

# Sheriff's Sale Notices for February 4, 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.

## SECOND PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 4, 2020, at the:

FIRST DISTRICT PLAZA  
3801 MARKET STREET, 3RD FLOOR  
9:00 A.M. (EST)  
Rochelle Bilal, 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 their 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 their 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 their 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 her discretion shall determine.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at her 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 her 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 February 4, 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 her.

Very truly yours,  
ROCHELLE BILAL, Sheriff  
City and County of Philadelphia  
[www.OfficeofPhiladelphiaSheriff.com](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, FEBRUARY 4, 2020

**2002-301**  
**414-416 Sanger St 19120-1612** 35th wd. 1,582 Sq. Ft. OPA#351190400 Improvements: Residential Property  
LEROY C. JOHNSON C.P. April Term, 2012 No. 03586 \$141,181.74 Phelan Hallinan Diamond & Jones, LLP

**2002-302**  
**5945 North Park Ave. 19141** 49th wd. 2,368 Sq. Ft.; Improvements: 1,320 Sq. Ft. OPA#493231500  
ELAINE DASHIELL C.P. July Term, 2018 No. 02073 \$138,790.41 Robert Crawley, Esquire

**2002-303**  
**636 Wynnewood Rd 19151** 34th wd. 2,500 Sq. Ft. OPA#344223900 Improvements: Residential Property  
FELICIA BROWN SOLELY IN HER CAPACITY AS HEIR OF JANET L. BROWN DECEASED, TODD BROWN SOLELY IN HIS CAPACITY AS HEIR OF JANET L. BROWN DECEASED AND TYRIN BROWN SOLELY IN HIS CAPACITY AS HEIR OF JANET L. BROWN DECEASED C.P. January Term, 2019 No. 02664 \$133,268.29 KML Law Group, P.C.

**2002-304**  
**5714 Springfield Ave. 19143** 40th wd. 1,390

## SHERIFF'S SALE

Sq. Ft. OPA#401091800 Improvements: Residential Property  
THE UNKNOWN HEIRS OF JULIAN TINDAL DECEASED AND JACQUELINE MOSS SOLELY IN HER CAPACITY AS HEIR OF JULIAN TINDAL DECEASED C.P. June Term, 2019 No. 06524 \$40,810.98 KML Law Group, P.C.

**2002-305**  
**1512 Roselyn St 19141** 17th wd. 1,360 Sq. Ft. OPA#171215600 Improvements: Residential Property  
MAUREEN HAWTHORNE C.P. February Term, 2019 No. 02310 \$145,778.71 KML Law Group, P.C.

**2002-307**  
**6255 N 5th St 19120** 61st wd. 1,400 Sq. Ft. OPA#611092900 Improvements: Residential Property  
JAMES A. COOK; ALLEN W. COOK C.P. June Term, 2019 No. 06490 \$45,368.64 Phelan Hallinan Diamond & Jones, LLP

**2002-308**  
**2537 S Massey St 19142** 40th wd. 1,252 Sq. Ft.; Improvements: 1,018 Sq. Ft. OPA#406114400  
TYRONE DUREN; GLOBAL TRANSITIONAL HOUSING, INC C.P. March Term, 2019 No. 02570 \$50,614.54 Robert Crawley, Esquire

**2002-309**  
**4422 N 18th St 19140-1013** 13th wd. 1,350 Sq. Ft. OPA#132174400 Improvements: Residential Property  
WAYNE A. BROWN, JR A/K/A WAYNE BROWN, JR C.P. February Term, 2019 No. 02251 \$66,320.59 Phelan Hallinan Diamond & Jones, LLP

**2002-310**  
**728 S Mount Pleasant Rd, a/k/a 728 S Mount Pleasant Rd 19119-3447** 22nd wd. 1,824 Sq. Ft. OPA#223179000 Improvements: Residential Property  
DEBRA HAIRSTON C.P. April Term, 2017 No. 01926 \$302,109.32 Phelan Hallinan Diamond & Jones, LLP

**2002-311**  
**3906 Dungan St 19124-5506** 33rd wd. 1,230 Sq. Ft. OPA#332407100 Subject to Mortgage Improvements: Residential Property  
ROBERT B. BROWN C.P. January Term, 2019 No. 00639 \$112,364.56 Phelan Hallinan Diamond & Jones, LLP

**2002-312**  
**6733 Linmore Ave 19142-1806** 40th wd. 1,216 Sq. Ft. OPA#403178700 Improvements: Residential Property  
JAMES A. COPPEDGE; CYNTHIA E. COPPEDGE C.P. August Term, 2014 No. 03556 \$108,041.48 Phelan Hallinan Diamond & Jones, LLP

**2002-314**  
**1627 S 8th St 19148-1214** 1st wd. 2,415 Sq. Ft. OPA#012189600 Improvements: Residential Property  
TONU VUONG C.P. October Term, 2017 No. 00227 \$357,582.18 Phelan Hallinan Diamond & Jones, LLP

**2002-315**  
**1200 E Stafford St 19138-1931** 59th wd. 1,184 Sq. Ft. OPA#591038100 Improvements: Residential Property  
TAMIKA S. HOLLINGER C.P. March Term, 2019 No. 02507 \$65,694.73 Phelan Hallinan Diamond & Jones, LLP

**2002-316**  
**333 E Pleasant St 19119** 22nd wd. 2,618 Sq. Ft.; Improvement: 1,120 Sq. Ft. OPA#222076000  
JACQUELINE SATCHELL, IN HER CAPACITY AS EXECUTOR AND HEIR OF EDWARD SATCHELL A/K/A EDWARD W. SATCHELL C.P. February Term, 2019 No. 03063 \$178,323.57 Robert Crawley, Esquire

**2002-317**  
**2312 Roma Dr 19145-5563** 26th wd. 2,880 Sq. Ft. OPA#262404000 Subject to Mortgage Improvements: Residential Property  
DANIEL D'AMBROSIA C.P. April Term,

## SHERIFF'S SALE

2017 No. 03198 \$371,746.98 Phelan Hallinan Diamond & Jones, LLP

**2002-318**  
**6136 W Oxford St 19151-4540** 34th wd. 2,256 Sq. Ft. OPA#342093300 Improvements: Residential Property  
ERIC BROWN A/K/A ERIC S. BROWN C.P. September Term, 2018 No. 03494 \$197,569.38 Phelan Hallinan Diamond & Jones, LLP

**2002-319**  
**2124 Verona Dr 19145** 26th wd. 0 Sq. Ft. OPA#888260156 Improvements: Residential Property  
MARK JANSKY C.P. July Term, 2019 No. 04051 \$259,152.43 Shapiro & DeNardo, LLC

**2002-320**  
**3245 Unruh Ave 19149** 55th wd. 1,760 Sq. Ft. OPA#551160100 Improvements: Residential Property  
ANA J. HERNANDEZ C.P. June Term, 2019 No. 06061 \$140,684.08 Shapiro & DeNardo, LLC

**2002-321**  
**8438 Fayette St 19150** 50th wd. 1,598 Sq. Ft. BRT#502299600 Improvements: Residential Real Estate  
ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVICES OF THE ESTATE OF RONALD E. JOHNSON, DECEASED C.P. September Term, 2018 No. 01420 \$98,765.84 Stern & Eisenberg PC

**2002-322**  
**2603 N 4th St 19133** 19th wd. 1,764 Sq. Ft. BRT#192129600 Improvements: Residential  
MIGDALIA GONZALEZ A/K/A MIDGALIA GONZALEZ A/K/A MIGDALIA GONZALEZ AND RICHARD VELEZ C.P. January Term, 2019 No. 01600 \$125,160.25 Stern & Eisenberg PC

**2002-323**  
**6415 N Fairhill St 19126-3848** 61st wd. 1,600 Sq. Ft. OPA#611112800 Improvements: Residential Property  
DEBRA YOUNG-STEVENS C.P. July Term, 2017 No. 01888 \$214,687.34 Phelan Hallinan Diamond & Jones, LLP

**2002-324**  
**1543 Devereaux Ave 19149** 54th wd. 1,353 Sq. Ft. OPA#541066500 Subject to Mortgage Improvements: Residential Property  
JOSEPHINE CHEATHAM, A/K/A JOSEPHINE GORDON, A/K/A JOSEPHINE P. GORDON, A/K/A JOSEPHINE GORDON CHEATHAM C.P. August Term, 2019 No. 01810 \$61,547.36 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**2002-325**  
**725 Snyder Ave 19148-2431** 39th wd. 1,360 Sq. Ft. OPA#393052200 Improvements: Residential Property  
ROSE JONES C.P. July Term, 2019 No. 03257 \$16,714.71 Phelan Hallinan Diamond & Jones, LLP

**2002-326**  
**4219 E Cheltenham Ave 19124** 62nd wd. 1,211 Sq. Ft. OPA#622160800 Improvements: Residential Property  
LISSIAMMA JOHN; JOSEPH J. CHAKRAMAKIL, A/K/A JOSEPH JOHN CHAKRAMAKIL C.P. July Term, 2019 No. 05084 \$93,727.62 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**2002-327**  
**4209 E Roosevelt Blvd a/k/a 4209 Roosevelt Blvd 19124** 23rd wd. 1,514 Sq. Ft. OPA#233018500 Improvements: Residential Property  
KELLY N. BROWN; LARRY BROWN C.P. May Term, 2019 No. 09491 \$98,663.33 Phelan Hallinan Diamond & Jones, LLP

**2002-328**  
**361 W Duval St 19144** 59th wd. 5,741 Sq. Ft. OPA#593120600 Improvements: Residential Property  
RHODA TOPERZER C.P. September Term, 2018 No. 02356 \$67,649.69 Shapiro & DeNardo, LLC

## SHERIFF'S SALE

**2002-330**  
**241 E Phil Ellena St 19119** 22nd wd. 900 Sq. Ft. OPA#222005300 Improvements: Residential Dwelling  
MARVIN AVRIL SHARP IN HIS CAPACITY AS HEIR OF RONALD W. SHARP; RONALD K. SHARP IN HIS CAPACITY AS HEIR OF RONALD W. SHARP; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD W. SHARP C.P. March Term, 2019 No. 02895 \$111,679.46 RAS Citron LLC - Robert Crawley, Esquire

**2002-331**  
**5351 W Berks St 19131** 52nd wd. 1,680 Sq. Ft.; Improvements: 1,372 Sq. Ft. OPA#521117700  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BESSIE GILMORE A/K/A BESSIE S. GILMORE C.P. May Term, 2019 No. 09404 \$118,485.78 Robert Crawley, Esquire

**2002-332**  
**309 W Rockland St 19120** 42nd wd. 1,498 Sq. Ft. OPA#422119700 Subject to Mortgage Improvements: Residential Property  
ANITA BALL, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MARY WILLIAMS; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF MARY WILLIAMS C.P. April Term, 2019 No. 03333 \$35,497.61 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

**2002-334**  
**6540 Grays Ave 19142-2818** 40th wd. Land: 1,232 Sq. Ft.; Improvement: 992 Sq. Ft.; Total: 1,232 Sq. Ft. OPA#406190700 Improvements: Residential Property  
FREDDIE H. WASHINGTON C.P. May Term, 2019 No. 02194 \$85,428.07 Richard M. Squire & Associates, LLC

**2002-336**  
**1606 E Comly St assessed as 1606 Comly St 19149** 62nd wd. 2,093 Sq. Ft. OPA#621132700 Improvements: Residential Property  
WILLIAM W. BARNES, III C.P. March Term, 2019 No. 01844 \$57,359.63 Shapiro & DeNardo, LLC

**2002-337**  
**1500 S Taylor St 19146** 36th wd. 705 Sq. Ft.; Improvements: 1,310 Sq. Ft. OPA#364188215  
SHAMINA S. UPSHUR C.P. August Term, 2007 No. 03767 \$79,906.91 David Neeren, Esquire

**2002-338**  
**5619 N 15th St 19141** 17th wd. 1,904 Sq. Ft. OPA#172048900 Improvements: Residential Property  
FERRIS GRIFFIN C.P. August Term, 2019 No. 04640 \$138,854.51 Shapiro & DeNardo, LLC

**2002-339**  
**2819 S Eighth St 19148** 39th wd. (Land) 964 Sq. Ft.; (improvements) 813 Sq. Ft. OPA/BRT#395214600  
NICHOLAS TIerno C.P. April Term, 2019 No. 01978 \$83,889.98 Dana S. Plon, Esquire; Sirlin Lesser & Benson, P.C.

**2002-340**  
**4419 Richmond St 19137** 45th wd. 1,156 Sq. Ft. OPA#453318400 Improvements: Residential Property  
JAMIE M. HAAS A/K/A JAMIE M HAAS C.P. April Term, 2017 No. 00597 \$102,379.80 KML Law Group, P.C.

**2002-341**  
**813 N 64th St 19151** 34th wd. 3,240 Sq. Ft. OPA#344240700 Improvements: Residential Property  
CHERYL L. JONES C.P. January Term, 2018 No. 03130 \$238,958.55 KML Law Group, P.C.

**2002-342**  
**4448 N 19th St 19140** 13th wd. (formerly part of the 43rd wd.) 1,435 Sq. Ft. OPA#132211600 Improvements: Residential Property  
SERING T. WHITEHEAD C.P. January

## SHERIFF'S SALE

Term, 2019 No. 03020 \$70,624.16 KML Law Group, P.C.

## 2002-343

**2057 S Alden St 19143** 40th wd. 795 Sq. Ft. OPA#401016000 Improvements: Residential Property  
BRANDI GRANNUM C.P. July Term, 2019 No. 03739 \$55,905.21 KML Law Group, P.C.

## 2002-344

**3860 N Darien St 19140** 43rd wd. 478 Feet 8 Inches x 16 Feet 4 Inches OPA#432321400 Subject to Mortgage Improvements: Home  
WILLIAM HUARCAYA C.P. March Term, 2019 No. 00368 \$66,348.36 W. Mark Mul-lineaux, Esquire

## 2002-345

**109 W Nedro Ave 19120** 61st wd. 1,037 Sq. Ft. OPA#612107200 Improvements: Residential Property  
ROGER WALKER AND LISA R. WALKER C.P. February Term, 2017 No. 03503 \$40,246.97 KML Law Group, P.C.

## 2002-346

**2224 N Wanamaker St 19131** 52nd wd. 1,280 Sq. Ft. OPA#522237100 Improvements: Residential Property  
LA'KIA S. ABEL C.P. July Term, 2019 No. 01905 \$170,357.53 KML Law Group, P.C.

## 2002-349

**4233 Neilson St 19124** 33rd wd. 810 Sq. Ft. OPA#332529800 Improvements: Residential Property  
EDWARD CORREA C.P. March Term, 2017 No. 00685 \$62,342.49 KML Law Group, P.C.

## 2002-350

**1229 Unruh Ave 19111** 53rd wd. 1,780 Sq. Ft. OPA#532073800 Improvements: Residential Property  
AMALIA MARTINEZ AND JOSE RICO-MUTIZ C.P. October Term, 2018 No. 04541 \$161,750.19 KML Law Group, P.C.

## 2002-351

**5831 Knox St 19144** 59th wd. (formerly part of the 22nd wd.) 938 Sq. Ft. OPA#593178500 Improvements: Residential Property  
THE UNKNOWN HEIRS OF FRANCES E. JENKINS A/K/A FRANCES WILLIAMS DECEASED C.P. August Term, 2018 No. 03143 \$67,548.60 KML Law Group, P.C.

## 2002-352

**3509 Engelwood St 19149** 55th wd. 1,351 Sq. Ft. OPA#51505600 Improvements: Residential Property  
JOHNNY CRUZ C.P. March Term, 2016 No. 02045 \$148,764.56 KML Law Group, P.C.

## 2002-353

**9236 Academy Rd 19114** 57th wd. 9,660 Sq. Ft. OPA#572335000 Improvements: Residential Property  
SUSANNE WILDONGER AS ADMINISTRATRIX OF THE ESTATE OF THELMA WILDONGER DECEASED C.P. July Term, 2019 No. 01006 \$174,171.77 KML Law Group, P.C.

## 2002-355

**8925 Leonard St 19152-1316** 57th wd. 1,060 Sq. Ft. OPA#571181500 Improvements: Residential Property  
COLLEEN ANDERSON, IN HER CAPACITY AS HEIR OF MAURICE E. MATTHEWS, JR. DECEASED; DOROTHY MATTHEWS, IN HER CAPACITY AS HEIR OF MAURICE E. MATTHEWS, JR. DECEASED; MAURICE E. MATTHEWS, SR. IN HIS CAPACITY AS HEIR OF MAURICE E. MATTHEWS, JR. DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MAURICE E. MATTHEWS, JR. DECEASED C.P. April Term, 2019 No. 01157 \$192,517.40 Phelan Hallinan Diamond & Jones, LLP

## 2002-356

**3813 Nedla Rd 19154-2716** 66th wd. 1,600 Sq. Ft. OPA#662560800 Improvements: Residential Property  
DAPHNE MAGAC A/K/A DAPHNE ANNE MAGAC; JOHN MAGAC A/K/A JOHN T. MAGAC C.P. April Term, 2018 No. 00827 \$200,411.34 Phelan Hallinan Diamond & Jones, LLP

## 2002-357

**5715 Leonard St 19149-3518** 62nd wd. 1,220 Sq. Ft. OPA#621516000 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS,

## SHERIFF'S SALE

OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KENNETH J. MARTUS, DECEASED C.P. August Term, 2019 No. 04918 \$36,437.35 Phelan Hallinan Diamond & Jones, LLP

## 2002-358

**15033 London Rd 19116-1533** 58th wd. 1,224 Sq. Ft. OPA#583167000 Improvements: Residential Property  
HERBERT O. WRIGHT, IV C.P. October Term, 2016 No. 03089 \$161,653.36 Phelan Hallinan Diamond & Jones, LLP

## 2002-359

**5556 Ludlow St 19139** 60th wd. 1,040 Sq. Ft. BRT#604013200 Improvements: Residential Dwelling  
KAREEM A. MOORE C.P. June Term, 2019 No. 06942 \$58,610.21 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esquire

## 2002-360

**6216 Shelbourne St 19111-5634** 35th wd. 1,138 Sq. Ft. OPA#353198200 Improvements: Residential Property  
DAVID A. OPRYSKO; MARYELLEN P. OPRYSKO A/K/A MARY ELLEN P. OPRYSKO C.P. October Term, 2018 No. 03595 \$32,163.30 Phelan Hallinan Diamond & Jones, LLP

## 2002-361

**6456 Ardleigh St 19119-3901** 22nd wd. 1,436 Sq. Ft. OPA#221293500 Improvements: Residential Property  
KENNETH A. FENNAL C.P. October Term, 2018 No. 04142 \$13,560.19 Phelan Hallinan Diamond & Jones, LLP

## 2002-362

**815 N 63rd St 19151-3437** 34th wd. 3,103 Sq. Ft. OPA#342360801 Improvements: Residential Property  
ANDREA NADINE FORD-TIGHMAN A/K/A ANDREA FORD TILGHMAN, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF MARY A. WHITE LITTLE JOHN A/K/A MARY ANNA WHITE LITTLEJOHN A/K/A MARY A. WHITE LITTLEJOHN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY A. WHITE LITTLE JOHN A/K/A MARY ANNA WHITE LITTLEJOHN A/K/A MARY A. WHITE LITTLEJOHN, DECEASED C.P. August Term, 2019 No. 00725 \$167,661.13 Phelan Hallinan Diamond & Jones, LLP

## 2002-363

**2609 W Hagert St 19132-3535** 28th wd. 1,176 Sq. Ft. OPA#281262600 Improvements: Residential Property  
LORENZO BAILEY; VERON ACKRIDGE A/K/A VERNON AKRIDGE C.P. October Term, 2018 No. 03025 \$33,968.62 Phelan Hallinan Diamond & Jones, LLP

## 2002-364

**5304 Diamond St 19131** 52nd wd. ROW B/GAR 2 STY STONE; 1,440 Sq. Ft. BRT#521147700 Improvements: Residential Dwelling  
VIRGINIA F. TUCKER C.P. January Term, 2019 No. 00581 \$121,387.32 McCabe, Weisberg, & Conway, LLC

## 2002-365

**1828 Frankford Ave 19125** 18th wd. Conventional Row, Apartment, 3 Story; 4,230 Sq. Ft. BRT#183050100 Improvements: Residential Dwelling  
JEFFREY C. MARSHALL C.P. November Term, 2018 No. 02942 \$28,931.56 McCabe, Weisberg, & Conway, LLC

## 2002-366

**7842 Forrest Ave 19150** 50th wd. ROW B/GAR 2 STY MASONRY; 1,088 Sq. Ft. BRT#502193700 Improvements: Residential Dwelling  
SEAN WIGGINS AND UNITED STATES OF AMERICA, U.S. DEPARTMENT OF JUSTICE EASTERN DISTRICT OF PENNSYLVANIA C.P. June Term, 2019 No. 05464 \$133,815.43 McCabe, Weisberg, & Conway, LLC

## 2002-367

**415 W. Chew Ave a/k/a 415 W Chew St 19120** 61st wd. Land: 1,787 Sq. Ft.; Improvement: 1,350 Sq. Ft. OPA#612046600 Improvements: Residential Real Estate  
CAROL SOMMERVILLE AND JEMMIA SPENCE C.P. February Term, 2019 No. 03032 \$52,296.41 Stern & Eisenberg PC

## 2002-368

**4002 Lawndale St 19124** 33rd wd. 1,120 Sq. Ft. OPA#332257500 Improvements:

## SHERIFF'S SALE

Residential Property  
YRIS JIMENEZ C.P. July Term, 2019 No. 03005 \$89,203.15 KML Law Group, P.C.

## 2002-369

**2118 N Marston St 19121** 32nd wd. 700 Sq. Ft. OPA#323198100 Improvements: Residential Property  
LINH NGUYEN A/K/A LINH THI NGUYEN C.P. June Term, 2019 No. 07213 \$44,188.22 KML Law Group, P.C.

## 2002-370

**3900 Ford Rd, Unit 10L 19131** 52nd wd. 986 Sq. Ft. OPA#888520151 Improvements: Residential Property  
KARINA O. MARTINEZ C.P. July Term, 2019 No. 03960 \$109,949.52 KML Law Group, P.C.

## 2002-371

**1945 Waterloo St 19122** 18th wd. (formerly part of the 19th wd.) 514 Sq. Ft. OPA#183243400 Improvements: Residential Property  
ESAU A. HERNANDEZ A/K/A ESAU HERNANDEZ C.P. July Term, 2019 No. 02565 \$62,563.98 KML Law Group, P.C.

## 2002-372

**2808 W Albert St 19132** 28th wd. 741 Sq. Ft. BRT#281330000 Improvements: Residential  
CHARLENE GILES C.P. December Term, 2018 No. 01614 \$68,914.97 Stern & Eisenberg, PC

## 2002-373

**5719 Hope St 19120** 61st wd. Land: 1,365 Sq. Ft.; Improvement: 990 Sq. Ft. BRT#612463200 Improvements: Residential Real Estate  
JOCELYN ROYSTER A/K/A JOCELYN SMITH, SOLELY AS KNOWN HEIR TO THE ESTATE OF JACK M. ROYSTER A/K/A JACK ROYSTER A/K/A JACKIE MITCHELL ROYSTER A/K/A JACKIE M. ROYSTER AND THE UNKNOWN HEIRS OF THE ESTATE OF JACK M. ROYSTER A/K/A JACK ROYSTER A/K/A JACKIE MITCHELL ROYSTER A/K/A JACKIE M. ROYSTER C.P. January Term, 2019 No. 01911 \$101,655.45 Stern & Eisenberg PC

## 2002-374

**256 W Champlost Ave 19120** 61st wd. 1,101 Sq. Ft. (land area); 1,168 Sq. Ft. (improvement area) OPA#612150400 Subject to Mortgage Improvements: Row 2 Sty Masonry  
WAVE REALTY, LLC C.P. July Term, 2019 No. 04238 \$126,902.67 Scott M. Klein, Esquire

## 2002-375

**5806 N 12th St 19141** 49th wd. 1,440 Sq. Ft. OPA#493143000 Improvements: Residential Property  
SHAHEED PAYNE C.P. August Term, 2019 No. 00659 \$123,332.93 KML Law Group, P.C.

## 2002-376

**614 N 63rd St 19151** 34th wd. 1,920 Sq. Ft.; Improvements: 1,666 Sq. Ft. OPA#344191800 MELVIN WILLIAMS, IN HIS CAPACITY AS KNOWN HEIR OF SHIRLEY HUNTER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY HUNTER C.P. January Term, 2019 No. 00322 \$181,490.72 Robert Crawley, Esquire

## 2002-377

**6118 N Franklin St 19120** 61st wd. 1,203 Sq. Ft. OPA#611163400 Improvements: Residential Property  
TYRA MINNAY C.P. April Term, 2019 No. 02775 \$88,122.91 KML Law Group, P.C.

## 2002-378

**208 W Olney Ave 19120** 42nd wd. 1,045 Sq. Ft. OPA#422306600 Improvements: Residential Property  
MAMIE BROWN C.P. June Term, 2019 No. 07216 \$66,632.76 KML Law Group, P.C.

## 2002-379

**3521 Oakmont St 19136-3520** 64th wd. Land: 1,844 Sq. Ft.; Improvement: 1,568 Sq. Ft.; Total: 1,844 Sq. Ft. OPA#642195500 Improvements: Residential Property  
CHARLES M. COYNE AND COLEEN P. COYNE C.P. August Term, 2019 No. 00499 \$51,461.21 Richard M. Squire & Associates, LLC

## 2002-380

**1758 S 60th St 19142** 3rd wd. 14,73 Sq. Ft. OPA#034139500 Improvements: Residential Property  
JAMES UBOTEE C.P. May Term, 2019 No. 01891 \$92,348.05 KML Law Group, P.C.

## SHERIFF'S SALE

## 2002-381

**1035 E Gorgas Ln 19150** 50th wd. 2,830 Sq. Ft. BRT#502420800 Subject to Mortgage Improvements: Residential Dwelling  
WANDA MIAL C.P. September Term, 2018 No. 03603 \$27,868.39 Law Office of Gregory Javardian, LLC

## 2002-382

**2996 Cedar St 19134** 25th wd. 952 Sq. Ft. BRT#251439600 Improvements: Residential Dwelling  
MELISSA KELLY C.P. May Term, 2019 No. 09342 \$69,346.13 Law Office of Gregory Javardian, LLC

## 2002-383

**5427 Hadfield St 19143** 51st wd. 953 Sq. Ft.; Improvements: 1,128 Sq. Ft. OPA#513184200 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MINNIE PRICE A/K/A MINNIE B. PRICE C.P. August Term, 2016 No. 00921 \$83,109.66 RAS Citron LLC - Robert Crawley, Esquire

## 2002-384

**621 McKean St 19148** 39th wd. 1,660 Sq. Ft. OPA#393023500 Improvements: Commercial  
FGC DEVELOPMENT & PROPERTY MANAGER, LLC C.P. June Term, 2019 No. 05315 \$183,045.80 Jill M. Fein, Esquire

## 2002-385

**623 McKean St 19148** 39th wd. 1,660 Sq. Ft. OPA#393023600 Improvements: Commercial  
FGC DEVELOPMENT & PROPERTY MANAGER, LLC C.P. June Term, 2019 No. 05313 \$184,221.06 Jill M. Fein, Esquire

## 2002-386

**2812 Willits Rd 19136** 57th wd. 3,910 Sq. Ft.; Improvements: 1,404 Sq. Ft. OPA#572076352 ABDUL HASSAN C.P. February Term, 2019 No. 01349 \$239,039.84 Robert Crawley, Esquire

## 2002-387

**6639 Crowson St 19119** 87th wd. 1,703 Sq. Ft. BRT#871528280 Improvements: Residential  
BRANDI N. JEFFERSON A/K/A BRANDI JEFFERSON C.P. August Term, 2019 No. 04922 \$309,571.41 Stern & Eisenberg PC

## 2002-388

**1726 N Uber St a/k/a 1726 N Uber St Lot 33 19121** 47th wd. 3,023 Sq. Ft. OPA#472113926 Improvements: Residential Property  
JOHN R. HALL C.P. February Term, 2019 No. 02283 \$91,077.67 KML Law Group, P.C.

## 2002-389

**5788 Haddington St 19131** 4th wd. (formerly part of the 52nd wd.) 1,185 Sq. Ft. OPA#043226300 Improvements: Residential Property  
NATHALIE ELYSEE C.P. July Term, 2019 No. 05158 \$104,634.40 KML Law Group, P.C.

## 2002-390

**2132 Granite St 19124** 62nd wd. 973 Sq. Ft. OPA#622081000 Improvements: Residential Property  
ANTHONY BEY AND HEIKE REID-BEY A/K/A HEIKE R. BEY C.P. February Term, 2018 No. 00050 \$80,281.50 KML Law Group, P.C.

## 2002-391

**4946 N Front St 19120-3537** 42nd wd. 1,248 Sq. Ft. OPA#422317400 Improvements: Residential Property  
OMIA TAMIKA SCOTT C.P. March Term, 2019 No. 01020 \$77,376.99 Phelan Hallinan Diamond & Jones, LLP

## 2002-392

**6109 Spruce St 19139-3741** 3rd wd. 1,480 Sq. Ft. OPA#031120200 Improvements: Residential Property  
DELORES O. SCOTT C.P. July Term, 2019 No. 03111 \$68,585.26 Phelan Hallinan Diamond & Jones, LLP

## 2002-393

**1627 Farrington Rd 19151** 34th wd. 1,484 Sq. Ft. OPA#343339600 Improvements: Residential Property  
GLORIA EDWARDS C.P. April Term, 2018 No. 00257 \$137,884.13 KML Law Group, P.C.

## 2002-394

**2609 Deacon St 19129** 38th wd. 700 Sq. Ft.; Improvements: 916 Sq. Ft. OPA#382051000 CAROLYN MIMS CLARK C.P. August

## SHERIFF'S SALE

Term, 2019 No. 02362 \$32,037.73 Robert Crawley, Esquire

## 2002-395

**1930 Medary Ave 19141** 50th wd. 1,455 Sq. Ft. OPA#171306900 Subject to Mortgage Improvements: Residential Dwelling  
ESTATE OF MINNIE PRICE A/K/A MINNIE B. PRICE C/O RENEE SHARPE, PERSONAL REPRESENTATIVE; RENEE SHARPE, KNOWN HEIR AND PERSONAL REPRESENTATIVE OF THE ESTATE OF MINNIE PRICE A/K/A MINNIE B. PRICE; LESLIE COOPER, KNOWN HEIR OF MINNIE PRICE A/K/A MINNIE B. PRICE; FRANKLIN SHIELDS, KNOWN HEIR OF MINNIE PRICE A/K/A MINNIE B. PRICE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MINNIE PRICE A/K/A MINNIE B. PRICE C.P. August Term, 2016 No. 00921 \$83,109.66 RAS Citron LLC - Robert Crawley, Esquire

## 2002-396

**6666 Blakemore St 19119** 22nd wd. 1,610 Sq. Ft.; Improvements: 1,466 Sq. Ft. OPA#221286600  
PHILLIP RILEY; JEANEE RILEY C.P. August Term, 2019 No. 02555 \$184,026.96 Robert Crawley, Esquire

## 2002-397

**2045 W Oxford St 19121** 47th wd. 1,124 Sq. Ft. OPA#472033800 Improvements: Residential Property  
SHARONN E. THOMAS C.P. October Term, 2018 No. 03721 \$117,706.30 KML Law Group, P.C.

## 2002-399

**3828 Patrician Dr 19154** 66th wd. 2,753 Sq. Ft. OPA#662431800 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY P. GUEST, DECEASED, SUSAN GUEST, KNOWN HEIR OF MARY P. GUEST, DECEASED, FRANCIS GUEST, KNOWN HEIR OF MARY P. GUEST, DECEASED AND CHRISTOPHER GUEST, KNOWN HEIR OF MARY P. GUEST, DECEASED C.P. May Term, 2018 No. 00119 \$208,502.59 Shapiro & DeNardo, LLC

## 2002-400

**631 E Locust Ave assessed as 631 Locust Ave 19144** 12th wd. 3,220 Sq. Ft. OPA#122073300 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN H. KENDRICK, DECEASED AND RUTH KENDRICK PRINGLE, KNOWN HEIR OF JOHN H. KENDRICK, DECEASED C.P. October Term, 2018 No. 02320 \$126,406.02 Shapiro & DeNardo, LLC

## 2002-401

**5637 Arch St 19139-2552** 4th wd. 758 Sq. Ft. OPA#042032700 Improvements: Row Conv/apt 2 Sty  
RONALD REALER AND EBBONI REALER C.P. July Term, 2019 No. 02544 \$68,767.39 Hladik, Onorato & Federman, LLP

## 2002-402

**3900 Ford Rd, Unit 14-O 19131** 24th wd. S.W. side of Ford Rd; S.E. side of Cranston Rd; 1,867 Sq. Ft. OPA#888520204 Improvements: Res Condo 5+sty Masonry  
JANIS L. HOLLOWAY C.P. July Term, 2019 No. 03359 \$37,631.37 Denise A. Kuestner, Esquire

## 2002-403

**1808 68th Ave 19126** 10th wd. 1,755 Sq. Ft. BRT#101252500 Improvements: Residential  
JOHNETTA PALMER C.P. January Term, 2019 No. 03962 \$160,959.04 Stern & Eisenberg, PC

## 2002-404

**2048 Upland Way 19131** 34th wd. 4,965 Sq. Ft. OPA#342136901 Improvements: Residential Property  
STEPHEN A. WHITE C.P. July Term, 2018 No. 01363 \$213,280.18 Phelan Hallinan Diamond & Jones, LLP

## 2002-405

**4211 Fairdale Rd 19154** 66th wd. 2,357 Sq. Ft. OPA#662580300 Improvements: Residential Property  
TINA M. HARDING C.P. June Term, 2019 No. 05382 \$154,396.73 KML Law Group, P.C.

## 2002-406

**2600 W. Harold St 19132** 87th wd. Residential

## SHERIFF'S SALE

Row 2 Story Masonry OPA#281315905 Improvements: Erected Thereon  
RCB LLC C.P. November Term, 2018  
No. 01792 \$62,362.12 Christina J. Pross, Esquire

## 2002-407

**7674 Brentwood St 19151 f/k/a 19121** 34th wd. 2,371 Sq. Ft. OPA#343227600 Improvements: Residential Dwelling  
JESUS A. RAMIREZ A/K/A JESUS RAMIREZ C.P. April Term, 2019 No. 02758 \$152,458.57 Shapiro & DeNardo, LLC

## 2002-408

**4514 Regent St 19143** 46th wd. 1,615 Sq. Ft. OPA#461134700 Improvements: Residential Property  
THE UNKNOWN HEIRS OF EUGENE R. HINES DECEASED AND HENRY HINES SOLELY IN HIS CAPACITY AS HEIR OF EUGENE R. HINES, DECEASED C.P. December Term, 2017 No. 02071 \$409,593.94 KML Law Group, P.C.

## 2002-409

**1144 E Price St 19138** 59th wd. 1,271 Sq. Ft. OPA#591073000 Improvements: Residential Property  
JENNIE L. JAMES C.P. April Term, 2019 No. 02948 \$78,811.48 Shapiro & DeNardo, LLC

## 2002-410

**120 W Sharpnack St 19119** 22nd wd. 1,997 Sq. Ft. OPA#223037300 Improvements: Residential Property  
COLIN BOLLERS, JOHAN BOLLERS AND SHAMANE J. CAVE A/K/A SHAMANE CAVE C.P. August Term, 2017 No. 02887 \$222,403.03 KML Law Group, P.C.

## 2002-411

**1844 W Godfrey Ave 19141** 17th wd. 1,588 Sq. Ft. OPA#171285600 Improvements: Residential Property  
PATRICIA SCOTT, ADMINISTRATRIX OF THE ESTATE OF INETHER L. PHIFER, DECEASED C.P. August Term, 2019 No. 04516 \$54,318.07 Shapiro & DeNardo, LLC

## 2002-412

**1014 N Lawrence St 19123** 5th wd. 1,138 Sq. Ft. OPA#057128100 Improvements: Residential Property  
CARMEN ROMAN A/K/A CARMEN A. ROMAN C.P. July Term, 2018 No. 01490 \$164,973.44 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

## 2002-413

**611 E Wensley St 19134** 33rd wd. 637 Sq. Ft. OPA#331131800 Improvements: Residential Property  
ANYA S. LEWIS C.P. March Term, 2019 No. 01504 \$31,439.89 KML Law Group, P.C.

## 2002-414

**4506 N 7th St 19140** 49th wd. (formerly part of the 42nd wd.) 1,035 Sq. Ft. OPA#491209600 Subject to Mortgage Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OLGA RIVERA, ESTATE OF OLGA RIVERA, MILAGROS RIVERA, PERSONAL REPRESENTATIVE OF THE ESTATE OF OLGA RIVERA AND AS A KNOWN HEIR OF OLGA RIVERA AND JAMES COREY STROUD, KNOWN HEIR OF OLGA RIVERA C.P. December Term, 2017 No. 00932 \$22,207.95 KML Law Group, P.C.

## 2002-415

**7825 Mercury Pl 19153-1219** 40th wd. 1,260 Sq. Ft. OPA#405882572 Subject to Mortgage Improvements: Residential Property  
CARLENE F. WOODARD C.P. August Term, 2019 No. 01012 \$28,790.83 Phelan Hallinan Diamond & Jones, LLP

## 2002-416

**3323 N 22nd St 19140-4703** 11th wd. 1,600 Sq. Ft. OPA#112305200 Improvements: Residential Property  
CARMEN JONES C.P. September Term, 2019 No. 03594 \$99,057.72 Phelan Hallinan Diamond & Jones, LLP

## 2002-417

**5011-15 Penn St 19124** 62nd wd. 9,323 Sq. Ft. OPA#621490400 Improvements: Residential Property  
ROBERT L. TATUM AND SHAWANDA R. TATUM C.P. November Term, 2011 No. 03580 \$96,161.59 KML Law Group, P.C.

## 2002-418

**3333 N Lawrence St 19140** 19th wd. 1,360 Sq. Ft. OPA#193108033 Improvements:

## SHERIFF'S SALE

Residential Property  
BENJAMIN GREEN III C.P. May Term, 2019 No. 01672 \$81,843.46 KML Law Group, P.C.

## 2002-419

**3301 Friendship St 19149** 35th wd. 1,750 Sq. Ft. BRT#551421200 Improvements: Residential Dwelling  
MOHAMMED D. MIAH A/K/A MD DOLA MIAH AND MOHAMMED SAMAD MIAH A/K/A SAMAD MIAH AND MOHAMMED AZAD MIAH A/K/A AZAD MIAH C.P. August Term, 2019 No. 00163 \$186,749.16 Powers Kim, LLC

## 2002-420

**3330 Glenview St 19149** 55th wd. APT 2-4 UNITS 2 STY MASON; 1,700 Sq. Ft. BRT#551233900 Improvements: Residential Dwelling  
JEFFREY C. MARSHALL C.P. October Term, 2018 No. 00647 \$146,949.18 McCabe, Weisberg, & Conway, LLC

## 2002-421

**1427 Elbridge St 19149-2740** 54th wd. 0.05 acres BRT#541112700 Improvements: Residential Dwelling  
JUSTICE K. TAKYI-BUACHIE C.P. March Term, 2013 No. 02204 \$103,816.84 Powers Kim, LLC

## 2002-422

**2824 S Sydenham St 19145** 26th wd. ROW 2 STY MASONRY; 960 Sq. Ft. BRT#261240100 Improvements: Residential Dwelling  
MAUREEN L. SOVANI AND THOMAS PACE C.P. August Term, 2018 No. 00087 \$211,566.94 McCabe, Weisberg, & Conway, LLC

## 2002-423

**1507 S Ringgold St 19146** 36th wd. ROW 2 STY MASONRY; 1,048 Sq. Ft. BRT#364152900 Improvements: Residential Dwelling  
EDWARD KENNETH BURGESS, EXECUTOR OF THE ESTATE OF MARY E. BURGESS C.P. December Term, 2018 No. 03856 \$61,855.42 McCabe, Weisberg, & Conway, LLC

## 2002-424

**17 S 59th St 19139** 60th wd. ROW 2 STY MASONRY; 1,270 Sq. Ft. BRT#604294000 Improvements: Residential Dwelling  
ANGELIQUE V. FRAZIER, KNOWN SURVIVING HEIR OF MADELINE FRAZIER, AND UNKNOWN SURVIVING HEIRS OF MADELINE FRAZIER, DECEASED C.P. April Term, 2018 No. 03848 \$75,142.84 McCabe, Weisberg, & Conway, LLC

## 2002-425

**2865 N Garnet St 19132** 11th wd. ROW 2 STY MASONRY; 1,280 Sq. Ft. BRT#111232200 Improvements: Residential Dwelling  
TABATHA JONES, KNOWN SURVIVING HEIR OF LEODUS JONES, GREGORY SCHELL, KNOWN SURVIVING HEIR OF LEODUS JONES, FREMILO JONES, KNOWN SURVIVING HEIR OF LEODUS JONES, ADRIENNE REDDEN, KNOWN SURVIVING HEIR OF LEODUS JONES, AND UNKNOWN SURVIVING HEIRS OF LEODUS JONES C.P. May Term, 2018 No. 03535 \$152,845.94 McCabe, Weisberg, & Conway, LLC

## 2002-426

**2991 Mercer St 19134** 25th wd. 999 Sq. Ft. OPA#251267000 Improvements: Residential Property  
DEBRA MORAN AS ADMINISTRATRIX OF THE ESTATE OF MICHELLE ELIZABETH MORAN C.P. February Term, 2017 No. 04630 \$147,458.44 KML Law Group, P.C.

## 2002-428

**2128 W Shunk St 19145** 26th wd. 2,995 Sq. Ft. OPA#262297300 Improvements: Residential Property  
KEREN TAL AND MICHAEL TUONO C.P. January Term, 2019 No. 00761 \$352,951.33 KML Law Group, P.C.

## 2002-429

**5932 N 21st St 19138** 17th wd. 1,177 Sq. Ft. BRT#172454400 Improvements: Residential Dwelling  
ERIC SANTOS C.P. August Term, 2019 No. 00223 \$82,372.22 Law Office of Gregory Javardian, LLC

## 2002-430

**2739-41 Pratt St 19137** 45th wd. 2,344 Sq. Ft. BRT#453146600 Improvements: Residential Dwelling  
DONNA L. WHITEHOUSE C.P. October Term, 2018 No. 01558 \$116,484.02 Law Office of Gregory Javardian, LLC

## SHERIFF'S SALE

**2002-431**  
**5922 Crystal St 19120** 35th wd. 1,219 Sq. Ft. BRT#352218200 Improvements: Residential Dwelling  
PIERRE A. MYRTHIL C.P. November Term, 2015 No. 03229 \$81,422.54 Law Office of Gregory Javardian, LLC

## 2002-432

**3100 Welsh Rd 19136-1810** 57th wd. 1,912 Sq. Ft. OPA#571038600 Improvements: Residential Property  
GEORGE M. NOVAK A/K/A GEORGE M. NOVAK, III C.P. May Term, 2019 No. 01457 \$107,866.78 Phelan Hallinan Diamond & Jones, LLP

## 2002-433

**1870 E Schiller St 19134** 45th wd. 1,030 Sq. Ft. BRT#45-2098600 Improvements: Residential Dwelling  
ANTONIO SERRANO, JR. C.P. September Term, 2019 No. 01132 \$93,153.26 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire; Lorraine Gazzara Doyle, Esquire

## 2002-434

**8502 Lyons Pl 19153-1912** 40th wd. 1,440 Sq. Ft. OPA#405181421 Improvements: Residential Property  
FRED L. EDWARDS C.P. May Term, 2013 No. 03040 \$107,841.71 Phelan Hallinan Diamond & Jones, LLP

## 2002-435

**3417 F St 19134** 33rd wd. 1,148 Sq. Ft. OPA#331293800 Improvements: Residential Property  
BANESSA BENITEZ SOLELY IN HER CAPACITY AS HEIR OF CARMEN I. MONTANEZ DECEASED, BENJAMIN SOSA SOLELY IN HIS CAPACITY AS HEIR OF CARMEN I. MONTANEZ DECEASED AND CARMEN SOSA SOLELY IN HER CAPACITY AS HEIR OF CARMEN I. MONTANEZ DECEASED C.P. September Term, 2018 No. 03026 \$44,798.59 KML Law Group, P.C.

## 2002-436

**13054 Townsend Rd Unit J-4 19154** 88th wd. 1,536 Sq. Ft. OPA#888660135 Improvements: Residential Property  
LASHAWN SCOTT; CHERYL E. YATES, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF ELIZABETH THOMPSON; DEBORAH L. SCOTT, IN HER CAPACITY AS CO-EXECUTRIX OF THE ESTATE OF ELIZABETH THOMPSON; MICHAEL G. THOMPSON, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ELIZABETH THOMPSON C.P. August Term, 2017 No. 00008 \$110,016.26 Phelan Hallinan Diamond & Jones, LLP

## 2002-437

**3556 Shelmore Ave 19136-3527** 64th wd. 1,416 Sq. Ft. OPA#642174400 Improvements: Residential Property  
MICHAEL V. HICKAM; MONGA LAU C.P. August Term, 2019 No. 01817 \$132,031.41 Phelan Hallinan Diamond & Jones, LLP

## 2002-438

**1306 N 57th St 19131-4107** 4th wd. 1,434 Sq. Ft. OPA#043102100 Improvements: Residential Property  
BRENDA J. WINGATE C.P. July Term, 2019 No. 00572 \$80,098.08 Phelan Hallinan Diamond & Jones, LLP

## 2002-439

**319 Krams Ave 19128-4732** 21st wd. 1,440 Sq. Ft. OPA#211386900 Improvements: Residential Property  
PATRICK T. BRESLIN C.P. April Term, 2019 No. 00559 \$159,599.46 Phelan Hallinan Diamond & Jones, LLP

## 2002-440

**703 Hagner St 19128** 21st wd. Land: 8,196 Sq. Ft.; Improvement: 1,110 Sq. Ft.; Total: 8,196 Sq. Ft. OPA#214041128 Improvements: Residential Property  
JAMIE B. VITA AND NICHOLAS P. VITA AND UNKNOWN HEIRS OF THE ESTATE OF HENRY STEINBERG C.P. October Term, 2018 No. 02639 \$274,870.24 Richard M. Squire & Associates, LLC

## 2002-441

**510 Vernon Rd a/k/a 510 E. Vernon Rd 19119** 22nd wd. 1,682 Sq. Ft. OPA#22-2-0289-00 Improvements: Residential Dwelling  
DOROTHY C. FREEMAN C.P. May Term, 2019 No. 00962 \$73,823.71 Pressman & Doyle, LLC

## 2002-442

**824 Snyder Ave 19148** 39th wd. 1,088 Sq. Ft. BRT#393291900 Subject to Mortgage Improvements: Residential Dwelling  
HUONG T. DUONG C.P. July Term, 2019

## SHERIFF'S SALE

No. 04040 \$6,973.43 Law Office of Gregory Javardian, LLC

## 2002-443

**8018 Colfax St 19136** 57th wd. 2,077 Sq. Ft. BRT#571297600 Subject to Mortgage Improvements: Residential Dwelling  
ANTHONY J. HOFFMAN AND BARBARA A. HOFFMAN C.P. May Term, 2019 No. 1354 \$66,999.43 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esquire

## 2002-444

**7395 Elmwood Ave 19153** 40th wd. 1,536 Sq. Ft. BRT#404223100 Improvements: Residential Dwelling  
ALICE C. BURNS C.P. May Term, 2019 No. 09344 \$82,024.90 Law Office of Gregory Javardian, LLC

## 2002-445

**738 Jackson St 19148** 39th wd. 915 Sq. Ft. OPA#393081800 Improvements: Residential Property  
RAFAEL TORRES AND CARMEN DELIA TORRES C.P. October Term, 2018 No. 01389 \$136,764.01 Shapiro & DeNardo, LLC

## 2002-446

**2427 N 32nd St 19132** 28th wd. 961 Sq. Ft.; Improvements: 1,388 Sq. Ft. OPA#282184700 DAVID HARVEY, IN HIS CAPACITY AS HEIR OF MARION HARVEY; WENDY JOHNSON, IN HER CAPACITY AS HEIR OF MARION HARVEY; CRYSTAL HUTT, IN HER CAPACITY AS HEIR OF MARION HARVEY; DONALD HARVEY, IN HIS CAPACITY AS HEIR OF MARION HARVEY; RENEE JOHNSON, IN HER CAPACITY AS HEIR OF MARION HARVEY; DARLENE WYNN, IN HER CAPACITY AS HEIR OF MARION HARVEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARION HARVEY C.P. February Term, 2019 No. 01749 \$27,771.94 Robert Crawley, Esquire

## 2002-447

**5826 Vine St 19139** 4th wd. 1,152 Sq. Ft. BRT#042160100 Improvements: Residential Dwelling  
DARIUS GERALD C.P. January Term, 2019 No. 00138 \$47,952.03 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire; Lorraine Gazzara Doyle, Esquire

## 2002-448

**2466 77th Ave 19150** 50th wd. 1,920 Sq. Ft. BRT#501421500 Improvements: Residential Dwelling  
PHYLLIS D. THORNTON C.P. November Term, 2017 No. 01523 \$112,175.20 Law Office of Gregory Javardian, LLC

## 2002-449

**2730 N 28th St 19132** 28th wd. 930 Sq. Ft. OPA#281117500 Improvements: Residential Property  
ANGELA SAMUEL RHINEHART, ADMINISTRATRIX OF THE ESTATE OF WINIFRED A. ARMSTRONG, DECEASED C.P. August Term, 2019 No. 00014 \$61,022.45 Shapiro & DeNardo, LLC

## 2002-450

**149 W Gale St 19120** 42nd wd. 1,890 Sq. Ft. OPA#422300200 Improvements: Residential Property  
JOSETTE CLAUDE AND NANCY CLAUDE C.P. July Term, 2018 No. 03517 \$60,694.10 Shapiro & DeNardo, LLC

## 2002-451

**6818 Revere St 19149** 55th wd. 1,407 Sq. Ft. OPA#551531600 Improvements: Residential Property  
WILLIAM E. CURRAN C.P. December Term, 2018 No. 03515 \$79,195.40 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

## 2002-452

**7122 Large St 19149** 54th wd. 1,254 Sq. Ft. OPA#542231800 Improvements: Residential Property  
ANNA STEFFLER C.P. March Term, 2019 No. 00918 \$181,221.84 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

## 2002-453

**2539 Casimir St 19137** 45th wd. 2,947 Sq. Ft. BRT#453101660 Improvements: Residential Dwelling  
ABIGAIL BRETZ WETHERINGTON A/K/A ABBY WETHERINGTON, AS EXECUTRIX OF THE ESTATE OF ROY E. HOWELL, JR. A/K/A ROY E. HOWELL, DECEASED C.P. July Term, 2019 No. 03843 \$107,963.67 Powers Kim, LLC

## SHERIFF'S SALE

**2002-454**  
**129 Wolf St 19148** 39th wd. 861 Sq. Ft. OPA#391103200 Improvements: Residential Property  
KATHLEEN LABARR AND THOMAS LABARR C.P. December Term, 2018 No. 00202 \$122,625.61 KML Law Group, P.C.

## 2002-455

**7955 Cedarbrook Ave 19150** 50th wd. 1,620 Sq. Ft. OPA#501261900 Improvements: Residential Property  
DESHAWNDA L. SUTHERLAND A/K/A DESHAWNDA L. WILLIAMS C.P. November Term, 2018 No. 02605 \$121,847.26 KML Law Group, P.C.

## 2002-456

**4523 Baker St 19127** 21st wd. 2,060 Sq. Ft. OPA#211476800 Improvements: Residential Property  
LAURA C SCHMIDT C.P. July Term, 2019 No. 03361 \$288,824.83 KML Law Group, P.C.

## 2002-457

**4020 Teesdale St 19136** 41st wd. 1,050 Sq. Ft. OPA#412084000 Improvements: Residential Property  
PAUL BENNETT AND MARCELLA A. BENNETT A/K/A MARCELLA BENNETT C.P. June Term, 2019 No. 06301 \$107,783.97 KML Law Group, P.C.

## 2002-458

**3838 N 19th St 19140** 13th wd. 3,809 Sq. Ft. OPA#131280900 Improvements: Residential Property  
MICHAEL JONES, KNOWN HEIR OF DOLORES JONES, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOLORES JONES, DECEASED C.P. April Term, 2019 No. 02841 \$122,535.03 Shapiro & DeNardo, LLC

## 2002-459

**5936 Jefferson St 19151** 34th wd. 1,788 Sq. Ft.; Improvements: 1,488 Sq. Ft. OPA#342058400  
GLORIA PATTERSON A/K/A GLORIA HUTCHINGS C.P. January Term, 2019 No. 01428 \$66,602.87 Robert Crawley, Esquire

## 2002-460

**106 W Apsley St 19444** 12th wd. 2,599 Sq. Ft. (land area) OPA#123003000 Subject to Mortgage Improvements: Semi/det 2.5 Sty Masonry  
MARICA RUBIN C.P. November Term, 2018 No. 02477 \$422,921.85 Andrew P. Chigounis, Esquire

## 2002-461

**5235 Castor Ave 19124-1742** 23rd wd. 1,734 Sq. Ft. OPA#234194100 Improvements: Residential Property  
MARY M. BATES C.P. March Term, 2017 No. 00591 \$178,573.94 Phelan Hallinan Diamond & Jones, LLP

## 2002-462

**9164 Old Newton Rd 19115-4937** 56th wd. 2,300 Sq. Ft. OPA#562441820 Improvements: Residential Property  
MYRA ESTERMAN; BARRY ESTERMAN; JACQUELINE MILLER C.P. August Term, 2014 No. 01177 \$459,749.19 Phelan Hallinan Diamond & Jones, LLP

## 2002-463

**5436 Erdrick St 19124-1407** 62nd wd. 1,056 Sq. Ft. OPA#622338900 Improvements: Residential Property  
GLORIA D. WILLIAMS C.P. April Term, 2019 No. 04063 \$78,065.61 Phelan Hallinan Diamond & Jones, LLP

## 2002-464

**738 E Rittenhouse St 19144-1248** 59th wd. 998 Sq. Ft. OPA#591110200 Improvements: Residential Property  
DORIS SHIELDS A/K/A DORIS SHEILDS C.P. August Term, 2019 No. 02325 \$39,214.90 Phelan Hallinan Diamond & Jones, LLP

## 2002-465

**1145 Atwood Rd 19151-3108** 34th wd. 1,024 Sq. Ft. OPA#344327400 Improvements: Residential Property  
ALICIA ROBINSON A/K/A ALICIA MITCHELL C.P. March Term, 2019 No. 03698 \$114,182.53 Phelan Hallinan Diamond & Jones, LLP

## 2002-466

**5700 N Marvyn St 19141** 49th wd. Land: 1,275 Sq. Ft.; Improvement: 2,150 Sq. Ft. OPA#493105200 Improvements: Residential Dwelling

## SHERIFF'S SALE

SHANITA OUTING C.P. September Term, 2018 No. 02973 \$92,948.53 Stern & Eisenberg PC

## 2002-467

**6945 N 15 St, Unit 4-C 19126** 10th wd. fully described in Deed dated 10/7/2002 and recorded on 11/22/2002 document ID# 50566497 OPA#888056975; PRCL# 119-N-13-748 Subject to Mortgage Improvements: Residential NORMAN ARNOLD BOYCE C.P. July Term, 2018 No. 235655 \$12,114.75 Glenn M. Ross, Esquire

## 2002-468

**2443 75th Ave 19138** 50th wd. Beginning Point: Situate on the North side 75th Avenue at the distance of 311 feet Westward from the West side of Ogontz Avenue OPA#501406100 Improvements: Row B/gar 2 Sty Masonry ALFRED GENTRY C.P. October Term, 2018 No. 01889 \$143,867.66 Patrick J. Wesner, Esquire

## 2002-469

**4453 Sherwood Rd 19131** 52nd wd. Beginning Point: On the Northerly side of Sherwood Road (fifty feet wide) at the distance of twenty six and three hundred and forty seven one-thousandths feet measured Eastwardly along the Northerly side of Sherwood Road OPA#521198500 Improvements: Row B/gar 2 Sty Masonry ANTOINETTE RENEE BYRD C.P. May

## SHERIFF'S SALE

Term, 2019 No. 01185 \$248,401.15 Patrick J. Wesner, Esquire

## 2002-470

**4729 N. 12th St 19141** 49th wd. 1,441 Sq. Ft. BRT#491447300 Improvements: Row 2 Sty Masonry CLAUDETTE WEBB A/K/A CLAUDETTE P. WEBB C.P. July Term, 2018 No. 02685 \$39,944.76 Milstead & Associates, LLC

## 2002-471

**2032 Federal St 19146** 26th wd. 3,973 Sq. Ft. BRT#361043400 Improvements: Row 2 Sty Masonry ANGELA D. MADISON C.P. July Term, 2012 No. 04352 \$61,029.01 Milstead & Associates, LLC

## 2002-472

**2840 Fanshawe St 19149-2511** 55th wd. 1,576 Sq. Ft. BRT#551107200 Improvements: Row B/gar 2 Sty Masonry EDWARD DEWEES AND LINDA DEWEES C.P. September Term, 2015 No. 02873 \$168,532.13 Milstead & Associates, LLC

## 2002-473

**2310 76th Ave 19150** 50th wd. 1,546 Sq. Ft. BRT#501407700 Improvements: Row B/gar 2 Sty Masonry MICHAEL VEDOMEY C.P. May Term, 2019 No. 09357 \$100,773.05 Milstead & Associates, LLC

## SHERIFF'S SALE

## 2002-474A

**4336 N. 7th St 19140** 43rd wd. 1,190 Sq. Ft. OPA#433318500 Improvements: Residential STEPHANO PAULMER BIELLO A/K/A STEPHANO PAULMER BIELLO, JR. C.P. June Term, 2019 No. 02312 \$96,026.75 Jill M. Fein, Esquire

## 2002-474B

**4338 N. 7th St 19140** 43rd wd. 1,440 Sq. Ft. OPA#433318600 Improvements: Residential STEPHANO PAULMER BIELLO A/K/A STEPHANO PAULMER BIELLO, JR. C.P. June Term, 2019 No. 02312 \$96,026.75 Jill M. Fein, Esquire

## 2002-476

**6129 N. 6th St 19120** 61st wd. 1,904 Sq. Ft. BRT#611125100 Improvements: Row B/gar 2 Sty Masonry THOMAS BRYANT JR. A/K/A THOMAS BRYANT AND KATHRYN BRYANT C.P. August Term, 2014 No. 00358 \$68,376.44 Milstead & Associates, LLC

## 2002-477

**1412 N Felton St 19151** 34th wd. 810 Sq. Ft. BRT#342342800 Improvements: Row 2 Sty Masonry CHARLES ROLLAND C.P. March Term, 2019 No. 01491 \$57,935.66 Milstead & Associates, LLC

## 2002-478A

**1825 S. Cecil St 19143** 40th wd. Approximate

## SHERIFF'S SALE

Size: 15'x53' OPA#401029800 Improvements: Row 2 Sty Masonry MARY MILDRED ROBINSON-SMALLEY C.P. April Term, 2009 No. 01587 \$59,850.71 Jay E. Kivitz, Esquire

## 2002-478B

**1827 S. Cecil St 19143** 40th wd. Approximate Size: 15'x53' OPA#401029900 Improvements: Row 2 Sty Masonry MARY MILDRED ROBINSON-SMALLEY C.P. April Term, 2009 No. 01587 \$59,850.71 Jay E. Kivitz, Esquire

## 2002-479A

**7627 Este Ave 19153** 40th wd. 13,100 Sq. Ft. OPA#88-1-1377-20 Improvements: Apts 5-50 Units Masonry RENODA K. BASS C.P. August Term, 2019 No. 000631 \$352,913.22 plus interest through the date of the sheriff's sale, plus costs. William J. Levant, Esquire

## 2002-479B

**2541-43 S. 77th St 19153** 40th wd. 5,000 Sq. Ft. OPA#40-4-1664-00 Improvements: Vacant Land Residential RENODA K. BASS C.P. August Term, 2019 No. 000631 \$352,913.22 plus interest through the date of the sheriff's sale, plus costs. William J. Levant, Esquire

## 2002-480A

**6116 Tabor Ave 19111** 35th wd. 1,598 Sq. Ft. OPA#352335800 Improvements:

## SHERIFF'S SALE

Residential Property SHOUKAT M. SUNDHU C.P. October Term, 2011 No. 01213 \$152,257.70 Shapiro & DeNardo, LLC

## 2002-480B

**6116 Tabor Ave 19111** 35th wd. 1,598 Sq. Ft. OPA#352337900 Improvements: Residential Property SHOUKAT M. SUNDHU C.P. October Term, 2011 No. 01213 \$152,257.70 Shapiro & DeNardo, LLC

## 2002-481

**7009 Woodbine Ave 19151-2330** 34th wd. 12,880 Sq. Ft. OPA#344136700 Improvements: Single Family Residential Dwelling LORRAINE ROBINSON C.P. April Term, 2017 No. 00590 \$577,235.52 Hladik, Onorato & Federman, LLP

## 2002-482

**1341 McKinley St 19111-5819** 53rd wd. 1090 Sq. Ft. OPA#531027900 Improvements: Residential Property MONIQUE ROCHELL POWELL A/K/A MONIQUE POWELL, IN HER CAPACITY AS HEIR OF EDWARD J POWELL, JR, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD J. POWELL, JR, DECEASED C.P. September Term, 2019 No. 00733 \$49,592.35 Phelan Hallinan Diamond & Jones, LLP

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