

# GERMANTOWN STANDARD

SERVING MOUNT AIRY, ROXBOROUGH, AND GERMANTOWN

## RESTAURANTS IN 19144

### TOP RESAURANTALS CAFES

#### DAS GOOD CAFÉ

322 W CHELTEN AVE

#### UNCLE BOBBIE'S COFFEE & BOOKS

5443 GERMANTOWN AVE

#### SALAM CAFÉ

5532 GREENE ST

#### THE NILE CAFÉ

6008 GERMANTOWN AVE

#### ALL THE WAY LIVE CAFÉ

6103 GERMANTOWN AVE

### BREAKFAST & BRUNCH

#### ROSE PETALS CAFÉ

322 W CHELTEN AVE

#### LA SALLE BAKERY

5434 GERMANTOWN AVE

### HOOD CLASSICS "HIDDEN GEMS"

#### CHELTEN MARKET DELI

301 W CHELTEN AVE

### TAKEOUT & QUICK EATS

#### DEKE'S BAR-B-QUE

137 BERKLEY ST SUITE B

#### FIRST WOK

129 W CHELTEN AVE

#### GIOVANNI'S PIZZA

324 W CHELTEN AVE

#### NEW ZEM ZEM PIZZA

117 E CHELTEN AVE

#### GENNARO'S FAMOUS PIZZA

210 W CHELTEN AVE

#### CITY STAR PIZZA

6332 GERMANTOWN AVE

#### MR. HOOK FISH & CHICKEN

5030 GERMANTOWN AVE

#### CHECKERS WOK

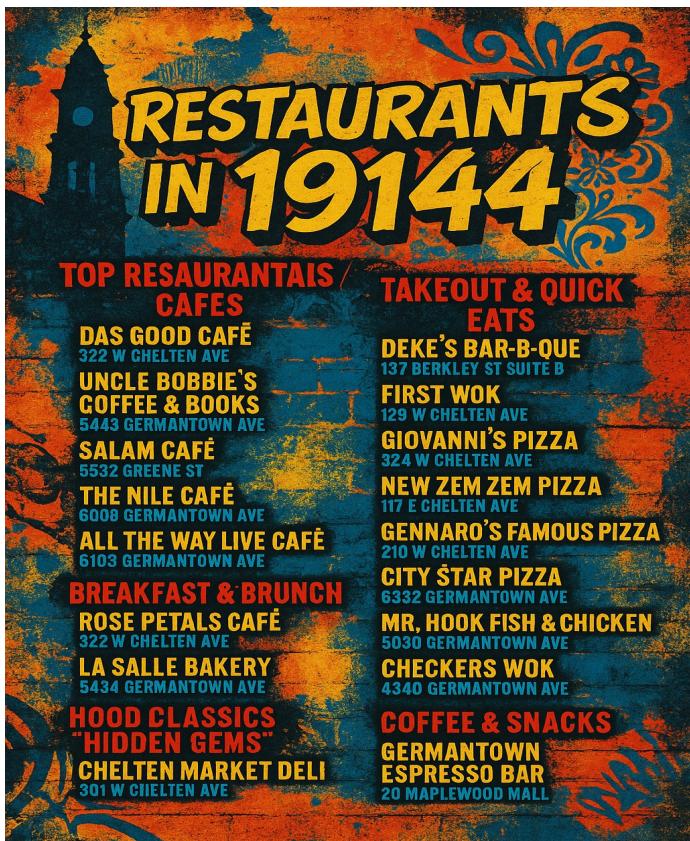
4340 GERMANTOWN AVE

### COFFEE & SNACKS

#### GERMANTOWN

#### ESPRESSO BAR

20 MAPLEWOOD MALL



## TOP RESTAURANTS / CAFÉS IN 19144

### 1. Das Good Café

Summary: Asian–Hawaiian fusion BYOB modern café. Popular for Lao burgers, banh mi, breakfast bowls, Vietnamese coffee.  
Address: 322 W Chelten Ave, Philadelphia, PA 19144  
Website: <https://dasgoodcafe.com>  
Reviews: 4.8 (Google, 130+ reviews)

### 2. Uncle Bobbie's Coffee & Books

Summary: Black-owned café + bookstore + cultural hub. Coffee, pastries, sandwiches. Event space.  
Address: 5445 Germantown Ave, Philadelphia, PA 19144  
Website: <https://>

[www.unclebobbies.com](http://www.unclebobbies.com)  
Reviews: 4.7 (1,400+ reviews)

### 3. Salam Café

Summary: Ethiopian/Middle Eastern halal plates, stews, falafel, samosas; small market attached.  
Address: 5532 Greene St, Philadelphia, PA 19144  
Website: <https://alifamilyrestaurants.com/salam-cafe>  
Reviews: 4.6 (Google, 220+ reviews)

### 4. The Nile Café

Summary: Vegan soul-food spot; jerk tofu, plant-based comfort platters, smoothies.  
Address: 6008 Germantown Ave, Philadelphia, PA 19144  
Website: <https://www.nilevegancafe.com>  
Reviews: 4.6 (Google)

### 5. All The Way Live Café

Summary: Raw vegan & holistic restaurant.  
Smoothies, bowls, raw platters, sea moss drinks.  
Address: 6108 Germantown Ave, Philadelphia, PA 19144  
Website: No active website  
Reviews: 4.6 (Google)

## TAKEOUT & QUICK EATS (19144 Verified)

### 6. Deke's Bar-B-Que

Summary: Smoked BBQ meats, brisket cheesesteaks, ribs, wings.  
Address: 137 Berkley St Suite B, Philadelphia, PA 19144  
Website: <https://dekesbar-b-que.com>  
Reviews: 3.9 (400+ reviews)

### 7. First Wok

Summary: Classic Chinese takeout — wings, lo mein, fried rice, lunch specials.  
Address: 129 W Chelten Ave, Philadelphia, PA 19144  
Website: Listed on delivery apps  
Reviews: 4.0 (local ratings)

### 8. Giovanni's Pizza

Summary: Neighborhood pizza shop with cheesesteaks, strombolis, salads.  
Address: 324 W Chelten Ave, Philadelphia, PA 19144  
Website: Delivery app listings

### 9. New Zem Zem Pizza

Summary: Quick pizza, wings, sandwiches; take-out staple.  
Address: 117 E Chelten Ave, Philadelphia, PA 19144  
Website: Delivery apps  
Reviews: 4.0

### 10. Gennaro's Famous Pizza

Summary: Pizza, cheesesteaks, hoagies; large menu.  
Address: 210 W Chelten Ave, Philadelphia, PA 19144  
Website: Delivery app listing  
Reviews: 4.2

### 11. City Star Pizza

Summary: Pizza + grill combo — burgers, chicken platters, wings.  
Address: 6332 Germantown Ave, Philadelphia, PA 19144  
Website: Delivery apps  
Reviews: 4.0

### 12. Mr. Hook Fish & Chicken

Summary: Fried fish platters, shrimp, chicken boxes; true Germantown staple.

Address: 5030 Germantown Ave, Philadelphia, PA 19144  
Website: None  
Reviews: 4.1

### 13. Checkers Wok

Summary: Wings + fried rice, Chinese combo platters, fast takeout.  
Address: 4940 German-

town Ave, Philadelphia, PA 19144

Website: None

Reviews: 4.2

14. Sister Muhammad's Kitchen

Summary: Fried whiting platters, bean pies, halal comfort food.

Address: 5300 Germantown Ave, Philadelphia, PA 19144

Website: None

Reviews: 4.4

## BREAKFAST & BRUNCH

15. Rose Petals Café

Summary: Gourmet waffle café; salmon cheesesteaks; Black-owned brunch spot.

Address: New location 322 W Chelten Ave (formerly Mt. Airy; reopened in 19144)

Website: <https://rosepetalscafe.com>

Reviews: 4.3

16. La Salle Bakery

Summary: Old-school breakfast sandwiches, hoagies, cheap eats.

Address: 5434 Germantown Ave, Philadelphia, PA 19144

Website: None

Reviews: 4.2

## HOOD CLASSICS / "HIDDEN GEMS" TAKEOUT

(Smaller, hyper-local spots the community loves)

17. Chelten Market Deli (Grill Inside)

Summary: Cheesesteaks, wings, fries from the back grill.

Address: 301 W Chelten Ave, Philadelphia, PA 19144

Website: None

Reviews: 4.0 (local)

18. Big G's Steaks & Hoagies

Summary: Solid cheesesteaks, hoagies, late-night eats.

Address: 5640 Germantown Ave, Philadelphia, PA 19144

Website: Delivery apps

Reviews: 4.1

19. Taste of the Town

Summary: Platters, wings, cheesesteaks, fries; heavy takeout business.

Address: 5533 Germantown Ave, Philadelphia, PA 19144

Website: None

Reviews: 4.0

20. Germantown Halal Food Truck

Summary: Chicken over rice, gyros, lamb platters.

Location: Germantown Ave & Chelten (19144)

Website: None

Reviews: 4.5 (street-food rated)

## COFFEE & SNACKS

21. Germantown Espresso Bar

Summary: Pastries, light bites, espresso; artsy vibe.

Address: 26 Maplewood Mall, Philadelphia, PA

19144

Website: <https://>

germantownespresso-bar.com

Reviews: 4.7

22. Aunt Verlea's Pound Cakes (Pop-Up / Local)

Summary: Specialty pound cakes, desserts, small-batch baking.

Address: Operates inside 19144 events & markets

Website: Social-based

Reviews: 4.8 (local)

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215-242-4090  
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# HAPPY HOLLOW, PHILADELPHIA'S 114-YEAR-OLD RECREATION CENTER, GETS AN \$8.6 MILLION RENOVATION

By Staff

Germantown just got a major win, and it's a long time coming. Mayor Cherelle L. Parker, Councilmember Cindy Bass, and a lineup of state and city leaders gathered to break ground on an \$8.6 million renovation of Happy Hollow Playground — the oldest recreation center in Philadelphia and a place woven into the history of Germantown families for over a century.

Happy Hollow isn't just another rec center. Built in 1911 and gifted to the City by banker E.W. Clark, the site was created with intention: a safe, joyful space for children in a natural hollow surrounded by tall bluffs. Clark's wife named it "Happy Hollow" to reflect both its geography and the happiness it was designed to bring. More than 100 years later, that vision still lives in the memories of generations who learned, played, boxed, studied, and grew up inside those walls. Now, Happy Hollow is receiving the largest investment in its history.

The renovation includes the first full roof replacement ever, brand-new playground and sprayground areas, ADA-accessible restrooms and ramps, upgraded lighting

and security cameras, a completely refinished basketball court, and a full overhaul of the HVAC, plumbing, and electrical systems. Inside, the computer lab, boxing room, kitchenette, storage areas, and multipurpose rooms are all being rebuilt to modern standards.

One of the most transformative additions is the creation of a high-speed digital access hub, funded by an \$830,000 grant from the Pennsylvania Broadband Development Authority. This upgrade will bring a state-of-the-art computer lab, a gaming and esports room, and reliable free Wi-Fi to 20,000 residents — a resource that will help bridge the digital divide for families across North and Northwest Philadelphia.

This project is the result of real partnership. Funding comes through the City's Rebuild initiative — powered in part by the beverage tax and a historic \$100 million gift from the William Penn Foundation — along with more than \$2 million in state and federal grants championed by lawmakers like Rep. Darisha Parker and Sen. Sharif Street. Their work, paired with the City's Capital Program Office, made this long-overdue restoration possible.

Happy Hollow has always

been more than a building. It has been a lifeline — offering programs from cooking to boxing, art to gardening, and countless safe spaces for kids to discover who they are. As Commissioner Susan Slawson put it, this is a place that has changed lives. This renovation ensures it will continue to serve, uplift, and inspire Germantown families for generations to come. Germantown fought for this investment, and now it's becoming reality.

When the work is done, Happy Hollow will stand as a model of what true neighborhood investment looks like — honoring a rich legacy while preparing for the next century. This moment is bigger than construction; it's a promise kept. And for a 114-year-old rec center, it's a brand-new beginning.

## PHL Standard Newspapers

James Williams  
Publisher/Editor

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# RUE LANDAU FINALLY MOVES TO FIX PHILLY'S BROKEN SIDEWALK CAFÉ PROCESS — AND IT'S ABOUT TIME

By Staff

Philadelphia is still buzzing after three of our restaurants earned Michelin stars — something folks in this city have been waiting on for years. We've always known Philly had world-class food, but now the world officially knows too. With that spotlight finally shining on us, it makes sense that Councilmember Rue Landau is stepping up with legislation that actually matches the moment. Because let's be real: for a city that brags about its food scene, our outdoor dining rules have been stuck in the Stone Age. Right now, if a restaurant in Philadelphia wants to put out a few tables and chairs — literally, just a couple of seats on the sidewalk — they can wait 12 to 18 months for approval. That's not a typo. That's not exaggeration. That's reality. And it's been killing small businesses on our neighborhood corridors for years. Meanwhile, cities we're trying to compete with — New York, D.C., Boston, even smaller markets — approve sidewalk café licenses in weeks, not years. They understand that outdoor dining isn't some luxury. It's economic vibrancy. It's neighborhood life. It's part of the culture. Philly has been late to the party, and the only thing standing in the

way has been our own bureaucracy.

Landau's bill finally cuts through that mess. Her legislation expands the areas of the city where sidewalk cafés can open by-right, which is government-speak for:

You don't need a political blessing just to run your business.

That's huge. It eliminates the old system where restaurants had to wait for a district council ordinance before even starting the permit process. Anyone who runs a business in Philly knows that once you add layers of politics, hearings, and approvals, the timeline becomes unpredictable — and expensive.

Landau spent months meeting with restaurateurs, small business owners, and councilmembers across Philadelphia. Everywhere she went, she heard the same thing: Outdoor dining shouldn't be this hard.

And with 2026 coming — World Cup games, the MLB All-Star Game, PA250, and millions of visitors expected — the timing couldn't be more urgent. Philly needs to look and operate like the world-class city we keep saying we are.

The bill already has wide support and is heading to the Streets Committee for a hearing. But the push behind it is even bigger than City Hall. Tourism

and business leaders are rallying behind the proposal because they see the bigger picture.

Ben Fileccia from the Pennsylvania Restaurant & Lodging Association called the bill "smart and forward-thinking," pointing out that outdoor dining has permanently reshaped how cities attract customers and showcase neighborhoods. He's right — post-pandemic, people expect outdoor spaces, and restaurants need them to compete.

Tourism officials echo that. The Philadelphia Convention and Visitors Bureau and Visit Philadelphia both point out that vibrant sidewalks and lively blocks are part of the visitor experience now. When people travel, they want to walk through neighborhoods that feel alive — not streets where the only thing moving is the parking enforcement truck.

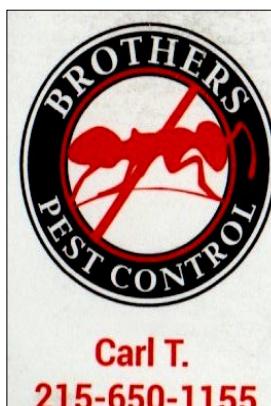
The Chamber of Commerce also praised the bill for bringing predictability to a system that has been anything but predictable.

But here's the part folks need to hear:

This isn't just about Center City restaurants with fancy awnings. This is about Germantown, Mt. Airy, West Oak Lane, North Philly, West Philly, South Philly — everywhere local businesses are keeping neighborhoods alive without the benefit of deep pockets.

When we make it easier for small restaurants to put out tables, we help stabilize corridors, bring foot traffic back, create safer blocks, and give families more places to gather. Outdoor dining has always been bigger than food. It's community. Rue Landau's bill won't solve everything. But for once, Philly is moving in the right direction — cutting red tape instead of tying more of it around the necks of small businesses.

We'll see who stands with progress when it comes time to vote.



Carl T.  
**215-650-1155**

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# Sheriff's Sale Notices for December 2, 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, December 2, 2025 at:

<https://www.bid4assets.com/philadelphia>  
10:00 AM DST  
ROCHELLE BILAL, Sheriff

## PHILADELPHIA COUNTY MORTGAGE FORECLOSURE CONDITIONS OF SALE

1. Based on the health and safety recommendations of the Centers for Disease Control and Prevention ("CDC") and Pennsylvania Department of Health ("Department of Health") due to the COVID-19 pandemic, the scheduled sale shall be conducted virtually at [Bid4Assets](https://www.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 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" without express 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. 316 ("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 prosecuted to the fullest extent of the law.

9. If a bidder bids multiple properties and does not comply with the conditions of sale for each

## SHERIFF'S SALE

property he is deemed in Default and all of the consequences of a Default will apply.

10. The highest bidder shall be responsible for any and all post sale costs that are imposed by law, which are incurred by the Sheriff. Please be advised that the Realty Transfer Taxes have been calculated and included in the bid amounts.

11. On any auction that results in a third-party sale, the bidder who was directly outbid by the highest bidder will be given the option to register as a second bidder. If the second bidder accepts this option, he/she agrees to purchase the property for the same price as the highest bidder. The second bidder shall deposit 10% of the purchase price by 5:00PM EST on the first (1<sup>st</sup>) business day following the auction date. On that date the second bidder will be apprised of the status of the winning bidder's deposit, and shall be told his/her 10% will be kept on deposit. The second bidder shall be told he/she is liable for the 90% balance fifteen (15) calendar days from this date, if the highest bidder does not comply. If the highest bidder did not complete the sale, second bidder will have five (5) calendar days to complete the sale. If that 5<sup>th</sup> day falls on a holiday or weekend day, then the balance is due on the next business day by 5:00PM EST. If the second bidder is non-compliant he/she will forfeit his/her deposit to Sheriff. If the highest bidder completes the transaction, the second bidder will get his/her deposit refunded within 10 business days.

12. The Sheriff's Office, in its sole discretion, may cancel the sale after the auction close 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 any postponement or stay that occurs during the auction.

15. The Plaintiff, pursuant to Court Order, may cancel the sale after the Auction closes for any reason.

16. All bidding after the minimum bid, as described in Paragraph 4., shall be in increments of at least One Thousand Dollars (\$1,000.00).

17. If the Sheriff's grantee is to be anyone other than the purchaser registered with Bid4Assets, a notarized written assignment of bid must be filed with the Sheriff's Office of Philadelphia.

18. The Sheriff will not acknowledge a deed poll to any individual or entity using unregistered fictitious name and may, at the discretion of the Sheriff, require proof of identity of the purchaser of the registered fictitious name. The bid of an unregistered fictitious name shall be rejected if the bidder failed to meet the terms of the sale.

19. The Sheriff reserves the right to refuse purchases from bidders who have failed to enter deposits, failed to make settlement or fail to otherwise reappear at Sheriff's Office 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, 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 DECEMBER 2, 2025

## SHERIFF'S SALE

2512-301  
4153 Dungan Street 19124 33rd Wd. 1,573 Sq. Ft BRT#332424100 Improvements: Residential Property Subject To Mortgage Subject To Rents

JOSHUA FOLEY CP 2020-05-25 No. 1777 \$73,755.50 Starfield & Smith, P.C.

2512-301

4153 Dungan Street 19124 33rd Wd. 1,573 Sq. Ft BRT#332424100 Improvements: Residential Property Subject To Mortgage Subject To Rents

JOSHUA FOLEY CP 2020-05-25 No. 1777 \$73,755.50 Starfield & Smith, P.C.

2512-302

1539 North Marston Street 19121 29th Wd. 840 Sq. Ft BRT#29071700 Improvements: Residential Property

MARVIN CAPPS REALTY, INC. CP 2020-01-25 No. 3214 \$289,497.00 Romano Garubbo & Argentieri

2512-303

5014 Tulip Street 19124 62nd Wd. 930 Sq. Ft BRT#622456800 Improvements: Residential Property Subject To Mortgage

CHARLENE L BUTLER CP 2020-02-18 No. 125 \$50,993.00 Salducci Law Group

2512-304

5205 Linden Avenue 19114 65th Wd. 5,810 Sq. Ft BRT#652128500 Improvements: Residential Property Subject To Mortgage

CALEB MILNE AND EUN YOUNG KIM MILNE CP 2020-05-14 No. 3345 \$244,277.00 Tucker Arensberg, P.C.

2512-305

1230 North 29th Street 19121 29th Wd. 1,024 Sq. Ft BRT#292231400 Improvements: Residential Property Subject To Mortgage

NORMAN BEY CP 2020-09-24 No. 1932 \$200,047.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2512-306

150 Pierce Street 19148 1st Wd. 835 Sq. Ft BRT#11130000 Improvements: Residential Property

JAMIE TREPTS AND JACK TREPTS, JR., CP 2020-05-23 No. 2639 \$297,169.00 Manley Deas Kochalski LLC

2512-307

421 Wolf Street 19148 39th Wd. 906 Sq. Ft BRT#392155500 Improvements: Residential Property

JAMES A. COOPER CP 2020-03-25 No. 378 \$243,720.00 Powers Kim, LLC

2512-308

6531 North 7th Street 19126 61st Wd. 2,660 Sq. Ft BRT#61148500 Improvements: Residential Property

ORTELIN BOWSER A/K/A ORTELIN ZAHAIRAGUNN CP 2020-10-22 No. 1437 \$135,000.00 Duane Morris LLP

2512-309

4759 Whitaker Avenue 19120 42nd Wd. 1,200 Sq. Ft BRT#421566300 Improvements: Residential Property

FERNANDO L. VERA A/K/A FERNANDO L. VERA, JR. CP 2020-08-24 No. 2115 \$197,802.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

2512-310

4519 Kingessing Avenue 19143 46th Wd. 2,233 Sq. Ft BRT#461139500 Improvements: Residential Property Subject To Mortgage

ALYCE MILLER CP 2020-10-21 No. 1532 \$68,607.10 Aimee Harmon

2512-311

2448 North 16th Street 19132 16th Wd. 1,002 Sq. Ft BRT#161083300 Improvements: Residential Property

GREENBRIDGE PROPERTIES LLC AND OWEN G PETERS, INDIVIDUALLY IN THEIR CAPACITY AS GUARANTOR CP 2020-05-25 No. 2082 \$83,130.40 KML Law Group, P.C.

## SHERIFF'S SALE

2512-311  
4600 Penhurst Street 19124 42nd Wd. 2,131 Sq. Ft BRT#421613100 Improvements: Residential Property

SAMUEL ESPINO GRULLON CP 2020-10-24 No. 3773 \$134,650.00 KML Law Group, P.C.

2512-312

8138 Temple Road 19150 50th Wd. 2,174 Sq. Ft BRT#501071900 Improvements: Residential Property Subject To Mortgage

DIANE NORRIS; CHRISTINE WADE CP 2020-10-24 No. 2802 \$53,984.80 Friedman Vartolo LLP

2512-313

2516 West Somerset Street 19132 28th Wd. 904 Sq. Ft BRT#281432000 Improvements: Residential Property Subject To Mortgage

DDH FUND, LLC CP 2020-06-25 No. 3030 \$90,793.20 Friedman Vartolo LLP

2512-314

2645 North Bancroft Street 19132 16th Wd. 672 Sq. Ft BRT#16102300 Improvements: Residential Property Subject To Mortgage

JW CONSULTING SERVICES LLC CP 2020-03-25 No. 3940 \$123,435.00 Friedman Vartolo LLP

2512-315

612 Wigard Avenue 19128 21st Wd. 10,365 Sq. Ft BRT#214053300 Improvements: Residential Property Subject To Mortgage

CARL J. MAURER; LAURA M. MAURER CP 2020-05-19 No. 1547 \$317,340.00 Friedman Vartolo LLP

2512-316

848 East Chelten Avenue 19138 12th Wd. 1,872 Sq. Ft BRT#122118100 Improvements: Commercial Property Subject To Mortgage

RAYMOND TRAN; PHILADELPHIA HOMES LLC AND WHARTON VENTURES LLC CP 2020-03-24 No. 1893 \$125,860.00 Ladov Law Firm, P.C.

2512-317

1392 Sanger Street 19124 62nd Wd. 1,301 Sq. Ft BRT#621052700 Improvements: Residential Property

ISIS BROWN CP 2020-03-25 No. 875 \$184,945.00 Stern & Eisenberg, PC

2512-318

1512 Kerbaugh Street 19140 13th Wd. 1,334 Sq. Ft BRT#131096000 Improvements: Residential Property

MISHALENE FISHER, SOLELY IN HER CAPACITY AS HEIR OF ELIZABETH J. CARR AKA ELIZABETH CARR AND UNKNOWN HEIRS OF ELIZABETH J. CARR AKA ELIZABETH CARR, DECEASED CP 2020-09-23 No. 2883 \$47,392.00 Stern & Eisenberg, PC

2512-319

2200 Erdrick Street 19135 41st Wd. 3,349 Sq. Ft BRT#412247300 Improvements: Residential Property

TAO TIEN YI AND WORLD 1ST ASSOCIATION, INC CP 2020-04-24 No. 2892 \$183,393.00 Stern & Eisenberg, PC

2512-320

1751 North 23rd Street 19121 47th Wd. 854 Sq. Ft BRT#47186100 Improvements: Residential Property

TISDALE HOLDINGS LLC CP 2020-04-25 No. 180 \$179,384.00 Berger Law Group, P.C.

2512-321

2010 South 69th Street 19142 40th Wd. 1,240 Sq. Ft BRT#403201300 Improvements: Residential Property

ANTOINE MOTLEY, IN HIS CAPACITY AS HEIR OF GARY TOBLER AKA GARY P. TOBLER, DECEASED; GARRY MOTLEY, IN HIS CAPACITY AS

HEIR OF GARY TOBLER AKA GARY P. TOBLER, DECEASED; GARRY MOTLEY, IN HIS CAPACITY AS

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
HEIR OF GARY TOBLER AKA GARY P. TOBLER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GARY TOBLER AKA GARY P. TOBLER, DECEASED CP 2020-05-25 No. 27 \$119,643.00 Pellegrin Law PLLC	ments: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-06-25 No. 3040 \$357,111.00 Friedman Vartolo LLP	1,429 Sq. Ft BRT#401116200 Improvements: Residential Property DAMMON MALIK EVERETT, AS ADMINISTRATOR OF THE ESTATE OF DAMMON HORACE EVERETT AKA DAMMON EVERETT, DECEASED CP 2020-06-24 No. 605 \$56,421.30 Hill Wallack LLP	1502 \$158,131.00 Manley Deas Kochalski LLC	Wd. 616 Sq. Ft BRT#121019400 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 2345 \$740,395.00 Friedman Vartolo LLP
<b>2512-331</b> <b>1757 Brill Street</b> 19124 62nd Wd. 1,007 Sq. Ft BRT#622154500 Improvements: Residential Property CHRISTIAN AIME, ADMINISTRATOR OF THE ESTATE OF KETTELY SAINTE AIME, DECEASED CP 2020-03-25 No. 3369 \$30,262.20 KML Law Group, P.C.	<b>5240 Gainor Road</b> 19131 52nd Wd. 3,125 Sq. Ft BRT#522100600 Improvements: Residential Property CHRISTOPHER J. ADAMS AND NIKOLE ADAMS AKA NIKOLE FRANKLIN CP 2020-11-22 No. 34 \$255,073.00 Stern & Eisenberg, PC	<b>2512-340</b> <b>651 North 44th Street</b> 19104 6th Wd. 3,300 Sq. Ft BRT#612955000 Improvements: Residential Property JULIA MORRISON CP 2020-07-24 No. 591 \$264,895.00 Stern & Eisenberg, PC	<b>2512-352</b> <b>1931 North Ringgold Street</b> 19121 32nd Wd. 942 Sq. Ft BRT#322156801 Improvements: Commercial Property BURLINGTON RAIL PROPERTIES, LLC CP 2020-05-25 No. 2462 \$172,355.00 Hill Wallack LLP	<b>2512-362</b> <b>2145 North 22nd Street</b> 19121 32nd Wd. 1,625 Sq. Ft BRT#322088500 Improvements: Residential Property Subject To Rents HAMMER INVESTMENT PROPERTIES LLC CP 2020-07-23 No. 1813 \$126,782.00 Manley Deas Kochalski LLC
<b>2512-332</b> <b>1671 Brill Street</b> 19124 62nd Wd. 1,050 Sq. Ft BRT#622151700 Improvements: Residential Property Subject To Mortgage LUCY PROPERTIES LLC CP 2020-06-24 No. 1224 \$265,932.00 Friedman Vartolo LLP	<b>2512-341</b> <b>2344 Pierce Street</b> 19145 36th Wd. 768 Sq. Ft BRT#364105700 Improvements: Residential Property THE UNKNOWN HEIRS OF ISAAC MUSHICHON A/K/A ISAAC A. MUSHICHON, DECEASED CP 2020-03-24 No. 2179 \$507,220.00 Ladov Law Firm, P.C.	<b>2512-342</b> <b>5727 Florence Avenue</b> 19143 51st Wd. 1,633 Sq. Ft BRT#513264400 Improvements: Residential Property MARK HARRELL CP 2020-02-25 No. 3631 \$79,069.40 Stern & Eisenberg, PC	<b>2512-353A</b> <b>2006 Chelton Avenue</b> 19138 17th Wd. 2,400 Sq. Ft BRT#171000001 Improvements: Commercial Property Subject To Mortgage WHARTON VENTURES LLC, AND RAYMOND TRAN AND PHILADELPHIA HOMES LLC AND MILL CREEK 1 HOLDINGS LLC CP 2020-03-24 No. 2179 \$507,220.00 Ladov Law Firm, P.C.	<b>2512-363</b> <b>5023 Haverford Avenue</b> 19139 44th Wd. 2,330 Sq. Ft BRT#441219000 Improvements: Residential Property Subject To Mortgage NEISHA CULBRETH CP 2020-08-24 No. 1555 \$66,099.30 Friedman Vartolo LLP
<b>2512-333</b> <b>2708 Tolbut Street</b> 19152 57th Wd. 3,428 Sq. Ft BRT#571107900 Improvements: Residential Property Subject To Mortgage ALVIN L. ABNER AND RACQUEL L. ABNER CP 2020-05-22 No. 1948 \$63,966.20 LOGS Legal Group LLP	<b>2512-343</b> <b>972 Anchor Street</b> 19124 35th Wd. 975 Sq. Ft BRT#351273500 Improvements: Residential Property HOWARD G. PALMER A/K/A HOWARD PALMER CP 2020-04-25 No. 1091 \$31,727.00 Brock & Scott, PLLC	<b>2512-344</b> <b>2652 East Toronto Street</b> 19134 25th Wd. 1,108 Sq. Ft BRT#251084400 Improvements: Residential Property JEFFREY M. BEEBE CP 2020-07-23 No. 1824 \$138,499.00 LOGS Legal Group LLP	<b>2512-353B</b> <b>448 High Street</b> 19144 59th Wd. 1,224 Sq. Ft BRT#592033600 Improvements: Commercial Property Subject To Mortgage WHARTON VENTURES LLC, AND RAYMOND TRAN AND PHILADELPHIA HOMES LLC AND MILL CREEK 1 HOLDINGS LLC CP 2020-03-24 No. 2179 \$507,220.00 Ladov Law Firm, P.C.	<b>2512-364</b> <b>7733 Orpheus Place</b> 19153 40th Wd. 900 Sq. Ft BRT#405864200 Improvements: Residential Property MICHAEL C. STEWART CP 2020-11-24 No. 449 \$170,689.00 McCabe, Weisberg & Conway, LLC
<b>2512-334</b> <b>5124 Newhall Street</b> 19144 12th Wd. 2,217 Sq. Ft BRT#123221600 Improvements: Residential Property PAMELA R. PALMER CP 2020-12-22 No. 2132 \$32,865.20 LOGS Legal Group LLP	<b>2512-345</b> <b>972 Anchor Street</b> 19124 35th Wd. 975 Sq. Ft BRT#351273500 Improvements: Residential Property HOWARD G. PALMER A/K/A HOWARD PALMER CP 2020-04-25 No. 1091 \$31,727.00 Brock & Scott, PLLC	<b>2512-346</b> <b>400-10 Germantown Avenue</b> 19133 37th Wd. 4,443 Sq. Ft BRT#777739507 Improvements: Commercial Property Subject To Mortgage Subject To Rents JESUS FIRST EXHORTATION AND OUTREACH MINISTRIES CP 2020-01-25 No. 1101 \$299,386.00 Stoner Law Offices LLC	<b>2512-354</b> <b>3517 North 18th Street</b> 19140 11th Wd. 1,576 Sq. Ft BRT#112512000 Improvements: Residential Property Subject To Mortgage A3 DELIVERY LLC CP 2020-06-25 No. 3124 \$385,967.00 Friedman Vartolo LLP	<b>2512-365</b> <b>1612-14 Foulkrod Street</b> 19124 23rd Wd. 1,449 Sq. Ft BRT#1361237000 Improvements: Residential Property UMACHI CHINYERE ADIGHIBE CP 2020-08-24 No. 2245 \$316,095.00 Manley Deas Kochalski LLC
<b>2512-335</b> <b>2019 Spring Garden Street</b> 19130 15th Wd. 470 Sq. Ft BRT#888153808 Improvements: Residential Property CATHERINE N. MACSISAK, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHRISTOPHER MACSISAK, AKA CHRISTOPHER J. MACSISAK AND MICHAEL MACSISAK, III, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHRISTOPHER MACSISAK, AKA CHRISTOPHER J. MACSISAK AND RANDY MACSISAK, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CHRISTOPHER MACSISAK, AKA CHRISTOPHER J. MACSISAK AND UNKNOWN HEIRS, AND/OR ADMINISTRATORS TO THE ESTATE OF CHRISTOPHER MACSISAK, AKA CHRISTOPHER J. MACSISAK CP 2020-10-24 No. 1784 \$126,145.00 Manley Deas Kochalski LLC	<b>2512-347</b> <b>465 East Haines Street</b> 19144 59th Wd. 2,221 Sq. Ft BRT#592007900 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-06-25 No. 658 \$178,505.00 Friedman Vartolo LLP	<b>2512-348</b> <b>2525 South Felton Street</b> 19142 40th Wd. 1,020 Sq. Ft BRT#402115300 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-01-25 No. 3657 \$100,025.00 Friedman Vartolo LLP	<b>2512-354</b> <b>3123 North Sheridan Street</b> 19133 37th Wd. 698 Sq. Ft BRT#372036200 Improvements: Residential Property Subject To Mortgage DDH FUND, LP CP 2020-05-25 No. 1790 \$135,654.00 Friedman Vartolo LLP	<b>2512-366</b> <b>3818 North Gratz Street</b> 19140 13th Wd. 1,242 Sq. Ft BRT#131266800 Improvements: Residential Property Subject To Mortgage MMP INVESTMENT HOLDINGS LLC CP 2020-05-25 No. 3692 \$170,662.00 Friedman Vartolo LLP
<b>2512-336</b> <b>2737 North Dover Street</b> 19132 28th Wd. 791 Sq. Ft BRT#281148300 Improvements: Residential Property Subject To Mortgage DASIMSHA PROPS LLC CP 2020-06-25 No. 1088 \$312,155.00 Friedman Vartolo LLP	<b>2512-349</b> <b>1945 South Redfield Street</b> 19143 40th Wd. 1,040 Sq. Ft BRT#401062800 Improvements: Residential Property FERDI ENTERPRISES LLC CP 2020-06-25 No. 1673 \$141,615.00 Hill Wallack LLP	<b>2512-349</b> <b>2226 Sigel Street</b> 19145 48th Wd. 1,018 Sq. Ft BRT#482025800 Improvements: Residential Property BURLINGTON RAIL PROPERTIES, LLC CP 2020-05-25 No. 740 \$223,124.00 Hill Wallack LLP	<b>2512-358</b> <b>1728 North Newkirk Street</b> 19121 32nd Wd. 690 Sq. Ft BRT#571528630 Improvements: Commercial Property Subject To Mortgage HARRIS HOUSING GROUP, LLC CP 2020-12-24 No. 2387 \$49,589.00 Lipsky And Brant	<b>2512-367</b> <b>219 East Albans Street</b> 19120 42nd Wd. 1,081 Sq. Ft BRT#421153300 Improvements: Residential Property BEVERLEY C. DUHANEY, AKA BEVERLY DUHANEY, DELROY A. DUHANEY CP 2020-03-25 No. 480 \$46,263.00 Manley Deas Kochalski LLC
<b>2512-337</b> <b>5215 Chester Avenue</b> 19143 51st Wd. 1,552 Sq. Ft BRT#511227200 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-06-25 No. 1672 \$1,019,890.00 Friedman Vartolo LLP	<b>2512-350</b> <b>528 East Walnut Lane</b> 19144 59th Wd. 1,200 Sq. Ft BRT#592067100 Improvements: Residential Property MICHAEL RUFF, ADMINISTRATOR OF THE ESTATE OF CAROLYN RUFF, DECEASED CP 2020-10-24 No. 579 \$75,750.40 Hill Wallack LLP	<b>2512-350</b> <b>3411 Holyoke Road</b> 19114 57th Wd. 3,250 Sq. Ft BRT#572114215 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF MARY ANN BILL CP 2020-03-25 No.	<b>2512-359</b> <b>433 Shawmut Avenue</b> 19128 21st Wd. 1,208 Sq. Ft BRT#888210978 Improvements: Residential Property Subject To Mortgage VICTORIA GRAVEY CP 2020-02-24 No. 3366 \$14,230.50 Clemons Richter & Reiss, P.C.	<b>2512-368</b> <b>136 East 64th Avenue</b> 19120 61st Wd. 1,600 Sq. Ft BRT#6113131600 Improvements: Residential Property Tiffany J. THOMPSON CP 2020-08-24 No. 1418 \$145,786.00 Brock & Scott, PLLC
<b>2512-338</b> <b>5116 Master Street</b> 19131 44th Wd. 2,904 Sq. Ft BRT#442155700 Improvements: Residential Property Subject To Mortgage PHILADELPHIA INVESTMENT PROPERTY GROUP LLC CP 2020-05-25 No. 2341 \$211,142.00 Friedman Vartolo LLP	<b>2512-351</b> <b>30 Meehan Avenue</b> 19119 22nd Wd. 1,808 Sq. Ft BRT#22208300 Improvements:	<b>2512-351</b> <b>5240 Gainor Road</b> 19131 52nd Wd. 3,125 Sq. Ft BRT#522100600 Improvements: Residential Property CHRISTOPHER J. ADAMS AND NIKOLE ADAMS AKA NIKOLE FRANKLIN CP 2020-11-22 No. 34 \$255,073.00 Stern & Eisenberg, PC	<b>2512-361</b> <b>3441 Holyoke Road</b> 19114 57th Wd. 3,250 Sq. Ft BRT#572114215 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF MARY ANN BILL CP 2020-03-25 No.	<b>2512-371</b> <b>396 East Woodlawn Street</b> 19138 12th Wd. 1,782 Sq. Ft BRT#122089300 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 13 \$322,511.00 Manley Deas Kochalski LLC
<b>2512-339</b> <b>30 Meehan Avenue</b> 19119 22nd Wd. 1,808 Sq. Ft BRT#22208300 Improvements:	<b>5915 Chester Avenue</b> 19143 40th Wd.			<b>2512-372A</b> <b>936 East Woodlawn Street</b> 19138 12th Wd. 1,782 Sq. Ft BRT#122089300 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 13 \$322,511.00 Manley Deas Kochalski LLC
				<b>2512-372B</b> <b>333 East Shadaker Street</b> 19144 12th

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<b>2512-382</b> <b>2554 South Sartain Street 19148</b> 39th Wd. 1,400 Sq. Ft BRT#394218700 Improvements: Residential Property ELIZABETH CRISOMA A/K/A ELIZABETH CRISOMA CP 2020-07-25 No. 2755 \$286,991.00 Brock & Scott, PLLC	<b>EN A/K/A KENNETH ROBERT BOLDEN, DECEASED AND DONNA BOLDEN AND THE UNKNOWN HEIRS OF KENNETH BOLDEN</b> CP 2020-02-25 No. 1823 \$27,577.40 Stern & Eisenberg, PC	<b>No. 2864 \$386,308.00</b> Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>29 West Logan Street 19144</b> 12th Wd. 2,492 Sq. Ft BRT#123043200 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 2674 \$296,363.00 Friedman Vartolo LLP	<b>2512-428</b> <b>8022 Williams Avenue 19150</b> 50th Wd. 1,993 Sq. Ft BRT#502243600 Improvements: Residential Property Subject To Mortgage JEROME MIMMS, IN HIS CAPACITY AS HEIR OF BRENDA LAWRENCE AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA LAWRENCE; CP 2020-09-24 No. 270 \$132,059.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC
<b>2512-383</b> <b>2109 McKeon Street 19145</b> 48th Wd. 1,008 Sq. Ft BRT#482052000 Improvements: Residential Property KIMBERLY SAINT-FORT AND LEAD MARKET GROUP LLC CP 2020-07-25 No. 2079 \$332,991.00 Hladik Onorato & Federman LLP	<b>2261 North Van Pelt Street 19132</b> 16th Wd. 1,120 Sq. Ft BRT#162191100 Improvements: Residential Property JENEL S. ODOM CP 2020-11-19 No. 1103,416.00 Stern & Eisenberg, PC	<b>2024 Robbins Street 19149</b> 62nd Wd. 1,985 Sq. Ft BRT#621274000 Improvements: Commercial Property Subject To Mortgage QM21 INVESTMENT LLC CP 2020-02-25 No. 2881 \$213,829.00 Orlans Law Group PLLC	<b>2512-404</b> <b>1428 Kerper Street 19111</b> 53rd Wd. 1,760 Sq. Ft BRT#532096400 Improvements: Residential Property DEVONSHIRE FINANCIAL GROUP LLP; KIMBERLY KANE, THOMAS KANE; ANTHONY CANCELLIERE CP 2020-01-24 No. 3087 \$71,580.90 Manley Deas Kochalski LLC	<b>5914 West Girard Avenue 19151</b> 4th Wd. 1,680 Sq. Ft BRT#43026100 Improvements: Residential Property Subject To Mortgage FADEYIBI PROPERTIES INC. CP 2020-06-25 No. 3149 \$238,407.00 Friedman Vartolo LLP
<b>2512-384</b> <b>4176 Leidy Avenue 19104</b> 6th Wd. 1,243 Sq. Ft BRT#62193500 Improvements: Residential Property KAYLA CARUSO AND MCCREA PROPERTY GROUP LLC CP 2020-11-24 No. 1060 \$587,080.00 Hladik Onorato & Federman LLP	<b>2219 South Colorado Street 19145</b> 26th Wd. 679 Sq. Ft BRT#262021800 Improvements: Residential Property SALVATORE RIZZO CP 2020-07-24 No. 145 \$231,641.00 Stern & Eisenberg, PC	<b>2512-393</b> <b>2710 North 23rd Street 19132</b> 11th Wd. 1,140 Sq. Ft BRT#113699000 Improvements: Residential Property ANTHONY LYNCH CP 2020-02-23 No. 2506 \$43,612.60 Stern & Eisenberg, PC	<b>2512-405</b> <b>510 East Luray Street 19120</b> 42nd Wd. 1,178 Sq. Ft BRT#421036800 Improvements: Commercial Property SAMUEL SEGARRA CP 2020-11-24 No. 3219 \$36,532.70 LOGS Legal Group LLP	<b>2512-416</b> <b>1724 West Erie Avenue 19140</b> 13th Wd. 2,033 Sq. Ft BRT#131045800 Improvements: Residential Property Subject To Mortgage HAMMER INVESTMENT PROPERTIES LLC CP 2020-04-25 No. 2881 \$88,796.60 Friedman Vartolo LLP
<b>2512-385</b> <b>1436 South Vogles Street 19143</b> 51st Wd. 943 Sq. Ft BRT#514061600 Improvements: Residential Property WILLIAM STATION AKA WILLIAM STANTON; IRA BOND; OLIVIA GABRIEL CP 2020-04-23 No. 282 \$68,327.20 Mester & Schwartz, PC	<b>3945 North 7th Street 19140</b> 43rd Wd. 1,110 Sq. Ft BRT#43090100 Improvements: Residential Property AIDA DELVALLE CP 2020-02-25 No. 1444 \$9,255.52 Stern & Eisenberg, PC	<b>2512-395</b> <b>2843 South Smedley Street 19145</b> 26th Wd. 838 Sq. Ft BRT#261340200 Improvements: Residential Property PAUL FROST CP 2020-01-25 No. 2949 \$249,707.00 Romano Garubo & Argentieri	<b>2512-407</b> <b>1314 North Front Street 19122</b> 18th Wd. 2,580 Sq. Ft BRT#881069355 Improvements: Residential Property SHAWN C. BULLARD AND 1314 NORTH FRONT STREET LLC CP 2020-03-25 No. 2446 \$1,929,830.00 Hladik Onorato & Federman LLP	<b>2512-417</b> <b>1336 Jackson Street 19148</b> 39th Wd. 1,037 Sq. Ft BRT#394284600 Improvements: Residential Property Subject To Mortgage JAMES DEMARCO CP 2020-03-25 No. 219 \$167,378.00 Friedman Vartolo LLP
<b>2512-386</b> <b>6979 Silverwood Street 19128</b> 21st Wd. 67,585 Sq. Ft BRT#212461766 Improvements: Commercial Property Subject To Mortgage ONASSIS ENTERPRISE, LLC CP 2020-04-25 No. 2411 \$593,252.00 Polisnelli, PC	<b>2512-397</b> <b>1641 South 56th Street 19143</b> 51st Wd. 947 Sq. Ft BRT#514028300 Improvements: Residential Property HIBERT MARK CLAYTON CP 2020-02-25 No. 3506 \$25,111.60 Friedman Vartolo LLP	<b>5414 North Water Street 19120</b> 42nd Wd. 3,345 Sq. Ft BRT#421284700 Improvements: Residential Property KENNETH L. RENFER, JR. AND THE RESA L. RENFER CP 2020-01-25 No. 2838 \$95,558.10 Hladik Onorato & Federman LLP	<b>2512-408</b> <b>1629 Worrell Street 19124</b> 33rd Wd. 1,245 Sq. Ft BRT#332040600 Improvements: Residential Property DORETHA CROSBY CP 2020-11-24 No. 633 \$76,031.40 KML Law Group, P.C.	<b>2512-418</b> <b>4938 Charles Street 19124</b> 23rd Wd. 1,130 Sq. Ft BRT#232328100 Improvements: Residential Property Subject To Mortgage Subject To Rents JOSHUA FOLEY CP 2020-05-25 No. 2467 \$35,111.70 Starfield & Smith, P.C.
<b>2512-387</b> <b>2348 North 29th Street 19132</b> 28th Wd. 1,020 Sq. Ft BRT#282004400 Improvements: Residential Property ASN INVESTMENT GROUP LLC CP 2020-05-25 No. 2901 \$510,484.00 Obermayer Rebmann Maxwell & Hippel LLP	<b>2512-398</b> <b>317 North 64th Street 19139</b> 34th Wd. 3,125 Sq. Ft BRT#34071300 Improvements: Commercial Property Subject To Mortgage PHILADELPHIA INVESTMENT PROPERTY GROUP LLC, CP 2020-05-25 No. 269 \$308,384.00 Friedman Vartolo LLP	<b>2512-399</b> <b>2030 North 17th Street 19121</b> 32nd Wd. 1,163 Sq. Ft BRT#32105100 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC., CP 2020-05-25 No. 1100 \$1,470,780.00 Friedman Vartolo LLP	<b>2512-409</b> <b>1629 Worrell Street 19124</b> 33rd Wd. 1,245 Sq. Ft BRT#332040600 Improvements: Residential Property DORETHA CROSBY CP 2020-11-24 No. 633 \$76,031.40 KML Law Group, P.C.	<b>2512-419</b> <b>1636 South 15th Street 19145</b> 34th Wd. 1,088 Sq. Ft BRT#365061200 Improvements: Residential Property RICHARD PHAM AND MARY PHAM CP 2020-08-20 No. 228 \$600,000.00 Kivitz & Kivitz, P.C.
<b>2512-388</b> <b>2352 North 29th Street 19132</b> 28th Wd. 1,020 Sq. Ft BRT#871537900 Improvements: Residential Property ASN INVESTMENT GROUP LLC CP 2020-05-25 No. 2907 \$515,006.00 Obermayer Rebmann Maxwell & Hippel LLP	<b>2512-400</b> <b>7941 Rugby Street 19150</b> 50th Wd. 1,843 Sq. Ft BRT#502098200 Improvements: Residential Property KIMIESHA BURROWS AKA KIMIE SHA JOHNS CP 2020-02-25 No. 1379 \$47,537.60 Brock & Scott, PLLC	<b>2512-410</b> <b>225 West Nedro Avenue 19120</b> 61st Wd. 992 Sq. Ft BRT#612101200 Improvements: Residential Property ROCHELLE ALVEREST AND GREGORY T. ALVEREST CP 2020-06-22 No. 1485 \$74,381.30 KML Law Group, P.C.	<b>2512-420</b> <b>1629 Worrell Street 19124</b> 33rd Wd. 1,245 Sq. Ft BRT#332040600 Improvements: Residential Property DORETHA CROSBY CP 2020-11-24 No. 633 \$76,031.40 KML Law Group, P.C.	<b>2512-421</b> <b>1352 East Sharpnack Street 19150</b> 50th Wd. 1,293 Sq. Ft BRT#502330000 Improvements: Residential Property THE UNKNOWN HEIRS OF GERARD LUNDI DECEASED AND LEROI TAYLOR SOLELY IN HIS/HER CAPACITY AS HEIR OF GERARD LUNDI, DECEASED CP 2020-12-22 No. 334 \$91,090.00 KML Law Group, P.C.
<b>2512-389</b> <b>1608 South Newkirk Street 19145</b> 36th Wd. 680 Sq. Ft BRT#364370800 Improvements: Residential Property PERLA BEACH HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY CP 2020-06-25 No. 1582 \$162,140.00 Stern & Eisenberg, PC	<b>2512-401</b> <b>4063 Creston Street 19135</b> 62nd Wd. 994 Sq. Ft BRT#622196100 Improvements: Residential Property ALEXANDER RIVERA CP 2020-12-24 No. 2696 \$210,109.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2512-402</b> <b>848 North Uber Street 19130</b> 15th Wd. 586 Sq. Ft BRT#151069300 Improvements: Residential Property SHELLY MARIE GILMORE IN HER CAPACITY AS HEIR OF HERMAN E. CLARK; TYNELL D. CLARK, IN HER CAPACITY AS HEIR OF HERMAN E. CLARK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER HERMAN E. CLARK CP 2020-04-24 No. 3476 \$138,945.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2512-411</b> <b>5669 Blakemore Street 19138</b> 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC	<b>2512-422</b> <b>3715 North 18th Street 19140</b> 13th Wd. 1,469 Sq. Ft BRT#131244600 Improvements: Residential Property Subject To Mortgage DURTY DEVILZ PROPERTY INVESTMENTS LLC CP 2020-03-25 No. 1557 \$82,053.40 Chris Caserio Esq.
<b>2512-390</b> <b>409 Horton Street 19151</b> 34th Wd. 1,028 Sq. Ft BRT#341197600 Improvements: Residential Property SHARON LITES AKA SHARON JOHNSON, SOLELY IN HER CAPACITY AS HEIR TO MELISSA T. JOHNSON, DECEASED AND THE UNKNOWN HEIRS OF MELISSA T. JOHNSON, DECEASED AND TIMOTHY JOHNSON SOLELY IN HIS CAPACITY AS HEIR TO MELISSA T. JOHNSON, DECEASED CP 2020-05-24 No. 2847 \$91,096.70 Stern & Eisenberg, PC	<b>2512-403</b> <b>4063 Creston Street 19135</b> 62nd Wd. 994 Sq. Ft BRT#622196100 Improvements: Residential Property ALEXANDER RIVERA CP 2020-12-24 No. 2696 \$210,109.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2512-404</b> <b>1438 McKeon Street 19145</b> 48th Wd. 923 Sq. Ft BRT#481102400 Improvements: Residential Property Subject To Mortgage 423 CEDAR LANE LLC CP 2020-02-25	<b>2512-412</b> <b>6569 Blakemore Street 19138</b> 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC	<b>2512-423</b> <b>3106-3108 Mount Vernon Street 19104</b> 24th Wd. 2,772 Sq. Ft BRT#242055310 Improvements: Residential Property CORRIN R. STOKES, CP 2020-07-23 No. 2457 \$132,518.00 Hladik Onorato & Federman LLP
<b>2512-391</b> <b>2918 New Hope Street 19145</b> 48th Wd. 1,779 Sq. Ft BRT#482125300 Improvements: Residential Property 1822 S DOVER ST LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY CP 2020-06-25 No. 1929 \$78,819.50 Stern & Eisenberg, PC	<b>2512-405</b> <b>1438 McKeon Street 19145</b> 48th Wd. 923 Sq. Ft BRT#481102400 Improvements: Residential Property Subject To Mortgage 423 CEDAR LANE LLC CP 2020-02-25	<b>2512-406</b> <b>1438 McKeon Street 19145</b> 48th Wd. 923 Sq. Ft BRT#481102400 Improvements: Residential Property Subject To Mortgage 423 CEDAR LANE LLC CP 2020-02-25	<b>2512-413</b> <b>6569 Blakemore Street 19138</b> 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC	<b>2512-424</b> <b>1427 Germantown Avenue 19122</b> 18th Wd. 14,664 Sq. Ft BRT#881078514 Improvements: Residential Property Subject To Mortgage To Rents 1427 GERMANTOWN LLC CP 2020-05-25 No. 2744 \$18,903,300.00 McCarter & English, LLP
<b>2512-392</b> <b>1804 South 56th Street 19143</b> 51st Wd. 1,276 Sq. Ft BRT#514218700 Improvements: Residential Property DEBORAH BOLDEN-BRADLEY, SOLELY IN HER CAPACITY AS KNOWN HEIR OF KENNETH BOLD-	<b>2512-407</b> <b>1438 McKeon Street 19145</b> 48th Wd. 923 Sq. Ft BRT#481102400 Improvements: Residential Property Subject To Mortgage 423 CEDAR LANE LLC CP 2020-02-25	<b>2512-408</b> <b>1438 McKeon Street 19145</b> 48th Wd. 923 Sq. Ft BRT#481102400 Improvements: Residential Property Subject To Mortgage 423 CEDAR LANE LLC CP 2020-02-25	<b>2512-414</b> <b>6569 Blakemore Street 19138</b> 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC	<b>2512-425</b> <b>1427 Germantown Avenue 19122</b> 18th Wd. 1,460 Sq. Ft BRT#401177100 Improvements: Residential Property Subject To Mortgage To Rents M.I.T.O.I LLC CP 2020-06-24 No. 2675 \$629,065.00 Friedman Vartolo LLP
<b>2512-393</b> <b>1817 West Venango Street 19140</b> 13th Wd. 1,840 Sq. Ft BRT#131009300 Improvements: Residential Property L.WILLIAMS VISIONS LLC, CP 2020-02-25 No. 365 \$307,235.00 Friedman Vartolo LLP	<b>2512-409</b> <b>1817 West Venango Street 19140</b> 13th Wd. 1,840 Sq. Ft BRT#131009300 Improvements: Residential Property Subject To Mortgage L.WILLIAMS VISIONS LLC, CP 2020-02-25 No. 365 \$307,235.00 Friedman Vartolo LLP	<b>2512-410</b> <b>6569 Blakemore Street 19138</b> 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC	<b>2512-416</b> <b>6569 Blakemore Street 19138</b> 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC	<b>2512-426</b> <b>1427 Germantown Avenue 19122</b> 18th Wd. 1,460 Sq. Ft BRT#401177100 Improvements: Residential Property Subject To Mortgage To Rents M.I.T.O.I LLC CP 2020-06-24 No. 2675 \$629,065.00 Friedman Vartolo LLP
<b>2512-394</b> <b>53 West Sharpnack Street 19119</b> 22nd Wd. 1,311 Sq. Ft BRT#223042600 Improvements: Residential Property Subject To Mortgage	<b>2512-411</b> <b>6569 Blakemore Street 19138</b> 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC	<b>2512-412</b> <b>6569 Blakemore Street 19138</b> 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC	<b>2512-417</b> <b>6569 Blakemore Street 19138</b> 12th Wd. 1,420 Sq. Ft BRT#122286100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDINE PRICE CP 2020-05-24 No. 1012 \$79,987.70 Brock & Scott, PLLC	<b>2512-427</b> <b>6454 Clearview Street 19119</b> 22nd Wd. 1,317 Sq. Ft BRT#221270300 Improvements: Residential Property TERAFORM RENEWAL, LLC CP 2020-02-24 No. 1433 \$127,660.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
DDH FUND LP, CP 2020-05-25 No. 3069 \$275,632.00 Friedman Vartolo LLP	AND COLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JACOB BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND MICHELLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND UNKNOWN HEIRS, SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NEVAUGHN L. BEASLEY, DECEASED CP 2020-10-23 No. 3265 \$28,048.10 Orlans Law Group, PLLC	RAD DIVERSIFIED REIT, INC. CP 2020-11-24 No. 2406 \$275,784.00 Romano Garbo & Argentieri	ments: Residential Property RAD DIVERSIFIED REIT, INC. CP 2020-05-25 No. 3505 \$81,781.40 Unruh, Turner, Burke & Frees, P.C..	2512-459
<b>2512-441</b> <b>1944 Cecil B. Moore Avenue 19121</b> 47th Wd. 1,600 Sq. Ft BRT#472059600 Improvements: Commercial Property SHAWN C. BULLARD AND STUDIO 44 BUILDING, LLC, CP 2020-04-25 No. 822 \$846,799.00 Hladik Onorato & Federman LLP	<b>2066 East Allegheny Avenue 19134</b> 25th Wd. 1,244 Sq. Ft BRT#252308000 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP 2020-11-24 No. 1505 \$146,224.00 Romano Garbo & Argentieri	<b>2512-458</b> <b>2033 Rowan Street 19140</b> 13th Wd. 1,305 Sq. Ft BRT#131363900 Improvements: Residential Property RAD DIVERSIFIED REIT, INC. CP 2020-05-25 No. 3505 \$81,781.40 Unruh, Turner, Burke & Frees, P.C..	<b>2512-465B</b>	<b>5634 Arch Street 19139</b> 4th Wd. 1,458 Sq. Ft BRT#42024700 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
<b>2512-442</b> <b>166 Ridgefield Road 19154</b> 66th Wd. 2,900 Sq. Ft BRT#662319000 Improvements: Residential Property CRAIG QUEDENFELD CP 2020-11-24 No. 1156 \$183,556.00 KML Law Group, P.C.	<b>2512-449</b> <b>7307 West Passyunk Avenue 19142</b> 40th Wd. 1,386 Sq. Ft BRT#404243300 Improvements: Residential Property KAREN A BAYLOR AND STUDIO 44 BUILDING, LLC, CP 2020-01-25 No. 2013 \$70,318.00 KML Law Group, P.C.	<b>2512-460</b> <b>1920 East Ontario Street 19134</b> 45th Wd. 1,131 Sq. Ft BRT#450273700 Improvements: Residential Property DENISE K. HENDERSON CP 2020-08-16 No. 2120 \$73,133.50 KML Law Group, P.C.	<b>2512-465C</b>	<b>5230 Marlowe Street 19124</b> 62nd Wd. 833 Sq. Ft BRT#622266800 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
<b>2512-443</b> <b>7430 Sommers Road 19138</b> 50th Wd. 1,904 Sq. Ft BRT#501321700 Improvements: Residential Property CHARLES HOLMES CP 2020-05-24 No. 2443 \$192,497.00 KML Law Group, P.C.	<b>2512-450</b> <b>5741 Pine Street 19143</b> 60th Wd. 1,256 Sq. Ft BRT#604609600 Improvements: Residential Property LEIGHTON BEARD SOLELY IN HIS CAPACITY AS HEIR OF ANNIE ELIZABETH BEARD, DECEASED AND THE UNKNOWN HEIRS OF ANNIE ELIZABETH BEARD DECEASED AND LINDA JACKSON-BEARD CP 2020-05-25 No. 2647 \$54,100.50 KML Law Group, P.C.	<b>2512-461</b> <b>1431 North Hirst Street 19151</b> 34th Wd. 810 Sq. Ft BRT#342324500 Improvements: Residential Property SHANI D. FUNCHES SOLELY IN HER CAPACITY AS HEIR OF BETTY D. FUNCHES, DECEASED, THE UNKNOWN HEIRS OF BETTY D. FUNCHES DECEASED, TYKEEM ATTSIDES SMITH SOLELY IN HIS CAPACITY AS HEIR OF BETTY D. FUNCHES, DECEASED, TYREEK JAMAL SMITH SOLELY IN HIS CAPACITY AS HEIR OF BETTY D. FUNCHES, DECEASED CP 2020-03-24 No. 2581 \$162,088.00 KML Law Group, P.C.	<b>2512-466A</b> <b>2000 North 61st Street 19151</b> 34th Wd. 1,844 Sq. Ft BRT#342267500 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-06-25 No. 1672 \$1,019,890.00 Friedman Vartolo LLP	<b>2512-470C</b> <b>1036 Wagner Avenue 19141</b> 49th Wd. 2,382 Sq. Ft BRT#492012600 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
<b>2512-444</b> <b>1804 West Albans Street 19141</b> 17th Wd. 1,068 Sq. Ft BRT#171036600 Improvements: Commercial Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-02-25 No. 2885 \$152,661.00 Orlans Law Group PLLC	<b>2512-445A</b> <b>2607 Rhawn Street 19152</b> 64th Wd. 53,330 Sq. Ft BRT#883090500 Improvements: Commercial Property HSRE ROOSEVELT BOULEVARD, LLC CP 2020-12-24 No. 1645 \$8,295,930.00 Duane Morris LLP	<b>2512-451</b> <b>4743 Tampa Street 19120</b> 42nd Wd. 1,179 Sq. Ft BRT#421585000 Improvements: Residential Property THE UNKNOWN HEIRS OF MICHAEL VAZQUEZ DECEASED CP 2020-12-24 No. 712 \$66,976.80 KML Law Group, P.C.	<b>2512-452</b> <b>5520 Whithy Avenue 19143</b> 51st Wd. 1,304 Sq. Ft BRT#513158100 Improvements: Residential Property DDH CAPITAL MANAGEMENT, LLC, DDH FUND, LP AKA DDH FUND, LLC CP 2020-05-25 No. 509 \$310,031.00 KML Law Group, P.C.	<b>2512-455B</b> <b>6205 Haverford Avenue 19151</b> 34th Wd. 1,747 Sq. Ft BRT#342004000 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-06-25 No. 1672 \$1,019,890.00 Friedman Vartolo LLP
<b>2512-445B</b> <b>8040 East Roosevelt Boulevard 19152</b> 56th Wd. 22,170 Sq. Ft BRT#883088500 Improvements: Commercial Property HSRE ROOSEVELT BOULEVARD, LLC CP 2020-12-24 No. 1645 \$8,295,930.00 Duane Morris LLP	<b>2512-446</b> <b>7028 Sheldrake Place 19153</b> 40th Wd. 1,614 Sq. Ft BRT#406641600 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUDOLPH S. TERRELL, A/K/A RUDOLPH TERRELL, SR.; AND KILAH TERRELL, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF RUDOLPH TERRELL, JR. A/K/A RUDOLPH TERRELL, III, DECEASED HEIR OF RUDOLPH TERRELL, SR. CP 2020-09-19 No. 791 \$289,030.00 Orlans Law Group PLLC	<b>2512-453</b> <b>6457 North Smedley Street 19126</b> 17th Wd. 1,310 Sq. Ft BRT#172160300 Improvements: Residential Property BRENDA M. MITCHELL AND ALVIN J. MITCHELL CP 2020-06-17 No. 3203 \$97,551.80 Hill Wallack LLP	<b>2512-454</b> <b>5734 Christian Street 19143</b> 46th Wd. 1,155 Sq. Ft BRT#463139500 Improvements: Residential Property DDH CAPITAL MANAGEMENT, LLC, DDH FUND, LP AKA DDH FUND, LLC CP 2020-05-25 No. 509 \$310,031.00 KML Law Group, P.C.	<b>2512-458A</b> <b>3805 Wyalusing Avenue 19104</b> 24th Wd. 855 Sq. Ft BRT#243185600 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-06-25 No. 1672 \$1,019,890.00 Friedman Vartolo LLP
<b>2512-446</b> <b>7028 Sheldrake Place 19153</b> 40th Wd. 1,614 Sq. Ft BRT#406641600 Improvements: Residential Property Subject To Mortgage UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUDOLPH S. TERRELL, A/K/A RUDOLPH TERRELL, III, DECEASED HEIR OF RUDOLPH TERRELL, SR. CP 2020-09-19 No. 791 \$289,030.00 Orlans Law Group PLLC	<b>2512-447</b> <b>920 West Boston Street 19133</b> 37th Wd. 1,892 Sq. Ft BRT#371369000 Improvements: Commercial Property THEODORE HILL LLC CP 2020-01-25 No. 1019 \$291,280.00 Hill Wallack LLP	<b>2512-455</b> <b>310 West Courtland Street 19140</b> 42nd Wd. 641 Sq. Ft BRT#420235300 Improvements: Residential Property HOUSE INCREDIBLE LLC CP 2020-09-24 No. 454 \$81,986.30 Hill Wallack LLP	<b>2512-456</b> <b>229 Rubicam Court 19120</b> 42nd Wd. 910 Sq. Ft BRT#422210200 Improvements: Residential Property Subject To Rents MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal, P.C.	<b>2512-462B</b> <b>5258 Holbrook Street 19142</b> 40th Wd. 845 Sq. Ft BRT#406149300 Improvements: Residential Property DDH CAPITAL MANAGEMENT, LLC, DDH FUND, LP AKA DDH FUND, LLC CP 2020-05-25 No. 509 \$310,031.00 KML Law Group, P.C.
<b>2512-447</b> <b>7207 Mansfield Avenue 19138</b> 10th Wd. 1,991 Sq. Ft BRT#102357900 Improvements: Residential Property RENAE LEWIS-DEAN IN HER CAPACITY AS HEIR OF CURTIS LEWIS; UNKNOWN HEIRS, SUCCESSOR, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CURTIS LEWIS; AND CURTIS LEWIS, JR., CP 2020-07-23 No. 3073 \$203,117.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2512-448</b> <b>1449 North 54th Street 19131</b> 44th Wd. 1,088 Sq. Ft BRT#442360100 Improvements: Residential Property Subject To Mortgage NICOLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND BRIONA BEASLEY SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JUSTIN BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED;	<b>2512-457</b> <b>2424 East Somers Street 19134</b> 25th Wd. 1,440 Sq. Ft BRT#251002800 Improvements: Residential Property Subject To Mortgage JUDITH C. SWALLOW CP 2020-09-21 No. 2407 \$219,045.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2512-458</b> <b>1720 Monument Street 19121</b> 32nd Wd. 2,070 Sq. Ft BRT#321137200 Improvements: Residential Property	<b>2512-462A</b> <b>418 North 58th Street 19131</b> 4th Wd. 1,311 Sq. Ft BRT#42219800 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC CP 2020-02-25 No. 2408 \$629,635.00 Friedman Vartolo LLP
<b>2512-448</b> <b>1449 North 54th Street 19131</b> 44th Wd. 1,088 Sq. Ft BRT#442360100 Improvements: Residential Property Subject To Mortgage NICOLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND BRIONA BEASLEY SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JUSTIN BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED;	<b>2512-459</b> <b>6003 North 5th Street 19120</b> 61st Wd. 1,342 Sq. Ft BRT#871583650 Improvements: Residential Property Subject To Mortgage SUN OH; SUNG NAM OH CP 2020-03-25 No. 3253 \$150,199.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2512-463A</b> <b>803 North 63rd Street 19151</b> 34th Wd. 5,125 Sq. Ft BRT#342360200 Improvements: Residential Property MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal, P.C.	<b>2512-463C</b> <b>732 North 63rd Street 19151</b> 34th Wd. 2,400 Sq. Ft BRT#344195100 Improvements: Residential Property MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal, P.C.	<b>2512-469B</b> <b>5332 Glenmore Avenue 19143</b> 51st Wd. 658 Sq. Ft BRT#512104400 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
<b>2512-449</b> <b>1449 North 54th Street 19131</b> 44th Wd. 1,088 Sq. Ft BRT#442360100 Improvements: Residential Property Subject To Mortgage NICOLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND BRIONA BEASLEY SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JUSTIN BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED;	<b>2512-450</b> <b>6003 North 5th Street 19120</b> 61st Wd. 1,342 Sq. Ft BRT#871583650 Improvements: Residential Property Subject To Mortgage MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal, P.C.	<b>2512-464</b> <b>5610 North 3rd Street 19120</b> 61st Wd. 2,942 Sq. Ft BRT#612376300 Improvements: Residential Property MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal, P.C.	<b>2512-465A</b> <b>1117 West Silver Street 19133</b> 37th Wd. 1,263 Sq. Ft BRT#372308500 Improve-	<b>2512-469C</b> <b>4701 Hawthorne Street 19124</b> 23rd Wd. 1,306 Sq. Ft BRT#232291800 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT INC CP 2020-02-25 No. 1848 \$1,050,000.00 Friedman Vartolo LLP
<b>2512-450</b> <b>1449 North 54th Street 19131</b> 44th Wd. 1,088 Sq. Ft BRT#442360100 Improvements: Residential Property Subject To Mortgage NICOLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND BRIONA BEASLEY SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JUSTIN BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED;	<b>2512-451</b> <b>2424 East Somers Street 19134</b> 25th Wd. 1,440 Sq. Ft BRT#251002800 Improvements: Residential Property Subject To Mortgage JUDITH C. SWALLOW CP 2020-09-21 No. 2407 \$219,045.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2512-465B</b> <b>1720 Monument Street 19121</b> 32nd Wd. 2,070 Sq. Ft BRT#321137200 Improvements: Residential Property	<b>2512-465A</b> <b>1117 West Silver Street 19133</b> 37th Wd. 1,263 Sq. Ft BRT#372308500 Improve-	<b>2512-473A</b> <b>4432 North Cleveland Street 19140</b> 13th Wd. 705 Sq. Ft BRT#132184500 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-05-25 No. 2345 \$740,395.00 Friedman Vartolo LLP
<b>2512-451</b> <b>1449 North 54th Street 19131</b> 44th Wd. 1,088 Sq. Ft BRT#442360100 Improvements: Residential Property Subject To Mortgage NICOLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND BRIONA BEASLEY SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JUSTIN BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED;	<b>2512-452</b> <b>6003 North 5th Street 19120</b> 61st Wd. 1,342 Sq. Ft BRT#871583650 Improvements: Residential Property Subject To Mortgage SUN OH; SUNG NAM OH CP 2020-03-25 No. 3253 \$150,199.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2512-466</b> <b>5610 North 3rd Street 19120</b> 61st Wd. 2,942 Sq. Ft BRT#612376300 Improvements: Residential Property MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal, P.C.	<b>2512-466A</b> <b>1117 West Silver Street 19133</b> 37th Wd. 1,263 Sq. Ft BRT#372308500 Improve-	<b>2512-473C</b> <b>54 East Wister Street 19144</b> 12th Wd. 3,387 Sq. Ft BRT#121048300 Improvements: Residential Property Subject To Mortgage RAD DIVERSIFIED REIT, INC. CP 2020-06-25 No. 2345 \$740,395.00 Friedman Vartolo LLP
<b>2512-452</b> <b>1449 North 54th Street 19131</b> 44th Wd. 1,088 Sq. Ft BRT#442360100 Improvements: Residential Property Subject To Mortgage NICOLE BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND BRIONA BEASLEY SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED; AND JUSTIN BEASLEY, SOLELY IN CAPACITY AS HEIR OF NEVAUGHN L. BEASLEY, DECEASED;	<b>2512-453</b> <b>6003 North 5th Street 19120</b> 61st Wd. 1,342 Sq. Ft BRT#871583650 Improvements: Residential Property Subject To Mortgage SUN OH; SUNG NAM OH CP 2020-03-25 No. 3253 \$150,199.00 Robertson, Anschutz, Schneid, Crane & Partners, PLLC	<b>2512-467</b> <b>5610 North 3rd Street 19120</b> 61st Wd. 2,942 Sq. Ft BRT#612376300 Improvements: Residential Property MARK COUDOUX CP 2020-05-25 No. 1508 \$558,107.00 Eisenberg, Gold & Agrawal, P.C.	<b>2512-467B</b> <b>1117 West Silver Street 19133</b> 37th Wd. 1,263 Sq. Ft BRT#372308500 Improve-	<b>2512-474</b> <b>200-210 Lombard Street 19147</b> 5th Wd. 824 Sq. Ft BRT#88805003 Improvements: Residential Property SHERIN GEORGE CP 2020-03-25 No. 2938 \$232,997.00 LOGS Legal Group LLP

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<b>2512-476</b> <b>1017 Mollbore Terrace 19148</b> 39th Wd. 960 Sq. Ft BRT#395025300 Improvements: Residential Property LOUIS T. MENNA, IV CP 2020-01-25 No. 617 \$307,818.00 LOGS Legal Group LLP	<b>2512-478</b> <b>1313 South Paxon Street 19143</b> 27th Wd. 855 Sq. Ft BRT#273100900 Improvements: Residential Property Subject To Mortgage HALAL BUSINESS VENTURES LLC CP 2020-05-25 No. 2505 \$198,908.00 Friedman Vartolo LLP	<b>2512-480</b> <b>608 Winton Street 19148</b> 39th Wd. 672 Sq. Ft BRT#393070100 Improvements: Residential Property Subject To Mortgage K. WEAVER PROPERTIES LLC CP 2020-05-25 No. 1776 \$309,386.00 Friedman Vartolo LLP	<b>2512-482</b> <b>4933 Morris Street 19144</b> 13th Wd. 1,670 Sq. Ft BRT#133143600 Improvements: Residential Property Subject To Mortgage CARLA E. GRIFFIN CP 2020-03-25 No. 697 \$12,510.00 Weltman, Weinberg & Reis, Co. LPA	<b>2512-485</b> <b>2231 Larue Street 19137</b> 45th Wd. 1,500 Sq. Ft BRT#453390900 Improvements: Residential Property Subject To Mortgage HEIR OF ESTATE OF LUIS ORLANDO ROSARIO, ROSARIO JEANNETTE PEREZ AND ADMINISTRATOR OF ESTATE OF LUIS ORLANDO ROSARIO, LIONEL ARTOM-GINZBURG, ESQ CP 2020-08-23 No. 3210 \$5,034,890.00 Shingleslaw, LLC
<b>2512-477</b> <b>5951 Cobbs Creek Parkway 19143</b> 3rd Wd. 1,552 Sq. Ft BRT#33156000 Improvements: Residential Property Subject To Mortgage ERIC S. SMITH, SR. IN HIS INDIVIDUAL CAPACITY AND IN HIS CAPACITY AS THE PERSONAL REPRESENTA-	<b>2512-479</b> <b>2927 North Stillman Street 19132</b> 38th Wd. 644 Sq. Ft BRT#381081100 Improve-	<b>2512-481</b> <b>218 South Ithan Street 19139</b> 60th Wd. 900 Sq. Ft BRT#604225200 Improve-	<b>2512-483</b> <b>1715 Wallace Street 19130</b> 15 Wd. 1,063 Sq. Ft BRT#888151424 Improvements:	

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