC

**SHERIFF'S SALE****2504-392**

**714 North 37th Street 19104** 24th Wd. 1530 Sq. Ft. BRT#243081500 Improvements: Commercial ROSE M. BOYD CP Oct 2015 No. 00943 \$48,629.42 McCabe, Weisberg & Conway, LLC

**2504-393**

**625 Dudley Street 19148** 39th Wd. 840 Sq. Ft. BRT#393014800 Improvements: Residential Dwelling ALEXSANDRA SOTO CP Jun 2024 No. 01005 \$164,439.46 Powers Kim, LLC

**2504-394**

**6214 Wheeler Street 19142** 40th Wd. 1116 Sq. Ft. BRT#402185600 Improvements: Residential Dwelling Subject To Rents HELEN BEYER CP May 2023 No. 00423 \$47,097.51 Brock & Scott, PLLC

**2504-395**

**6616 Castor Avenue 19149** 53rd Wd. 2252 Sq. Ft. BRT#871403065 Improvements: Commercial Subject To Mortgage 6616 CASTOR LLC CP Jan 2024 No. 00573 \$273,810.80 Braverman Kaskey Garber PC

**2504-396**

**6401-07 Castor Avenue 19149** 54th Wd. 7418 Sq. Ft. BRT#882832900 Improvements: Commercial Subject To Mortgage 6401 CASTOR LLC CP Jan 2024 No. 00575 \$1,298,213.21 Braverman Kaskey Garber PC

**2504-397**

**2346 North Camac Street 19133** 37th Wd. 672 Sq. Ft. BRT#371256600 Improvements: Residential Property Subject To Mortgage 2346 N CAMAC LLC CP Jan 2024 No. 00577 \$155,230.61 Braverman Kaskey Garber PC

**2504-398**

**2234 North 12th Street 19133** 37th Wd. 1199 Sq. Ft. BRT#371229700 Improvements: Residential Property Subject To Mortgage 2234 N 12TH LLC CP Jan 2024 No. 00581 \$122,291.05 Braverman Kaskey Garber PC

**2504-399**

**1209 West Susquehanna Avenue 19122** 37th Wd. 1222 Sq. Ft. BRT#371306700 Improvements: Residential Property Subject To Mortgage 1209 W SUSQUEHANNA LLC CP Jan 2024 No. 00583 \$168,245.72 Braverman Kaskey Garber PC

**2504-400**

**2342 North Camac Street 19133** 37th Wd. 672 Sq. Ft. BRT#371256400 Improvements: Residential Property Subject To Mortgage 2342 N CAMAC LLC CP Jan 2024 No. 00579 \$105,102.48 Braverman Kaskey Garber PC

**2504-401**

**1047 West Nevada Street 19133** 37th Wd. 563 Sq. Ft. BRT#371317600 Improvements: Residential Property Subject To Mortgage 1047 W NEVADA LLC CP Jan 2024 No. 00585 \$168,910.88 Braverman Kaskey Garber PC

**2504-402**

**130 Spruce Street 19106** 5th Wd. 1030 Sq. Ft. BRT#888054941 Improvements: Residential Property Subject To Mortgage LEONARD DARIN QUAILL; O.Q., A MINOR, IN HER CAPACITY AS HEIR TO THE ESTATE OF MICHELLE GREEN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER MICHELLE GREEN, DECEASED CP Apr 2023 No. 02085 \$468,643.20 Brock & Scott, PLLC

**SHERIFF'S SALE****2504-403**

**3549 Tulip Street 19134** 45th Wd. 1303 Sq. Ft. BRT#451426900 Improvements: Residential Dwelling Subject To Rents BRIAN GEIST; MARY HENRY AKA MARY J. HENRY, IN HER CAPACITY AS ADMINISTRATIX AND HEIR OF THE ESTATE OF MARK HENRY AKA MARK ALAN HENRY; MARK A. HENRY, JR. IN HIS CAPACITY AS HEIR OF MARK HENRY AKA MARK ALAN HENRY, DECEASED; ALYSSA M. HENRY AKA ALYSSA BRETT, IN HER CAPACITY AS HEIR OF MARK HENRY AKA MARK ALAN HENRY, DECEASED; DONNA MARIANNI, IN HER CAPACITY AS HEIR OF MARK HENRY AKA MARK ALAN HENRY, DECEASED CP Oct 2024 No. 02374 \$57,045.76 Brock & Scott, PLLC

**2504-404**

**110 North Sickels Street 19139** 4th Wd. 883 Sq. Ft. BRT#041153300 Improvements: Residential Property MICHAEL BUTLER, INDIVIDUALLY AND AS ADMINISTRATOR FOR THE ESTATE OF DERRICK STALEY, DECEASED, AND AS MANAGING DIRECTOR ON BEHALF OF FRIEDMAN & GREENBERG LLC CP Mar 2024 No. 01208 \$61,966.83 Brock & Scott, PLLC

**2504-405**

**2906 South Sydenham Street 19145** 26th Wd. 736 Sq. Ft. BRT#261242700 Improvements: Residential Dwelling DENISE HOLDOSKY, IN HER CAPACITY AS ADMINISTRATIX AND HEIR OF THE ESTATE OF LORETTA HOLDOSKY; STEPHEN HOLDOSKY, JR., IN HIS CAPACITY AS HEIR OF LORETTA HOLDOSKY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORETTA HOLDOSKY CP May 2023 No. 02473 \$59,809.39 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-406**

**1753 North 27th Street 19121** 32nd Wd. 938 Sq. Ft. BRT#324131800 Improvements: Residential Dwelling INNOVATIVE SOLUTIONS AND IMPROVEMENTS LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, BY KENNETH HAYWARD-MANAGER MEMBER; KENNETH HAYWARD CP Apr 2024 No. 00041 \$587,505.22 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-407**

**8843 Revere Street 19152** 57th Wd. 3304 Sq. Ft. BRT#571217100 Improvements: Residential Dwelling JOHN PURSELL CP May 2024 No. 02680 \$94,782.09 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-408**

**2631 South 18th Street 19145** 26th Wd. 784 Sq. Ft. BRT#262068200 Improvements: Residential Property Subject To Mortgage MICHAEL A. GRIFFITH CP Feb 2024 No. 02416 \$168,268.72 Friedman Vartolo LLP

**2504-409**

**421 Knorr Street 19111** 35th Wd. 2500 Sq. Ft. BRT#353147000 Improvements: Residential Single Family Attached Subject To Mortgage JOSEPH URIAH BHAGWAT AND DELILAH A. BHAGWAT CP Jun 2023 No. 00273 \$150,436.72 Barley Snyder LLP

**2504-410**

**2457 75th Avenue 19138** 50th Wd. 1920 Sq. Ft. BRT#501406800 Improvements: Residential Dwelling Subject To Mortgage REGINA MCKINLEY AND GEORGE MCKINLEY CP May 2024 No. 02233 \$48,015.28 The Law Office Of Gregory Javardian LLC

**SHERIFF'S SALE****2504-411**

**4334 Marple Street 19136** 65th Wd. 1157 Sq. Ft. BRT#651092200 Improvements: Residential Single Family Attached ELIZABETH Y. WATSON, DECEASED CP Apr 2013 No. 00701 \$29,581.30 The Law Office Of Gregory Javardian LLC

**2504-412**

**147 East 64th Avenue 19120** 61st Wd. 2278 Sq. Ft. BRT#611337600 Improvements: Residential Dwelling SHEILA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE; DARLENE GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; ROBERT K GEE, JR., IN HIS CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; MAALIKA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; TABITHA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; LATORIA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE; SHALIKA GEE, IN HER CAPACITY AS HEIR OF ROBERT GEE A/K/A ROBERT KENNETH GEE AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROBERT GEE CP Sep 2019 No. 01382 \$154,170.80 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-413**

**1004 66th Avenue 19126** 49th Wd. 9180 Sq. Ft. BRT#492087900 Improvements: Residential Dwelling DENEATRA BLACKSTON CP Nov 2022 No. 00464 \$380,936.55 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-414**

**200 Locust Street 19106** 5th Wd. 1131 Sq. Ft. BRT#888051566 Improvements: Residential Dwelling UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVICES OF ADRIANA LEWIS GALANDES, DECEASED CP Dec 2022 No. 02436 \$565,798.64 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

**2504-415**

**4218 O Street 19124** 33rd Wd. 1123 Sq. Ft. BRT#332546100 Improvements: Residential Dwelling Subject To Rents DONALD WATSON CP Jun 2023 No. 01423 \$139,068.23 Brock & Scott, PLLC

**2504-416**

**4255-4257 Orchard Street 19124** 23rd Wd. 1251 Sq. Ft. BRT#232258800 Improvements: Residential Property NIEVES LOPEZ; MARIA ROBLES; ONELIO ARAUJO, INTERVENOR AND CLOTILDE ALMONTE TEJADA, INTERVENOR CP Dec 2023 No. 01039 \$62,199.41 Brock & Scott, PLLC

**2504-417**

**429 East Rockland Street 19120** 42nd Wd. 1800 Sq. Ft. BRT#421124900 Improvements: Residential Dwelling Subject To Rents REGAN ANGELL CP Jun 2023 No. 02143 \$100,060.70 Brock & Scott, PLLC

**2504-418**

**3063 Judson Street 19132** 11th Wd. 641 Sq. Ft. BRT#111421200 Improvements: Residential Property Subject To Mortgage HALAL BUSINESS VENTURES LLC CP Jul 2024 No. 02129 \$143,323.65 Friedman Vartolo LLP

**2504-419**

**826 Union Street 19104** 24th Wd. 1021 Sq. Ft. BRT#243154300 Improvements: Residential Property Subject To Mortgage BILLION DOLLAR DREAM LLC CP May 2024 No. 01970 \$294,244.53 Friedman Vartolo LLP

## SHERIFF'S SALE

## 2504-420

**4113 North Broad Street 19140** 43rd Wd. 1760 Sq. Ft. BRT#433405500 Improvements: Residential Property Subject To Mortgage  
JEANNOT REALTY INC CP Nov 2023 No. 00557 \$445,313.70 Friedman Vartolo LLP

## 2504-421

**2234 East Venango Street 19134** 45th Wd. 1184 Sq. Ft. BRT#451067200 Improvements: Residential Single Family Attached Subject To Mortgage  
SFR PHILADELPHIA, LLC CP Aug 2023 No. 01561 \$115,201.98 Friedman Vartolo LLP

## 2504-422

**6146 West Columbia Avenue 19151** 34th Wd. 3750 Sq. Ft. BRT#342111100 Improvements: Residential Property Subject To Mortgage  
TRUVISION LLC CP Jul 2024 No. 02274 \$377,220.91 Friedman Vartolo LLP

## 2504-423

**5221 Florence Avenue 19143** 51st Wd. 1068 Sq. Ft. BRT#511143100 Improvements: Residential Single Family Attached  
DELORES JONES CP Jan 2023 No. 02265 \$203,022.36 McCabe, Weisberg & Conway, LLC

## 2504-424

**4045 North 7th Street 19140** 43rd Wd. 1110 Sq. Ft. BRT#433092600 Improvements: Residential Single Family Attached  
JACQUELINE RIVERA CP Jun 2024 No. 01506 \$68,055.08 McCabe, Weisberg & Conway, LLC

## 2504-425

**1323 North Redfield Street 19151** 34th Wd. 1800 Sq. Ft. BRT#342160900 Improvements: Residential Dwelling  
BETTYE HEGGS CP May 2024 No. 01989 \$25,430.24 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

## 2504-426

**5218 West Columbia Avenue 19131** 52nd Wd. 1552 Sq. Ft. BRT#521051700 Improvements: Residential Single Family Attached  
HERBERT DEON GRAY, SR., IN HIS CAPACITY AS HEIR OF ETHEL OPHELIA GRAY A/K/A ETHEL GRAY AND THE UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ETHEL OPHELIA GRAY A/K/A ETHEL GRAY, DECEASED CP Aug 2019 No. 03099 \$217,642.96 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

## 2504-427

**4318 Mitchell Street 19128** 21st Wd. 2200 Sq. Ft. BRT#212193800 Improvements: Residential Dwelling  
LISA M. HENNINGER CP May 2024 No. 01096 \$90,384.23 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

## 2504-428

**2209 North Mole Street 19132** 16th Wd. 700 Sq. Ft. BRT#161058300 Improvements: Residential Property  
AYANNA T. SHAW CP May 2024 No. 01650 \$107,813.43 Romano Garubo & Argentieri Counselors At Law, LLC

## 2504-429

**135 West Seymour Street 19144** 12th Wd. 2000 Sq. Ft. BRT#123056700 Improvements: Residential Property  
CITY LIGHTS DEVELOPMENT LLC AND CARLY NICOLE VENTRESCA CP Nov 2024 No. 02944 \$387,064.62 KML Law Group, P.C.

## SHERIFF'S SALE

## 2504-431A

**3008 Fountain Street 19121** 32nd Wd. 1158 Sq. Ft. BRT#323101800 Improvements: Residential Single Family Attached  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-431B

**1332 West Cambria Street 19132** 37th Wd. 1264 Sq. Ft. BRT#372381300 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-431C

**2725 West Oakdale Street 19132** 28th Wd. 1176 Sq. Ft. BRT#281357800 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-432A

**2753 North Bonsall Street 19132** 11th Wd. 653 Sq. Ft. BRT#111385000 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-432B

**2336 West Norris Street 19121** 32nd Wd. 1060 Sq. Ft. BRT#322243500 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-432C

**2834 West Harold Street 19132** 28th Wd. 746 Sq. Ft. BRT#281318500 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-433A

**2452 North Patton Street 19132** 28th Wd. 709 Sq. Ft. BRT#282176900 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-433B

**2321 North Bouvier Street 19132** 16th Wd. 676 Sq. Ft. BRT#161215100 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-433C

**2537 West Montgomery Street 19121** 32th Wd. 1396 Sq. Ft. BRT#322216700 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-434A

**2554 North 17th Street 19132** 16th Wd. 1016 Sq. Ft. BRT#161173100 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-434B

**2028 Conlyn Street 19138** 17th Wd. 1008 Sq. Ft. BRT#171135300 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-434C

**270 East Sharpnack Street 19119** 22nd Wd. 1767 Sq. Ft. BRT#22111900 Improvements: Residential Property

## SHERIFF'S SALE

BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-435A

**3018 West Susquehanna Avenue 19121** 32nd Wd. 832 Sq. Ft. BRT#323167401 Improvements: Residential Single Family Attached  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-435B

**3242 North Randolph Street 19140** 19th Wd. 679 Sq. Ft. BRT#193162500 Improvements: Residential Property  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-435C

**2463 North Opal Street 19132** 16th Wd. 676 Sq. Ft. BRT#162121400 Improvements: Residential Single Family Attached  
BSC PL 1 LLC CP Aug 2023 No. 01798 \$3,104,004.61 Weber Gallagher Simpson Stapleton Fires & Newby LLP

## 2504-436

**6943 North 19th Street 19126** 10th Wd. 2170 Sq. Ft. BRT#101114000 Improvements: Residential Single Family Attached  
ELLIS ALLEN CP Feb 2020 No. 00825 \$161,193.25 KML Law Group, P.C.

## 2504-437

**301 Friendship Street 19111** 35th Wd. 2530 Sq. Ft. BRT#353176000 Improvements: Residential Property  
IVEY L. GALITAN CP May 2022 No. 02311 \$193,111.44 KML Law Group, P.C.

## 2504-438

**2111 South 58th Street 19143** 40th Wd. 1140 Sq. Ft. BRT#401052300 Improvements: Residential Property  
WILLIAM D. THOMPSON JR. CP Jul 2013 No. 01868 \$129,557.45 KML Law Group, P.C.

## 2504-439

**1630 South 27th Street 19145** 36th Wd. 1066 Sq. Ft. BRT#364301200 Improvements: Residential Property  
ROBERT TYSON III CP Apr 2024 No. 03530 \$62,606.24 LOGS Legal Group LLP

## 2504-440

**5124 Newhall Street 19144** 12th Wd. 2217 Sq. Ft. BRT#123221600 Improvements: Residential Property  
PAMELA R. PALMER CP Dec 2022 No. 02132 \$32,865.15 LOGS Legal Group LLP

## 2504-441

**1956 North Stanley Street 19121** 32nd Wd. 930 Sq. Ft. BRT#323278100 Improvements: Residential Property  
GEORGE GLOVER JR., ADMINISTRATOR OF THE ESTATE OF GEORGE GLOVER, DECEASED CP Sep 2021 No. 02415 \$136,765.06 LOGS Legal Group LLP

## 2504-442

**2952 Arlan Avenue 19136** 57th Wd. 1604 Sq. Ft. BRT#572050610 Improvements: Residential Property  
MONICA CORSACK AND JOHN G. CORSACK CP Sep 2023 No. 00955 \$167,100.34 LOGS Legal Group LLP

## 2504-443

**2705 South Beulah Street 19148** 39th Wd. 960 Sq. Ft. BRT#395201700 Improvements: Residential Property  
CAROL BORMANN, KNOWN HEIR OF ROLF G. BORMANN DECEASED AND CHRISTOPHER BORMANN, KNOWN

## SHERIFF'S SALE

HEIR OF ROLF G. BORMANN DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR UNDER ROLF G. BORMANN, DECEASED CP Apr 2019 No. 04569 \$102,339.92 LOGS Legal Group LLP

## 2504-444

**2243 Grays Ferry Avenue 19146** 30th Wd. 808 Sq. Ft. BRT#871137050 Improvements: Residential Dwelling  
ANNE HAGINS AND 2243 GRAYS FERRY LLC CP Nov 2024 No. 00458 \$52,337.21 Hladik Onorato & Federman LLP

## 2504-445

**5543 Malcolm Street 19143** 51st Wd. 930 Sq. Ft. BRT#513168400 Improvements: Residential Dwelling  
ANTHONY D. STAPLES A/K/A ANTHONY STAPLES CP Aug 2022 No. 02758 \$88,791.58 Hladik Onorato & Federman LLP

## 2504-446

**5236 Spruce Street 19139** 60th Wd. 1794 Sq. Ft. BRT#602112500 Improvements: Residential Dwelling  
RICHARD A. FOREMAN, JR. CP Jun 2024 No. 00688 \$322,539.67 Hladik Onorato & Federman LLP

## 2504-447

**9017 Eastview Road 19152** 57th Wd. 4225 Sq. Ft. BRT#571306800 Improvements: Residential Dwelling  
ABDOULAVE DIALLO CP Jun 2024 No. 02004 \$234,280.36 Hladik Onorato & Federman LLP

## 2504-448

**2255 North Uber Street 19132** 16th Wd. 1440 Sq. Ft. BRT#162114800 Improvements: Residential Dwelling  
M&J FINANCIAL & REAL ESTATE SERVICES LLC, C/O MARY AKINBORO, MANAGING MEMBER CP Aug 2022 No. 02316 \$224,132.93 Hladik Onorato & Federman LLP

## 2504-449

**308 West Olney Avenue 19120** 42nd Wd. 4469 Sq. Ft. BRT#422303800 Improvements: Residential Dwelling  
PAUL SENKUNGU CP Jul 2024 No. 02674 \$197,181.96 Hladik Onorato & Federman LLP

## 2504-450

**1303 Tasker Street 19148** 1st Wd. 976 Sq. Ft. BRT#012456700 Improvements: Residential Property  
NATALE CIMA CP Jul 2023 No. 00150 \$112,884.47 MDK Legal

## 2504-451

**132 Sparks Street 19120** 61st Wd. 1216 Sq. Ft. BRT#611257000 Improvements: Residential Property  
STEPHEN E. JONES CP Feb 2024 No. 01789 \$89,742.25 Albertelli Law

## 2504-452

**771 Judson Street 19130** 15th Wd. 1008 Sq. Ft. BRT#151181100 Improvements: Residential Property  
LESLIE E. VASILYEV AKA LESLIE C. ESSOGLU; VITOLD VASILYEV; WEI MAN CP Jan 2024 No. 02188 \$32,144.09 Albertelli Law

## 2504-453

**2335 Nicholas Street 19131** 29th Wd. 858 Sq. Ft. BRT#291252400 Improvements: Residential Property Subject To Mortgage  
NEHRU CONSULTANT GROUP, LLC CP Jun 2024 No. 03226 \$211,395.71 Hourigan, Kluger & Quinn Pc

## SHERIFF'S SALE

## 2504-454

**1550 North 59th Street 19151** 34th Wd. 1468 Sq. Ft. BRT#342152100 Improvements: Residential Property Subject To Mortgage  
JASON MAY AKA JASON G. MAY CP Mar 2024 No. 00447 \$199,859.64 Orlans PC

## 2504-455

**1230 West Harold Street 19133** 37th Wd. 588 Sq. Ft. BRT#371431700 Improvements: Residential Property Subject To Mortgage  
BIG CAP CONSTRUCTION LLC CP Jul 2023 No. 00146 \$131,669.27 Friedman Vartolo LLP

## 2504-456

**8305 Ridgeway Street 19111** 63rd Wd. 2633 Sq. Ft. BRT#631058800 Improvements: Residential Property Subject To Mortgage  
TYSON DEMOND JOHNSON, II. CP Jul 2024 No. 00553 \$292,185.64 Barley Snyder LLP

## 2504-457

**5942 Water Street 19120** 61st Wd. 2083 Sq. Ft. BRT#612484100 Improvements: Residential Single Family Attached  
MUYASSAR BARAKAT A/K/A SARAH ABDEELMAHD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND ANJAD BARAKAT A/K/A AMJAD BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND FADI BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKATAND NISREEN BARAKAT A/K/A NESREEN BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND NIVEEN BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND ALLA BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FAWAZ T. BARAKAT, DECEASED CP Nov 2015 No. 03705 \$40,103.12 Brock & Scott, PLLC

## 2504-458

**1919 Hart Lane 19134** 25th Wd. 3153 Sq. Ft. BRT#252051300 Improvements: Residential Dwelling Subject To Rents  
HARRY SIMON IN HIS CAPACITY AS HEIR TO THE ESTATE OF JOSEPH F. SIMON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM UNDER JOSEPH F. SIMON DECEASED CP Jun 2023 No. 00079 \$64,545.61 Brock & Scott, PLLC

## 2504-459

**5839 Norfolk Street 19143** 3rd Wd. 953 Sq. Ft. BRT#033043000 Improvements: Residential Single Family Attached Subject To Mortgage  
LUCY PROPERTIES LLC AND KIM A. TRAN CP Jul 2022 No. 01409 \$226,715.37 Friedman Vartolo LLP