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PHILLY SODA TAX TO GO UNDER REVIEW IN CITY COUNCIL HEARING



Philadelphia City Councilmember Jim Harrity. (Emma Lee/WHYY)



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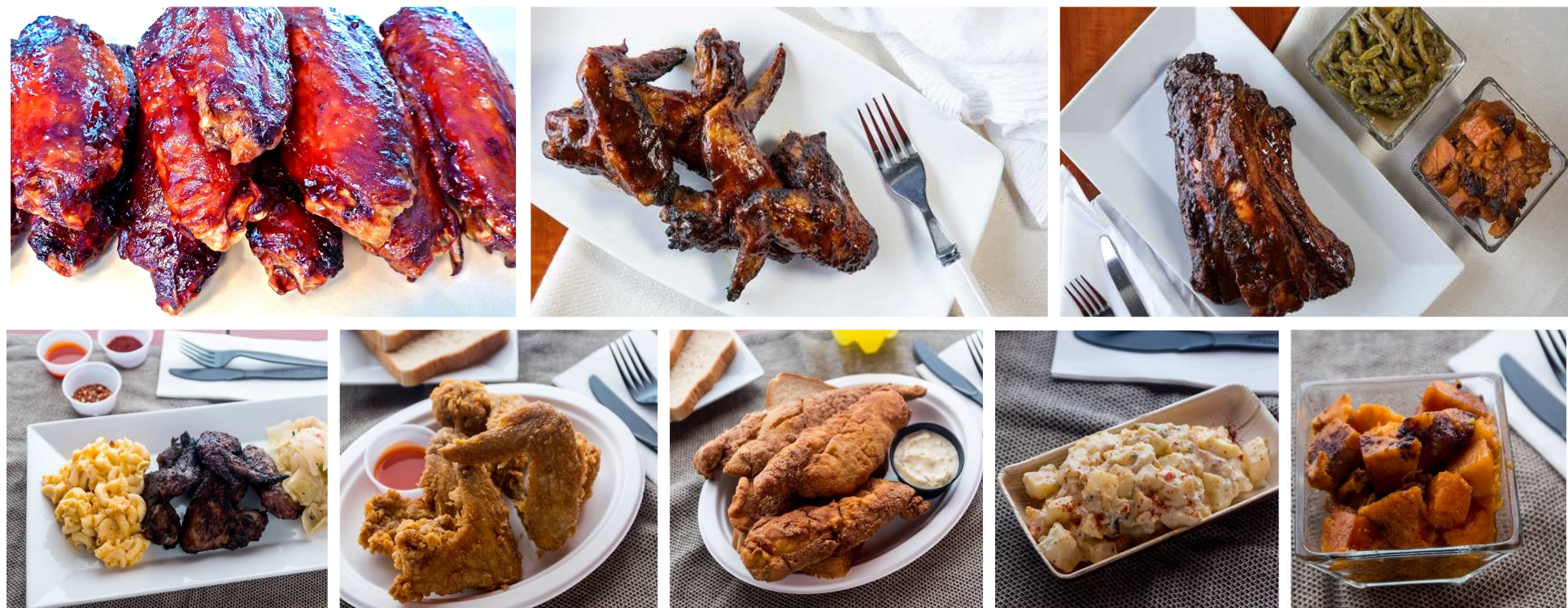
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Burgers & Sandwiches <i>(Lettuce, tomato, onion, pickles, and American cheese.)</i>		Jerk Chicken-	\$14.50	Apple Cobbler-	\$4.00
		w/White Meat	\$15.50	Peach Cobbler-	\$4.00
Beef Burger-	\$5.50	Fried Chicken-	\$14.50	Assorted Cakes-	\$4.00
Bacon Burger-	\$6.50	w/White Meat	\$15.50	Banana Pudding	\$4.00
Turkey Burger-	\$5.50	Chicken Wings-	\$13.25	Signature Sides & Sides	
Pulled Pork	\$8.25	BBQ Pork Ribs & Chicken-	\$22.50	Potato Salad-	\$4.00/8.00
Pulled Pork w/Cole Slaw	\$9.25	w/White Meat	\$23.50	Cabbage-	\$4.00/8.00
BBQ Pork Rib	\$12.00	BBQ Beef Ribs & Chicken-	\$24.50	Collard Greens-	\$4.00/8.00
		w/White Meat	\$25.50	Candied Yams-	\$4.00/8.00
		Turkey Wing-	\$13.50	Mac & Cheese-	\$4.75/\$9.50
BBQ		Seafood		String Beans-	\$4.00/8.00
BBQ Pork Ribs	\$16.50 (1/2)	Shrimp-	\$24.00 (12)	Baked Beans-	\$4.00/8.00
	\$29.00 (Slab)		\$12.00 (6)	Coleslaw-	\$4.00/8.00
BBQ Beef Ribs	\$19.25 (1/2)	Fresh Fish Sandwich-		Mac & Tuna-	\$4.00/8.00
	\$31.25 (Slab)	Whiting	\$9.75	Seafood Salad-	\$4.00/8.00
BBQ Chicken	\$9.25 (1/2)	Catfish	\$10.25	Corn on the Cob-	\$2.50
	\$18.50 (Whole)	Swai	\$10.25	French Fries-	\$2.50
Jerk Chicken	\$9.25 (1/2)	Fresh Fish Platter-		Sweet Potato Fries-	\$2.50
	\$18.50 (Whole)	Whiting	\$14.75	Corn Muffin- (3 for)	\$2.50
Fried Chicken	\$9.50 (1/2)	Catfish	\$15.25	<i>All vegetables cooked with smoked turkey products.</i>	
	\$18.50 (Whole)	Swai	\$15.25	<i>Prices are subject to change without notice.</i>	
BBQ, Jerk, or Fried Wing	\$4.65 (3 Wings)	Grilled Salmon	\$17.00		
Platters		Shrimp Platter-	\$27.50 (12)		
BBQ Pork Ribs-	\$17.00		\$17.00 (6)		
Pulled Pork-	\$15.00	Fish/Shrimp Combo Platter-			
BBQ Beef Ribs-	\$18.00	Whiting	\$26.75		
BBQ Chicken-	\$14.50	Catfish/Swai	\$27.25		
w/White Meat	\$15.50				

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PHILLY SODA TAX TO GO UNDER REVIEW IN CITY COUNCIL HEARING



Philadelphia City Councilmember Jim Harrity. (Emma Lee/WHYY)

Councilmember Jim Harrity says residents leave town to shop to avoid the tax, and claims that costs the city lots of revenue.

ByTom MacDonald, WHYY

It’s an old argument that some on Philadelphia City

Council thought was settled years ago. Councilmember Jim Harrity is resurrecting the idea that the city’s tax on sugary drinks actually costs the city revenue instead of raising funds. On Thursday, City Council approved Harrity’s resolution calling for a hearing on

the matter. He claims shoppers go outside the city limits to buy soda and sugary drinks for less, leading them to also buy their groceries in the suburbs, as well. Philadelphia receives about \$75 million a year in revenue from the soda tax, according to city officials.

Harrity’s move is the latest challenge to the tax since its passing in 2016, despite vocal opposition to the tax from the soda industry. In 2018, the Pennsylvania Supreme Court upheld the tax against claims that it illegally duplicated the sales tax already applied to drinks. Harrity claims that the shopping exodus has led to the loss of tax revenue and union jobs, with delivery companies and supermarkets

cutting staff. “I think that we’ll see that we’re actually losing money on the soda tax,” Harrity said. “This is really just a tax on the poor because the only people that actually are buying the soda in Philadelphia are those that don’t or can’t afford a vehicle. Most are seniors and in poor families.”

Harrity lives just a block from the intersection of Kensington and Allegheny avenues, and believes his neighborhood and others like it are becoming food deserts because stores are closing under the weight of the tax. “My neighborhood, it’s a very low-income neighborhood, my neighbors travel outside the city to get their stuff,” he said. “They may

go to the supermarket for something they need for dinner at night, but for the most part, they’re going out once a month or every two weeks, to the county, Bensalem, places like that and buying their soda. And while they’re there, they’re buying all their groceries.” The argument has been the same ever since the tax was approved by City Council, mostly pushed by the unions and supermarket owners. Council President Kenyatta Johnson said he voted for the tax and would not support its repeal, but he said council members have a right for a hearing if they want one.

CITY COUNCIL EXPLORES HOW PHILADELPHIA IS PREPPED TO CHALLENGE CHANGES IMPLEMENTED BY THE TRUMP ADMINISTRATION



Philadelphia City Councilmember Rue Landau, pictured here speaking at the 4th annual Philadelphia Palestine Day, warned residents of the impact President Donald Trump could have on the city at a hearing on Jan. 22, 2025. (Carmen Russell-Sluchansky/WHYY)

Nearly a dozen people testified at a City Council hearing about how changes in the White House will be felt in Philadelphia.

By Tom MacDonald, WHYY

Philadelphia City Council held a hearing Wednesday morning to sound a warning about how poten-

tial policy changes implemented by Donald Trump’s administration could impact the city and how lawmakers and residents should prepare. Councilmember Rue Landau said the city needs to be ready for anything the Trump administration has done or plans to do to end diversity, equity and inclusion in Philadelphia and the

country. “Not everything the Trump Administration says is constitutional and will be enforced,” Landau said.

Landau, the first openly gay member of council, said the hearing was to evaluate the path the Trump administration is on.

“Today is the beginning of figuring out what some of that is and knowing that we have legal experts on the ground in Philadelphia who are constantly looking at what he’s doing, what he’s trying to do, and get ready for what we need to do to fight back as well,” Landau said. “There’s no doubt in my mind that we can’t imagine all of the disastrous things that he’s going

to try to do to us.” City Solicitor Renee Garcia said there are executive orders that are in place that maintain Philadelphia’s status as a sanctuary city. Other groups testified that the city will have to fight back decisions made in Washington.

“These policies regarding mass deportation are anti-public safety and also anti-family,” said First Assistant District Attorney Bob Listenbee. He said just the fear of immigration arrests and mass deportation will hurt the city’s ability to prosecute some criminals. He said if Immigration and Customs Enforcement officials arrest people outside the courthouse across the street from City

Hall, it would instill fear in the community. Listenbee believes that will keep people without legal documents from testifying against criminals because of fear of deportation. He added District Attorney Larry Krasner will be working with his colleagues in other municipalities to fight some of the Trump edicts.

Councilmember Kendra Brooks stressed Philadelphia’s DEI and immigration policies are not changing. “The threat of Trump is also the threat of an oligarchy, our city has to get prepared for this reality,” Brooks said.

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'A WIN-WIN': SEPTA SET TO LEASE 5 TRAIN STATIONS IN NORTHWEST PHILLY TO PRIVATE DEVELOPER



Graver's Station in Philadelphia's Chestnut Hill neighborhood was designed by architect Frank Furness. (Kimberly Paynter/WHYY)

SEPTA selected Ken Weinstein's bid to renovate the stations as the authority faces a massive operating deficit.

By Aaron Moselle WHYY

More than 20 years ago, SEPTA agreed to lease Richard Allen Lane Station to real estate developer Ken Weinstein. He renovated the vacant building in West Mount Airy, then brought a coffee shop to the first floor and rented the apartments above. The historic property has been occupied ever since. Now, amid a financial crisis, the cash-strapped authority is set to lease out five more Northwest Philadelphia rail stations to Weinstein, a deal that saves SEPTA millions while removing blight in those neighborhoods.

The SEPTA Board is expected to approve the first-of-its-kind contract during its regular meeting on Thursday, when it will vote on a related resolution. "This is a win-win situation for SEPTA and the Northwest Philadelphia community. These five historic buildings have the potential to become community hubs — benefiting SEPTA riders and people in the surrounding neighbor-

hoods. It is also another example of how we continue to do our part to control costs and be good stewards of taxpayer dollars," said SEPTA spokesperson Kelly Greene in a statement.

If approved, Weinstein's company, Philly Office Retail, would pay SEPTA \$1 per year for up to 99 years to lease the five stations. They are Gravers, Mt. Airy, Carpenter, Tulpehocken and Upsal. Weinstein, who has revitalized several historic buildings in the area, is thrilled SEPTA selected his bid to overhaul the stations, which sit along the Chestnut Hill East Line and the Chestnut Hill West Line. "Right now, these stations bring down the community because they're vacant and deteriorated, and blight is not good for anybody. By restoring and reusing these stations, we can help attract SEPTA riders, we can help create a better quality of life for people in the neighborhoods," said Weinstein.

SEPTA estimates it would cost the authority \$4 million to renovate all five stations. It also spends \$150,000 a year on annual maintenance costs. The authority is facing a \$240 million-plus deficit in the fiscal year that starts July 1.

Weinstein said he expects to spend \$1.5 million on the project. If his company

signs a lease with SEPTA early next year, the work could be completed by the middle of 2026. All five stations are two stories, giving Weinstein the opportunity to create mixed-use developments like Allen Lane Station. The developer has yet to line up any commercial tenants, but said there is "strong demand" from a coffee shop business for Upsal Station.

"Having mixed-use, commercial and residential together brings us 24/7 security. So people are there during the day, and people are there in the evening, and that's worked really well at

Richard Allen Station," said Weinstein. SEPTA's financial woes, which could result in service cuts, are not expected to impact the renovations. "One of the things that was made clear by Philly Office Retail and Ken Weinstein is that they see these sites as community-facing and a community benefit, not just an asset to the SEPTA rider," said Greene.]

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PA. DEMOCRATIC SEN. JOHN FETTERMAN SIGNALS HE'LL SUPPORT SOME OF TRUMP'S CABINET SELECTIONS



Dave McCormick, the state's freshman Republican senator, calls them "disruptive in the best sense of the word."

By John Cole, Pennsylvania capital Star

President-elect Donald Trump has announced his cabinet selections over the past two months, although the process formally begins today with the first set of Senate hearings for his nominees to lead the Departments of Veterans Affairs, Defense, and Interior.

U.S. Sens. John Fetterman (D-Pa.) and Dave McCormick (R-Pa.) are on opposite sides of the aisle, but aren't entirely falling in line or opposing Trump's selections.

Fetterman, a member of the U.S. Senate Committee on Agriculture, Nutrition and Forestry, told the Capital-Star at the Pennsylvania Farm Show on Jan. 4 that he "absolutely expects" to vote for Trump's nominee to lead the Department of Agriculture, Brooke Rollins.

"I've met with her," Fetterman said. "Obviously she's going to have some different views on some things, but overall, she has a strong background, and I really learned a lot more about her." Fetterman added that he "can't imagine" that there

would be "explosive hearings" on Rollins' confirmation and said he hopes to work with her on crafting the next farm bill.

"So I look forward to working with her, and we've expressed that we're going to find plenty [of] things to work together on that and deliver for Pennsylvania and the farmers," Fetterman said.

Fetterman also serves on other committees that will hear from Trump's nominees: Commerce, Science, and Transportation, Homeland Security and Governmental Affairs, and Special Committee on Aging. McCormick, who was sworn in earlier this month after defeating longtime incumbent U.S. Sen. Bob Casey (D-Pa.), serves on the following committees: Banking, Housing and Urban Affairs, Energy and Natural Resources, Foreign Relations, Special Committee on Aging, and Joint Economic Committee.

Speaking to reporters at the Pennsylvania Farm Show on Saturday, which was his first public appearance in the state since becoming senator, McCormick said he's already met with several of Trump's cabinet nominees, but is focused on the selections that will come in front of his committees.

"I'm on the Energy Committee, so the energy secretary, the interior secretary. I'm on the Banking Committee, so those economic people will come through me, and I'm on the Foreign Relations Committee," McCormick said, adding he also planned to meet with U.S. Sen. Marco Rubio (R-Fla.), Trump's selection for secretary of state. "My impressions are that President Trump promised disruption, and he's nomi-

nating a number of people that will be disruptive in the best sense of the word," McCormick told the Capital-Star. "We want change. That's what the American people told us. That's what Pennsylvania told us."

"So, I want to help him in any way I can to make sure his nominees and he gets the team he needs," he added. "But, I'm also a senator with responsibility to advise and consent, so I take that seriously. I'm going to meet with each person. I'm going to do my responsible due diligence, but I'm hopeful that we're going to be able to put in place and optimistic we'll be able to put in place a great team for the

president."

When asked by the Capital-Star if he had any reservations about any of Trump's selections, he reiterated that he's "meeting with each one as I go," and that he's going to "form my judgments as I have the opportunity to meet with them."

Fetterman, who recently became the first Democrat to meet with Trump at Mar-a-Lago, has met with several of Trump's nominees, while many of the other Democrats have not.

"I don't know why it would be controversial to meet with the nominees, some I

can vote for, like the incoming secretary of agriculture, or Marco Rubio or Representative Stefanik," Fetterman told reporters on Jan. 4. "And there's others, perhaps, that I will not, but whoever I vote, it's going to be an informed choice. And I see that as doing my job." "I don't see that as controversial," Fetterman added. "I don't judge people who they choose to meet. But I hope no one would do the same." Republicans hold a multiple seat majority in the U.S. Senate, so it would likely take all of the Democrats and multiple Republicans to vote in opposition for some of his nominees to not be confirmed.

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Sheriff’s Sale Notices for February 4, 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, February 4, 2025, at the:

HTTPS://WWW.BID4ASSETS.COM/PHILADELPHIA
10:00 A.M. (EST)
Rochelle Bilal, Sheriff

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

- Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at Bid4Assets.com ("Bid4Assets").
- YOU MUST BE EIGHTEEN (18) YEARS OF AGE OR OLDER TO BID.
- All bidders must complete the Bid4Assets on-line registration process to participate in the auction ("Auction"). All bidders must submit a Five Thousand Dollars (\$5,000.00) 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 \$5,000.00 Deposit, the balance due to reach the 10% down payment amount is due by 5:00PM on the next business day after the auction date.
- All properties are sold "AS IS" with NO expressed or implied warranties or guarantees whatsoever. The Sheriff and Bid4Assets shall not be liable as a result of any cause whatsoever for any loss or damage to the properties sold. In anticipation of participating in the Auction and purchasing a property, the bidder assumes all responsibility for due diligence. It is the responsibility of the bidder to investigate any and all liens, encumbrances and/or mortgages held against the property which may not be satisfied by the post-sale Schedule of Proposed Distribution under Pa. R.C.P. 3136 ("Schedule of Proposed Distribution").
- The plaintiff's attorney shall submit the plaintiff's upset price ("Upset Price") to Bid4Assets, via the attorney online portal, at least one (1) hour prior to the start of the Auction. The Upset Price is the least amount the plaintiff will accept for a property. The Sheriff's costs will be added to the Upset Price to determine the reserve price for the auction. The reserve price is the minimum dollar amount the Sheriff will accept for the sale to go to a third-party bidder. Bidders will not know what the reserve price is, but they will see when the reserve price has been met.
- The sale of the property will not be stopped unless The Sheriff's Office is contacted by the Attorney on the Writ, by Court Order or at the discretion of the Sheriff.

SHERIFF’S SALE

- If the reserve price is met, the highest bidder shall be the purchaser. By close of business the next business day after the auction, the purchaser is responsible for 10% of the purchase price for each property purchased plus a buyer's premium of 1.5% of the total purchase price of each property purchased. The purchaser shall pay the balance of 90% of the purchase price for each property purchased plus a \$35 processing fee by 5:00PM EST on the fifteenth (15th) calendar day following the Auction Date unless that day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. Payments are due as stated above, NO EXTENSIONS AND NO EXCEPTIONS.
- Failure to comply with the Conditions of Sale including, but not limited to, the failure to pay the remaining balance by any due date (the 10% down payment due date is the day following the auction; the 90% balance due date is 15 days after the auction date) and complying with all post-sale instructions required by the Sheriff and Bid4Assets, shall result in a default ("Default") and the down payment shall be forfeited by the bidder.
- If a bidder wins multiple properties and does not comply with the conditions of sale for each property he is deemed in Default and all of the consequences of a Default will apply.
- The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.
- On any auction that results in a third-party sale, if the winning bidder defaults, the Sheriff's Office, may at its sole discretion extend an offer to the second highest bidder in good standing through Bid4Assets' "Bidder on Deck" program. The bidder on deck will be contacted in the event of a Default two (2) days after the auction. The Bidder on Deck will have Twenty-Four (24) Hours to accept the offer. If the second bidder accepts this offer, they shall owe the total balance due on the fifteenth (15th) calendar day from the date the winning bid is accepted. If the payment due date 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 accepts the Bidder on Deck offer and does not complete settlement, he/she will forfeit any monies paid to Sheriff and may be suspended from Bid4Assets
- The Sheriff's Office, in its sole discretion, may cancel the sale after the auction closes for any reason.
- 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.
- 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.
- The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.
- All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00)
- 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.
- 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.

SHERIFF’S SALE

- 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.
- 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.
- 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.
- 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, February 4, 2025

- 2502-301**
4462 GARDEN STREET 19137, 45TH WD, 1128 SQ FT, BRT # 453330700, RESIDENTIAL PROPERTY, GERALD D. MYERS JR, CP JUL 2023, NO. 01224, \$155,875.58, KML LAW GROUP, P.C.
- 2502-302**
1549 SOUTH 53RD STREET 19143, 51ST WD, 1232 SQ FT, BRT # 512013600, RESIDENTIAL PROPERTY, 644 ELM ST LLC, CP JUL 2024, NO. 00006, \$176,360.51, FRIEDMAN VARTOLO LLP, SUBJECT TO MORTGAGE
- 2502-303**
1553 NORTH 58TH STREET 19131, 4TH WD, 1155 SQ FT, BRT # 043300100, RESIDENTIAL PROPERTY, MARIAM ALLAN; GARDEN PROPERTIES LLC, CP FEB 2024, NO. 02895, \$120,456.46, FRIEDMAN VARTOLO LLP, SUBJECT TO MORTGAGE
- 2502-304**
3134 NORTH 22ND STREET 19132, 11TH WD, 900 SQ FT, BRT # 111321300, RESIDENTIAL SINGLE FAMILY ATTACHED, CONTROL INVESTMENTS LLC, CP JUN 2024,

SHERIFF’S SALE

- NO. 02708, \$202,749.16, WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP
- 2502-305**
3347 RIDGE AVENUE 19132, 28TH WD, 1145 SQ FT, BRT # 282270210, RESIDENTIAL DWELLING, GREAT PROJECT LLC, CP JUN 2024, NO. 02453, \$349,176.81, WEBER GALLAGHER SIMPSON STAPLETON FIRES & NEWBY LLP
- 2502-306**
6468 MUSGRAVE STREET 19119, 22ND WD, 870 SQ FT, BRT # 221230400, RESIDENTIAL PROPERTY, ILEEN ESTATE LLC, CP APR 2024, NO. 01754, \$397,473.96, FRIEDMAN VARTOLO LLP, SUBJECT TO MORTGAGE
- 2502-307**
5632 RODMAN STREET 19143, 46TH WD, 1020 SQ FT, BRT # 463032300, RESIDENTIAL PROPERTY, TKL ACQUISITIONS LLC, CP APR 2024, NO. 00301, \$281,376.58, FRIEDMAN VARTOLO LLP, SUBJECT TO MORTGAGE
- 2502-308**
4636 WEYMOUTH STREET 19120, 42ND WD, 1343 SQ FT, BRT # 421590700, RESIDENTIAL PROPERTY, GILBERTO MOTI, CP NOV 2023, NO. 01204, \$94,191.25, FRIEDMAN VARTOLO LLP, SUBJECT TO MORTGAGE
- 2502-309**
6007 WISTER STREET 19138, 17TH WD, 1890 SQ FT, BRT # 172533100, RESIDENTIAL PROPERTY, BETTER THAN SUCCESS MANAGEMENT LLC, CP MAY 2024, NO. 02162, \$189,105.17, FRIEDMAN VARTOLO LLP, SUBJECT TO MORTGAGE
- 2502-310**
5129 IRVING STREET 19139, 60TH WD, 1458 SQ FT, BRT # 602091300, RESIDENTIAL DWELLING, UNEQUECHIC SALON & BOUTIQUE LLC, CP OCT 2024, NO. 01231, \$392,312, KOZLOFF STOUTD, SUBJECT TO MORTGAGE, SUBJECT TO RENT
- 2502-311**
5632 HUNTER STREET 19131, 4TH WD, 1200 SQ FT, BRT # 043192800, RESIDENTIAL DWELLING, HERBERT WILKINS SR, CP FEB 2024, NO. 00186, \$54,456.10, BROCK & SCOTT PLLC, SUBJECT TO MORTGAGE
- 2502-312**
1823 WILDER STREET 19146, 36TH WD, 644 SQ FT, BRT # 363025600, RESIDENTIAL PROPERTY, ORCHID VENTURES LLC, CP SEP 2023, NO. 00950, \$222,893.76, ORLANS PC, SUBJECT TO MORTGAGE

SHERIFF’S SALE

- 2502-313**
1016 SOUTH CHADWICK STREET 19146, 30TH WD, 800 SQ FT, BRT # 301321100, RESIDENTIAL PROPERTY, PERRY M. JACKSON, CP JUL 2024, NO. 01092, \$289,719.38, BERGER LAW GROUP, P.C.
- 2502-314**
1806 TITAN STREET 19146, 36TH WD, 832 SQ FT, BRT # 361096600, RESIDENTIAL PROPERTY, PERRY M. JACKSON, CP JUL 2024, NO. 01109, \$253,115.51, BERGER LAW GROUP, P.C.
- 2502-315**
3466 HOPE STREET 19140, 7TH WD, 800 SQ FT, BRT # 072028700, RESIDENTIAL PROPERTY, TELA COMPRO LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY, CP MAR 2024, NO. 00171, \$101,274.94, STERN & EISENBERG, PC
- 2502-316**
1628 EAST WASHINGTON LANE 19138, 10TH WD, 1888 SQ FT, BRT # 102272400, RESIDENTIAL DWELLING, LILLIAN M. DIXON AND ALFRED D. DIXON, CP NOV 2023, NO. 01175, \$180,855.2, MCCABE WEISBERG & CONWAY LLC
- 2502-317**
2917 WEST NORRIS STREET 19121, 32ND WD, 1104 SQ FT, BRT # 323076300, RESIDENTIAL PROPERTY, SUPREME EXPERIENCE ENTERPRISES LLC, CP APR 2024, NO. 03281, \$103,922.45, LEOPOLD & ASSOCIATES, PLLC, SUBJECT TO MORTGAGE
- 2502-318**
4849 NORTH 15TH STREET 19141, 13TH WD, 1293 SQ FT, BRT # 132050400, RESIDENTIAL PROPERTY, SHANISE T. BUTLER, CP JUL 2024, NO. 01642, \$65,774.28, MDK LEGAL
- 2502-319**
1018 SOUTH 53RD STREET 19143, 51ST WD, 1224 SQ FT, BRT # 511047800, RESIDENTIAL PROPERTY, ALPHAONE S 53RD ST LLC, CP JUL 2024, NO. 02433, \$238,192.75, MDK LEGAL, SUBJECT TO RENT
- 2502-320**
2218 EAST CUMBERLAND STREET 19125, 31ST WD, 1178 SQ FT, BRT # 314013300, RESIDENTIAL PROPERTY, THOMAS JOSEPH FARRELL JR.; DAVID FRY; HOLLY FRY, CP JAN 2024, NO. 00051, \$340,310.36, FRIEDMAN VARTOLO LLP, SUBJECT TO MORTGAGE

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SHERIFF’S SALE

JUL 2024, NO. 02361, \$139,003.69,
STERN & EISENBERG, P.C.

2502-357
4940 SANSOM STREET 19139, 60TH
WD, 1535 SQ FT, BRT # 601039400,
RESIDENTIAL PROPERTY,
JACQUELINE H HOLLOWAY
SOLELY IN HER CAPACITY AS
KNOWN HEIR OF EARLENE
ACWORTH AND THE UNKNOWN
HEIRS OF EARLENE ACWORTH,
CP DEC 2022, NO. 02475,
\$221,786.42, STERN & EISENBERG,
P.C.

2502-358
8039 WOOLSTON AVENUE 19150,
50TH WD, 5072 SQ FT, BRT #
502073500, RESIDENTIAL
DWELLING, HAROLD A. ELLIS,
ADMINISTRATOR OF THE ESTATE
OF HAROLD A. ELLIS SR., CP SEP
2024, NO. 01572, \$49,637.55,
MCCABE, WEISBERG & CONWAY,
LLC

2502-359
6534 HEGERMAN STREET 19135,
41ST WD, 1312 SQ FT, BRT #
411369200, RESIDENTIAL
PROPERTY, ISLAM M. SHAMIMUL
BY EDWARD P. DIEHL, ATTORNY
IN FACT, CP FEB 2023, NO. 01679,
\$107,291.03, STERN & EISENBERG,
P.C.

2502-360
1515 NORTH 56TH STREET 19131,
4TH WD, 1712 SQ FT, BRT #
041349400, RESIDENTIAL
PROPERTY, SHEILA M. BRIGGS,
SOLELY IN HER CASPACITY AS
ADMINISTRATRIX OF THE
ESTATE OF ROSE BRIGGS, CP
MAY 2023, NO. 02976, \$41,322,
STERN & EISENBERG, P.C.

2502-361
505 WEST DAUPHIN STREET 19133,
19TH WD, 1065 SQ FT, BRT #
191423900, RESIDENTIAL
PROPERTY, GOOD WORKS
HOUSING LLC, A PENNSYLVANIA
LIMITED LIABILITY COMPANY,
CP DEC 2023, NO. 01708,
\$310,793.68, STERN & EISENBERG,
PC

2502-362
5302 HADFIELD STREET 19143,
51ST WD, 992 SQ FT, BRT #
511107400, RESIDENTIAL
PROPERTY, EARLE L. TALLEY
AND JUANITA TALLEY, CP APR
2024, NO. 02081, \$41,420.09, STERN
& EISENBERG, P.C.

2502-363
1725 CONLYN STREET 19141, 17TH
WD, 1691 SQ FT, BRT # 171144900,
RESIDENTIAL PROPERTY, NINA
M. JOHNSON A/K/A NINA
JOHNSON, CP SEP 2022, NO. 00432,
\$130,919.02, STERN & EISENBERG,
PC

SHERIFF’S SALE

2502-364
2521 WEST SILVER STREET 19132,
28TH WD, 717 SQ FT, BRT #
281407100, RESIDENTIAL
PROPERTY, SHIRLEY SMITH
SOLELY IN HER CAPACITY AS
HEIR OF MILDRED FLETCHER,
DECEASED AND THE UNKNOWN
HEIRS OF MILDRED FLETCHER,
DECEASED, CP JUL 2022, NO.
01233, \$77,905.52, STERN &
EISENBERG, P.C.

2502-365
1953 MEDARY AVENUE 19141,
17TH WD, 1125 SQ FT, BRT #
171319000, RESIDENTIAL
PROPERTY, YOUNG EDUCATED &
SMART LLC AND RONALD
THOMAS, CP FEB 2024, NO. 03317,
\$183,677.81, STERN & EISENBERG,
PC

2502-366
133 WEST ALBANUS STREET
19120, 42ND WD, 1050 SQ FT, BRT #
422139800, RESIDENTIAL
PROPERTY, RHONDA
BRICKHOUSE, CP JUN 2022, NO.
01835, \$45,892.44, STERN &
EISENBERG, P.C.

2502-367
22 EAST GORGAS LANE 19119,
22ND WD, 1480 SQ FT, BRT #
222101500, RESIDENTIAL SINGLE
FAMILY ATTACHED, ARTHUR
WILLIAMS, CP APR 2024, NO.
01057, \$299,566.26, HLADIK,
ONORATO & FEDERMAN, LLP

2502-368
3106-3108 MOUNT VERNON
STREET 19104, 24TH WD, 2772 SQ
FT, BRT # 242055310, RESIDENTIAL
DWELLING, CORRIN R. STOKES,
CP JUL 2023, NO. 02457, \$132,518.44,
HLADIK, ONORATO &
FEDERMAN, LLP

2502-369
2832 NORTH BAILEY STREET
19132, 38TH WD, 752 SQ FT, BRT #
381173300, RESIDENTIAL
DWELLING, NICOLE D. PURVY;
NDP MANAGEMENT LLC, CP JAN
2024, NO. 02115, \$154,883.17,
HLADIK, ONORATO &
FEDERMAN, LLP

2502-370
7034 WOODLAND AVENUE 19142,
40TH WD, 1500 SQ FT, BRT #
403292400, RESIDENTIAL
DWELLING, UNITED TRUSTT LLC,
CP FEB 2024, NO. 00491,
\$259,295.26, PADGETT LAW
GROUP

2502-371
309 MAPLE AVENUE 19116, 58TH
WD, 6875 SQ FT, BRT # 583022900,
RESIDENTIAL DWELLING,
CAROLE KORNSEY A/K/A
CAROLE A. KORNSEY, CP JUN

SHERIFF’S SALE

2023, NO. 00962, \$91,789.33, BROCK
& SCOTT PLLC

2502-372
7326 LONGSPUR PLACE 19153,
40TH WD, 1796 SQ FT, BRT #
406659700, RESIDENTIAL
DWELLING, TRACEY L. BAKER
A/K/A TRACEY L. BAKER APPLIN
A/K/A TRACY LYNN APPLIN
A/K/A TRACEY L. APPLIN AND
MURPHY LORENZO APPLIN, CP
MAR 2023, NO. 01301, \$88,955.76,
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC

2502-373
5623 WOODBINE AVENUE 19131,
52ND WD, 8172 SQ FT, BRT #
522179100, RESIDENTIAL
PROPERTY, HUGH CUNNINGHAM,
AS ADMINISTRATOR OF THE
ESTATE OF MELBA WILSON AKA
MELBA J. WILSON AKA MELBA J
MCCRAY, DECEASED, CP AUG
2024, NO. 00391, \$272,690.37, KML
LAW GROUP, P.C.

2502-374
1414 SOUTH PENN SQUARE 19102,
8TH WD, 1307 SQ FT, BRT #
888095222, RESIDENTIAL
PROPERTY, JENNIFER CHU, CP
JUN 2024, NO. 00571, \$644,132.09,
SIRLIN LESSER & BENSON, P.C.

2502-375
4322 LONGSHORE AVENUE 19135,
55TH WD, 3106 SQ FT, BRT #
552175200, RESIDENTIAL
PROPERTY, LASHEA GREEN,
ADMINISTRATRIX OF THE
ESTATE OF MERDIC GREEN, JR.,
DECEASED, CP MAR 2023, NO.
00682, \$198,525.40, BROCK &
SCOTT PLLC, SUBJECT TO
MORTGAGE

2502-376
1130 NORTH 64TH STREET 19151,
34TH WD, 2886 SQ FT, BRT #
344254300, RESIDENTIAL
PROPERTY, NICHOLAS UMILE, JR
ET AL, CP MAR 2023, NO. 01413,
\$185,919, GINGO PALUMBO LAW
GROUP LLC, SUBJECT TO
MORTGAGE

2502-377
7255 BINGHAM STREET 19111,
53RD WD, 3163 SQ FT, BRT #
532384600, RESIDENTIAL SINGLE
FAMILY ATTACHED, VICTORIA
REILLEY A/K/A VICTORIA M.
REILLEY, CP DEC 2023, NO. 02323,
\$46,345.16, BROCK & SCOTT PLLC,
SUBJECT TO MORTGAGE

2502-378
5128 NORTH MARVINE STREET
19141, 49TH WD, 1302 SQ FT, BRT #
493098200, RESIDENTIAL
DWELLING, LARRY A ADAMS, JR,
CP APR 2023, NO. 02528,

SHERIFF’S SALE

\$118,444.04, BROCK & SCOTT
PLLC, SUBJECT TO MORTGAGE

2502-379
934-950 NORTH 3RD STREET 19123,
5TH WD, 865 SQ FT, BRT #
888033850, COMMERCIAL,
THOMAS E CARDAMONE, CP NOV
2022, NO. 00707, \$91,666.65,
BARLEY SNYDER LLP, SUBJECT
TO MORTGAGE

2502-380
1808 FRANKFORD AVENUE 19125,
18TH WD, 1260 SQ FT, BRT #
183049105, COMMERCIAL, 1808
FRANKFORD LLC, CP JAN 2022,
NO. 01517, \$980,835.88,
EISENBERG, GOLD & AGRAWAL,
P.C., SUBJECT TO MORTGAGE

2502-381
3226 WEST OXFORD STREET
19121, 29TH WD, 1326 SQ FT, BRT #
292227500, RESIDENTIAL
DWELLING, SANDRA HORSEY,
ADMINISTRATRIX OF THE
ESTATE OF GERALDINE E.
HORSEY DECEASED
MORTGAGOR AND REAL OWNER,
CP MAR 2014, NO. 01463,
\$132,028.22, ROBERTSON,
ANSCHUTZ, SCHNEID, CRANE &
PARTNERS, PLLC

2502-382
934 WEST FISHER AVENUE 19141,
49TH WD, 1238 SQ FT, BRT #
492043900, RESIDENTIAL
PROPERTY, HARRIS INVESTMENT
GROUP, LLC, CP MAY 2024, NO.
01398, \$194,723.74, SMITH KANE
HOLMAN LLC

2502-383
511 CATHARINE STREET 19147,
2ND WD, 1233 SQ FT, BRT #
022037720, RESIDENTIAL
DWELLING, RODERICK THOMAS
MEER A/K/A RODERICK T MEER
AND ALEXANDRA S MEER, CP
OCT 2022, NO. 02337, \$570,838.19,
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC

2502-384
4321 CHIPPENDALE AVENUE
19136, 65TH WD, 1200 SQ FT, BRT #
651126600, RESIDENTIAL
PROPERTY, ALEXANDRIA PAGAN,
CP APR 2024, NO. 02251,
\$105,560.84, HILL WALLACK LLP,
SUBJECT TO MORTGAGE

2502-385
3552 CRESSON STREET 19129,
38TH WD, 1179 SQ FT, BRT #
383122500, RESIDENTIAL
PROPERTY, MEGAN BERRY AKA
MEGAN C. BERRY, CP MAY 2024,
NO. 00217, \$115,922.17, KML LAW
GROUP, P.C.

SHERIFF’S SALE

2502-386
6404 BOYER STREET 19119, 22ND
WD, 1118 SQ FT, BRT # 221273400,
RESIDENTIAL PROPERTY,
CLINTON W GREENLEAF, JR,
INDIVIDUALLY AND AS HEIR OF
SANDRA Y. PALMER A/K/A
SANDRA PREMPEH, DECEASED,
CP DEC 2017, NO. 01932, \$90,000.00,
ECKERT SEAMANS CHERIN &
MELLOTT, LLC, SUBJECT TO
MORTGAGE

2502-387
1311 SOUTH 47TH STREET 19143,
27TH WD, 1476 SQ FT, BRT #
273022300, RESIDENTIAL SINGLE
FAMILY ATTACHED, GOOD
WORKS HOUSING LLC, CP JUN
2023, NO. 00043, \$377,968.31,
NORRIS MCLAUGHLIN, P.A.,
SUBJECT TO MORTGAGE

2502-388
222 WEST ABBOTSFORD
AVENUE 19144, 13TH WD, 1805 SQ
FT, BRT # 133036000,
COMMERCIAL, HARRIS
INVESTMENT GROUP LLC, CP
MAR 2024, NO. 00689, \$328,790.31,
HILL WALLACK LLP

2502-389
3856 NORTH DARIEN STREET
19140, 43RD WD, 1120 SQ FT, BRT #
432321200, RESIDENTIAL
PROPERTY, THE UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR
UNDER GLADYS VELEZ,
DECEASED, CP SEPT 2023, NO.
00044, \$21,469.25, HILL WALLACK
LLP

2502-390
1534 MAGEE AVENUE 19149, 54TH
WD, 1776 SQ FT, BRT # 541130400,
RESIDENTIAL PROPERTY, M AND
E RENTAL PROPERTIES, INC., CP
JUN 2023, NO. 00658, \$338,568.23,
MACELREE HARVEY, LTD,
SUBJECT TO MORTGAGE,
SUBJECT TO RENT

2502-391
611 WEST COURTLAND STREET
19140, 49TH WD, 1440 SQ FT, BRT #
491036100, RESIDENTIAL
DWELLING, JUAN ALMONTE AKA
JUAN E. ALMONTE, CP AUG 2022,
NO. 01994, \$54,015.91, ROBERTSON,
ANSCHUTZ, SCHNEID, CRANE &
PARTNERS, PLLC

2502-392
438 NORTH 32ND STREET 19104,
24TH WD, 1758 SQ FT, BRT #
241215400, RESIDENTIAL
DWELLING, BRUCE M. HARRIS
LLC AND UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR

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SHERIFF’S SALE

2502-321
740 ELLSWORTH STREET 19147,
2ND WD, 686 SQ FT, BRT #
021198400, RESIDENTIAL
PROPERTY, VESSET PARTNERS
LLC, CP FEB 2024, NO. 01513,
\$378,522.46, FRIEDMAN VARTOLO
LLP, SUBJECT TO MORTGAGE

2502-322
2329 NORTH GARNET STREET
19132, 16TH WD, 713 SQ FT, BRT #
162095700, RESIDENTIAL
PROPERTY, SOS HOLDINGS LLC,
CP MAR 2024, NO. 02757,
\$108,946.25, FRIEDMAN VARTOLO
LLP, SUBJECT TO MORTGAGE

2502-323
2627 NORTH 17TH STREET 19132,
16TH WD, 892 SQ FT, BRT #
161159400, RESIDENTIAL
PROPERTY, 2248 LLC, CP NOV
2022, NO. 02241, \$625,397.44,
FRIEDMAN VARTOLO LLP,
SUBJECT TO MORTGAGE

2502-324
5115 HARLAN STREET 19131, 44TH
WD, 1402 SQ FT, BRT # 442173200,
RESIDENTIAL PROPERTY,
INNOVATIVE SOLUTIONS &
IMPROVEMENTS (DBA
INNOVATIVE SOLUTIONS &
IMPROVEMENTS LLC), CP APR
2024, NO. 01124, \$169,064.64,
FRIEDMAN VARTOLO LLP,
SUBJECT TO MORTGAGE

2502-325
2401 WEST MONTGOMERY
AVENUE 19121, 32ND WD, 1260 SQ
FT, BRT # 871145050, RESIDENTIAL
PROPERTY, MAVERICK EQUITY
FINANCING LLC, CP SEP 2023, NO.
00419, \$803,075.77, FRIEDMAN
VARTOLO LLP, SUBJECT TO
MORTGAGE

2502-326
618 SOUTH 55TH STREET 19143,
46TH WD, 1220 SQ FT, BRT #
463196200, RESIDENTIAL
PROPERTY, ELEANOR M. JONES,
CP JAN 2024, NO. 02244, \$53,597.36,
KML LAW GROUP, P.C.

2502-327
3648 CALUMET STREET 19129,
38TH WD, 1104 SQ FT, BRT #
383076800, RESIDENTIAL
PROPERTY, PAUL R. KLESCHICK
III, AS ADMINISTRATOR OF THE
ESTATE OF PAUL R. KLESCHICK,
JR., A/K/A PAUL KLESCHICK,
DECEASED, CP APR 2024, NO.
00059, \$153,225.20, KML LAW
GROUP, P.C.

2502-328
1911 MONUMENT STREET 19121,
32ND WD, 1591 SQ FT, BRT #
321142315, RESIDENTIAL
PROPERTY, DELPHIMA WILLIAMS
AKA DELPHIMA L. WILLIAMS, CP

SHERIFF’S SALE

MAR 2024, NO. 02646, \$26,668.25,
KML LAW GROUP, P.C.

2502-329
455 FITZGERALD STREET 19148,
39TH WD, 784 SQ FT, BRT #
392182600, RESIDENTIAL
PROPERTY, DOUGLAS S. WONG
AKA DOUGLAS SHEUNG WONG,
CP SEP 2023, NO. 00793, \$84,495.90,
KML LAW GROUP, P.C.

2502-330
514 POPLAR STREET 19123, 5TH
WD, 1503 SQ FT, BRT # 056161545,
RESIDENTIAL PROPERTY,
CRYSTAL MARIE STEPHENS AND
BCL NATIONAL SFH LLC, CP SEP
2009, NO. 01470, \$213,384.96, MDK
LEGAL

2502-331
6713 NORTH CARLISLE STREET
19126, 10TH WD, 1756 SQ FT, BRT #
101007610, RESIDENTIAL
DWELLING, DANIEL DAVIS,
SOLELY IN CAPACITY AS HEIR OF
DOROTHY MITCHELL,
DECEASED, AND HARVEY DAVIS,
SOLELY IN CAPACITY AS HEIR OF
DOROTHY MITCHELL,
DECEASED, AND SAMUEL DAVIS,
SOLELY IN CAPACITY AS HEIR OF
DOROTHY MITCHELL,
DECEASED, AND UNKNOWN
HEIRS, SUCCESSORS., CP NOV
2023, NO. 01016, \$79,259.53,
POWERS KIRN, LLC

2502-332
4142 DUNGAN STREET 19124, 33RD
WD, 1350 SQ FT, BRT # 332411500,
RESIDENTIAL DWELLING,
CHRISTINA M. GONZALEZ, CP
APR 2024, NO. 02786, \$129,595.58,
POWERS KIRN, LLC

2502-333
4247 NORTH FRANKLIN STREET
19140, 43RD WD, 915 SQ FT, BRT #
433327700, RESIDENTIAL
DWELLING, UNKNOWN
SURVIVING HEIRS OF DARNETTA
L. BROWN THOMAS, DECEASED
AND UNKNOWN SURVIVING
HEIRS OF JAMES THOMAS, JR.
A/K/A JAMES THOMAS,
DECEASED, CP OCT 2023, NO.
02806, \$39,148.76, HLADIK,
ONORATO & FEDERMAN, LLP

2502-334
1837 EAST PASTORIUS STREET
19138, 10TH WD, 1490 SQ FT, BRT #
102183300, RESIDENTIAL
DWELLING, BRUCE M. MINES, AS
OWNER AND AS ADMINISTRATOR
OF ARNOLD D. MINES A/K/A
ARNOLD DANIEL MINES A/K/A
ARNOLD D. MINES, SR.,
DECEASED, CP JAN 2019, NO.
01372, \$76,748.41, HLADIK,
ONORATO & FEDERMAN, LLP

SHERIFF’S SALE

2502-335
230 SOUTH 56TH STREET 19139,
60TH WD, 1238 SQ FT, BRT #
604214100, RESIDENTIAL
DWELLING, NICOLE DERRIQUE
PURVY AND JOSEPH DERRICK
L.L.C, CP SEP 2024, NO. 01312,
\$187,287.38, HLADIK, ONORATO &
FEDERMAN, LLP

2502-336
1224 NORTH ALDEN STREET
19131, 4TH WD, 915 SQ FT, BRT #
043116400, RESIDENTIAL
DWELLING, INNOVATIVE
SOLUTIONS AND IMPROVEMENTS
LLC, CP MAR 2024, NO. 00470,
\$173,972.39, PADGETT LAW
GROUP, SUBJECT TO MORTGAGE

2502-337
12136 RAMBLER ROAD 19154,
66TH WD, 1296 SQ FT, BRT #
663207700, RESIDENTIAL
PROPERTY, WILLIAM J SELTNER,
JR. AND CHRISTINE FRANCES
SELTNER, CP FEB 2023, NO. 00768,
\$185,893.49, LOGS LEGAL GROUP,
LLP

2502-338
2054 ANCHOR STREET 19124, 41ST
WD, 910 SQ FT, BRT # 411056300,
RESIDENTIAL DWELLING,
ESTATE OF JACQUELINE O.
KENNEDY, DECEASED 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
JACQUELINE O. KENNEDY,
DECEASED, CP APR 2024, NO.
00551, \$75,789.09, PADGETT LAW
GROUP, SUBJECT TO MORTGAGE

2502-339
1969 ASHLEY ROAD 19138, 10TH
WD, 1248 SQ FT, BRT # 101369100,
RESIDENTIAL PROPERTY,
CAROLE HEADEN, CP APR 2024,
NO. 01900, \$134,071.92, PADGETT
LAW GROUP, SUBJECT TO
MORTGAGE

2502-340
2646 SOUTH MASSEY STREET
19142, 40TH WD, 960 SQ FT, BRT #
406124200, RESIDENTIAL
DWELLING, JOHN T. YARSIAH, CP
JUN 2014, NO. 03037, \$59,259.75,
BROCK & SCOTT PLLC

2502-341
1605 NORTH BOUVIER STREET
19121, 47TH WD, 1017 SQ FT, BRT #
471276100, RESIDENTIAL
PROPERTY, REMONE PAUL
MUNDLE, CP OCT 2023, NO. 00251,
\$32,2691.06, BROCK & SCOTT,
PLLC, SUBJECT TO MORTGAGE

SHERIFF’S SALE

2502-342
4603 FERNHILL ROAD 19144, 13TH
WD, 1184 SQ FT, BRT # 133126400,
RESIDENTIAL PROPERTY,
KINYETTA N. RYDER, CP MAY
2022, NO. 02630, \$51,880.33, BROCK
& SCOTT, PLLC SUBJECT TO
MORTGAGE

2502-343
428 NORTH 60TH STREET 19151,
34TH WD, 1650 SQ FT, BRT #
341086600, RESIDENTIAL
DWELLING, VIVIAN CARNEGIE,
IN HER CAPACITY AS HEIR OF
BESSIE WHITE AND AS THE
ADMINISTRITX AND HEIR OF THE
ESTATE OF RONNIE L.
HARRINGTON; GARRY
CARNEGIE, IN HIS CAPCITY AS
ADMINISTRATOR OF THE ESTATE
OF BESSIE WHITE; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERS, CP DEC 2019, NO.
01083, \$211,882.43, ROBERTSON,
ANSCHUTZ, SCHNEID, CRANE &
PARTNERS, PLLC

2502-344
2441 EAST FIRTH STREET 19125,
31ST WD, 998 SQ FT, BRT #
314068400, COMMERCIAL, 2441 E
FIRTH STREET LLC, CP AUG 2024,
NO. 03224, \$257,264.05, HILL
WALLACK LLP

2502-345
1130 BRILL STREET 19124, 62ND
WD, 2000 SQ FT, BRT # 621035000,
COMMERCIAL, LSM & ELM
ENTERPRISES, LLC, CP AUG 2024,
NO. 01087, \$157,111.62, HILL
WALLACK LLP

2502-346
1117 SOUTH RUBY STREET 19143,
51ST WD, 880 SQ FT, BRT #
511059500, RESIDENTIAL
PROPERTY, THE UNKNOWN
HEIRS OF MAXINE MOSES
DECEASED, CP JAN 2022, NO.
00710, \$139,221.07, KML LAW
GROUP, P.C.

2502-347
969 NORTH RANDOLPH STREET
19123, 5TH WD, 1260 SQ FT, BRT #
057145500, RESIDENTIAL
PROPERTY, UTA M. FELLECHNER,
CP DEC 2022, NO. 00688,
\$236,800.49, STERN & EISENBERG,
P.C.

2502-348
4716 SALMON STREET 19137, 45TH
WD, 2000 SQ FT, BRT # 453276800,
RESIDENTIAL PROPERTY, JOHN
DALY, V AND JOHN DALY, VI, CP
APR 2019, NO. 01214, \$197,465.70,
STERN & EISENBERG, PC

2502-349
507 SOUTH 62ND STREET 19143,
3RD WD, 1050 SQ FT, BRT #
032241600, RESIDENTIAL
PROPERTY, ERION REAL ESTATE

SHERIFF’S SALE

INVESTORS, LLC, A
PENNSYLVANIA LIMITED
LIABILITY COMPANY, CP APR
2024, NO. 03113, \$149,469.65, STERN
& EISENBERG, PC

2502-350
319-21 NORTH 33RD STREET 19104,
24TH WD, 7458 SQ FT, BRT #
881108030, RESIDENTIAL
PROPERTY, LA GIOCONDA UC
LLC, CP JUL 2024, NO. 01229,
\$1,797,887.42, BERGER LAW
GROUP, P.C.

2502-351
3301 BARING STREET 19104, 24TH
WD, 7895 SQ FT, BRT # 881811701,
RESIDENTIAL PROPERTY, LA
GIOCONDA UC LLC, CP JUL 2024,
NO. 01229, \$1,797,887.42, BERGER
LAW GROUP, P.C.

2502-352A
1320 ALTER STREET 19147, 2ND
WD, 1020 SQ FT, BRT # 884465010,
COMMERCIAL, JASON C. SUMERS,
CP NOV 2007, NO. 01383,
\$515,713.17, LADOV LAW FIRM,
PC, SUBJECT TO MORTGAGE

2502-352B
1322 ALTER STREET 19147, 2ND
WD, 960 SQ FT, BRT # 884464070,
COMMERCIAL, JASON C. SUMERS,
CP NOV 2007, NO. 01383,
\$515,713.17, LADOV LAW FIRM,
PC, SUBJECT TO MORTGAGE

2502-353
2233 LARUE STREET 19137, 45TH
WD, 822 SQ FT, BRT # 453391000,
RESIDENTIAL PROPERTY,
UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS,
FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR
INTEREST FROM OR UNDER
LORRAINE NAGLE, DECEASED, CP
NOV 2019, NO. 03417, \$34,331.97,
STERN & EISENBERG, P.C.

2502-354
3965 NORTH FRANKLIN STREET
19140, 43RD WD, 945 SQ FT, BRT #
871568210, RESIDENTIAL
PROPERTY, CARMEN SIERRA, CP
JUN 2022, NO. 00081, \$120,444.01,
STERN & EISENBERG, P.C.

2502-355
1719 SOUTH AVONDALE STREET
19142, 40TH WD, 1661 SQ FT, BRT #
401178700, RESIDENTIAL
PROPERTY, SABALI LLC, A
MARYLAND LIMITED LIABILITY
COMPANY, CP MAY 2024, NO.
02908, \$109,945.56, STERN &
EISENBERG, P.C.

2502-356
547 SOUTH 49TH STREET 19143,
46TH WD, 2139 SQ FT, BRT #
461229000, RESIDENTIAL
PROPERTY, TAMARA DUMAS, CP

Sheriff’s Sale Notices for

February 4, 2025

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>UNDER BRUCE M. HARRIS A/K/A BRRUCE HARRIS AND VENUS HARRIS, IN HER CAPACITY AS EXECUTRIX AND HEIR OF THE ESTATE OF, CP OCT 2023, NO. 02259, \$243,668.33, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>2502-393</p> <p>13836 K STREET 19124, 33RD WD, 1125 SQ FT, BRT # 332307700, RESIDENTIAL DWELLING, ISMAEL DIAZ AND HAYDELINE MARTINEZ A/K/A HADELINE MARTINEZ, CP FEB 2020, NO. 02319, \$76,147.83, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>2502-394</p> <p>313 EAST ELEANOR STREET 19120, 42ND WD, 1626 SQ FT, BRT # 421104800, RESIDENTIAL DWELLING, RAMON REYES, JR., CP DEC 2023, NO. 03153, \$23,598.91, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>2502-395</p> <p>2331 EMERSON STREET 19152, 56TH WD, 3041 SQ FT, BRT # 562101500, RESIDENTIAL DWELLING, ROBERT E. DENVER, CP MAR 2023, NO. 02685, \$70,123.51, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>2502-396</p> <p>405 WEST STAFFORD STREET 19144, 59TH WD, 2718 SQ FT, BRT # 593007400, RESIDENTIAL PROPERTY, PHILIP DAVIDSON AND GABRIELLE DAVIDSON, CP MAR 2017, NO. 00384, \$254,169.96, LOGS LEGAL GROUP LLP</p> <p>2502-397</p> <p>1134 EAST STAFFORD STREET 19138, 59TH WD, 1231 SQ FT, BRT # 591036700, RESIDENTIAL PROPERTY, FRANCES FRIERSON, AKA FRANCES A. FRIERSON, TRUSTEE, CP OCT 2022, NO. 02202, \$70,576.38, MDK LEGAL</p> <p>2502-398</p> <p>315 EAST SHEDAKER STREET 19144, 12TH WD, 840 SQ FT, BRT # 121018500, RESIDENTIAL PROPERTY, KCUB LLC, CP AUG 2024, NO. 00671, \$198,313.97, FRIEDMAN VARTOLO LLP, SUBJECT TO MORTGAGE</p> <p>2502-399</p> <p>5216 WEST BERKS STREET 19131, 52ND WD, 1600 SQ FT, BRT # 521107500, RESIDENTIAL PROPERTY, URBAN SOCIETY GROUP LLC, CP NOV 2023, NO. 00888, \$348,109.33, FRIEDMAN VARTOLO LLP, SUBJECT TO MORTGAGE</p>	<p>2502-400</p> <p>1984 ASHLEY ROAD 19138, 10TH WD, 1246 SQ FT, BRT # 101363000, RESIDENTIAL DWELLING, RANDY DARNELL YOUNG A/K/A RANDY YOUNG, INDIVIDUALLY AND RANDY DARNELL YOUNG A/K/A RANDY YOUNG, PERSONAL REPRESENTATIVE OF THE ESTATE OF SHERRI YOUNG A/K/A SHERRI YOLANDA YOUNG, DECEASED, CP JAN 2024, NO. 01481, \$80,493.04, THE LAW OFFICE OF GREGORY JAVARDIAN</p> <p>2502-401</p> <p>4444 TOLBUT STREET 19136, 65TH WD, 1536 SQ FT, BRT # 652091700, RESIDENTIAL DWELLING, CHARLES A.J. HALPIN, III ESQUIRE, PERSONAL REPRESRNTATIVE OF THE ESTSTE OF JAMES J. DOLAN A/K/A JAMES DOLAN , DECEASED, CP JUL 2023, NO. 00142, \$105,510.19, THE LAW OFFICE OF GREGORY JAVARDIAN LLC</p> <p>2502-402</p> <p>8604 JACKSON STREET 19136, 65TH WD, 1520 SQ FT, BRT # 652250200, RESIDENTIAL DWELLING, JAMES J. BOARDMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOANNE BOARDMAN, DECEASED, CP FEB 2024, NO. 02390, \$53,876.64, THE LAW OFFICE OF GREGORY JAVARDIAN LLC</p> <p>2502-403</p> <p>401 KERPER STREET 19111, 35TH WD, 3750 SQ FT, BRT # 353138600, RESIDENTIAL DWELLING, CHARLES A.J. HALPIN III ESQUIRE, ADMINISTRATOR, D.B.N., OF THE ESTATE OF HELEN GORDIJENKO, DECEASED, CP JUL 2024, NO. 01646, \$140,447.74, THE LAW OFFICE OF GREGORY JAVARDIAN LLC</p> <p>2502-404</p> <p>4517-19 ARENDELL AVENUE 19114, 65TH WD, 5000 SQ FT, BRT # 652139300, RESIDENTIAL DWELLING, NANCY BRUNETTI, CP JUL 2023, NO. 00144, \$113,281.43, THE LAW OFFICE OF GREGORY JAVARDIAN LLC</p> <p>2502-405</p> <p>1621 ELAINE STREET 19150, 50TH WD, 2335 SQ FT, BRT # 501495800, RESIDENTIAL DWELLING, DAVID L. JACKSON IN HIS CAPACITY AS A KNOWN HEIR, SUCCESSOR ASSIGN AND/OR PERSON CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOROTHY WILLIIAMS, DECEASED AND ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND/OR PERSONS, CLAIMING RIGHT, TITLE OR INTEREST FROM, CP MAR 2018, NO. 01571,</p>	<p>\$68,259.77, MCCABE WEISBERG & CONWAY LLC</p> <p>2502-406A</p> <p>7345 OXFORD AVENUE 19111, 56TH WD, 7943 SQ FT, BRT # 561001600, RESIDENTIAL SINGLE FAMILY ATTACHED, ZHI DONG LIN, KNOWN HEIR OF JIAN XIN LIN, DECEASED, CP AUG 2024, NO. 00049, \$370,537.76, BRAVERMAN KASKEY GARBER</p> <p>2502-406B</p> <p>7347 OXFORD AVENUE 19111, 56TH WD, 2600 SQ FT, BRT # 561001700, RESIDENTIAL PROPERTY, ZHI DONG LIN, KNOWN HEIR OF JIAN XIN LIN, DECEASED, CP AUG 2024, NO. 00049, \$370,537.76, BRAVERMAN KASKEY GARBER, SUBJECT TO MORTGAGE</p> <p>2502-407</p> <p>221-23 NORTH 65TH STREET 19139, 34TH WD, 5000 SQ FT, BRT # 343112200, RESIDENTIAL PROPERTY, ZAIRE POTTS; DESIGN CONSTRUCT VIBE MANAGEMENT, LLC, CP NOV 2023, NO. 00146, \$313,822.86, HLADIK ONORATO AND FEDERMAN LLP</p> <p>2502-408</p> <p>1663 ORTHODOX STREET 19124, 23RD WD, 1665 SQ FT, BRT # 232100400, RESIDENTIAL PROPERTY, LARRY E. DIXON, CP DEC 2023, NO. 00837, \$184,909.42, DUANE MORRIS LLP</p> <p>2502-409</p> <p>655 RECTOR STREET 19128, 21ST WD, 1320 SQ FT, BRT # 213136100, RESIDENTIAL SINGLE FAMILY ATTACHED, STACEY A. CHECCHIO, CP JAN 2024, NO. 01608, \$153,302.95, DUANE MORRIS LLP</p> <p>2502-410</p> <p>4047 POPLAR STREET 19104, 6TH WD, 1460 SQ FT, BRT # 062154300, RESIDENTIAL PROPERTY, LOUIS ALEXANDER A/K/A LOUIS E. ALEXANDER, CP JUL 2024, NO. 01628, \$62,240.75, DUANE MORRIS LLP</p> <p>2502-411</p> <p>819 LINDLEY AVENUE 19141, 49TH WD, 1380 SQ FT, BRT # 492005100, RESIDENTIAL DWELLING, DIANE SAPP, CP SEP 2023, NO. 01450, \$108,225.26, SHNAYDER LAW FIRM, LLC, SUBJECT TO MORTGAGE</p> <p>2502-412</p> <p>7120 GUYER AVENUE 19153, 40TH WD, 1202 SQ FT, BRT # 404352800, RESIDENTIAL PROPERTY, HADY TRAORE AND RAHAMATOU LAH</p>	<p>TRAORE, CP OCT 2018, NO. 00928, \$87,599.33, KML LAW GROUP, P.C.</p> <p>2502-413</p> <p>5632 PENTRIDGE STREET 19143, 51ST WD, 1040 SQ FT, BRT # 513236900, RESIDENTIAL PROPERTY, JENNIFER JAMES ASHFORD, ADMINISTRATRIX OF THE ESTATE OF HOWARD LEROY ASHFORD, JR., A/K/A HOWARD L. ASHFORD, JR., ESQUIRE, CP JAN 2020, NO. 02794, \$78,404.65, KML LAW GROUP, P.C.</p> <p>2502-414</p> <p>1102 EAST HAINES STREET 19138, 59TH WD, 3850 SQ FT, BRT # 591165000, RESIDENTIAL PROPERTY, COLUMBUS WILLIAMS, CP MAR 2023, NO. 00123, \$249,135.39, KML LAW GROUP, P.C.</p> <p>2502-415</p> <p>8870 ALTON STREET 19115, 63RD WD, 5600 SQ FT, BRT # 632307553, RESIDENTIAL DWELLING, WILLIAM J. HINKLE AND DONNA MGGOWAN A/K/A DONNA HINKLE, CP APR 2019, NO. 01834, \$300,267.79, ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC</p> <p>2502-416</p> <p>6507 BELFIELD AVENUE 19119, 22ND WD, 4032 SQ FT, BRT # 221250400, RESIDENTIAL PROPERTY, MUTREL STUCKEY, SOLELY IN HIS CAPACITY AS HEIR OF JOAN WADE, DECEASED AND LINDA M. FLEMING SOLELY IN HER CAPACITY AS HEIR OF ELLA FLEMING AND MAVIS M. WADE, BOTH NOW DECEASED AND LAUREN WADE, SOLELY IN HER CAPACITY AS HEIR OF JOAN WADE, DECEASED ANDALL KN, CP OCT 2020, NO. 01101, \$49,909.27, STERN & EISENBERG, P.C.</p> <p>2502-417</p> <p>145 EAST 64TH AVENUE 19120, 61ST WD, 1370 SQ FT, BRT # 611337500, RESIDENTIAL PROPERTY, WILLIAM L. IRVING, CP DEC 2022, NO. 00840, \$33,391.65, HILL WALLACK LLP SUBJECT TO MORTGAGE</p> <p>2502-418A</p> <p>4937 NATIONAL STREET 19135, 65th WD, 2400 SQ FT, BRT # 883835000, COMMERCIAL, ERIN L. O'NEILL A/K/A ERIN O'NEILL, CP AUG 2024, NO. 00053, \$291,392.25, THE LAW OFFICE OF GREGORY JAVARDIAN LLC</p> <p>2502-418B</p> <p>4939 NATIONAL STREET 19135, 65TH WD, 2400 SQ FT, BRT # 883835000, COMMERCIAL, ERIN L. O'NEILL A/K/A ERIN O'NEILL, CP AUG 2024, NO. 00053, \$291,392.25,</p>	<p>THE LAW OFFICE OF GREGORY JAVARDIAN LLC</p>



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