

Sheriff's Sale Notices for January 7, 2020

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, January 7, 2020, at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET, 3RD FLOOR
9:00 A.M. (EST)
Jewell Williams, Sheriff

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff

The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.

A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.

The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.

The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, 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.

All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale

SHERIFF'S SALE

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

The "BRT #" refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006.

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on January 7, 2020.

Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

Very truly yours,

JEWELL WILLIAMS, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, JANUARY 7, 2020

1912-499C

4070 Powelton Ave 19104 6th wd. BRT#061013300 Subject to Mortgage Improvements: +1,700 Sq. Ft. Consisting Of A Residential Property
MOVITA JOHNSON C.P. July Term, 2018 No. 3260 \$479,934.95 + costs and interest Thomas M. Pinney, Esq.

2001-301

8346 Michener Ave 19150 50th wd. 1,682 Sq. Ft. OPA#501135600 Improvements: Residential Property
BARRINGTON HYLTON; PHYLLIS HYLTON C.P. April Term, 2017 No. 02541 \$144,867.58 Phelan Hallinan Diamond & Jones, LLP

2001-302

8082 Fayette St 19150-1228 50th wd. 1,182 Sq. Ft. OPA#502289800 Improvements: Residential Property
HARRY MOORE, JR C.P. April Term, 2019 No. 01747 \$183,434.45 Phelan Hallinan Diamond & Jones, LLP

2001-303

4728 Chestnut St 19139 60th wd. 2,805 Sq. Ft. (land area); 7,200 Sq. Ft. Improved OPA#881145070 Subject to Mortgage Subject to Rent Improvements: Apts 5-50 Units Masonry
PNP REAL ESTATE GROUP LLC C.P.

SHERIFF'S SALE

December Term, 2018 No. 03776 \$849,353.42
William F. Saldutti, III, Esquire

2001-304

524 E Penn St 19144-1406 12th wd. 1,163 Sq. Ft. OPA#121141400 Improvements: Residential Dwelling
PATRICIA JOHN C.P. April Term, 2016 No. 01357 \$98,745.52 RAS Citron, LLC - Robert Crawley, Esq. ID No. 319712

2001-305

4338 Lauriston St 19128 21st wd. Land Area: 2,103 Sq. Ft.; Improvement Area: 1,920 Sq. Ft. OPA#212145700 Improvements: Residential Dwelling
CHARLES MALLOY A/K/A CHARLES A. MALLOY; MARY BETH MALLOY A/K/A MARYBETH MALLOY C.P. January Term, 2018 No. 00869 \$210,604.89 RAS Citron, LLC - Robert Crawley, Esq. ID No. 319712

2001-306

421 Ritner St 19148 39th wd. Land Area: 996 Sq. Ft.; Improvements: 1,280 Sq. Ft. OPA#392191600 Improvements: Row 2 Story Masonry
RICHARD BRAUDE C.P. December Term, 2018 No. 02803 \$68,928.04 Phillip D. Berger, Esq.; Berger Law Group, PC

2001-307

2238 Greenwich St 19146 36th wd. 1,120 Sq. Ft. OPA#364046100 Subject to Mortgage Improvements: Residential Property
CHRISTEN M. LANDTROOP A/K/A CHRISTEN LANDTROOP C.P. November Term, 2018 No. 00833 \$239,137.82 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2001-308

342 N 52nd St 19139 44th wd. 2,400 Sq. Ft. OPA#441355600 Subject to Mortgage Improvements: Residential Property
JOHN POLOSKY; HAWANATU KONTEH; FODAY MANSARAY C.P. May Term, 2009 No. 00306 \$214,816.70 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

2001-309

242 Rubicam St 19120-3317 42nd wd. 1,120 Sq. Ft. OPA#422206900 Subject to Mortgage Improvements: Residential Property
LORENDA D. LEGIONS A/K/A LORENDA LEGIONS C.P. July Term, 2018 No. 00836 \$58,311.63 Phelan Hallinan Diamond & Jones, LLP

2001-310

5928 Devon Pl 19138-1510 22nd wd. 1,890 Sq. Ft. OPA#592312400 Improvements: Residential Property
DARIN L. WILLIAMS A/K/A DARIN WILLIAMS C.P. October Term, 2016 No. 01742 \$244,557.14 Phelan Hallinan Diamond & Jones, LLP

2001-311

1811 Widener Pl 19141-1335 17th wd. 1,503 Sq. Ft. OPA#171193800 Improvements: Residential Property
MORRIS L. MOLL C.P. February Term, 2019 No. 02906 \$135,694.89 Phelan Hallinan Diamond & Jones, LLP

2001-312

7034 Tulip St 19135-2009 41st wd. 0 Sq. Ft. OPA#412452705 Improvements: Residential Property
SHEILA L. FERGUSON C.P. May Term, 2017 No. 02591 \$198,663.47 Phelan Hallinan Diamond & Jones, LLP

2001-313

2804 Fuller St 19152-3103 64th wd. 1,250 Sq. Ft. OPA#641228200 Improvements: Residential Property
JOHN SULLICK C.P. April Term, 2018 No. 00660 \$174,651.91 Phelan Hallinan Diamond & Jones, LLP

2001-314

1014 N Pallas St 19104 6th wd. 882 Sq. Ft. OPA#062322800 Improvements: Residential Property
SHAWNNETTE D.L. JOHNSON A/K/A SHAWNNETTE D. JOHNSON C.P. November Term, 2017 No. 02580 \$65,329.00 KML Law Group, P.C.

2001-315

4065 Ford Rd 19131 52nd wd. 1,463 Sq. Ft.

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OPA#521411800 Improvements: Residential Property
FELECIA HARCUM C.P. June Term, 2013 No. 01251 \$176,926.16 KML Law Group, P.C.

2001-316

166 Covington Rd 19120 61st wd. 1,944 Sq. Ft. OPA#611442800 Improvements: Residential Property
HERBERT FRAYER C.P. February Term, 2010 No. 02163 \$165,811.04 KML Law Group, P.C.

2001-317

1523 N Alden St 19131 4th wd. 1,125 Sq. Ft. OPA#043292600 Improvements: Residential Property
JENNIFER CHANTHABOUN C.P. August Term, 2018 No. 01165 \$47,624.74 KML Law Group, P.C.

2001-318

3045 Disston St 19149 55th wd. (formerly part of the 35th wd.) 1,801 Sq. Ft. OPA#551309500 Improvements: Residential Property
WILLIAM RUSSELL C.P. June Term, 2018 No. 00748 \$119,039.04 KML Law Group, P.C.

2001-319

409 D. Shawmont Ave 19128 88th wd. 1,208 Sq. Ft.; Improvement: 349'3-7/8 from Hillside BRT#888210921 Improvements: Res Condo 3 Sty Masonry
LINDA MARIE SMITH C.P. August Term, 2018 No. 03133 \$118,631.00 Stern & Eisenberg, P.C.

2001-322

5856 Oxford Ave 19149 35th wd. 1,131 Sq. Ft. OPA#352342100 Improvements: Residential Property
WILLIAM J. SELTNER, JR. AND CHRISTINE SNELLBAKER C.P. December Term, 2017 No. 01929 \$11,320.62 Shapiro & DeNardo, LLC

2001-323

7828 Thouron Ave 19150 50th wd. 1,337 Sq. Ft. OPA#502145300 Improvements: Residential Property
LUTISSUA BALLARD AS ADMINISTRATRIX OF THE ESTATE OF HORACE MCALLISTER DECEASED, KEISHA HENDERSON, ANTHONY MCALLISTER AS ADMINISTRATOR OF THE ESTATE OF HORACE MCALLISTER DECEASED AND DERRICK WASHINGTON C.P. March Term, 2018 No. 00458 \$200,747.79 KML Law Group, P.C.

2001-324

1759 N 61st St 19151 34th wd. 1,230 Sq. Ft. BRT#342250000 Improvements: Residential
PERCY R. BANKS C.P. May Term, 2019 No. 00780 \$154,918.71 Stern & Eisenberg PC

2001-325

1837 E Tioga St a/k/a 1837 Tioga St 19134 45th wd. 1,200 Sq. Ft. OPA#452108200 Improvements: Residential Property
ANGEL RAMOS AND ANA MARIA RAMOS C.P. May Term, 2016 No. 01474 \$65,905.68 KML Law Group, P.C.

2001-326

1227 N 30th St 19121 29th wd. 802 Sq. Ft. OPA#292283800 Improvements: Residential Property
KATHLEEN V. CAMPBELL A/K/A KATHLEEN CAMPBELL C.P. July Term, 2019 No. 01639 \$149,426.96 KML Law Group, P.C.

2001-327

2556 E Ann St 19134 25th wd. 1,699 Sq. Ft. OPA#251063000 Improvements: Residential Property
THOMAS CONVERY A/K/A THOMAS J. CONVERY A/K/A THOMAS J. CONVERY, III AND TRACY L. CONVERY C.P. February Term, 2013 No. 02104 \$160,456.23 KML Law Group, P.C.

2001-328

1500 Kinsdale St 19126 10th wd. 960 Sq. Ft. OPA#101226700 Improvements: Residential Property
JAMES CARTWRIGHT C.P. May Term, 2018 No. 01598 \$123,985.66 KML Law Group, P.C.

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2001-329

5929 Media St 19151 34th wd. 1,050 Sq. Ft. OPA#342036400 Improvements: Residential Property
GAREY POWELL, AS ADMINISTRATOR OF THE ESTATE OF RUTH ISSAC DECEASED C.P. September Term, 2018 No. 00871 \$88,302.24 KML Law Group, P.C.

2001-330

1969 Lardner St 19149 62nd wd. (formerly part of the 35th wd.) 3,039 Sq. Ft. OPA#621178900 Improvements: Residential Property
AMNERIS ROSADO C.P. June Term, 2018 No. 02967 \$134,290.02 KML Law Group, P.C.

2001-331

565 E Carver St 19120 35th wd. 1,058 Sq. Ft. OPA#351248100 Improvements: Residential Property
RONALD BOGUSH C.P. June Term, 2019 No. 06865 \$52,283.46 KML Law Group, P.C.

2001-332

2750 Buckius St 19137 45th wd. 2,768 Sq. Ft. OPA#453104900 Improvements: Residential Property
EILEEN BUSLER C.P. October Term, 2018 No. 00998 \$122,407.92 KML Law Group, P.C.

2001-333

6141 Old York Rd 19141 17th wd. 9,041 Sq. Ft. OPA#172016911 Improvements: Residential Property
SEQUOIA MONTGOMERY SOLELY IN HER CAPACITY AS HEIR OF RHONDA MONTGOMERY DECEASED AND THE UNKNOWN HEIRS OF RHONDA MONTGOMERY DECEASED C.P. February Term, 2019 No. 00633 \$170,205.91 KML Law Group, P.C.

2001-334

7661 Brentwood Rd 19151 34th wd. 1,386 Sq. Ft. OPA#343234300 Improvements: Residential Property
DEON A. PAYLOR C.P. October Term, 2017 No. 01446 \$155,888.43 KML Law Group, P.C.

2001-335

2006 E Huntingdon St 19125 31st wd. 1,149 Sq. Ft. OPA#314133300 Improvements: Residential Property
RAYMOND NICKOLAS BROZEK A/K/A RAYMOND N. BROZEK C.P. March Term, 2019 No. 02408 \$343,467.58 KML Law Group, P.C.

2001-336

1149 N 65th St 19151 34th wd. 1,360 Sq. Ft. OPA#344302000 Improvements: Residential Property
JAMES NICHOLSON C.P. November Term, 2018 No. 02527 \$103,251.88 KML Law Group, P.C.

2001-337

421 Knorr St 19111 35th wd. 2,500 Sq. Ft. OPA#353147000 Improvements: Residential Property
DELILAH A. BHAGWAT AND JOSEPH URIAH BHAGWAT C.P. September Term, 2018 No. 01363 \$144,668.16 KML Law Group, P.C.

2001-338

1818 Church St 19124 23rd wd. 1,580 Sq. Ft. OPA#232041900 Improvements: Residential Property
ELIZABETH VARGAS C.P. June Term, 2019 No. 07218 \$76,640.04 KML Law Group, P.C.

2001-339

521 Robbins St 19111 35th wd. 3,111 Sq. Ft. OPA#353029600 Improvements: Residential Property
CATISHA BLUE C.P. September Term, 2018 No. 02396 \$212,305.23 KML Law Group, P.C.

2001-340

1712 N 19th St 19121 47th wd. 2,845 Sq. Ft. OPA#472097512 Improvements: Residential Property
JUDY VEREEN BEY C.P. June Term, 2018 No. 00433 \$97,703.92 KML Law Group, P.C.

SHERIFF'S SALE

2001-341
7336 Chelwynde Ave 19153 40th wd. 1,120 Sq. Ft. OPA#404318800 Improvements: Residential Property
 TIFFANY C. CHISM C.P. January Term, 2019 No. 02418 \$78,479.26 KML Law Group, P.C.

2001-342

5343 N 15th St 19141 17th wd. 1,170 Sq. Ft. OPA#172047400 Improvements: Residential Property
 ERICA J. GEORGE C.P. April Term, 2019 No. 04066 \$136,485.20 KML Law Group, P.C.

2001-343

5814 Ashland Ave 19143-3916 3rd wd. 1,500 Sq. Ft. OPA#034044200 Improvements: Residential Property
 COLLEEN LUCAS C.P. July Term, 2018 No. 03967 \$73,360.03 Phelan Hallinan Diamond & Jones, LLP

2001-344

2901 S Robinson St 19142-3417 40th wd. 1,216 Sq. Ft. OPA#402090600 Improvements: Residential Property
 KYHA WILLIAMS C.P. December Term, 2017 No. 04068 \$145,012.00 Phelan Hallinan Diamond & Jones, LLP

2001-345

2415 S Clarion St 19148-3511 39th wd. 1,040 Sq. Ft. OPA#394445100 Improvements: Residential Property
 THOMAS K. MASI A/K/A THOMAS MASI C.P. August Term, 2019 No. 01814 \$11,649.14 Phelan Hallinan Diamond & Jones, LLP

2001-347

4410 Carwithan St a/k/a 4410 Carwithan Rd 19136-1409 65th wd. 1,152 Sq. Ft. OPA#652114600 Improvements: Residential Property
 LILLIAN GENTEKOS; JAMES W. GENTEKOS, JR C.P. January Term, 2019 No. 03284 \$138,176.43 Phelan Hallinan Diamond & Jones, LLP

2001-348

4016 Lyman Dr 19114 65th wd. 1,800 Sq. Ft. OPA#652490900 Improvements: Residential Property
 MARYBETH WALTERS AND MICHAEL WALTERS C.P. March Term, 2019 No. 00630 \$171,893.92 Shapiro & DeNardo, LLC

2001-350

4736 Baltimore Ave 19143 46th wd. 2,845 Sq. Ft. BRT#461092800 Improvements: Residential
 RENEE B. RICKS AND ARTHUR RICKS, III C.P. September Term, 2018 No. 03364 \$60,227.03 Stern & Eisenberg, P.C.

2001-351

33 S 53rd St 19139 60th wd. 1,135 Sq. Ft. BRT#602189900 Improvements: Residential
 ABRAHAM O. ITUAH C.P. February Term, 2019 No. 02403 \$42,024.14 Stern & Eisenberg, P.C.

2001-352

2527 S 15th St 19145 26th wd. Land: 960 Sq. Ft.; Improvement: 1,448 Sq. Ft. OPA#261151400 Improvements: Residential Real Estate
 NANCY BRAUN C.P. January Term, 2019 No. 002712 \$156,049.43 Stern & Eisenberg PC

2001-353

4351 N 4th St 19140 7th wd. 954 Sq. Ft. OPA#072144300 Improvements: Residential Property
 MARK REYNOLDS C.P. July Term, 2019 No. 03561 \$55,827.79 Shapiro & DeNardo, LLC

2001-354

1050 Granite St 19124 23rd wd. 3,245 Sq. Ft. OPA#234181300 Improvements: Residential Property
 BERNARD S. GRAY AND JAMIE ZORRILLA-GRAY C.P. February Term, 2019 No. 01754 \$199,145.17 KML Law Group, P.C.

2001-355

3020 N 25th St 19132 38th wd. 905 Sq. Ft.; Improvements: 1,197 Sq. Ft. OPA#381066600 Improvements: Row 2 Sty Masonry
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FANNIE MAE LATANE, DECEASED; MARGARET HARRIS A/K/A MARGIE HARRIS, IN HER CAPACITY AS HEIR OF FANNIE MAE LATANE, DECEASED; RICHARD LATANE JR, IN HIS CAPACITY AS HEIR OF FANNIE MAE LATANE, DECEASED; DENISE LATANE, IN HER CAPACITY AS HEIR

SHERIFF'S SALE

OF FANNIE MAE LATANE, DECEASED; MARY DOBSON, IN HER CAPACITY AS HEIR OF FANNIE MAE LATANE, DECEASED C.P. August Term, 2018 No. 00078 \$47,665.36 Robert Crawley

2001-356

2341 E. Somerset St 19134 25th wd. Land: 1,173 Sq. Ft.; Improvement: 1,504 Sq. Ft.; Total: 1,504 Sq. Ft. OPA#251011100 Improvements: Residential Property
 KENYATTE R. MACK A/K/A KENNYATTA R. MACK AND KEISHA M. MACK AND UNITED STATES OF AMERICA C.P. March Term, 2018 No. 00768 \$116,006.67 Richard M. Squire & Associates, LLC

2001-357

6637 Torresdale Ave 19135 41st wd. 2,115 Sq. Ft. OPA#411324400 Improvements: Residential Property
 JOSE SANTIAGO C.P. December Term, 2018 No. 00085 \$156,945.59 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2001-358

818 E. Hortter St 19119 22nd wd. Land: 3,109 Sq. Ft.; Improvement: 1,600 Sq. Ft.; Total: 3,109 Sq. Ft. OPA#221172800 Improvements: Residential Property
 MARLA S. DAVIS C.P. July Term, 2019 No. 00626 \$174,706.32 Richard M. Squire & Associates, LLC

2001-359

1822 W Moyamensing Ave 19145 26th wd. 1,120 Sq. Ft. OPA#262322400 Improvements: Residential
 ALISON FERRANTE A/K/A ALISON D. FERRANTE; MICHAEL C. FERRANTE C.P. June Term, 2018 No. 03822 \$231,548.20 Robert Crawley

2001-360

3215 Brookdale Rd 19114-3517 57th wd. Land: 8,450 Sq. Ft.; Improvement: 1,584 Sq. Ft.; Total: 8,450 Sq. Ft. OPA#572111100 Improvements: Residential Property
 CAROLEA. TUSTIN C.P. July Term, 2019 No. 00642 \$185,453.79 Richard M. Squire & Associates, LLC

2001-361

614 E Wyoming Ave 19120 42nd wd. 1,760 Sq. Ft. OPA#421052600 Improvements: Residential Property
 JASON BLAINE, A/K/A JASON R. BLAINE C.P. September Term, 2018 No. 00490 \$85,104.83 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2001-362

12501 Fedor Rd 19154 66th wd. 2,000 Sq. Ft. OPA#663165600 Improvements: Residential Property
 ANTHONY DONAHUE; NICHOLLE DONAHUE C.P. May Term, 2019 No. 01684 \$185,446.35 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2001-363

4009 N Twelfth St a/k/a 4009 N 12th St 19140-2101 43rd wd. 1,440 Sq. Ft. OPA#433160900 Improvements: Residential Property
 HAMOND HAWKINS C.P. November Term, 2018 No. 02434 \$34,744.28 Phelan Hallinan Diamond & Jones, LLP

2001-364

6810 N Broad St 19126-2801 10th wd. 2,492 Sq. Ft. OPA#101002700 Improvements: Residential Property
 TIFFANY DUDLEY C.P. May Term, 2019 No. 01820 \$167,586.31 Phelan Hallinan Diamond & Jones, LLP

2001-365

910 Hoffnagle St 19111-1437 63rd wd. 2,286 Sq. Ft. OPA#631384700 Improvements: Residential Property
 MIGUEL A. MARTINEZ C.P. July Term, 2019 No. 00594 \$315,984.18 Phelan Hallinan Diamond & Jones, LLP

2001-366

1531 Womrath St 19124-4550 23rd wd. 1,615 Sq. Ft. OPA#232012300 Improvements: Residential Property
 JASON ROBINSON C.P. June Term, 2019 No. 07348 \$81,550.55 Phelan Hallinan Diamond & Jones, LLP

2001-367

321 Stanwood St 19111 63rd wd. 3,867 Sq. Ft.; Improvements: 1,727 Sq. Ft. OPA#631327600 Improvements: S/d W/d Gar 1 Sty Masonry
 JOSEPH M MCKEEVER C.P. June Term, 2019 No. 07321 \$40,902.63 Robert Crawley

2001-369

5762 Haddington St a/k/a 5762 Haddington Ln 19131 4th wd. 1,252 Sq. Ft.

SHERIFF'S SALE

OPA#043225000 Improvements: Residential Property
 BETTY DAVIS C.P. June Term, 2018 No. 03168 \$76,194.74 Shapiro & DeNardo, LLC

2001-370

5803 Anderson St 19138-1801 59th wd. 1,775 Sq. Ft. OPA#591215600 Improvements: Residential Dwelling
 ESTATE OF KAREN E. VEREEN A/K/A KAREN EMMA GREEN VEREEN A/K/A KAREN GREEN C/O NANCY BELLAMY, PERSONAL REPRESENTATIVE; NANCY BELLAMY, PERSONAL REPRESENTATIVE OF THE ESTATE OF KAREN E. VEREEN A/K/A KAREN EMMA GREEN VEREEN A/K/A KAREN GREEN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KAREN E. VEREEN A/K/A KAREN EMMA GREEN VEREEN A/K/A KAREN GREEN C.P. November Term, 2017 No. 02024 \$84,321.50 RAS Citron, LLC - Robert Crawley, Esq. ID No. 319712

2001-371

5100 Overbrook Ave 19131 52nd wd. 11,250 Sq. Ft. OPA#521204600 Improvements: Residential Property
 SHIRLEY JONES A. SHAKUR A/K/A SHIRLEY JONES-SHAKUR, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF KHAIRI SHAKUR A/K/A GARY BREDELL BLACK A/K/A IMAM KHAIRI ABDUS SHAKUR, DECEASED C.P. January Term, 2016 No. 00033 \$390,356.23 Shapiro & DeNardo, LLC

2001-372

6923 Garman St 19142 40th wd. 1,050 Sq. Ft. OPA#406263100 Improvements: Residential Property
 SHERRE SMITH C.P. February Term, 2018 No. 02620 \$94,864.56 Shapiro & DeNardo, LLC

2001-374

1115 W Cheltenham Ave a/k/a 1115 Cheltenham Ave 19126 49th wd. 5,022 Sq. Ft. OPA#493059000 Improvements: Residential Property
 DIANA W. CAMPBELL C.P. June Term, 2018 No. 01699 \$127,026.10 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2001-375

540 E Wyoming Ave 19120 42nd wd. 1,440 Sq. Ft. OPA#421051000 Improvements: Residential Property
 ERICK E. JUAREZ-MENDEZ, A/K/A ERICK E. JUAREZ C.P. December Term, 2018 No. 02981 \$27,496.50 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2001-376

5938 N 11th St 19141 49th wd. 6,720 Sq. Ft. OPA#493076300 Improvements: Residential Property
 MARQUITA MCCARTER C.P. January Term, 2012 No. 00714 \$160,806.59 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

2001-377

610 N 64th St 19151 34th wd. 2,500 Sq. Ft. OPA#344245400 Subject to Mortgage
 Improvements: Residential Property
 MONICA E. HEARST, A/K/A MONICA HEARST C.P. January Term, 2015 No. 00530 \$151,542.47 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2001-378

2705 S Beulah St 19148 39th wd. 1,059 Sq. Ft. OPA#395201700 Improvements: Residential Property
 CAROL BORMANN, KNOWN HEIR OF ROLF G. BORMANN, DECEASED, STACY SHAZES, KNOWN HEIR OF ROLF G. BORMANN, DECEASED, MICHAEL BORMANN, KNOWN HEIR OF ROLF G. BORMANN, DECEASED, CHRISTOPHER BORMANN, KNOWN HEIR OF ROLF G. BORMANN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR UNDER ROLF G. BORMANN, DECEASED C.P. April Term, 2019 No. 04569 \$55,384.31 Shapiro & DeNardo, LLC

2001-379

4800 Convent Ln 19114 65th wd. 13,505 Sq. Ft. OPA#652168910 Improvements: Residential Property
 ELIZABETH A. HOYER AS EXECUTRIX OF THE ESTATE OF GEORGE LYNCH A/K/A GEORGE THOMAS LYNCH, DECEASED C.P. April Term, 2019 No. 04067 \$257,710.10 KML Law Group, P.C.

2001-380

1544 S Stillman St 19146 36th wd. 616 Sq. Ft.

SHERIFF'S SALE

OPA#364201000 Subject to Mortgage Improvements: Residential Dwelling
 ELWOOD CALHOUN, IN HIS CAPACITY AS HEIR OF MARGARET CALHOUN; MAURICE CALHOUN, IN HIS CAPACITY AS HEIR OF MARGARET CALHOUN; SHIRLEY CALHOUN, IN HER CAPACITY AS HEIR OF MARGARET CALHOUN; ELIZABETH CALHOUN HAYES, IN HER CAPACITY AS HEIR OF MARGARET CALHOUN; ANDRE CALHOUN, IN HIS CAPACITY AS HEIR OF MARGARET CALHOUN; TERRENCE CALHOUN, IN HIS CAPACITY AS HEIR OF MARGARET CALHOUN; JACQUELINE CALHOUN, IN HER CAPACITY AS HEIR OF MARGARET CALHOUN; SHALISE CALHOUN, IN HER CAPACITY AS HEIR OF MARGARET CALHOUN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET CALHOUN C.P. December Term, 2018 No. 02482 \$63,615.12 RAS Citron, LLC - Robert Crawley Esq., ID No. 319712

2001-381

3825 Arendell Ave 19114 57th wd. 3,796 Sq. Ft. OPA#57-2143700 Improvements: Residential Property
 SHARON V. WOODS C.P. December Term, 2014 No. 00597 \$205,737.25 Shapiro & DeNardo, LLC

2001-382

3272 Webb St 19134 45th wd. 656 Sq. Ft. OPA#451228600 Improvements: Residential Property
 CYNTHIA HANCOCK, SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED, SUSAN MCGUORK SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED, BENJAMIN PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED, JESSICA PSUT SOLELY IN HER CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED AND JOSEPH PSUT SOLELY IN HIS CAPACITY AS HEIR OF BOLESTAW L. PSUT, DECEASED C.P. November Term, 2015 No. 02582 \$107,390.57 KML Law Group, P.C.

2001-383

5610 Diamond St 19131 52nd wd. 1,833 Sq. Ft. OPA#522089000 Improvements: Residential Property
 DEANNA J. DAVIS C.P. February Term, 2019 No. 00650 \$100,088.72 Shapiro & DeNardo, LLC

2001-384

1445 E Lycoming St 19124 33rd wd. 1,140 Sq. Ft. OPA#332064900 Improvements: Residential Property
 KEISHA L. RIVERA C.P. August Term, 2019 No. 02328 \$156,369.24 Shapiro & DeNardo, LLC

2001-386

8930 Revere St 19152 57th wd. 3,374 Sq. Ft. OPA#571211400 Improvements: Residential Property
 REBECCA TAPAN A/K/A REBECCA C. TAPAN; LIZA TAPAN A/K/A LIZA C. TAPAN A/K/A LIZA T. CONVENTO C.P. May Term, 2018 No. 02944 \$214,898.69 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2001-387

9849 Haldeman Ave 19115 58th wd. 2,936 Sq. Ft.; Improvements: 1,200 Sq. Ft. OPA#581345800 Improvements: S/d W/b Gar 1 Sty Frame
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RIA DORA SEGALOW A/K/A DORA SEGALOW; POLA MICHAELS, KNOWN HEIR OF RIA DORA SEGALOW A/K/A DORA SEGALOW; RICKY SEGALOW, KNOWN HEIR OF RIA DORA SEGALOW A/K/A DORA SEGALOW; RIA DORA SEGALOW A/K/A DORA SEGALOW, LAST RECORD OWNER C.P. September Term, 2014 No. 03075 \$207,518.31 Robert Crawley

2001-388

6549 N. Gratz St n/k/a 6549 N. Gratz St 19138 n/k/a 19126 50th wd. 1,440 Sq. Ft. OPA#172293500 Improvements: Residential Dwelling
 TIMOTHY MORTON, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF MABEL HARRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MABEL HARRIS C.P. March Term, 2017 No. 02711 \$92,626.81 RAS Citron, LLC - Robert Crawley, Esq. ID No. 319712

SHERIFF'S SALE

2001-389

5325 Wingohocking Terr 19144-5831 12th wd. 1,148 Sq. Ft. OPA#122187800 Improvements: Residential Property
 WINSTON WEEDON C.P. April Term, 2019 No. 00339 \$60,209.59 Phelan Hallinan Diamond & Jones, LLP

2001-390

1171 S Darien St 19147-5136 2nd wd. 1,176 Sq. Ft. OPA#021516800 Improvements: Residential Property
 LAWRENCE J. RAO, JR C.P. June Term, 2015 No. 03452 \$389,067.88 Phelan Hallinan Diamond & Jones, LLP

2001-391

6611 W Girard Ave 19151-3604 34th wd. 1,404 Sq. Ft. OPA#343034900 Improvements: Residential Property
 ALFONSO M. MOORE C.P. July Term, 2019 No. 01885 \$107,981.53 Phelan Hallinan Diamond & Jones, LLP

2001-392

4233 Fairdale Ave a/k/a 4233 Fairdale Rd 19154-3703 66th wd. 1,296 Sq. Ft. OPA#662581400 Improvements: Residential Property
 THOMAS LITMAN C.P. July Term, 2019 No. 00091 \$147,469.52 Phelan Hallinan Diamond & Jones, LLP

2001-393

1700 Christian St 19146 30th wd. Land Area: 816 Sq. Ft.; Improvement Area: 2,388 Sq. Ft. OPA#30-1189200 Subject to Mortgage Improvements: Commercial Property
 LURUBE DEVELOPERS, LLC C.P. March Term, 2017 No. 02437 \$469,825.25 plus interest of \$51.73 per diem from 9/25/19 to and inc. 10/14/19 Andrew W. Bonekemper, Esquire

2001-395

941 Granite St 19124-1730 35th wd. 1,104 Sq. Ft. OPA#351142000 Improvements: Residential Property
 JOANNE BRADLEY C.P. June Term, 2019 No. 05032 \$96,818.07 Phelan Hallinan Diamond & Jones, LLP

2001-396

629 E Westmoreland St 19134 33rd wd. 923 Sq. Ft. OPA#331103500 Improvements: Residential Property
 CYNTHIA RIVERS C.P. September Term, 2018 No. 00076 \$74,076.32 KML Law Group, P.C.

2001-397

703 Marwood Rd East a/k/a 703 Marwood Rd 19120 42nd wd. 1,631 Sq. Ft. OPA#421227000 Improvements: Residential Property
 ALICIA JORDAN C.P. June Term, 2019 No. 05509 \$52,992.77 KML Law Group, P.C.

2001-398

5914 N Warnock St 19141 49th wd. 2,520 Sq. Ft. OPA#492220700 Improvements: Residential Property
 ALPHONSO W MEARS A/K/A ALPHONSO MEARS C.P. December Term, 2017 No. 00568 \$92,165.17 KML Law Group, P.C.

2001-400

9620 Convent Ave 19114 57th wd. 3,441 Sq. Ft. OPA#572216900 Improvements: Residential Property
 KEVIN SHERMAN C.P. February Term, 2019 No. 01751 \$226,339.94 KML Law Group, P.C.

2001-401

2601 S Jessup St 19148-4413 39th wd. 1,456 Sq. Ft. OPA#394199122 Improvements: Residential Property
 GIOVANNI MARTINO; EMILIA MARTINO C.P. July Term, 2019 No. 02027 \$87,284.13 Phelan Hallinan Diamond & Jones, LLP

2001-402

6247 Gardenia St 19144-1608 59th wd. 1,472 Sq. Ft. OPA#592225100 Improvements: Residential Property
 DOLORES JOHNSON, IN HER CAPACITY AS HEIR OF DOLORES T. JOHNSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOLORES T. JOHNSON, DECEASED C.P. June Term, 2019 No. 06844 \$25,807.20 Phelan Hallinan Diamond & Jones, LLP

2001-403

154 W Ashdale St 19120 42nd wd. 1,152 Sq. Ft. OPA#422171700 Improvements: Residential Property
 MILLICENT PITTER, IN HER CAPACITY AS HEIR OF COSMO D. PITTER A/K/A COSMO PITTER, DECEASED; UNKNOWN

SHERIFF'S SALE

HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER COSMO D. PITTER A/K/A COSMO PITTER, DECEASED C.P. July Term, 2019 No. 03581 \$77,810.54 Phelan Hallinan Diamond & Jones, LLP

2001-404

30 Bonnie Gellman Ct, #B30 19114 57th wd. 1,486 Sq. Ft. OPA#888570260 Improvements: Condominium
TANYA EDWARDS AND JESSE R. EDWARDS C.P. June Term, 2019 No. 06867 \$205,406.68 KML Law Group, P.C.

2001-405

4903 N Marvin St 19141 49th wd. 2,058 Sq. Ft. OPA#491424800 Improvements: Residential Property
JOAN P. MITCHELL C.P. January Term, 2019 No. 00883 \$129,567.42 KML Law Group, P.C.

2001-407

6430 1/2 Tulip St 19135 41st wd. 1,399 Sq. Ft. OPA#411430700 Improvements: Residential Property
JANINE CANCELLIERE C.P. March Term, 2019 No. 03373 \$107,291.17 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2001-408

621 E Clearfield St 19134 33rd wd. 1,276 Sq. Ft. OPA#331005700 Improvements: Residential Property
GERARD A. MERZ, A/K/A GERARD A. MERZ, JR. C.P. June Term, 2018 No. 00164 \$12,744.93 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2001-409

5707 Leonard St 19149 62nd wd. 1,220 Sq. Ft. OPA#621515600 Improvements: Residential Property
BETH A. STIEFFENHOFER, A/K/A BETH STIEFFENHOFER C.P. December Term, 2018 No. 00082 \$80,723.95 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

2001-410

4931 Duffield St 19124 23rd wd. 1,908 Sq. Ft.; Improvements: 2,590 Sq. Ft. OPA#232278200 Improvements: Semi/det 2 Sty Masonry
JOHN D. WILSON; HELENE M. WILSON C.P. April Term, 2019 No. 04795 \$12,961.55 Robert Crawley

2001-411

2856 Nautilus Rd 19154-1608 66th wd. 1,680 Sq. Ft. OPA#662520800 Improvements: Residential Property
KELLIANN SMITHERS C.P. December Term, 2018 No. 00455 \$175,909.15 Phelan Hallinan Diamond & Jones, LLP

2001-412

2918 S Broad St 19145 26th wd. 1,553 Sq. Ft. OPA#261086100 Improvements: Residential Dwelling
DANIEL A. LEONARD A/K/A DANIEL A. LEONARD, JR. A/K/A DANIEL LEONARD, JR.; SHARON M. LEONARD C.P. June Term, 2019 No. 07325 \$49,467.89 RAS Citron, LLC - Robert Crawley, Esq. ID No. 319712

2001-413

12215 Medford Rd 19154 66th wd. 2,000 Sq. Ft. OPA#663252800 Improvements: Residential Property
MICHAEL SCHNITZEL C.P. January Term, 2018 No. 01752 \$120,517.29 KML Law Group, P.C.

2001-414

4360 N Orianna St 19140 7th wd. 884 Sq. Ft. OPA#072138700 Improvements: Residential Property
PABLO N. SOTO C.P. December Term, 2018 No. 03859 \$48,372.07 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2001-415

911 S 59th St 19143 3rd wd. 1,257 Sq. Ft. OPA#033191600 Improvements: Residential Property
FANNIE OATES C.P. June Term, 2019 No. 06866 \$148,784.35 KML Law Group, P.C.

2001-416

2305 N Colorado St 19132 28th wd. 676 Sq. Ft. BRT#161180600 Improvements: Row 2 Sty Masonry
CHRISTINE THOMAS C.P. July Term, 2019 No. 03982 \$37,172.57 Milstead & Associates, LLC

2001-417

4751 N 13th St 19141 49th wd. 806 Sq. Ft. BRT#491502700 Improvements: Semi/det 2 Sty Masonry
JOHN A. CARR, DECEASED C.P. October

SHERIFF'S SALE

Term, 2018 No. 03565 \$46,212.98 Milstead & Associates, LLC

2001-418

511 Catharine St 19147 2nd wd. 1,233 Sq. Ft. BRT#022037720 Improvements: Row W/gar 3 Sty Masonry
RODERICK T. MEER A/K/A RODERICK THOMAS MEER AND ALEXANDRA S. MEER C.P. August Term, 2017 No. 00557 \$472,667.89 Milstead & Associates, LLC

2001-419

2220 N Melvin St 19131 52nd wd. 1,298 Sq. Ft. BRT#522252700 Improvements: Row B/gar 2 Sty Masonry
KEITH M. WOODSON A/K/A KEITH WOODSON AND LAKEISHA S. ADKINS C.P. October Term, 2014 No. 00433 \$161,760.15 Milstead & Associates, LLC

2001-420

2917 S 67th St 19142 40th wd. 3,180 Sq. Ft. BRT#406615800 Improvements: Residential Real Estate
THOMAS G. MCGILL TAPPEH AND GWEH NEMENTOBOR A/K/A NEMENTORBOR GWEH A/K/A GWEH TAPPEH C.P. January Term, 2018 No. 03507 \$198,342.63 Stern & Eisenberg PC

2001-421

5001 N Warnock St 19141 49th wd. 1,561 Sq. Ft. OPA#491372600 Improvements: Residential Property
LINH T. NGUYEN C.P. July Term, 2018 No. 01091 \$140,284.82 Shapiro & DeNardo, LLC

2001-422

2121 S 9th St 19148 39th wd. 1,050 Sq. Ft. OPA#393413100 Improvements: Residential Property
TRACY HUA AND CHI-HUNG MU C.P. June Term, 2014 No. 02801 \$204,209.22 KML Law Group, P.C.

2001-423

6814 Paschall Ave 19142 40th wd. 3,773 Sq. Ft. BRT#403320300 Improvements: Residential
EUGENE GARFIELD JR. C.P. July Term, 2019 No. 01637 \$87,657.06 Stern & Eisenberg, P.C.

2001-424

4724 Oxford Ave 19124 23rd wd. 2,758 Sq. Ft. BRT#882013650 Improvements: Misc Day Care Masonry
DAVID DORNEVIL C.P. July Term, 2019 No. 03962 \$59,042.85 Milstead & Associates, LLC

2001-425

3147 Agate St 19134 25th wd. 694 Sq. Ft. OPA#252335800 Improvements: Residential Property
MARKEYES ANDERSON C.P. February Term, 2018 No. 01811 \$48,328.27 KML Law Group, P.C.

2001-426

7827 Provident St a/k/a 7827 Provident Rd 19150-1322 50th wd. 1,014 Sq. Ft. OPA#501183400 Subject to Mortgage Improvements: Residential Property
BRANDI BENNETT A/K/A BRANDI BRYANT C.P. May Term, 2017 No. 03034 \$86,712.38 Phelan Hallinan Diamond & Jones, LLP

2001-428

6025 Reach St 19111-5910 35th wd. 1,224 Sq. Ft. OPA#352244500 Improvements: Residential Property
THOMAS W. REDMOND, JR. C.P. August Term, 2018 No. 02542 \$99,494.20 Phelan Hallinan Diamond & Jones, LLP

2001-429

7226 Dungan Rd 19111 53rd wd. (formerly part of the 35th wd.) 3,212 Sq. Ft. OPA#532418700 Improvements: Residential Property
CRAIG HANSEN C.P. June Term, 2019 No. 05380 \$139,463.24 KML Law Group, P.C.

2001-430

7924 Marsden St 19136-3247 65th wd. 1,120 Sq. Ft. OPA#651252100 Improvements: Residential Property
KATHLEEN A. FINCH C.P. July Term, 2019 No. 00078 \$90,173.91 Phelan Hallinan Diamond & Jones, LLP

2001-431

3900 Ford Rd Unit 5-K 19107 52nd wd. 0 OPA#888520065 Improvements: Condominium
TRACEY WINGATE, AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DELORES BAILEY-COLLICK A/K/A DELORES COLLICK A/K/A DELORES MARIA COLLICK; UNKNOWN HEIRS, SUCCES-

SHERIFF'S SALE

SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DELORES BAILEY-COLLICK A/K/A DELORES COLLICK A/K/A DELORES MARIA COLLICK C.P. July Term, 2019 No. 00615 \$53,605.63 RAS Citron, LLC - Robert Crawley Esq. ID No. 319712

2001-432

715 E Cornwall St 19134 33rd wd. 838 Sq. Ft. OPA#331122800 Improvements: Residential Property
SHEILA A. NEWSOME C.P. June Term, 2017 No. 01552 \$51,756.36 KML Law Group, P.C.

2001-433

5603 Cedar Ave 19143 46th wd. 1,600 Sq. Ft. BRT#463039900 Improvements: Residential
XAVIER J. HERNANDEZ A/K/A XAVIER HERNANDEZ C.P. March Term, 2019 No. 01971 \$49,611.01 Stern & Eisenberg, P.C.

2001-435

2938 Poplar St 19130 15th wd. 840 Sq. Ft. BRT#152345500 Improvements: Row 2 Sty Masonry
KAREN T. ROBINSON A/K/A KAREN ROBINSON C.P. March Term, 2019 No. 00074 \$78,722.65 Stern & Eisenberg, P.C.

2001-436

4437 Loring St 19136 41st wd. Land: 975 Sq. Ft.; Improvement: 1,072 Sq. Ft. OPA#412184200 Improvements: Residential Real Estate
KAREN KENNY C.P. June Term, 2019 No. 007437 \$114,944.29 Stern & Eisenberg PC

2001-437

5638 Cedar Ave 19143 46th wd. SEMI/DET 2 STY MASONRY; 1,560 Sq. Ft. BRT#463052700 Improvements: Residential Dwelling
LUCY M. RIDLEY A/K/A LUCY RIDLEY C.P. June Term, 2015 No. 01288 \$112,487.46 McCabe, Weisberg, & Conway, LLC

2001-438

5708 Drexel Rd 19131 52nd wd. Land: 2,367 Sq. Ft.; Improvement: 1,548 Sq. Ft.; Total: 2,367 Sq. Ft. OPA#52-2-1891-00 Improvements: Residential Property
MICHELPIA OWENS, CO-EXECUTOR OF THE ESTATE OF PAULA OWENS, DECEASED AND BERNARD SMITH, CO-EXECUTOR OF THE ESTATE OF PAULA OWENS, DECEASED AND UNITED STATES OF AMERICA C.P. January Term, 2015 No. 03135 \$318,015.42 Richard M. Squire & Associates, LLC

2001-439

1307 S 54th St 19143-4801 51st wd. Approximate size: Land 1206, Improvement 1356, Total 1356 OPA#511252400 Improvements: Residential Property
LINDA O DELOACH C.P. July Term, 2019 No. 02938 \$55,511.16 Richard M. Squire & Associates, LLC

2001-440

427 Fern St 19120 61st wd. ROW B/GAR 2 STY MASONRY; 1,200 Sq. Ft. BRT#612204800 Improvements: Residential Dwelling
ROSETTA KENNEDY A/K/A ROSETTA R. JACKSON C.P. September Term, 2018 No. 03076 \$39,494.55 McCabe, Weisberg, & Conway, LLC

2001-441

1948 N Hollywood St 19121 32nd wd. ROW 2 STY MASONRY; 1,020 Sq. Ft. BRT#323245300 Improvements: Residential Dwelling
TIMOTHY E.C. THOMPSON, JR. AND JOCELYN THOMPSON C.P. January Term, 2018 No. 03187 \$37,794.52 McCabe, Weisberg, & Conway, LLC

2001-442

4709 James St 19137 45th wd. 1,819 Sq. Ft. BRT#453418100 Improvements: Residential Dwelling
KRISTINE M. HALL, A/K/A KRISTINE M. DEPAUL IN HER CAPACITY AS HEIR OF ROBERT DEPAUL, DECEASED AND CHRISTIAN HALL IN HIS CAPACITY AS HEIR OF ROBERT DEPAUL, DECEASED AND ROBERT DEPAUL IN HIS CAPACITY AS HEIR OF ROBERT DEPAUL, DECEASED, AND ANTHONY DEPAUL IN HIS CAPACITY AS HEIR OF ROBERT DEPAUL, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT DEPAUL, DECEASED C.P. September Term, 2018

1930 W Sparks St 19141 17th wd. (formerly part of the 49th wd.) 1,470 Sq. Ft. OPA#171272500 Improvements: Residential Property
JUDITH DILL C.P. March Term, 2019 No. 00623 \$143,056.15 KML Law Group, P.C.

SHERIFF'S SALE

No. 00108 \$107,058.07 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq.

2001-443

1447 N 60th St 19151-4204 34th wd. 1,236 Sq. Ft. OPA#342191400 Improvements: Residential Property
GEORGETTA SMITH C.P. May Term, 2017 No. 03118 \$41,127.30 Phelan Hallinan Diamond & Jones, LLP

2001-444

106 E. Westmoreland St 19134 7th wd. Land Area: 1,096 Sq. Ft.; Improvement Area: 1,200 Sq. Ft. OPA#073226000 Improvements: Residential Dwelling
LOUIS W. CLEGG, JR., KNOWN HEIR OF MARIE CLEGG A/K/A MARIE M. CLEGG; NANCY CLEGG-THOMAS, KNOWN HEIR OF MARIE CLEGG A/K/A MARIE M. CLEGG; RUSSELL S. CLEGG, KNOWN HEIR OF MARIE CLEGG A/K/A MARIE M. CLEGG; STEPHEN M. CLEGG, KNOWN HEIR OF MARIE CLEGG A/K/A MARIE M. CLEGG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIE CLEGG A/K/A MARIE M. CLEGG; CHARLES CLEGG, KNOWN HEIR OF MARIE CLEGG A/K/A MARIE M. CLEGG C.P. June Term, 2017 No. 01414 \$41,095.44 RAS Citron, LLC - Robert Crawley, Esq. ID No. 319712

2001-445

5925 N Water St 19120 61st wd. 1,381 Sq. Ft. OPA#612487900 Improvements: Residential Property
JUANITA JOHNSON C.P. January Term, 2019 No. 00866 \$83,123.06 KML Law Group, P.C.

2001-446

3112 Westmont St 19121-1127 32nd wd. 970 Sq. Ft. OPA#323144300 Improvements: Residential Property
DENISE POMPEY C.P. March Term, 2019 No. 02076 \$26,152.30 Phelan Hallinan Diamond & Jones, LLP

2001-447

419 Cobbs Creek Pkwy 19143 3rd wd. Land Area: 1,360 Sq. Ft.; Improvement Area: 2,074 Sq. Ft. OPA#032253100 Improvements: Residential Dwelling
MICHELE BORUM C.P. May Term, 2011 No. 00371 \$70,771.65 RAS Citron, LLC - Robert Crawley, Esq. ID No. 319712

2001-448

10706 E Keswick Rd 19154 66th wd. 2,104 Sq. Ft. OPA#662097505 Improvements: Residential Property
NATALIE N. EVANS AND ERIC W. EVANS C.P. February Term, 2019 No. 02641 \$200,701.49 KML Law Group, P.C.

2001-449

3910 N Smedley St 19140 13th wd. 1,334 Sq. Ft.; Improvements: 1, 426 Sq. Ft. OPA#131198800 Improvements: Row B/gar 2 Sty Masonry
NORIS M. FLORES C.P. January Term, 2016 No. 02822 \$54,232.09 Robert Crawley

2001-450

7273 Valley Ave 19128 21st wd. 4,145 Sq. Ft. OPA#214171900 Improvements: Residential Property
GREGORY MORACE AND MEGAN M. MORACE C.P. August Term, 2019 No. 00008 \$175,628.93 KML Law Group, P.C.

2001-451

5806 Christian St 19143 3rd wd. 1,240 Sq. Ft. OPA#033059900 Improvements: Residential Property
GWENDOLYN SCOTT SOLELY IN HER CAPACITY AS HEIR OF NOTABELLE JOHNSON DECEASED AND DIANA STOKES SOLELY IN HER CAPACITY AS HEIR OF NOTABELLE JOHNSON DECEASED C.P. October Term, 2018 No. 01076 \$74,818.38 KML Law Group, P.C.

2001-452

1930 W Sparks St 19141 17th wd. (formerly part of the 49th wd.) 1,470 Sq. Ft. OPA#171272500 Improvements: Residential Property
PHILIP S. APPENZELLER AND TAMMY M. LOWE C.P. July Term, 2013 No. 01527 \$126,999.14 KML Law Group, P.C.

2001-455

4227 Elbridge St 19135 55th wd. 1,105 Sq. Ft. OPA#552290900 Improvements: Residential Property
KHADIER THOMPSON SOLELY IN HIS CAPACITY AS HEIR OF RENEE THOMPSON DECEASED C.P. April Term, 2019 No. 03688 \$100,121.06 KML Law Group, P.C.

SHERIFF'S SALE

Ft. OPA#552091700 Improvements: Residential Property
KHADIER THOMPSON SOLELY IN HIS CAPACITY AS HEIR OF RENEE THOMPSON DECEASED C.P. April Term, 2019 No. 03688 \$100,121.06 KML Law Group, P.C.

2001-456

3833 N 8th St 19140 43rd wd. 1057 Sq. Ft. BRT#43-2302200 Improvements: Row 2 Sty Masonry
LINDA POUGH A/K/A LINDA M. POUGH C.P. October Term, 2018 No. 01707 \$53,628.02 Emmanuel J. Argentieri, Esquire

2001-457

845 Anchor St 19124 35th wd. 1050 Sq. Ft. BRT#35-1281400 Improvements: Row B/gar 2 Sty Masonry
BEATRICE COOPER AND RODNEY COOPER C.P. February Term, 2019 No. 01021 \$65,356.77 Emmanuel J. Argentieri, Esquire

2001-458

1907 N 63rd St 19151 34th wd. 6000 Sq. Ft. OPA#882015370; PRCL#70N413 Improvements: Misc Funeral Home Masonry
HELEN E. WAITE C.P. January Term, 2019 No. 02714 \$90,756.07 Barry W. Krengel, Esquire; Dolchin, Slotkin & Todd, P.C.

2001-459

1663 Staub St 19140 13th wd. 1,303 Sq. Ft. OPA#132290480 Improvements: Residential Dwelling
HARVEY A. ELLISON, AS EXECUTOR OF THE ESTATE OF JOHN ELLISON A/K/A JOHN C. ELLISON A/K/A JOHN CALVIN ELLISON; MARCUS ELLISON A/K/A MARCUS D. ELLISON, IN HIS CAPACITY AS HEIR OF JOHN ELLISON A/K/A JOHN C. ELLISON A/K/A JOHN CALVIN ELLISON; QUITA F. CRAFT A/K/A QUITA F. CRAFT, IN HER CAPACITY AS HEIR OF JOHN ELLISON A/K/A JOHN C. ELLISON A/K/A JOHN CALVIN ELLISON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN ELLISON A/K/A JOHN C. ELLISON A/K/A JOHN CALVIN ELLISON C.P. March Term, 2019 No. 02858 \$40,183.88 RAS Citron LLC - Robert Crawley, Esq. ID No. 319712

2001-460

743 N 63rd St 19151 34th wd. 2,500 Sq. Ft. OPA#342359800 Improvements: Residential Dwelling
MAURICE THOMAS C.P. March Term, 2016 No. 00807 \$198,119.72 RAS Citron, LLC - Robert Crawley, Esq. ID No. 319712

2001-461

5701 Warrington Ave 19143 51st wd. Of the Northwestwardly side of Warrington Ave and the Southwestwardly side of 57th St; Property Dimensions: Width: 16 feet, Depth: 100 feet to a driveway OPA#871234600 Subject to Mortgage Subject To Rent Tenant Occupied Improvements: Commercial Retail And Residential Dwelling
R&C PROPERTY, LLC C.P. June Term, 2019 No. 5433 \$99,376.79 James McGarrity

2001-462

6157 Lebanon Ave 19151 34th wd. 1504 Sq. Ft. OPA#342130400 Improvements: Residential Dwelling
ANDRE M. THOMPSON C.P. May Term, 2019 No. 00522 \$107,397.00 Jill M. Fein, Esquire

2001-463

3241 Joyce St 19134 45th wd. 6,100 Sq. Ft. BRT#452290900 Improvements: Residential Dwelling
TINA M. NAPLES C.P. July Term, 2012 No. 00577 \$127,148.52 Powers Kim, LLC

2001-463B

3243 Joyce St 19134 45th wd. 6,100 Sq. Ft. BRT#452291000 Improvements: Residential Dwelling
TINA M. NAPLES C.P. July Term, 2012 No. 00577 \$127,148.52 Powers Kim, LLC

2001-464

4631 E Stiles St 19137 45th wd. RESIDENTIAL: Semi/Detached 2 STORY MASONRY OPA#453455800 Improvements: Erected Thereon
MONICA FLAGG C.P. October Term, 2018 No. 03800 \$53,696.00 Christina J. Pross, Esquire

2001-465

4353 Main St 19127 21st wd. 1169 Sq. Ft. OPA#871274400 Subject to Mortgage Improvements: Str/office Apt 3.5 Story Masonry
LINDA WESTPHAL C.P. July Term, 2016 No