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SEPTEMBER 2023

PA COULD CASH IN ON 'SKILL GAMES BUT SOME JUST WANT THEM GONE



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BBQ Pork Ribs	\$16.50 (1/2) \$29.00 (Slab)
BBQ Beef Ribs	\$19.25 (1/2) \$31.25 (Slab)
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Jerk Chicken	\$9.25 (1/2) \$18.50 (Whole)
Fried Chicken	\$9.50 (1/2) \$18.50 (Whole)
BBQ, Jerk, or Fried Wing	\$4.65 (3 Wings)

Platters

BBQ Pork Ribs-	\$17.00
Pulled Pork-	\$15.00
BBQ Beef Ribs-	\$18.00
BBQ Chicken-	\$14.50
w/White Meat	\$15.50

Jerk Chicken-	\$14.50
w/White Meat	\$15.50
Fried Chicken-	\$14.50
w/White Meat	\$15.50
Chicken Wings-	\$13.25
BBQ Pork Ribs & Chicken-	\$22.50
w/White Meat	\$23.50
BBQ Beef Ribs & Chicken-	\$24.50
w/White Meat	\$25.50
Turkey Wing-	\$13.50

Seafood

Shrimp-	\$24.00 (12) \$12.00 (6)
Fresh Fish Sandwich-	
Whiting	\$9.75
Catfish	\$10.25
Swai	\$10.25
Fresh Fish Platter-	
Whiting	\$14.75
Catfish	\$15.25
Swai	\$15.25
Grilled Salmon	\$17.00
Shrimp Platter-	\$27.50 (12) \$17.00 (6)
Fish/Shrimp Combo Platter-	
Whiting	\$26.75
Catfish/Swai	\$27.25

Desserts

Apple Cobbler-	\$4.00
Peach Cobbler-	\$4.00
Assorted Cakes-	\$4.00
Banana Pudding	\$4.00

Signature Sides & Sides

Potato Salad-	\$4.00/8.00
Cabbage-	\$4.00/8.00
Collard Greens-	\$4.00/8.00
Candied Yams-	\$4.00/8.00
Mac & Cheese-	\$4.75/\$9.50
String Beans-	\$4.00/8.00
Baked Beans-	\$4.00/8.00
Coleslaw-	\$4.00/8.00
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Seafood Salad-	\$4.00/8.00
Corn on the Cob-	\$2.50
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Sweet Potato Fries-	\$2.50
Corn Muffin- (3 for)	\$2.50

All vegetables cooked with smoked turkey products.

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UP & COMING UPTOWNERS

By EJ Holt, Editor

Back again with another spotlight on one of our business minded Uptown professionals. Today I sat down with Jay Cerrone. Jay runs an Investment business as well as his own Publishing company, while still preaching and teaching financial literacy and racial equality in his spare time. Here's what he had to say about his mission...

So you have multiple businesses that you are spearheading. Let's start with Cerrone Investments LLC. What services do you provide your clients? My main role is as a loan broker for real estate investors. I help them obtain funding for investment properties, (fix-and-flips, rental loans, refinances, and more). I also help investors identify investment properties for acquisition, serve as a liaison between buyers and sellers, and invest in real estate myself. In addition to brokering loans for real estate investors, I assist small business owners in securing working capital to fund their businesses via revenue-based funding and unsecured business credit.

Why is your business different than all the rest?

Cerrone Investments offers a level of professionalism, customer service, and personal attention to each client that is unmatched in the industry. As a broker, I have developed relationships with multiple lenders nationwide so I can help my clients identify the best lender to fund a particular project. I walk them through the process from choosing the most appropriate lender, completing and submitting the initial application, submitting all necessary documents thereafter, and assisting with closing. I handle every possible aspect for my clients so they can be mini-

mally involved in the lending process, focus on their projects, increase their income, and grow their net worth.

Do you incorporate financial literacy as a tool when assisting clients?

Yes, I offer a free consultation to each new prospective client. Whether I can help them obtain the funding they're seeking at the time or not, I spend time with them discussing their situation and the best way for them to meet their goals. If they're not currently eligible for pre-qualification and funding, I will educate them about the necessary steps they need to take to get ready to qualify for their first or next deal. I also work with a network of financial professionals to assist prospects in preparing to qualify for funding if they do not currently meet the lending criteria.

In real estate are you catering more towards home buyers or people looking to flip property?

I currently provide real estate loans strictly for investors. I also assist sellers of their primary residence when the buyer is an investor.

Who is the target consumer you are looking to reach?

My target consumer is a real estate investor or entrepreneur seeking funding for current or future projects. They should have a consistent source of income, an established entity in their applicable state, and a business bank account. My ideal client will have good to excellent credit (680 and above), although I work with lenders who will provide funding for clients with lower credit scores depending on the situation.

Where do you see this busi-

ness in the next 3 years?

Cerrone Investments will expand our operations and hire more staff to enable us to serve more clients while maintaining the highest level of service with a personal touch. Our mission is to assist more investors and entrepreneurs in leveraging their personal and business credit to acquire assets to increase their cash flow and net worth. This will help improve the overall quality of life and standard of living for our clients and their loved ones.

PaperChase Publications....

What is PaperChase Publications and what do you do?

Paper-Chase Publications is an independent publishing company specializing in reality-based urban literature covering a wide range of topics exploring the Black experience.

Why is PaperChase Publications different from any other publishing company?

Paper-Chase Publications produces the ultimate in urban literature. We offer reading materials that educate and entertain without unnecessarily glorifying certain lifestyles and mentalities that negatively impact our culture. The stories we tell teach lessons from the perspective of those who have lived the experiences, so they are more relatable to our audience. We also provide writing and editing services for independent authors. In addition, we offer the "Do For Self" Self-Publishing mentorship program that teaches and aids people in writing and publishing their own work independently. Our official website showcases books in digital, paperback, and hardcover formats, YouTube content, and merchandise that promotes literacy and independent thinking.

What is the process of self-publishing a book?

It is a detailed process, but to put it concisely, you have to write the manuscript, edit it, format (typeset it), have the cover designed, register the copyright, obtain the book identifier and barcode for paperback and hardcover books, get physical copies printed, plan and set up your distribution and payment methods, advertise, market and sell your books. I would be happy to offer a consultation to anyone who is seriously interested in learning more.

What genre are your books?

Our books would best be classified as urban literature. Some are crime novels, others are memoirs, coming-of-age stories, and psychological thrillers. We have released self-help books in the past and more titles in the previously named categories are forthcoming.

What is the message you're trying to send with each book?

The main message is that it's better to learn from other people's mistakes than it is to learn from your own. When I was growing up, older people used to say, "if you knew better, you'd do better." I think we can all do better as a people and culture. The application of knowledge is power. I do my best to share the knowledge I have acquired in an entertaining, more palatable way.

Overall question: What is your Why? What is your true goal behind these businesses?

I'm a creative person with life experiences that can benefit others. I have always enjoyed reading, so I started Paper-Chase Publications in 2013 to educate, entertain, promote literacy, and earn a living as well. I

also have a background in financial services, so I started Cerrone Investments in 2020 as part of a renewed zeal for real estate investing. Building wealth and financial stability for our families and future generations is important. Cerrone Investments provides services to assist others in accomplishing that mission.

Where can people contact you about each business?

Cerrone Investments, LLC
Website: <https://cerroneinvestments.com/>
Phone: (267)796-8946
E-mail: jcsmith@cerroneinvestments.com
IG: @cerroneinvestmentsllc

Paper-Chase Publications LLC
Website: <https://paperchasepublications.com/>
Phone: 1(888)399-0365
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PENNSYLVANIA COULD CASH IN ON 'SKILL GAMES,' BUT SOME JUST WANT THEM GONE



PHOTO CREDIT: PENNSYLVANIA SKILLS

‘The legal landscape in which skill-based gaming operates is certainly unsettled and not legislatively determined,’ Gaming Control Board executive director Kevin O’Toole said

By Peter Hall,
Pennsylvania Capital-Star

Pennsylvania misses out on an estimated \$250 million in revenue that could be collected by regulating and taxing so-called skill games that have proliferated across the commonwealth, a state Senate panel heard Wednesday.

And without the oversight of the Pennsylvania Gaming Control Board and the safeguards against crime, addiction, and underage gambling it imposes on casinos and other gaming machine operators, skill games pose a risk to residents, the head of the agency said.

Skill games resemble slot machines but differ in the respect that a skilled player can theoretically win every time. They’re commonly

found in bars, private clubs, laundromats and gas stations.

Georgia-based Pace-O-Matic is a major distributor of the machines, called Pennsylvania Skill, which are manufactured in Williamsport.

The Commonwealth Court has ruled that the games are legal and do not need to be regulated or taxed. It found that the state’s Gaming Act was intended to authorize large-scale slot machine operations involving hundreds of thousands of machines and not apply to devices in taverns or social clubs.

The Gaming Control Board, however, is still litigating its position that they should be treated the same as machines in casinos or declared illegal.

“The legal landscape in which skill-based gaming operates is certainly unsettled and not legislatively determined,” said Gaming Control Board executive director Kevin O’Toole. “To resolve this uncertainty, a legislative determination one way or the other will need to be made.”

The gaming industry, including slots, table games, online betting, and sports betting, generated a record \$5.5 billion in revenue in Pennsylvania last fiscal year.

In addition to paying taxes, casinos must pay into a problem gambling trust fund to help people with gambling addiction or compulsion. And part of the tax revenue goes to local governments in counties with casinos, which helps to pay for law enforcement associated with the casinos, O’Toole said.

Sen. Gene Yaw, R-Lycoming, whose district includes the maker of Pennsylvania Skill games, has introduced legislation that would require skill games to be licensed, regulated and taxed at a rate 16% of gross revenue. It designates the state Department of Revenue to regulate skill games.

Sen. Amanda Cappalletti, D-Delaware, is seeking co-sponsors for a bill that would ban skill games outright.

Pace-O-Matic says its skill

games have become a life-line for clubs and nonprofit organizations such as VFW Posts and volunteer fire companies that receive a share of profits from the machines.

Attorney Matt Haverstick told the Capital-Star after the hearing Wednesday that Pace-O-Matic would welcome regulation but lawmakers have not passed legislation that would license and tax the machines due to pressure from the casino industry.

Haverstick dismissed the testimony of witnesses who said skill games are a threat to communities as fear mongering by the gaming industry. Pace-O-Matic declined to have a representative testify in the hearing because the committee limited each witness to seven minutes, he said.

Among the committee’s witnesses were Philadelphia City Councilperson Curtis Jones who said he has seen skill machines popping up in nuisance businesses such as corner stores selling liquor by the drink and loose cigarettes.

Jones likened the addition of gambling to already crime-prone areas to throwing a match on gasoline. Crime has increased as winners, who receive their prize in cash, are followed and robbed just down the block after they leave.

Other witnesses discussed the case of a convenience store clerk in Hazleton, Luzerne County, who was murdered in 2020 by a patron who regularly played the store’s skill games and knew that it had large amounts of cash to pay winners.

School children also use the

machines, gambling with their lunch money, he said. And while some businesses like taverns have more control over who uses the machines, Jones said he would like regulations to keep skill games out of businesses near schools and churches. Jeff Morris, vice president of public affairs and government relations for casino operator Penn Entertainment, displayed photos of children playing skills games and noted that even his own daughter was drawn to one when his family stopped at a gas station recently.

“There are no employees around to see that a child was inspecting what looked to me like the slot machines I see on our casino floors,” Morris said. “Just a wall of machines enticing anyone to try their luck.”

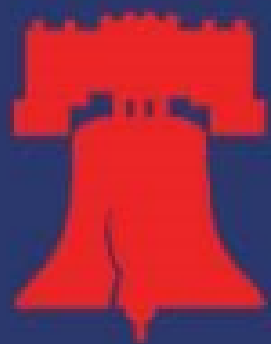
Morris said the skill games aren’t just placed in convenience stores and laundromats to help people while away an idle moment. He played a video from the Facebook page of a business called the Keystone Club in Mechanicsburg, Cumberland County.

In the video, the owner invited patrons to check out the additions to his mini casino with rows of video gambling machines.

Without a coordinated effort to end the proliferation of the machines, Morris said, the problem will continue to get worse.

“Importantly, this does not include licensing and regulating these companies,” Morris said. “Bad actors should not be rewarded.”

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SHAPIRO SIGNS EXPANSION OF PROPERTY TAX RENT AND REBATE PROGRAM

With income caps raised, an additional 175,000 seniors will now be eligible

By Kim Lyons
Pennsylvania Capital-Star

Gov. Josh Shapiro on Friday signed into law an expansion of the property tax and

rent rebate (PTRR) program, which will cover almost 175,000 more senior citizens, and double rebates for many of the nearly 400,000 people who already participate in the program.

Friday marked the first time the program has been expanded since 2006. It raises the maximum rebate for seniors from \$650 to \$1,000, and raises the income cap for renters from

\$15,000 to \$45,000 a year, and for homeowners from \$35,000 to \$45,000 per year.

The expansion also ties the cap to increases in the cost of living, so that if a senior citizen's Social Security payment gets a cost-of-living increase, it won't disqualify them from the PTRR program.

"When I traveled across the Commonwealth on my cam-

paign last year, I heard firsthand from seniors who told me that we need to do more to help them keep up with rising prices," Shapiro said in a statement. "After more than 17 years, this bill provides a crucial update to the Property Tax/Rent Rebate program that will finally ensure more of our seniors get the relief they

need."

The bill had passed the Legislature with bipartisan support, but was delayed by the state budget impasse, which broke Thursday when the Senate returned to session and Shapiro signed the \$45.5 billion budget.

Pennsylvania  **Capital-Star**

FEMA TELLS MID-ATLANTIC RESIDENTS TO 'BE READY' AS PEAK HURRICANE SEASON NEARS

"Whether you're in Rehoboth Beach or Cape May... you need to have a plan," said FEMA Regional Administrator MaryAnn Tierney.

By Sophia Schmidt, WHYY

Peak Atlantic hurricane sea-

son is approaching. Federal emergency management officials say even people in the Philadelphia region should be prepared.

"You need to have a plan for what you're going to do if a hurricane is coming our way," said FEMA Regional Administrator MaryAnn Tierney. "Whether you're in Rehoboth Beach or Cape May, you need to know where you're at risk. You need to have a plan for what you're going to do."

Officials with the National

Oceanic and Atmospheric Administration forecast an above-normal Atlantic hurricane season this year, with 14 to 21 named storms total, six to 11 of them hurricanes. Between two and five could be major hurricanes.

Five named storms have formed in the Atlantic basin so far this year. Peak hurricane season runs from mid-August through mid-October.

"Regardless of however many systems there are in a

given year, it really only takes one to cause devastation in any given area," said David Manning, a meteorologist with the National Weather Service.

The mid-Atlantic has a history of relatively minor hurricane impacts compared to parts of the country like Florida and the Gulf Coast, Tierney said. She worries that means people here may be less prepared.

"The thing I'm most concerned about when it comes to severe weather is apathy, because we're not practiced at hurricanes," Tierney said.

But even when the mid-Atlantic is not hit directly by a hurricane or tropical storm, the remnants of these storms moving up the coast can still wreak havoc. At least five people died and hundreds of homes were damaged or destroyed in Pennsylvania by the remnants of Hurricane Ida in 2021.

Scientists have observed an increase in heavy rain across the country in recent decades, particularly in the Northeast. Heavy downpours are expected to get

more frequent and intense in the future, as warmer air can hold more water vapor.

"We're just as at risk as areas in the southern part of the United States from hurricanes, whether it's the flooding, the wind, or the storm surge," Tierney said. "We're also at risk for flash flooding [and] tornadoes." Tierney said FEMA and its local governmental partners have been preparing for hurricane season, and now individuals should do the same.

FEMA recommends developing a plan with your household for where you'll go if you're told to evacuate, putting together a home disaster kit and go-bag with essentials like important documents, medications, and pet food, downloading a weather app, and signing up for local emergency alerts.

"We need you to be ready," Tierney said.



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City Council At-Large

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Y0041_HM_15_18409 Accepted 7/12/2014

IBC1116SFF

Sheriff's Sale Notices for September 12, 2023

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

FIRST PUBLICATION

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

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

PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

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,

SHERIFF'S SALE

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, SEPTEMBER 12, 2023

2309-301

619 Brill Street 19120 35th WD 900 Sq. Ft.

SHERIFF'S SALE

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

2309-302

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

2309-303

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

2309-304

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

2309-305

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

2309-306

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

2309-307

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

2309-308

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

2309-310

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

2309-311

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

2309-312

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

SHERIFF'S SALE

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

2309-313

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

2309-314

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

2309-315

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

2309-316

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

2309-317

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

2309-318

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

2309-319

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

2309-320

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

2309-321

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

2309-322

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

2309-323

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

2309-324

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

2309-325

2604-06 West Oakdale Street 19132 28th

SHERIFF'S SALE

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

2309-326

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

2309-327

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

2309-328

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

2309-329

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

2309-330

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

2309-331

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

2309-332

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

2309-333

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

2309-334

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

2309-335

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

SHERIFF'S SALE

Sq. Ft. BRT# 492131200 Improvements: Residential Property
JAMES A. DONALD JR. C.P. Sept 2019 No. 013111 \$158,809.85 KML Law Group, P.C.

2309-336
4228 Castor Avenue 19124 33rd WD 1,530 Sq. Ft. BRT# 332511600 Improvements: Residential Property
JEANINE FOY C.P. Feb 2022 No. 02236 \$55,630.13 KML Law Group, P.C.

2309-337
5046 Walnut Street 19139 60th WD 1,520 Sq. Ft. BRT# 602053100 Improvements: Residential Property
AYLIN M. GULSOY C.P. May 2022 No. 02592 \$280,824.38 KML Law Group, P.C.

2309-338
3021 Weikel Street 19134 25th WD 1,102 Sq. Ft. BRT# 252384400 Improvements: Residential Property
GLORIA GASKIN,AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH GASKIN; UNKNOWN HEIRS,AND/OR ADMINISTRATOR TO THE ESTATE OF JOSEPH GASKIN (DECEASED) C.P. Jan 2023 No. 02607 \$40,274.11 Manley Deas Kochalski LLC

2309-339
2433 Golf Road 19131 52nd WD 4,885 Sq. Ft. BRT# 521261700 Improvements: Residential Property
WILLIAM GAINES PERSONAL REPRESENTATIVE OF THE ESTATE OF GEORGE W. SMITH A/K/A GEORGE WILLIE SMITH DECEASED C.P. Oct 2022 No. 01284 \$116,174.21 The Law Office Of Gregory Javardian

2309-340
7114 Akron Street 19149 54th WD 1,286 Sq. Ft. BRT# 542428200 Improvements: Residential Property
CHARLES AJ HALPIN III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOYCE GILBERT A/K/A JOYCE LOIS GILBERT, DECEASED C.P. Mar 2023 No. 02837 \$83,846.29 The Law Office Of Gregory Javardian

2309-341
7120 Guyer Avenue 19153 40th WD 1202 Sq. Ft. BRT# 404352800 Improvements: Residential Property
HADY TRAORE AND RAHAMATOULAH TRAORE C.P. Oct 2018 No. 00928 \$87,599.33 KML Law Group, PC

2309-342
3812 N Darien Street 19140 43rd WD 720 Sq. Ft. BRT# 432319000 Improvements: Residential Property
CASA ENTERPRICE INC., AND FREEDY D. PERALTA A/K/A FREDDY PERALTA C.P. Jan 2023 No. 01757 \$59,542.38 Stern & Eisenberg PC

2309-343
7254 N 21st Street 19138 10th WD 1,302 Sq. Ft. BRT# 101187900 Improvements: Residential Property Subject to Mortgage
JAMAR HENDERSON C.P. Jun 2021 No. 00867 \$85,209.75 Padgett Law Group

2309-344
4313 N Hicks Street 19140 13th WD 681 Sq. Ft. BRT# 132071600 Improvements: Residential Property Subject to Mortgage
DANIELLE P. FOY C.P. Nov 2022 No. 02374 \$49,926.43 Padgett Law Group

2309-345
6404 Boyer Street 19119 22nd WD 1,118 Sq. Ft. BRT# 221273400 Improvements: Residential Property Subject to Mortgage
CLINTON W. GREENLEAF, JR INDIVIDUALLY AND AS HEIR OF SANDRA Y. PALMER AKA SANDRA PREMPEH, DECEASED C.P. Dec 2017 No. 01932 \$90,000.00 Eckert Seamans Cherin & Mellott, LLC

2309-346
6145 Old York Road 19141 17th WD 2,875

SHERIFF'S SALE

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

2309-347
1706 West Dounton Street 19140 13th WD 1,224 Sq. Ft. BRT# 131311115 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LOUIS M. STANFORD, JR., DECEASED TERRY YVETTE YATES, KNOWN HEIR OF LOUISE M. STANFORD JR. DECEASED AND LOUIS MARION STANFORD III, KNOWN HEIR OF LOUIS M. STANFORD JR., DECEASED C.P. Jan 2020 No. 03723 \$74,903.99 Logs Legal Group LLP

2309-348
300 Byberry Road Apt L14 A/K/A 300 Byberry Road A/K/A 300 W. Byberry Road Unit 14 19116 58th WD 642 Sq. Ft. BRT# 888582227 Improvements: Residential Property
ANNETTE SILVERMAN C.P. Jan 2020 No. 03831 \$85,797.67 Logs Legal Group LLP

2309-349
4503 N. 19th Street 19140 13th WD 1,294 Sq. Ft. BRT# 132205800 Improvements: Residential Property
GRAZIANO PROPERTY DEVELOPMENT, LLC ANTHONY GRAZIANO C.P. Mar 2022 No. 01828 \$180,389.94 Larocca Hornik Rosen & Greenberg LLP

2309-350
8046-48 Frankford Avenue 19136 64th WD 20,000 Sq. Ft. BRT# 882928630 Improvements: Commercial Property Subject to Mortgage
STEPHEN KANYA AND INSECTARIUM AND BUTTERFLY PAVILLION, INC C.P. Jun 2017 No. 00979 \$927,851.08 Lightman & Manochi

2309-351
4235 Marple Street 19136 65th WD 1,046 Sq. Ft. BRT# 651105100 Improvements: Residential Property
GARY W. DORETY C.P. Oct 2022 No. 01894 \$64,377.63 Logs Legal Group LLP

2309-352
4728 Darrah Street 19124 23rd WD 1,270 Sq. Ft. BRT# 232240300 Improvements: Residential Property
MARY F. PERRY A/K/A MAY F. PERRY C.P. Nov 2022 No. 00577 \$47,342.65 Logs Legal Group LLP

2309-353
151 West Sharpnack Street 19119 22nd WD 2,426 Sq. Ft. BRT# 223047200 Improvements: Commercial Property
EVENYOUCAN, LLC. C.P. Feb 2023 No. 02511 \$222,890.03 Stern & Eisenberg PC

2309-354
3218-20 West Cheltenham Avenue 19150 50th WD 1,890 Sq. Ft. BRT# 775107505 Improvements: Commercial Property
BESSIE COVINGTON,REGINALD COVINGTON C.P. Nov 2017 No. 01730 \$176,926.43 Stern & Eisenberg PC

2309-355
764 N. Croskey Street 19130 15th WD 658 Sq. Ft. BRT# 151157800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM AND UNDER JUDITH M. HAKIMIAN, DECEASED C.P. Apr 2022 No. 00375 \$90,878.51 Parker Mccay

SHERIFF'S SALE

2309-356
6506 Wheeler Street 19142 40th WD 1,088 Sq. Ft. BRT# 406200800 Improvements: Residential Property
CARMEN LORD, KNOWN HEIR TO THE ESTATE OF WILLIAM F. LORD, DECEASED MORTGAGOR; WILLIAM LORD, KNOWN HEIR TO THE ESTATE OF WILLIAM F. LORD, DECEASED MORTGAGOR; GRETA A. LORD, KNOWN HEIR TO THE ESTATE OF WILLIAM F. LORD, DECEASED MORTGAGOR; ERIC LORD, KNOWN HEIR TO THE ESTATE OF WILLIAM F. LORD, DECEASED MORTGAGOR; ANDI LORD, KNOWN HEIR TO THE ESTATE OF WILLIAM D. LORD, DECEASED MORTGAGOR; AND THE UNKNOWN HEIRS AND ASIGNS OF THE ESTATE OF WILLIAM F. LORD, DECEASED MORTGAGOR C.P. Dec 2020 No. 00543 \$43,534.04 Parker Mccay

2309-357
3332 Brandywine Street 19104 24th WD 1,098 Sq. Ft. BRT# 242011600 Improvements: Residential Property
NORMAN BEY C.P. Aug 2022 No. 00353 \$134,116.05 Hill Wallack LLP

2309-358
2629 North 17th Street 19132 16th WD 892 Sq. Ft. BRT# 161159500 Improvements: Residential Property
17TH STREET, LLC C.P. Mar 2023 No. 02991 \$248,721.63 The Law Office Of Gregory Javardian

2309-359
4816 Ogle St 19127 21st WD 414.80 Sq. Ft. BRT# 212427800 Improvements: Residential Property
MARK O. SICKINGER C.P. June 2022 No. 01994 \$161,823.21 KML Law Group, PC

2309-360
3411 Chippendale Ave 19136 64th WD 1,811 Sq. Ft. BRT# 642208500 Improvements: Residential Property
KIMBERLY A. WOODSON A/K/A KIMBERLY WOODSON C.P. Nov 2022 No. 00053 \$179,793.01 KML Law Group, PC

2309-361
2413 Grays Ferry Avenue 19146 30th WD 1,740 Sq. Ft. BRT# 302176000 Improvements: Residential Property Subject to Mortgage
JOHN PRIMIANO C.P. Jan 2018 No. 05578 \$224,503.26 Eckert Seamans Cherin & Mellott, LLC

2309-362
4521 Van Kirk Street 19135 41st WD 1,800 Sq. Ft. BRT# 411097400 Improvements: Residential Property
DOROTHEA GORKO, KNOWN HEIR OF DOROTHY F. SNYDER A/K/A DOROTHY SNYDER DECEASED DANIEL SNYDER KNOWN HEIR OF DOROTHY F. SNYDER A/K/A DOROTHY SNYDER, DECEASED UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER DOROTHY F. SNYDER A/K/A DOROTHY SNYDER DECEASED C.P. Oct 2022 No. 01769 \$117,573.40 Logs Legal Group LLP

2309-363
2231 West Norris Street 19121 32nd WD 2,064 Sq. Ft. BRT# 322251000 Improvements: Commercial Property
G & J PROPERTY INVESTMENTS LLC C.P. Mar 2023 No. 00926 \$248,778.71 Hill Wallack LLP

2309-364
5128 Newhall Street 19144 12th WD 2,217 Sq. Ft. BRT# 123221800 Improvements: Residential Property
TANTRUM PROPERTIES LLC C.P. Feb 2023 No. 02896 \$211,470.04 Hill Wallack LLP

2309-365
5900 Lansdown Avenue 19151 34th WD

SHERIFF'S SALE

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

2309-366
1621 Elaine Street 19150 50th WD 1320 Sq. Ft. BRT# 501495800 Improvements: Residential Property
DAVID L. JACKSON, IN HIS CAPACITY AS A KNOWN HEIR, SUCCESSOR, ASSIGN AND/OR PERSON CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY WILLIAMS, DECEASED AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND OR PERSONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY WILLIAMS, DECEASED C.P. Mar 2018 No. 01571 \$68,259.77 Mccabe, Weisberg & Conway, LLC

2309-367
5878 Woodcrest Street 19131 52nd WD 1,422 Sq. Ft. BRT# 522148900 Improvements: Residential Property
SHIRLEY A. SAVIOUR A/K/A SHIRLEY SAVIOUR C.P. Nov 2018 No. 01319 \$97,163.77 Brock & Scott PLLC

2309-368
201 West Cambria Street 19133 19th WD 853 Sq. Ft. BRT# 871102400 Improvements: Residential Property Subject to Mortgage-Subject to Rent
MIGUEL MARTINEZ; CAMBRIA MINI MARKET AND MARTINEZ BUSINESS CENTER LLC C.P. Mar 2022 No. 00481 \$311,411.12 Saldutti Law Group

2309-370
5618 Elliott Street 19143 51st WD 953 Sq. Ft. BRT# 513101800 Improvements: Residential Property
STACEY CARTER UNKOWN HEIRS AND OR ADMINISTRATORS TO THE ESTATE OF VIRGINIA TYLER C.P. Nov 2022 No. 01262 \$18,158.85 Manley Deas Kochalski LLC

2309-371
2022 North 25th Street 19121 32nd WD 1,120 Sq. Ft. BRT# 322181300 Improvements: Residential Property
BLUE BIRD FLIP LLC, NATALIE ACEVEDO C.P. Mar 2023 No. 02548 \$148,172.52 Larocca Hornik Rosen & Greenberg LLP

2309-372
6119 N 6th Street 19120 61st WD 1,904 Sq. Ft. BRT# 61124600 Improvements: Residential Property Subject to Mortgage
DENNIS J BEERLEY AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEERLEY JOSEPH S BEERLEY AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEERLEY; MICHAEL J BEERLEY AS BELIEVED HEIR AND OR ADMINISTRATOR TO THE ESTATE OF DENNIS G. BEERLEY UNKOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF DENNIS G. BEERLEY C.P. June 2022 No. 01033 \$29,053.80 Manley Deas Kochalski LLC

2309-373
2101-17 Chestnut Street, Unit 609 19103 8th WD 465 Sq. Ft. BRT# 888111892 Improvements: Residential Property Subject to Mortgage
KEVIN GATTO C.P. Oct 2021 No. 01745 \$32,843.48 Shnyder Law Firm, LLC

2309-374
2027 Widener Place 19138 17th WD 1006.75 Sq. Ft. BRT# 171197500 Improvements: Residential Property
APEX HOSPITALITY GROUP LLC C.P. Feb 2023 No. 01187 \$143,571.40 Manley Deas Kochalski LLC

2309-375
5124 Glenloch Street 19124 62nd WD 758 Sq. Ft. BRT# 622414000 Improvements: Residential Property

SHERIFF'S SALE

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

2309-376
245 N Alden Street 19139 4th WD 1078 Sq. Ft. BRT# 42205910 Improvements: Residential Property
TARA D JOHNSON A/K/A TARA JOHNSON INDIVIDUALLY AND AS ADMINISTRATRIX TO THE ESTATE OF NEVONIA JONES A/K/A NEVONIA R JONES C.P. Oct 2022 No. 00585 \$47,835.74 Manley Deas Kochalski LLC

2309-377
1645 N Allison St 19131 4th WD 1,515 Sq. Ft. BRT# 41332400 Improvements: Residential Property Subject to Mortgage
RENVILLE CAMPBELL C.P. Jan 2023 No. 00788 \$38,963.14 Weltman, Weinberg & Reis Co Lpa

2309-378
1414 S Penn Square, Unit 6b 19102 8th WD 2997 Sq. Ft. BRT# 888094918 Improvements: Residential Property SUBJECT TO RENT
DOUGLAS JOHNSON C.P. Oct 2022 No. 01618 \$1,325,302.35 Friedman Vartolo LLP

2309-379
2637 W Somerset Street 19132 38th WD 960 Sq. Ft. BRT# 381292700 Improvements: Residential Property
MARK MCCALL; NUHOME INVESTMENT PROPERTIES LLC C.P. Jan 2023 No. 01910 \$108,951.54 Larocca Hornik Rosen & Greenberg LLP

2309-380
2211 N 51st Street 19131 52nd WD 9,971 Sq. Ft. BRT# 521274000 Improvements: Residential Property
WILLIAM LACOMCHEK C.P. Oct 2022 No. 00922 \$266,215.48 Manley Deas Kochalski LLC

2309-381
1517 West Cumberland Street 19132 16th WD 1,976 Sq. Ft. BRT# 161295200 Improvements: Residential Property
6468 CAPITAL LLC C.P. Jan 2023 No. 02621 \$386,055.28 Weber Galigher Simpson Stapleton Fires & Newby, LLP

2309-382
1536 S Stanley Street 19146 36th WD 858 Sq. Ft. BRT# 364429500 Improvements: Residential Property
SB PROPERTY GROUP LLC AND MAURICIO BARDALES C.P. May 2022 No. 00375 \$290,622.06 Larocca Hornik Rosen

2309-383
2628 Welsh Rd Apt #117 19152 57th WD 803 Sq. Ft. BRT# 888570082 Improvements: Residential Property
EDWARD MORRIS, ADMINISTRATOR OF THE ESTATE OF JOAN TIRABASSO, DECEASED C.P. Jan 2022 No. 01058 \$140,033.10 Logs Legal Group LLP

2309-384
604-36 S Washington Sq Apt 1313 19106 5th WD 415 Sq. Ft. BRT# 888050807 Improvements: Residential Property
ABRAHAM WAKSMAN A/K/A TRUSTEE, ABRAHAM WAKSMAN A/K/A REVOCABLE TRUSTEE JUDITH WAKSMAN A/K/A TRUSTEE & JUDITH WAKSMAN A/K/A REVOCABLE TRUSTEE SC-22-06-01-3098 \$12,000.00 Glenn M. Ross, PC

2309-385
1558 North 29th Street 19121 29th WD 1058.64 Sq. Ft. BRT# 292241400 Improvements: Residential Property Subject to Mortgage
1558 N. 29TH, LLC C.P. Oct 2022 No. 02488 \$808,861.10 Fein, Such, Kahn & Shepard, PC

2309-386
6003 N 11th Street 19141 49th WD 6,721 Sq. Ft. BRT# 492241300 Improvements: Residential Property Subject to Mortgage
GM HOME INC. C.P. Feb 2023 No. 00553 \$141,630.66 Ladov Law Firm, P.C.



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