

Sheriff's Sale Notices for February 5, 2019

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.

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, February 5, 2019, 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 February 5, 2019.

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, FEBRUARY 5, 2019

1902-301

4542 N Palethorpe St, a/k/a 4542 Palethorpe St 19140-1615 42nd wd. 966 sq. ft. OPA#422383100 Improvements: Residential Property
HAROLD JONES C.P. June Term, 2018 No. 02611 \$57,465.52 Phelan Hallinan Diamond & Jones, LLP

1902-302

7021 Cottage St 19135-1801 55th wd. 1,440 sq. ft. OPA#552421300 Improvements: Residential Property
KRISTIN RASH C.P. February Term, 2018 No. 02672 \$155,949.69 Phelan Hallinan Diamond & Jones, LLP

1902-303

2631 S Lloyd St, a/k/a 2631 Lloyd St 19153 40th wd. 1,024 sq. ft. OPA#404014400 Improvements: Residential Property
EMMA KIMANH NGUYEN A/K/A EMMA KIM NGUYEN C.P. March Term, 2018 No. 03450 \$58,588.48 Phelan Hallinan Diamond & Jones, LLP

1902-304

2938 Joey Dr 19136-1013 57th wd. 1,592 sq. ft. OPA#572040518 Improvements: Residential Property
MEGAN M. GALLAGHER C.P. February Term, 2018 No. 00074 \$141,858.41 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1902-305

5381 W Montgomery Ave 19131-3228 52nd wd. 1,386 sq. ft. OPA#521071100 Improvements: Residential Property
TASHANA M. JONES C.P. March Term, 2018 No. 00454 \$214,920.49 Phelan Hallinan Diamond & Jones, LLP

1902-306

6537 N Bouvier St 19126-3414 17th wd. 1,292 sq. ft. BRT#172222700 Improvements: Residential Dwelling
CHARLES A.J. HALPIN III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF HETTIE K. DRUMMOND A/K/A HETTIE DRUMMOND, DECEASED C.P. April Term, 2016 No. 02260 \$61,697.03 Law Office of Gregory Javardian, LLC

1902-307

2233 Conwell Ave 19115-2301 58th wd. 2,655 sq. ft. BRT#581093100 Improvements: Residential Dwelling
SAJIL VARGHESE C.P. April Term, 2017 No. 01758 \$197,223.40 Law Office of Gregory Javardian, LLC

1902-308

37 S Yewdall St 19139-3359 60th wd. 1,200 sq. ft. BRT#603155800 Improvements: Apt 2-4 Units 2 Sty Mason
GREG'S FAMILY LAND TRUST C.P. February Term, 2018 No. 02080 \$48,540.95 Milstead & Associates, LLC

1902-309

4522 Sheffield St, a/k/a 4522 Sheffield Ave 19136-3225 65th wd. 1,088 sq. ft. OPA#651135000 Improvements: Residential Property
TARA L. OXLEY A/K/A TARA L. WILKIE C.P. August Term, 2018 No. 02727 \$105,908.60 Phelan Hallinan Diamond & Jones, LLP

1902-311

2032 Federal St 19146-4323 26th wd. 3,973 sq. ft. BRT#361043400 Improvements: Row 2 Sty Masonry
ANGELA D. MADISON C.P. August Term, 2012 No. 04352 \$61,029.01 Milstead & Associates, LLC

1902-312

5135 W. Girard Ave 19131-4403 44th wd. 1,981 sq. ft. BRT#442089100 Improvements: Row 2 Sty Masonry
SHEILA BENJAMIN F/K/A SHEILA BLACKWELL C.P. December Term, 2017 No. 02821 \$26,415.98 Milstead & Associates, LLC

1902-313

9975 Verree Rd 19115-2009 58th wd. 1,714 sq. ft. OPA#581257200 Improvements: Residential Property
ALEXANDER FALCONE, SR A/K/A ALEXANDER FALCONE C.P. April Term, 2017 No. 01923 \$473,243.23 Phelan Hallinan Diamond & Jones, LLP

1902-314

6931 Grosbeak Pl 19142-2506 40th wd. 1,300 sq. ft. OPA#406590000 Improvements: Residential Property
MARY JEAN ELICAN; TONY R. MCCLOUD C.P. June Term, 2018 No. 02616 \$151,810.64 Phelan Hallinan Diamond & Jones, LLP

1902-315

8303 Temple Rd 19150-2014 50th wd. 1,164 sq. ft. OPA#501105100 Improvements: Residential Property
STACY DESOUZA A/K/A STACY M. DE-SOUZA C.P. June Term, 2018 No. 03311 \$149,333.23 Phelan Hallinan Diamond & Jones, LLP

1902-316

3420 Barclay St 19129-1428 38th wd. 896 sq. ft. OPA#382216100 Improvements: Residential Property
DIANE BENNETT; ANTHONY RAPONE C.P. June Term, 2018 No. 03655 \$193,657.61 Phelan Hallinan Diamond & Jones, LLP

1902-317

3048 Magee Ave 19149-2532 55th wd. 1,382 sq. ft. OPA#551086900 Improvements: Residential Property

SHERIFF'S SALE

DAVID GLUCKER C.P. July Term, 2016 No. 00322 \$129,591.95 Phelan Hallinan Diamond & Jones, LLP

1902-319

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

1902-320

421 Shurs Ln 19128 21st wd. 1,200 sq. ft. OPA#212043800 Improvements: Residential Property
GARY E. TRALIES C.P. June Term, 2018 No. 03324 \$161,852.84 Phelan Hallinan Diamond & Jones, LLP

1902-321

5512 Rising Sun Ave 19120-3011 42nd wd. BRT#871402945 Improvements: Residential Dwelling
VIVIAN BYERS AND THE UNITED STATES OF AMERICA C.P. February Term, 2017 No. 03057 \$94,794.01 Powers, Kirn & Associates, LLC

1902-322

2009 S Beechwood St 19145 48th wd. 714 sq. ft. BRT#482164200 Improvements: Residential Real Estate
ROSETTA BRIDGETT C.P. April Term, 2018 No. 05214 \$57,414.71 Stern & Eisenberg PC

1902-323

905 Granite St 19124 35th wd. 930 sq. ft. BRT#351140200 Improvements: Residential Real Estate
SHEILA TAGGART A/K/A SHEILA TAGGART C.P. April Term, 2018 No. 00557 \$76,568.86 Stern & Eisenberg PC

1902-324

5922 Bustleton Ave 19149 62nd wd. 2,048 sq. ft. OPA#621503000 Improvements: Residential Property
RUTH BARRETO; MARIA SERRANO C.P. March Term, 2017 No. 02378 \$129,438.28 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1902-325

522 S 55 St 19143-1902 46th wd. 1,416 sq. ft. OPA#463195100 Improvements: Residential Property
LORETTA GRACIA C.P. June Term, 2018 No. 03661 \$100,389.17 Phelan Hallinan Diamond & Jones, LLP

1902-326

1315 W Roosevelt Blvd 19140-2038 49th wd. 2,784 sq. ft. OPA#491088500 Improvements: Residential Property
EVELINDA DIAZ; ANGEL LUIS LEON C.P. December Term, 2017 No. 03364 \$150,794.70 Phelan Hallinan Diamond & Jones, LLP

1902-327

901 Granite St 19124-1730 35th wd. 1,560 sq. ft. OPA#351140000 Improvements: Residential Property
ANDRENOR RICHARD C.P. December Term, 2017 No. 00319 \$128,749.64 Phelan Hallinan Diamond & Jones, LLP

1902-328

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

1902-329

3528 Arthur St 19136-2303 64th wd. 1,280 sq. ft. OPA#642324700 Improvements: Residential Property
JASON JORDAN C.P. April Term, 2018 No. 01512 \$109,945.93 Phelan Hallinan Diamond & Jones, LLP

1902-330

8106 Forrest Ave 19150 50th wd. 2,160 sq. ft.

SHERIFF'S SALE

OPA#502199500 Improvements: Residential Property
RONNIE D. GOULD, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF GAIL GOULD; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF GAIL GOULD C.P. November Term, 2017 No. 01223 \$58,496.97 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1902-331

4170 Salem St, a/k/a 4170 Salem St, Apt 1 19124-4625 23rd wd. 1,330 sq. ft. OPA#232499000 Improvements: Residential Property
GEORGE MANZO, IN HIS CAPACITY AS HEIR OF ROSEMARIE H. WEBER, DECEASED; ROSEMARIE WEBER, IN HER CAPACITY AS HEIR OF ROSEMARIE H. WEBER, DECEASED; THOMAS J. GEORGE, IN HIS CAPACITY AS HEIR OF ROSEMARIE H. WEBER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROSEMARIE H. WEBER, DECEASED C.P. May Term, 2017 No. 01961 \$6,941.21 Phelan Hallinan Diamond & Jones, LLP

1902-332

3517 Rand St 19134-1304 33rd wd. 1,088 sq. ft. OPA#331363500 Improvements: Residential Property
EDNA LEON ROSARIO C.P. September Term, 2014 No. 00251 \$23,033.58 Phelan Hallinan Diamond & Jones, LLP

1902-333

4659 Shelbourne St 19124-3832 42nd wd. 1,138 sq. ft. OPA#421630400 Improvements: Residential Property
STEPHANIE LOPEZ, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JOSE LOPEZ A/K/A JOSE R. LOPEZ A/K/A JOSE RAUL LOPEZ-FERRER; CHRISTOPHER LOPEZ-DIAZ, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF JOSE LOPEZ A/K/A JOSE R. LOPEZ A/K/A JOSE RAUL LOPEZ-FERRER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSE LOPEZ A/K/A JOSE R. LOPEZ A/K/A JOSE RAUL LOPEZ-FERRER, DECEASED C.P. May Term, 2018 No. 01550 \$41,278.22 Phelan Hallinan Diamond & Jones, LLP

1902-334

528 E Penn St 19144 12th wd. 1,166 sq. ft. BRT#121141600 Improvements: Residential Dwelling
TAHIRAH A. BARNES C.P. January Term, 2018 No. 02283 \$93,414.39 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1902-335

240 N Alden St 19139 4th wd. 1,078 sq. ft. BRT#042208000 Improvements: Residential Dwelling
NINA M. KINARD C.P. September Term, 2018 No. 00099 \$67,884.00 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1902-336

941 E Dorset St 19150 50th wd. 2,448 sq. ft. BRT#502374600 Improvements: Residential Dwelling
ELIZABETH M. CHILDS C.P. December Term, 2016 No. 01049 \$155,806.05 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1902-337

6816 Finch Pl 19142 40th wd. 1,624 sq. ft. OPA#406577500 Improvements: Residential Property
ELSIE NICHOLS; BOBBIE GIVENS; THE UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE C.P. February

SHERIFF'S SALE

Term, 2017 No. 04211 \$87,133.46 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1902-338

2601 W Somerset St 19132 34th wd. unknown BRT#871553540 & City Registry No. 035N23-0394 Subject to Mortgage Subject to Rent Improvements: Mixed Use (commercial/residential) Property MAO KHAI VAN C.P. May Term, 2018 No. 02301 \$220,349.69 Kelly L. Eberle, Esquire

1902-339

1825 W Master St 19121 47th wd. BRT#47-1-1140-00

STEPHEN J. HILL C.P. January Term, 2017 No. 01950 \$250,634.93 Emmanuel J. Argentieri, Esquire

1902-340

4715 Marple St 19136 65th wd. 1,240 sq. ft. OPA#651114100 Improvements: Residential Property MICHELE COOKE, A/K/A MICHELE FULLER C.P. November Term, 2017 No. 02489 \$70,031.89 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1902-341

4930 Hazel Ave 19143 46th wd. 2,400 sq. ft. OPA#462023700 Improvements: Residential DANIELLE RILEY, AS HEIR TO CECIL R. RILEY A/K/A CECIL RILEY, DECEASED; ANGELINA K. RUFFIN, AS HEIR TO CECIL R. RILEY A/K/A CECIL RILEY, DECEASED; ROY K. RILEY, AS HEIR TO CECIL R. RILEY A/K/A CECIL RILEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CECIL RILEY A/K/A CECIL R. RILEY, DECEASED C.P. July Term, 2015 No. 01123 \$545,267.62 Jill M. Fein, Esquire

1902-342

6901 Valley Ave Unit M5 a/k/a 6901 Valley Ave 19128 21st wd. 0 OPA#888211129 Improvements: Residential Property PHYLLIS M. FORCINA C.P. January Term, 2018 No. 03519 \$159,657.24 KML Law Group, P.C.

1902-343

12803 Cliffe Dr 19154 66th wd. 7,982 sq. ft. OPA#663366046 Improvements: Residential Property CLARA MURPHY C.P. June Term, 2018 No. 01673 \$242,321.28 KML Law Group, P.C.

1902-344

544 N Creighton St 19131-5107 44th wd. 1,250 sq. ft. BRT#44-2269700 Improvements: Residential Dwelling CHRISTINE E. JOHNSON, DECEASED AND DOROTHY M. MCCUTCHEON, DECEASED C.P. January Term, 2015 No. 03804 \$33,744.94 Powers, Kirm & Associates, LLC

1902-345

1934 E Wishart St 19134-3138 25th wd. 2,548 sq. ft. OPA#252292600 Improvements: Residential Property ANTONIO M. MOYA; DAUMILKY E. MOYA C.P. March Term, 2018 No. 00690 \$74,290.55 Phelan Hallinan Diamond & Jones, LLP

1902-346

6160 Argyle St 19111-6013 35th wd. 1,246 sq. ft. OPA#352263400 Improvements: Residential Property DERRICK A. SIMPSON C.P. July Term, 2018 No. 00631 \$101,084.48 Phelan Hallinan Diamond & Jones, LLP

1902-347

6820 Wyncote Ave 19138 10th wd. 810 sq. ft. OPA#102096900 Improvements: Residential Property NATISHA HALL C.P. June Term, 2018 No. 01118 \$86,307.53 KML Law Group, P.C.

1902-348

2562 S. Ashford St 19153 40th wd. 1,656 sq. ft. OPA#404141100 Improvements: Residential ANTHONY M. JAMACK A/K/A ANTHONY JAMACK AND ROSEMARY JAMACK C.P. August Term, 2017 No. 00249 \$86,202.48 Jill M. Fein, Esquire

1902-349

1211 Wellington St 19111 53rd wd. 2,727 sq. ft. OPA#532343500 Improvements: Residential Property WILLIAM R. MOORE, JR C.P. June Term, 2016 No. 01576 \$61,347.59 KML Law Group, P.C.

SHERIFF'S SALE

1902-350

4826 Aspen St 9139-2132 6th wd. BRT#44-1243200 Improvements: Residential Dwelling OTIS WILLIAMS C.P. June Term, 2018 No. 01717 \$37,849.07 Powers, Kirm & Associates, LLC

1902-351

2002 Hart Ln 19134-4018 25th wd. 1,060 sq. ft. OPA#252047800 Improvements: Residential Property AISHA NGUYEN; HUNG P. TRAN C.P. April Term, 2018 No. 00233 \$52,306.82 Phelan Hallinan Diamond & Jones, LLP

1902-352

1726 A Bainbridge St 19146 30th wd. 1,526 sq. ft. OPA#301058527 Improvements: Residential Property CHARLENE FALCONE; DARYL LAWTON C.P. March Term, 2014 No. 00759 \$243,434.18 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1902-353

3336 W. Sergeant St 19132 28th wd. 773 sq. ft. OPA#282357600 Improvements: Residential Dwelling DENISA M. HURST AND AARON M. HURST C.P. May Term, 2018 No. 01795 \$33,599.53 Joseph R. Loverdi, Esquire

1902-354

2323 W Clearfield St 19132 11th wd. 1,118 sq. ft. OPA#111120100 Subject to Mortgage Improvements: Residential Property ANN L. ASKEW, A/K/A ANN ASKEW C.P. December Term, 2017 No. 01555 \$22,538.73 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1902-355

5013 Gransback St 19120 42nd wd. 1,021 sq. ft. OPA#421517400 Improvements: Residential Property ANTOINE MACK SOLELY IN HIS CAPACITY AS HEIR OF OWEDA MACK DECEASED, CHERYL MACK SOLELY IN HER CAPACITY AS HEIR OF OWEDA MACK DECEASED, OSCAR MACK SOLELY IN HIS CAPACITY AS HEIR OF OWEDA MACK DECEASED, THEODORE MACK SOLELY IN HIS CAPACITY AS HEIR OF OWEDA MACK DECEASED AND THE UNKNOWN HEIRS OF OWEDA MACK DECEASED C.P. December Term, 2017 No. 04122 \$127,540.15 KML Law Group, P.C.

1902-356

2407 N 50th St 19131-1404 52nd wd. 4,336 sq. ft. BRT#521251800 Improvements: Residential Dwelling VIDA B. MALLORY C.P. September Term, 2014 No. 02505 \$233,031.86 Law Office of Gregory Javardian, LLC

1902-358

1016 S 5th St 19147 2nd wd. Land Area: 1,200 sq. ft.; Improvement Area: 1,182 sq. ft. OPA#021423210 SHEILA DIXON C.P. December Term, 2012 No. 02659 \$271,892.67 Robert Crawley, Esquire

1902-359

1723 N Stillman St 19121-2818 32nd wd. 684 sq. ft. OPA#324090200 Improvements: Residential Property JAMES BACON, IN HIS CAPACITY AS HEIR OF MARY FAIR, DCEASED; LEON FAIR, IN HIS CAPACITY AS HEIR OF MARY FAIR, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY FAIR, DECEASED C.P. April Term, 2018 No. 02759 \$82,275.58 Phelan Hallinan Diamond & Jones, LLP

1902-360

2111 S 20th St 19145 48th wd. 996 sq. ft. (land area); 1,446 sq. ft. (improvement area) BRT#481320800 Subject to Mortgage Improvements: Row 2 Sty Masonry LATONYIA REX C.P. January Term, 2017 No. 00171 \$79,930.87 Michelle Pierro, Esquire

1902-361

3356 Red Lion Rd 19114-1224 66th wd. 1,840 sq. ft. OPA#661281400 Improvements: Residential Property IRENE P. RUSSELL A/K/A IRENE RUSSELL C.P. August Term, 2017 No. 01935 \$209,542.01 Phelan Hallinan Diamond & Jones, LLP

1902-362

1730 N 61st St 19151 34th wd. 1,455 sq. ft. BRT#342264800 Improvements: Residential Real Estate

SHERIFF'S SALE

SHELIA A EATON A/K/A SHEILA A. EATON C.P. April Term, 2018 No. 05209 \$71,248.89 Stern & Eisenberg PC

1902-363

11823 Colman Terr 19154 66th wd. 3,515 sq. ft. BRT#662011700 Improvements: Residential Real Estate ELIZABETH A. GERNEY C.P. July Term, 2018 No. 00590 \$137,988.99 Stern & Eisenberg PC

1902-364

1722 W Ontario St 19140-4941 11th wd. 2,622 sq. ft. OPA#112049700 Improvements: Residential Property NICKI ROLLINS, IN HER CAPACITY AS HEIR OF EMILY H. ROLLINS A/K/A EMILY HILL ROBBINS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EMILY ROLLINS A/K/A EMILY HILL ROLLINS, DECEASED C.P. July Term, 2018 No. 00025 \$125,590.37 Phelan Hallinan Diamond & Jones, LLP

1902-365

2606 Sylmar St 19142 40th wd. 928 sq. ft. OPA#406131500 Improvements: Residential Property ADDIE J. EVANS, EXECUTRIX OF THE ESTATE OF YVONNE J. EVANS A/K/A YVONNE EVANS, DECEASED C.P. September Term, 2018 No. 00220 \$43,444.48 Shapiro & DeNardo, LLC

1902-366

1832 E Tulpehocken St 19138 10th wd. 1,648 sq. ft. OPA#102208200 Improvements: Residential Property BRANDON LOTT, KNOWN HEIR OF VERTIS LOTT, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VERTIS LOTT, DECEASED C.P. December Term, 2017 No. 03344 \$182,579.79 Shapiro & DeNardo, LLC

1902-367

3521 N 21st St 19140 11th wd. 1,656 sq. ft. OPA#112296500 Improvements: Residential Property PABLITO C. SAN DIEGO C.P. June Term, 2018 No. 00786 \$76,777.40 Shapiro & DeNardo, LLC

1902-368

3412 Ella St 19134-1634 7th wd. 1,140 sq. ft. OPA#073069900 Improvements: Residential Property FELIPE MORALES, INDIVIDUALLY AND IN HIS CAPACITY AS HEIR OF RAMONA NIEVES A/K/A ROMONA NIEVES A/K/A NIEVES RAMONA GARCIA, DECEASED; LUZ SANTIAGO, IN HER CAPACITY AS HEIR OF RAMONA NIEVES A/K/A ROMONA NIEVES A/K/A NIEVES RAMONA GARCIA, DECEASED; JOSE MORALES, IN HIS CAPACITY AS HEIR OF RAMONA NIEVES A/K/A ROMONA NIEVES A/K/A NIEVES RAMONA GARCIA, DECEASED; MARCOS MORALES, IN HIS CAPACITY AS RAMONA NIEVES A/K/A ROMONA NIEVES A/K/A NIEVES RAMONA GARCIA, DECEASED; YESENIA LAO, IN HER CAPACITY AS HEIR OF LUZ MARIA MORALES, DECEASED HEIR OF RAMONA NIEVES A/K/A ROMONA NIEVES A/K/A NIEVES RAMONA GARCIA, DECEASED; KEYLA FONTANEZ, IN HER CAPACITY AS HEIR OF LUZ MARIA MORALES, DECEASED HEIR OF RAMONA NIEVES A/K/A ROMONA NIEVES A/K/A NIEVES RAMONA GARCIA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LUZ MARIA MORALES, DECEASED HEIR OF RAMONA NIEVES A/K/A ROMONA NIEVES A/K/A NIEVES RAMONA GARCIA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LUZ MARIA MORALES, DECEASED HEIR OF RAMONA NIEVES A/K/A ROMONA NIEVES A/K/A NIEVES RAMONA GARCIA, DECEASED C.P. April Term, 2018 No. 01795 \$8,076.65 Phelan Hallinan Diamond & Jones, LLP

1902-369

1316 S Paxon St 19143 27th wd. 1,000 sq. ft. OPA#273107300 Subject to Mortgage Improvements: Residential Property THESSALONIA ISAAC, A/K/A THESSALONI ISAAC; MARVARA ISAAC, AS BELIEVED HEIR AND/OR ADMINISTRATOR

SHERIFF'S SALE

TO THE ESTATE OF ANNIE BEATRICE ISSAC, A/K/A ANNIE ISSAC, A/K/A ANNIE B. ISSAC; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ANNIE BEATRICE ISSAC, A/K/A ANNIE ISSAC, A/K/A ANNIE B. ISSAC C.P. April Term, 2018 No. 03178 \$41,960.70 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1902-370

4724 Lansing St 19136 65th wd. 1,146 sq. ft. OPA#651172700 Improvements: Residential Property DARLING SANTIBANEZ C.P. April Term, 2018 No. 03800 \$156,463.16 Shapiro & DeNardo, LLC

1902-372

1537 Beverly Rd 19138 10th wd. 1,593 sq. ft. OPA#102167700 Improvements: Residential Property ANTHONY A. GRESHAM, SR. A/K/A ANTHONY A. GRESHAM C.P. June Term, 2018 No. 03508 \$180,565.21 Shapiro & DeNardo, LLC

1902-373

4145 N 7th St 19140 43rd wd. Land Area: 1,500 sq. ft.; Improvement Area: 996 sq. ft. OPA#433301600 MORAIMA E. LEBRON C.P. June Term, 2018 No. 03675 \$59,086.66 Robert Crawley, Esquire

1902-374

9119 Crefeld St 19118 9th wd. 21,321 sq. ft. OPA#092277600 Improvements: Residential Property TIMOTHY M. SHOUP C.P. April Term, 2018 No. 05123 \$395,404.63 Shapiro & DeNardo, LLC

1902-375

2431 E Cumberland St 19125-3104 31st wd. 1,778 sq. ft. OPA#314039000 Improvements: Residential Property TIMOTHY R. BENSTON, JR A/K/A TIMOTHY R. BENSTON C.P. March Term, 2017 No. 00115 \$286,180.47 Phelan Hallinan Diamond & Jones, LLP

1902-376

1235 Fillmore St 19124 23rd wd. 1,830 sq. ft. BRT#234119100 Improvements: Residential Dwelling LACEENIS FORDHAM WASHINGTON C.P. July Term, 2018 No. 00588 \$172,185.80 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1902-377

2729 Wharton St 19146-3722 36th wd. 7,600 sq. ft. OPA#362075100 Improvements: Residential Property JAMES T. LOVETT A/K/A JAMES LOVETT C.P. August Term, 2010 No. 03088 \$75,033.74 Phelan Hallinan Diamond & Jones, LLP

1902-378

636 W Schiller St 19140 43rd wd. 840 sq. ft. OPA#431084600 Improvements: Residential Property RANDI Y. SMITH C.P. August Term, 2018 No. 03151 \$45,660.83 Shapiro & DeNardo, LLC

1902-379

1336 Jackson St 19148 39th wd. 1,037 sq. ft.; Improvements: 1431 sq. ft. OPA#394284600 JAMES DEMARCO A/K/A JAMES DE MARCO C.P. May Term, 2018 No. 03087 \$139,148.76 Robert Crawley, Esquire

1902-380

6208, 6210, & 6212 Lansdowne Ave 19151 34th wd. unknown BRT#34-2046700, 34-2046800 & 34-2046900 & City Registry No. 068N24-0142, 068N24-0143, & 068N24-0138 Subject to Mortgage Subject to Rent Improvements: Residential Property VAN THUY TRUONG C.P. May Term, 2018 No. 02319 \$224,885.76 Kelly L. Eberle, Esquire

1902-381

2435 S 72nd St a/k/a 2435 72nd St 19142 40th wd. 3,885 sq. ft. OPA#404004000 Improvements: Residential Property ANDREA C. JONES C.P. March Term, 2016 No. 01515 \$91,334.19 KML Law Group, P.C.

1902-382

6923 Garman St 19142 40th wd. 1,048 sq. ft. OPA#406263100 Improvements: Residential Property SHERRE SMITH C.P. February Term, 2018 No. 02620 \$94,864.56 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1902-383

6251 Erdrick St 19135 55th wd. 1,616 sq. ft. OPA#552274400 Improvements: Residential Property GABRIELA J. VELAZCO C.P. December Term, 2017 No. 02815 \$98,070.95 Shapiro & DeNardo, LLC

1902-384

6339 Magnolia St 19144 59th wd. 1,722 sq. ft. OPA#592253100 Improvements: Residential Property THOMAS G. PAGE C.P. July Term, 2018 No. 00592 \$83,635.01 Shapiro & DeNardo, LLC

1902-385

283 S 63rd St a/k/a 283 Cobbs Creek Pkwy 19139-3723 46th wd. 1,280 sq. ft. BRT#031209600 Improvements: Row 2 Sty Masonry JULIA E. WHITE C.P. May Term, 2016 No. 02622 \$169,767.51 Milstead & Associates, LLC

1902-386

91 E Duval St 19144 59th wd. 1,557 sq. ft. OPA#592162800 Improvements: Residential Property IVANETTE CARTER; CHARLES A. RIVERS C.P. November Term, 2014 No. 01454 \$55,862.09 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1902-387

125 Mifflin St 19148-1903 1st wd. 915 sq. ft. BRT#011169700 Improvements: Row 2 Sty Masonry PATRICK BANNING AND JENNIFER C. BANNING C.P. November Term, 2017 No. 02949 \$166,078.57 Milstead & Associates, LLC

1902-388

2174 Granite St 19124 62nd wd. 1,755 sq. ft. OPA#622081800 Improvements: Residential Property J.G., A MINOR, SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED IN CARE OF PAULA GROOVER A/K/A PAULA MELHUIH, THE UNKNOWN HEIRS OF BERNICE GROOVER DECEASED, DENNIS GROOVER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED, JOSEPH GROOVER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED, THOMAS GROOVER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED AND WILLIAM GROOVER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED C.P. October Term, 2017 No. 03970 \$45,422.41 KML Law Group, P.C.

1902-389

1377 Anchor St 19124-1203 62nd wd. 1,132 sq. ft. OPA#621070800 Improvements: Residential Property LATANYA M. BOYER C.P. March Term, 2018 No. 02050 \$52,182.90 Phelan Hallinan Diamond & Jones, LLP

1902-390

4755 Meridian St 19136-3310 41st wd. 1,110 sq. ft. OPA#651163900 Improvements: Residential Property SHELDON W. RICKS; SUNDAY RICKS A/K/A SUNDAY HAVENS RICKS C.P. September Term, 2018 No. 01570 \$90,798.92 Phelan Hallinan Diamond & Jones, LLP

1902-391

3528 N Marvne St 19140-4202 43rd wd. 1,372 sq. ft. OPA#432151400 Improvements: Residential Property ROBERT ACQUAYE; DENISE ACQUAYE C.P. September Term, 2018 No. 00738 \$43,349.28 Phelan Hallinan Diamond & Jones, LLP

1902-392

1947 Ashley St 19138-2714 10th wd. 1,368 sq. ft. OPA#101368000 Improvements: Residential Property SANSEERA KING, IN HER CAPACITY AS HEIR OF JANIS A. KING, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANIS A. KING, DECEASED C.P. July Term, 2018 No. 03327 \$128,689.74 Phelan Hallinan Diamond & Jones, LLP

1902-393

6218 Charles St 19135 55th wd. 1,682 sq. ft. BRT#552221500 Improvements: Residential Dwelling GATE'S GAMILY LAND TRUST C.P. September Term, 2018 No. 01615 \$110,923.12 Martha E. Von Rosenstiel, P.C., Martha E. Von

SHERIFF'S SALE

Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1902-394

1542 E. Upsal St 19150 50th wd. Land: 3,321 sq. ft.; 1,488 sq. ft. BRT#501465100 Improvements: Residential Real Estate
LATOYA HICKSON C.P. August Term, 2015 No. 00414 \$156,955.26 Stern & Eisenberg PC

1902-395

1140 E Durham St 19150 50th wd. 2,801 sq. ft. BRT#502455500 Improvements: Residential Real Estate
DEBRA MOODY A/K/A DE MOODY C.P. January Term, 2017 No. 02999 \$315,304.91 Stern & Eisenberg PC

1902-396

1804 72nd Ave 19126-1511 10th wd. 1,344 sq. ft. OPA#101292500 Improvements: Residential Property
ANDREW ROSE; FRAZIER FAMILY TRUST; KHADIYAH EL-LAZAR C.P. October Term, 2016 No. 01218 \$77,623.05 Phelan Hallinan Diamond & Jones, LLP

1902-397

4949 N 17th St 19141 17th wd. 1,320 sq. ft. OPA#172184400 Improvements: Residential Property
WILLIAM A. CROSS C.P. September Term, 2016 No. 01517 \$66,244.79 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1902-398

3434 Helen St 19134 45th wd. 1,092 sq. ft. OPA#452354300 Subject to Mortgage Improvements: Residential Property
ROBERT PETTIT; JOANN MILLER, A/K/A JOANN PETTIT C.P. January Term, 2018 No. 01196 \$74,325.87 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1902-399

5511 N American St 19120 42nd wd. ROW 2 STY MASONRY; 1,392 sq. ft. BRT#422420900 Improvements: Residential Dwelling
KATHERINE S. BASS ALLIE A/K/A KATHERINE BASS ALLIE AND AHMED ALLIE, JR. C.P. February Term, 2018 No. 02011 \$100,782.73 McCabe, Weisberg, & Conway, LLC

1902-400

3738 N Marshall St 19140 43rd wd. 1,178 sq. ft. BRT#43-2271400 Improvements: Residential Dwelling
CAMILLE M. SYDNOR C.P. October Term, 2017 No. 03603 \$32,856.06 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1902-402

2116 Bridge St 19124 62nd wd. 1,068 sq. ft. OPA#622106500 Improvements: Residential Property

VICTOR SANTIAGO, HEIR OF DONNA PERRY, A/K/A DONNA SANTIAGO, DECEASED; HOLLIE ALEXIS DEVINE, HEIR OF DONNA PERRY, A/K/A DONNA SANTIAGO, DECEASED; SHELBY EILEEN DEVINE, HEIR OF DONNA PERRY, A/K/A DONNA SANTIAGO, DECEASED; EMILY CHARLOTTE DEVINE, HEIR OF DONNA PERRY, A/K/A DONNA SANTIAGO, DECEASED; DERRICK AMOROSE, HEIR OF DONNA PERRY, A/K/A DONNA SANTIAGO, DECEASED; MEMPHIS RAINES AMOROSE, HEIR OF DONNA PERRY, A/K/A DONNA SANTIAGO, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DONNA PERRY, A/K/A DONNA SANTIAGO, DECEASED C.P. March Term, 2016 No. 01817 \$54,028.32 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1902-403

235 Byberry Rd 19116 58th wd. S/D W/B GAR 1 STY MAS+OTH; 1,000 sq. ft. BRT#583000705 Improvements: Residential Dwelling
SEAN P. ROMSDAHL C.P. May Term, 2018 No. 02028 \$213,914.70 McCabe, Weisberg, & Conway, LLC

1902-404

6211 Farnsworth St 19149-3534 62nd wd. 896 sq. ft. OPA#621530200 Improvements: Residential Property
JOSEPH LONDON, ESQ A/K/A JOSEPH L. LONDON, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF RONALD ALPHONSO CONES A/K/A RONALD A. CONES A/K/A RONALD CONES; SYLVIA CONES, IN HER CAPACITY AS HEIR OF

SHERIFF'S SALE

THE ESTATE OF RONALD ALPHONSO CONES A/K/A RONALD A. CONES A/K/A RONALD CONES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD ALPHONSO CONES A/K/A RONALD A. CONES A/K/A RONALD CONES, DECEASED C.P. March Term, 2018 No. 02320 \$52,997.42 Phelan Hallinan Diamond & Jones, LLP

1902-405

6247 Arch St 19139 34th wd. SEMI/DET 2 STY MASONRY; 1,360 sq. ft. BRT#341014000 Improvements: Residential Dwelling
SHYMIA WEST AND JAVAR HATTON C.P. January Term, 2018 No. 05047 \$96,524.56 McCabe, Weisberg, & Conway, LLC

1902-406

4041 Teesdale St 19136-3918 41st wd. 1,110 sq. ft. OPA#412097300 Improvements: Residential Property
EDWARD ROLDAN; AIDA I. ROLDAN A/K/A AIDA ROLDAN C.P. July Term, 2018 No. 00640 \$143,331.54 Phelan Hallinan Diamond & Jones, LLP

1902-408

124 Pelham Rd 19119 22nd wd. DET 2.5 STY STONE; 5,100 sq. ft. BRT#223095500 Improvements: Residential Dwelling
ABENAA TIMAZEE C.P. February Term, 2012 No. 03848 \$506,652.58 McCabe, Weisberg, & Conway, LLC

1902-409

1945 Dennie St 19140 13th wd. Land Area: 1,571 sq. ft.; Improvement Area: 1,705 sq. ft. OPA#131372200
EDNA MCGEE, INDIVIDUALLY AND IN CAPACITY AS HEIR OF DOROTHY J. WILLIAMS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOROTHY J. WILLIAMS, DECEASED C.P. November Term, 2017 No. 02269 \$66,552.58 Robert Crawley, Esquire

1902-410

7640 Loretto Ave 19111-3442 56th wd. 1,404 sq. ft. OPA#561183200 Improvements: Residential Property
MAX JARDIAH C.P. July Term, 2017 No. 02828 \$167,532.29 Phelan Hallinan Diamond & Jones, LLP

1902-411

3503 Chalfont Dr 19154-4012 66th wd. 1,734 sq. ft. BRT#662407400 Improvements: Row B/gar 2 Sty Masonry
JOSEPH ABRUZZO C.P. April Term, 2018 No. 03548 \$177,087.97 Milstead & Associates, LLC

1902-412

2321 E Gordon St 19125-2511 31st wd. 985 sq. ft. BRT#313131000 Improvements: Residential Dwelling
MARTIN R. SEIDER, JR., DARLENE L. SEIDER AND HOLLY BEIDEMAN C.P. July Term, 2018 No. 00192 \$34,803.51 Powers, Kim & Associates, LLC

1902-413

12548 Deer Run Rd 19154 66th wd. 2,285 sq. ft. BRT#663442700 Improvements: Row B/gar 2 Sty Masonry
JAMES A. EDMONSON, JR. AND VALERIE EDMONSON C.P. March Term, 2018 No. 03187 \$179,442.79 Milstead & Associates, LLC

1902-414

2605 S Bialy St assessed as 2605 Bialy St 19153 40th wd. 1,200 sq. ft. OPA#404096700 Improvements: Residential Property
BERNARD K. NKANSAH C.P. May Term, 2017 No. 03328 \$96,012.44 Shapiro & DeNardo, LLC

1902-415

878 Foulkrod St 19124 35th wd. 1,783 sq. ft. OPA#351078600 Improvements: Residential Property
HUGO LOZANO C.P. March Term, 2018 No. 02065 \$49,954.67 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1902-416

8124 Thouron Ave 19150-2417 50th wd. 1,534 sq. ft. OPA#502153100 Improvements: Residential Property
UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF QUEENIE CARTER A/K/A QUEENIE ESTHER CANADY CARTER A/K/A QUEENIE ESTHER CARTER, DECEASED; REGINA D. KORNEGAY,

SHERIFF'S SALE

IN HER CAPACITY AS HEIR OF QUEENIE CARTER A/K/A QUEENIE ESTHER CANADY CARTER A/K/A QUEENIE ESTHER CARTER, DECEASED; ROBERT D. KORNEGAY, II, IN HIS CAPACITY AS HEIR OF QUEENIE CARTER A/K/A QUEENIE ESTHER CANADY CARTER A/K/A QUEENIE ESTHER CARTER, DECEASED; BRIDGETTE C. KORNEGAY, IN HER CAPACITY AS HEIR OF QUEENIE CARTER A/K/A QUEENIE ESTHER CANADY CARTER A/K/A QUEENIE ESTHER CARTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER QUEENIE CARTER A/K/A QUEENIE ESTHER CANADY CARTER A/K/A QUEENIE ESTHER CARTER, DECEASED; GERMINE KORNEGAY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MAURICE M. KORNEGAY A/K/A MAURICE MILTON KORNEGAY DECEASED ADMINISTRATOR AND HEIR OF THE ESTATE OF QUEENIE CARTER A/K/A QUEENIE ESTHER CARTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MAURICE M. KORNEGAY A/K/A MAURICE MILTON KORNEGAY, DECEASED ADMINISTRATOR AND HEIR OF THE ESTATE OF QUENIE CARTER A/K/A QUEENIE ESTHER CANADY CARTER A/K/A QUEENIE ESTHER CARTER, DECEASED C.P. October Term, 2016 No. 01471 \$257,786.87 Phelan Hallinan Diamond & Jones, LLP

1902-417

1152 Atwood Rd 19151 34th wd. 1,200 sq. ft. OPA#344337900 Improvements: Residential Property
PAULINE M. JOHNSON C.P. December Term, 2017 No. 04060 \$45,871.69 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1902-418

421 Spruce St 19106-3706 5th wd. 2,040 sq. ft. BRT#051140800 Improvements: Row W/gar 3 Sty Masonry
JEROME I ROSENSTOCK, DECEASED, AND FRAN ROSENSTOCK C.P. March Term, 2010 No. 00796 \$989,336.37 Milstead & Associates, LLC

1902-419

424 Rockland St, a/k/a 424 E Rockland St 19120 42nd wd. BRT#421116100 Improvements: Residential Dwelling
CAROLE WOODLIN AND GREGORY WOODLIN C.P. April Term, 2017 No. 01060 \$119,392.37 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1902-420

2243 Grays Ferry Ave 19146-1134 30th wd. 808 sq. ft. BRT#871137050 Improvements: Str/off+apt 3 Sty Masonry
ANNE HAGINS C.P. October Term, 2017 No. 02295 \$86,543.31 Milstead & Associates, LLC

1902-421

1526 Stevens St 9149-3309 54th wd. 1,092 sq. ft. BRT#541045000 Improvements: Row B/gar 2 Sty Masonry
ETHEL C. KAMARA C.P. July Term, 2017 No. 02587 \$142,398.30 Milstead & Associates, LLC

1902-422

404 Walter St 19111 35th wd. 2,500 sq. ft. OPA#353181200 Improvements: Residential Property
MARLENE KAPETULA C.P. November Term, 2016 No. 00801 \$204,734.42 KML Law Group, P.C.

1902-423

202-210 W. Rittenhouse Sq, Unit# 2401 19103-5709 8th wd. Unit 2401 of Common Elements of The Rittenhouse Condominium BRT#888085285 Improvements: Res Condo 5+ Sty Mas+oth
LOUIS HORNICK II, CHARLOTTE MANN AND THE RITTENHOUSE CONDOMINIUM OWNERS ASSOCIATION, REAL OWNER C.P. June Term, 2015 No. 00988 \$1,481,665.44 Milstead & Associates, LLC

1902-424

7400 Ruskin Rd 19151 34th wd. 3,000 sq. ft. OPA#343160905 Improvements: Residential Property
BASIL A. SCOTT AND JANICE V. SCOTT C.P. June Term, 2018 No. 03241 \$286,809.95 KML Law Group, P.C.

SHERIFF'S SALE

1902-425
2323-25 Mifflin St 19145 48th wd. 1,612 sq. ft. OPA#882006830 Improvements: Residential Property
SHIRLRICK CORP, A PENNSYLVANIA COPORATION AND MITCHELL EPPS JR. A/K/A MITCHELL EPPS C.P. March Term, 2016 No. 01736 \$239,963.51 KML Law Group, P.C.

1902-426

7331 Theodore St 19153 44th wd. 1,120 sq. ft. OPA#404253000 Improvements: Residential Property
MAKEMAH KAMARA AND MAMADEE KAMARA C.P. February Term, 2015 No. 02993 \$82,057.60 Shapiro & DeNardo, LLC

1902-427

4128 Maywood St 19124 33rd wd. 990 sq. ft. OPA#332478700 Improvements: Residential Property
STEVEN WHACK C.P. November Term, 2017 No. 02513 \$112,399.73 Shapiro & DeNardo, LLC

1902-428

4509 1/2 Brown St a/k/a 4511 Brown St 19139 6th wd. 1,942 sq. ft. OPA#062009050 Improvements: Residential Property
HENRY YOUNG C.P. August Term, 2015 No. 02824 \$155,416.91 KML Law Group, P.C.

1902-429

6362 Torresdale Ave 19135 41st wd. 1,290 sq. ft. OPA#411295700 Improvements: Residential Property
SUSAN E. TEEARS C.P. December Term, 2017 No. 03377 \$105,060.07 KML Law Group, P.C.

1902-430

2559 E Ontario St 19134 45th wd. 1,100 sq. ft. OPA#451044000 Improvements: Residential Property
JOHN WENDRYCHOWICZ JR. C.P. December Term, 2017 No. 02776 \$174,438.38 KML Law Group, P.C.

1902-431

4911 Frankford Ave 19124 23rd wd. 1,194 sq. ft. OPA#871113400 Improvements: Residential Property
KARLA CHAVARRIA, GREGORY W. GARRISON AND MERLE M MOSS C.P. May Term, 2017 No. 01707 \$169,631.76 KML Law Group, P.C.

1902-432

9329 Lansford St 19114 57th wd. 3,281 sq. ft. OPA#572312439 Improvements: Residential Property
CAITLIN M. LOGAN A/K/A CAITLIN LOGAN AND FREDERICK J. MCCARTY A/K/A FREDERICK MCCARTY C.P. September Term, 2017 No. 00059 \$179,193.39 KML Law Group, P.C.

1902-433

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.

1902-434

5623 N Fairhill St 19120 61st wd. 1,569 sq. ft. OPA#612306100 Improvements: Residential Property
NIAMBI TEKI BURTON C.P. July Term, 2018 No. 00236 \$122,593.97 Shapiro & DeNardo, LLC

1902-435

1514 W Chew Ave a/k/a 1514 W Chew St 19141 17th wd. 1,472 sq. ft. OPA#171096600 Improvements: Residential Property
JAMES BROWN, SOLELY IN HIS CAPACITY AS HEIR OF GRACE A. REED, DECEASED, JASON BROWN, SOLELY IN HIS CAPACITY AS HEIR OF GRACE A. REED, DECEASED AND THE UNKNOWN HEIRS OF GRACE A. REED DECEASED C.P. April Term, 2017 No. 00354 \$111,492.61 KML Law Group, P.C.

1902-437

5123 Roosevelt Blvd assessed as 5123 E Roosevelt Blvd 19124 23rd wd. 4,200 sq. ft. OPA#233025100 Improvements: Residential Property
RODOLFO VIDAL C.P. January Term, 2015 No. 01454 \$167,241.02 Shapiro & DeNardo, LLC

1902-438

5103 F St 19124 35th wd. 1,741 sq. ft. OPA#351338900 Improvements: Residential Property

SHERIFF'S SALE

JOSE WAKEFIELD A/K/A JOSE WAKEFIELD SR. C.P. July Term, 2018 No. 01283 \$36,708.17 Shapiro & DeNardo, LLC

1902-439

7545 Greenhill Rd 19151 34th wd. 1,868 sq. ft. OPA#343250700 Improvements: Residential Property
THE UNKNOWN HEIRS OF HELEN KLINGER DECEASED C.P. November Term, 2017 No. 01734 \$121,917.16 KML Law Group, P.C.

1902-440

1836 N Willington St a/k/a 1836 Willington St 19121 32nd wd. 1,085 sq. ft. OPA#321108300 Improvements: Residential Property
DURRY COBB C.P. July Term, 2017 No. 00873 \$33,707.10 KML Law Group, P.C.

1902-441

2215 S 67th St 19142 40th wd. 2,000 sq. ft. OPA#403047000 Improvements: Residential Property
JEROME K. BROWNE AND EMMA DALIEH C.P. May Term, 2017 No. 04578 \$165,122.01 KML Law Group, P.C.

1902-442

4325 E Wingoocking St a/k/a 4325 Wingoocking St 19124 23rd wd. 1,752 sq. ft. OPA#234208500 Improvements: Residential Property
VICTOR J. MACKENZIE SR A/K/A VICTOR J. MACKENZIE AND LISA M. MACKENZIE C.P. March Term, 2017 No. 03166 \$80,273.47 KML Law Group, P.C.

1902-443

1511 S 18th St 19146 36th wd. 1,040 sq. ft. OPA#365251500 Improvements: Residential Property
ROSE M. HIGH C.P. January Term, 2018 No. 00102 \$126,972.54 Shapiro & DeNardo, LLC

1902-444

2615 S 73rd St 19153 40th wd. 1,120 sq. ft. OPA#404072100 Improvements: Residential Property
EDWIN DENNIS C.P. July Term, 2017 No. 01445 \$71,164.49 KML Law Group, P.C.

1902-445

2629 S 70th St 19142 40th wd. 992 sq. ft. OPA#406136000 Improvements: Residential Property
WATKINS CHADY DWEH A/K/A WATKINS DWEH FKA ERIC FLAHN AND SUZANA TARLEY C.P. May Term, 2017 No. 02750 \$81,739.03 KML Law Group, P.C.

1902-446

4716 Disston St 19135 41st wd. 4,028 sq. ft. BRT#412036900 Improvements: Residential Real Estate
DIANA CINTRON C.P. May Term, 2018 No. 00695 \$156,868.61 Stern & Eisenberg PC

1902-447

9026 Brous Ave 19152 57th wd. OPA#571229100 Improvements: Residential Property
BOBBY M. ALLEN II C.P. April Term, 2018 No. 00250 \$160,804.36 KML Law Group, P.C.

1902-448

1246 S 21st St 19146-4352 36th wd. Land: 1,110 sq. ft.; Improvement: 1,110 sq. ft. BRT#361215005 Improvements: Residential Real Estate
1246 REAL ESTATE, LLC C.P. February Term, 2017 No. 006975 \$231,966.09 Stern & Eisenberg PC

1902-449

3434 Bleigh Ave 19136 64th wd. 1,669 sq. ft. OPA#642141800 Improvements: Residential Property
CAROLYN J. DIGNAM AS EXECUTRIX OF THE ESTATE OF MAUREEN T. FLANNERY DECEASED C.P. April Term, 2018 No. 04659 \$107,028.01 KML Law Group, P.C.

1902-450

3938 M St 19124 33rd wd. Land: 1,275 sq. ft.; Improvement: 1,260 sq. ft. BRT#332455700 Improvements: Residential Real Estate
DANIL DIAZ AND CLAUDIO ANDRES CRUZ, JR C.P. April Term, 2018 No. 001124 \$36,255.04 Stern & Eisenberg PC

1902-451

4419 N 8th St 19140 43rd wd. 1,359 sq. ft. OPA#433357700 Improvements: Residential Property
RACHEL MICHELLE BROWN, ADMINISTRATRIX OF THE ESTATE OF ELIZABETH BROWN, DECEASED C.P. February Term, 2017 No. 06012 \$78,304.65 KML Law Group, P.C.

SHERIFF'S SALE

1902-452

941 Flanders Rd 19151 34th wd. 1,440 sq. ft. OPA#344412100 Improvements: Residential Property
DAMEN COLLINS C.P. November Term, 2015 No. 01034 \$127,282.36 KML Law Group, P.C.

1902-453

5247 Glenloch St 19124 62nd wd. 1,601 sq. ft. OPA#622423100 Improvements: Residential Property
JOSHUA SMEDLEY C.P. May Term, 2017 No. 02585 \$93,650.42 KML Law Group, P.C.

1902-454

3576 Stouton St 19134 45th wd. 816 sq. ft. OPA#452396900 Improvements: Residential Property
ASHLEY DEVLIN C.P. October Term, 2017 No. 02293 \$46,484.82 KML Law Group, P.C.

1902-455

413 W Rockland St 19120 42nd wd. 1,392 sq. ft. OPA#422120900 Improvements: Residential Property
LUIS D. MEDINA PINEIRO C.P. December Term, 2017 No. 03001 \$85,378.02 KML Law Group, P.C.

1902-456

330 N 53rd St 19139 44th wd. 1,800 sq. ft. OPA#441361100 Improvements: Residential Property
JADE POWELL C.P. January Term, 2016 No. 03194 \$63,101.09 KML Law Group, P.C.

1902-457

532 S Taney St 19146-1045 30th wd. 1,036 sq. ft. OPA#303104500 Improvements: Residential Property
ANTHONY J. COSTANZO; KIMBERLY A. KATCHEN A/K/A KIMBERLY A. KATCHEN-COSTANZO C.P. March Term, 2018 No. 03443 \$272,815.90 Phelan Hallinan Diamond & Jones, LLP

1902-458

7535 Tabor Ave 19111 56th wd. 3,144 sq. ft. OPA#561042000 Subject to Mortgage Improvements: Residential Property
GARRY F. MILLER; STEPHANIE A. FORTE C.P. January Term, 2018 No. 05471 \$194,123.84 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1902-459

6820 N Carlisle St 19126 10th wd. 1,695 sq. ft. OPA#101012200 Improvements: Residential Property
LILLIE M. KENNEDY; OTIS J. KENNEDY C.P. October Term, 2016 No. 01097 \$62,684.97 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1902-460

329 E Cheltenham Ave 19120 35th wd. 6,250 sq. ft. OPA#352001100 Subject to Mortgage Improvements: Residential Property
JENNIFER A. GANDOLFO C.P. July Term, 2018 No. 00639 \$104,009.91 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1902-461

418 E Rockland St 19120-4319 42nd wd. 1,440 sq. ft. OPA#421115800 Improvements: Residential Property
DENNY VILLANUEVA C.P. April Term, 2018 No. 00004 \$49,189.75 Phelan Hallinan Diamond & Jones, LLP

1902-462

5849 Pentridge St 19143-4531 3rd wd. 1,230 sq. ft. OPA#034063300 Improvements: Residential Property
IVAN MATTHEWS C.P. June Term, 2018 No. 02612 \$50,956.75 Phelan Hallinan Diamond & Jones, LLP

1902-463

2200 Christian St 19146-2520 30th wd. 2,223 sq. ft. OPA#302183300 Improvements: Residential Property
SUNG SUK KIM A/K/A SUNG SOOK KIM C.P. April Term, 2013 No. 02945 \$621,869.65 Phelan Hallinan Diamond & Jones, LLP

1902-464

527 E Cheltenham Ave 19144-1202 59th wd. 2,312 sq. ft. OPA#591005600 Improvements: Residential Property
ROCHELLE SUTTON, IN HER CAPACITY AS HEIR OF MOZELL SUTTON, DECEASED; CALVIN LEE SUTTON, IN HIS CAPACITY AS HEIR OF MOZELL SUTTON, DECEASED; JOSEPHINE M. SUTTON, IN HER CAPACITY AS HEIR OF MOZELL SUTTON, DECEASED; JOHN LEE

SHERIFF'S SALE

SUTTON, IN HIS CAPACITY AS HEIR OF MOZELL SUTTON, DECEASED; WILLIAM T. SUTTON, IN HIS CAPACITY AS HEIR OF MOZELL SUTTON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MOZELL SUTTON, DECEASED C.P. March Term, 2017 No. 01499 \$69,528.59 Phelan Hallinan Diamond & Jones, LLP

1902-467

1834 Conlyn St 19141-1222 42nd wd. 2,203 sq. ft. BRT#171131600 Improvements: Residential Dwelling
ERIKA LEE, AS EXECUTRIX OF THE ESTATE OF EARLINE S. LEE A/K/A EARLINE WHITE A/K/A EARLINE S. WHITE A/K/A EARLINE S. LEEWHITE, DECEASED C.P. August Term, 2016 No. 00158 \$87,487.04 Powers, Kim & Associates, LLC

1902-469

1629 Worrell St 19124 33rd wd. 1,245 sq. ft. OPA#332040600 Improvements: Residential Property
DORETHA CROSBY AS ADMINISTRATRIX OF THE ESTATE OF DAVID D. JONES DECEASED C.P. January Term, 2018 No. 02146 \$87,239.90 KML Law Group, P.C.

1902-470

403 S Croskey St 19146 8th wd. 700 sq. ft. OPA#081191700 Improvements: Residential Property
RHONA GERBER SCHNEIMAN AND ERIK REID SCHNEIMAN C.P. April Term, 2018 No. 01594 \$371,151.80 KML Law Group, P.C.

1902-471

1846 W Champlost St a/k/a, 1846 W Champlost Ave 19141-1318 17th wd. 1,400 sq. ft. OPA#171204500 Improvements: Residential Property
ERIC L. SAVAGE C.P. August Term, 2015 No. 00033 \$111,131.21 Phelan Hallinan Diamond & Jones, LLP

1902-473

432 N 66th St 19151-4006 34th wd. 1,406 sq. ft. OPA#343135500 Improvements: Residential Property
SHEVELA CARTER C.P. June Term, 2015 No. 02683 \$130,878.65 Phelan Hallinan Diamond & Jones, LLP

1902-474

2513 S Lloyd St 19142 40th wd. Land Area: 975 sq. ft.; Improvement Area: 992 sq. ft. OPA#404012100
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEON TELPHA; CORDEL TELFER, KNOWN HEIR OF LEON TELPHA C.P. August Term, 2017 No. 02427 \$67,779.80 Robert Crawley, Esquire

1902-475

1220 Ritner St 19148 39th wd. 1,042 sq. ft. OPA#394315100 Improvements: Residential Property
PATRICIA BRYDGES C.P. July Term, 2017 No. 00959 \$155,185.89 KML Law Group, P.C.

1902-476

2044 S 68th St 19142 40th wd. 808 sq. ft. OPA#403190900 Improvements: Residential Property
DEAPEA GBOR C.P. July Term, 2018 No. 01855 \$66,358.18 Shapiro & DeNardo, LLC

1902-477

3102 N Spangler St 19132 38th wd. 1,254 sq. ft. OPA#382192300 Improvements: Residential Property
GINA LESLIE C.P. April Term, 2017 No. 01756 \$84,956.55 Shapiro & DeNardo, LLC

1902-478

4810 N 10th St 19141 49th wd. 1,573 sq. ft. OPA#491352800 Improvements: Residential Property
SAMANTHA JOHNSON-FOULK, ADMINISTRATRIX OF THE ESTATE OF CAROLYN A. FOULK, DECEASED C.P. December Term, 2017 No. 00934 \$38,045.66 Shapiro & DeNardo, LLC

1902-479

5818 Trinity St 19143 40th wd. Land: 1,312 sq. ft.; Improvement: 1,430 sq. ft. BRT#401105900 Improvements: Residential Real Estate

SHERIFF'S SALE

ELTON COHN C.P. September Term, 2018 No. 02706 \$74,871.87 Stern & Eisenberg PC

1902-480

11729 Stevens Rd 19116-2503 58th wd. 3,182 sq. ft. BRT#582576900 Improvements: Residential Real Estate
ANGELIQUE MURPHY A/K/A ANGELIQUE CREGO AND MICHAEL J MURPHY C.P. July Term, 2018 No. 01983 \$224,823.12 Stern & Eisenberg PC

1902-481

7715 Rugby St 19150 50th wd. Land Area: 2,128 sq. ft.; Improvement Area: 1,188 sq. ft. OPA#502092900
SHIRLEY MAE WOODEN C.P. April Term, 2018 No. 00516 \$149,872.02 Robert Crawley, Esquire

1902-482

4481 Garden St 19137-2013 45th wd. 960 sq. ft. OPA#453340100 Improvements: Residential Property
JESSICA HARKINS C.P. April Term, 2018 No. 04661 \$166,569.54 Phelan Hallinan Diamond & Jones, LLP

1902-483

150 N Hobart St 19139-2431 4th wd. 1,246 sq. ft. OPA#042106200 Improvements: Residential Property
PEGGY DAVIS C.P. April Term, 2018 No. 00506 \$66,442.06 Phelan Hallinan Diamond & Jones, LLP

1902-484

9025 Eastview St a/k/a 9025 Eastview Rd 19152 57th wd. 2,712 sq. ft. OPA#571307200 Improvements: Residential Property
CONSTANCE M. SMITH, A/K/A CONNIE SMITH C.P. June Term, 2018 No. 03440 \$183,828.36 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1902-485

6732 Paschall Ave 19142-1809 40th wd. 960 sq. ft. OPA#403173400 Improvements: Residential Property
MARK DUHANEY C.P. January Term, 2018 No. 03352 \$79,929.70 Phelan Hallinan Diamond & Jones, LLP

1902-486

1411 E Cardeza St a/k/a 1411 Cardeza St 19150 10th wd. 4,410 sq. ft. OPA#102319100 Improvements: Residential Property
ROBERT MCKELVY, A/K/A ROBERT MC KELVY C.P. June Term, 2018 No. 03285 \$174,723.59 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1902-487

5703 Delancey St 19143-1205 60th wd. 1,188 sq. ft. OPA#604079800 Improvements: Residential Property
BRIAN HUGHES C.P. October Term, 2017 No. 01852 \$40,965.97 Phelan Hallinan Diamond & Jones, LLP

1902-488

6520 Tulip St 19135-2824 41st wd. 1,275 sq. ft. BRT#411432300 Improvements: Row B/gar 2 Sty Masonry
GREEN TREE ASSET MANAGEMENT LLC C.P. February Term, 2017 No. 02763 \$109,985.46 plus interest from 02/10/2017 in the amount of \$12,479.94 Laurence A. Mester, Mester & Schwartz, P.C.

1902-489

1512 Wynsam St 19138-1628 10th wd. Land Area: 1,575 sq. ft.; Improvement Area: 1,176 sq. ft. OPA#102185100 Improvements: Row B/gar 2 Sty Masonry
JAMES F. WILKINS III A/K/A JAMES FRANCIS WILKINS III C.P. March Term, 2018 No. 01557 \$88,829.30 plus interest from 3/14/2018 in the amount of \$10,600.38 Laurence A. Mester, Mester & Schwartz, P.C.

1902-490

1621 S Franklin St 19148-1222 1st wd. 988 sq. ft. OPA#012186100 Improvements: Residential Property
CHERYL MCCLASHIE-GANT C.P. October Term, 2007 No. 05072 \$56,131.08 Phelan Hallinan Diamond & Jones, LLP

1902-491

2033-49 Arch St, Unit DR9U a/k/a 2033 "B" Arch St 19103-1411 8th wd. 0 sq. ft. OPA#888101711 Subject to Mortgage Improvements: Res Condo 4 Sty Masonry
JOHN C. SMITH JR. C.P. March Term, 2018 No. 01604 \$27,763.48 plus interest from 07/11/2018 in the amount of \$924.00 Laurence A. Mester, Mester & Schwartz, P.C.

1902-492

4123 K St 19124 33rd wd. 1,138 sq. ft.

SHERIFF'S SALE

OPA#332328200 Improvements: Residential
KATHLEEN A. MCCROREY C.P. September Term, 2017 No. 02863 \$39,155.90 Jill M. Fein, Esquire

1902-493

3025 Redner St 19121 29th wd. 843 sq. ft. OPA#292220600 Improvements: Residential Property
CHARLES KANE C.P. November Term, 2016 No. 02989 \$155,393.82 KML Law Group, P.C.

1902-494

3103 Stirling St 19149 55th wd. 1,013 sq. ft. OPA#551004800 Improvements: Residential Property
DEBORAH A YOUNG AND MICHAEL J YOUNG C.P. June Term, 2018 No. 01915 \$92,248.18 KML Law Group, P.C.

1902-496

3559 Nottingham Ln 19114 66th wd. 1,892 sq. ft. OPA#661241200 Improvements: Residential Property
THE UNKNOWN HEIRS OF CAROLE GLASSMAN A/K/A CAROLE A. GLASSMAN DECEASED, SCOTT GLASSMAN SOLELY IN HIS CAPACITY AS HEIR OF CAROLE GLASSMAN A/K/A CAROLE A. GLASSMAN DECEASED, LORI STEWART SOLELY IN HER CAPACITY AS HEIR OF CAROLE GLASSMAN A/K/A CAROLE A. GLASSMAN DECEASED AND RHONDA WINSOM SOLELY IN HER CAPACITY AS HEIR OF CAROLE GLASSMAN A/K/A CAROLE A. GLASSMAN DECEASED C.P. December Term, 2017 No. 03318 \$166,060.90 KML Law Group, P.C.

1902-497

4116 I St 19124 33rd wd. 1,077 sq. ft. OPA#332151500 Improvements: Residential Property
JOSEPH R. MENDEZ A/K/A JOSE R. MENDEZ C.P. December Term, 2016 No. 02061 \$99,297.95 KML Law Group, P.C.

1902-498

1708 Lansing St 19111 56th wd. S/D W/B GAR 1 STY MAS+OTH; 964 sq. ft. BRT#561467600 Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF CATHERINE A. GALLOP C.P. June Term, 2018 No. 01237 \$99,432.54 McCabe, Weisberg, & Conway, LLC

1902-499

6529 N 18th St 19126 17th wd. OPA#172273600 Improvements: Residential Property
RAYMOND RIDORE JR A/K/A RAYMOND RIDORE C.P. July Term, 2017 No. 03036 \$75,290.52 KML Law Group, P.C.

1902-500

146 W Grange Ave 19120 61st wd. 1,547 sq. ft. OPA#612067400 Improvements: Residential Property
JEFFREY L. DAVIS C.P. June Term, 2017 No. 01551 \$99,654.09 KML Law Group, P.C.

1902-501

7839 Mercury Pl 19153 40th wd. 1,619 sq. ft. OPA#405882580 Improvements: Residential Property
TYRONE THURMOND C.P. February Term, 2018 No. 01434 \$109,913.36 KML Law Group, P.C.

1902-502

1852 E Orleans St 19134 25th wd. 1,001 sq. ft. OPA#252158400 Improvements: Residential Property
AURELIO ANGELES A/K/A AURELIO A. GUZMAN C.P. December Term, 2017 No. 02940 \$39,019.91 KML Law Group, P.C.

1902-503

2253 Disston St 19149 54th wd. 1,490 sq. ft. OPA#542075100 Improvements: Residential Property
KIMBERLY A. GLASER C.P. August Term, 2017 No. 01916 \$118,073.75 KML Law Group, P.C.

1902-504

4428 Malta St 19124 33rd wd. 2,283 sq. ft. OPA#332136400 Improvements: Residential Property
HELEN F. BEScript AND GERMAN L. RIVERA C.P. January Term, 2018 No. 04955 \$36,204.48 KML Law Group, P.C.

1902-505

7103 Theodore St 19142 40th wd. 1,221 sq. ft. OPA#404248800 Improvements: Residential Real Estate
NICOLE ALEXANDRIA WOOLFORD

SHERIFF'S SALE

C.P. November Term, 2017 No. 01637 \$153,188.24 KML Law Group, P.C.

1902-506

6-10 S Strawberry St Unit 6, a/k/a 6-10 Strawberry St Apt 6 19106-2807 5th wd. 980 sq. ft. OPA#888031394 Improvements: Residential Property
UNKNOWN SUCCESSOR EXECUTOR OF THE ESTATE OF STEPHEN ANDREW ROZEK A/K/A STEPHEN A. ROZEK, DECEASED C.P. April Term, 2018 No. 01912 \$258,532.59 Phelan Hallinan Diamond & Jones, LLP

1902-507

5823 Upland Way 19131-3019 52nd wd. 1,728 sq. ft. OPA#522005600 Improvements: Residential Property
QASIM L. MOORE, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF THOMAS L. MOORE A/K/A THOMAS LEE MOORE; SHEMAR A. MOORE, IN HIS CAPACITY AS HEIR OF THE ESTATE AND HEIR OF THE ESTATE OF THOMAS L. MOORE A/K/A THOMAS LEE MOORE; MORA LEE MOORE, IN HER CAPACITY AS HEIR OF THE ESTATE OF THOMAS L. MOORE A/K/A THOMAS LEE MOORE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER THOMAS L. MOORE A/K/A THOMAS LEE MOORE, DECEASED DEFENDANT(S) C.P. November Term, 2016 No. 01939 \$93,634.23 Phelan Hallinan Diamond & Jones, LLP

1902-508

2707 W Berks St 19121-2638 32nd wd. 1,062 sq. ft. OPA#323030100 Improvements: Residential Property
RUFUS L. GIST, III C.P. March Term, 2017 No. 00121 \$32,111.09 Phelan Hallinan Diamond & Jones, LLP

1902-509

1437 E Oxford St 19125-4421 18th wd. 1,164 sq. ft. OPA#181088000 Improvements: Residential Property
HENAA ALMASHHADANI; MOHAMMED ALMASHHADANI A/K/A MOHAMMAD H. ALMASHHADANI C.P. May Term, 2016 No. 02572 \$145,000.00 Phelan Hallinan Diamond & Jones, LLP

1902-510

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.

1902-511

6720 Dorel St 19142-2607 40th wd. 1,170 sq. ft. OPA#406350000 Improvements: Residential Property
RASHEED J. GILLIARD; GIOAVONDA L. GILLIARD C.P. June Term, 2013 No. 00283 \$131,471.98 Phelan Hallinan Diamond & Jones, LLP

1902-513

7414 Thouron Ave 19138 10th wd. 1,593 sq. ft. OPA#102492300 Improvements: Residential Property
WILLIE F. GREEN C.P. October Term, 2016 No. 02885 \$120,694.63 KML Law Group, P.C.

1902-514

2110 S Lambert St 19145 48th wd. 892 sq. ft. OPA#481354300 Improvements: Residential Property
REMONA A. GARY C.P. January Term, 2018 No. 00867 \$109,405.25 Shapiro & DeNardo, LLC

1902-515

4519 Pennypack St 19136 65th wd. 1,600 sq. ft. OPA#652080100 Improvements: Residential Property
PAUL M. ROBERTSON C.P. April Term, 2018 No. 04015 \$130,486.38 KML Law Group, P.C.

1902-516

4226 Neilson St 19124-4922 33rd wd. 1,200 sq. ft. OPA#332523700 Improvements: Residential Property
GIOVANNI I. NIEVES C.P. November Term, 2017 No. 00085 \$91,120.52 Phelan Hallinan Diamond & Jones, LLP

1902-517

863 N 66th St 19151-3331 34th wd. 1,260 sq. ft. BRT#344359900 Improvements: Residential Real Estate
VANETTA ROBINSON C.P. January Term,

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
2018 No. 01181 \$124,116.44 Stern & Eisenberg PC	1902-526 1613 North St 19130 8th wd. 1,134 sq. ft. OPA#084087805 Improvements: Residential Property ROSLYN STONE C.P. December Term, 2015 No. 02635 \$731,232.17 KML Law Group, P.C.	sq. ft. OPA#381205400 Improvements: Residential Property INGRID M. SMITH; MAMIE SMITH C.P. December Term, 2014 No. 03228 \$46,892.46 Phelan Hallinan Diamond & Jones, LLP	sq. ft. OPA#411156200 Improvements: Residential Property ALESHIA M. SATTERTHWAITE AND TERRELL M. SATTERTHWAITE C.P. November Term, 2017 No. 00576 \$125,702.22 KML Law Group, P.C.	2018 No. 05473 \$174,232.47 Phelan Hallinan Diamond & Jones, LLP
1902-518 6128 Glenloch St 19135 41st wd. 1,760 sq. ft. OPA#411201900 Improvements: Residential Property ALEX SANTIAGO C.P. July Term, 2016 No. 02285 \$94,329.10 KML Law Group, P.C.	1902-527 5952 N Franklin St 19120 61st wd. 1,299 sq. ft. OPA#612226400 Improvements: Residential Property JOSE M. RIVERA C.P. January Term, 2018 No. 04262 \$106,397.19 KML Law Group, P.C.	1902-533 5924 N 13th St 19141 49th wd. 2,368 sq. ft. BRT#493217300 Improvements: Residential Real Estate MELVIN T. SHARPE, JR., KNOWN HEIR TO THE ESTATE OF MELVIN T. SHARP, KAREN SHARPE, KNOWN HEIR TO THE ESTATE OF MELVIN T. SHARP, JONATHAN BENNETT, KNOWN HEIR TO THE ESTATE OF MELVIN T. SHARP AND THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES TO THE ESTATE OF MELVIN T. SHARP C.P. August Term, 2016 No. 02357 \$365,627.48 Stern & Eisenberg PC	1902-539 1808 N 21st St 19121 32nd wd. Approximate Size: 1,403 Sq. Ft. OPA#322055000 Improvements: Residential Property MARY L. CARAWAY AND ANITA LINDA CARAWAY C.P. January Term, 2018 No. 02110 \$98,251.08 KML Law Group, P.C.	1902-545 2601 Pennsylvania Ave, Apartment 749 19130-2335 88th wd. 724 sq. ft. OPA#888072990 Improvements: Residential Property KEITH F. BURNS C.P. July Term, 2018 No. 02572 \$331,766.44 Phelan Hallinan Diamond & Jones, LLP
1902-519 144 Covington Rd 19120 61st wd. 2,304 sq. ft. OPA#611441700 Improvements: Residential Property NICOLE ALLEN C.P. July Term, 2018 No. 00750 \$106,661.56 KML Law Group, P.C.	1902-528 1234 Greeby St 19111-5525 53rd wd. 1,040 sq. ft. OPA#531139100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RENEE COSOM, DECEASED C.P. August Term, 2018 No. 02842 \$122,669.77 Phelan Hallinan Diamond & Jones, LLP	1902-534 4824 Summerdale Ave 19124 35th wd. 1,833 sq. ft. BRT#351387305 Improvements: Residential Dwelling AXEL RODRIGUEZ C.P. May Term, 2017 No. 1703 \$46,296.98 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.	1902-540 5948 Sansom St 19139 3rd wd. 1,350 sq. ft. OPA#031047000 Improvements: Residential Property TIA C. MEMMINGER C.P. February Term, 2018 No. 01405 \$99,413.39 KML Law Group, P.C.	1902-546 426 Parlin St 19116-3520 58th wd. 1,640 sq. ft. OPA#582049600 Improvements: Residential Property FELIX NOSIK C.P. May Term, 2018 No. 00407 \$218,842.56 Phelan Hallinan Diamond & Jones, LLP
1902-521 1046 E Howell St 19149 35th wd. 1,120 sq. ft. OPA#352129200 Improvements: Residential Property FRANKLIN A. BENNETT III AND JAIME L. WAISNER C.P. September Term, 2013 No. 00198 \$71,690.51 KML Law Group, P.C.	1902-529 234 S Watkins St, a/k/a 234 Watkins St 19148-1914 1st wd. 840 sq. ft. OPA#011125100 Improvements: Residential Property DOMENICK ORIOLO C.P. July Term, 2018 No. 02421 \$128,806.63 Phelan Hallinan Diamond & Jones, LLP	1902-535 4712 Van Kirk St 19135 41st wd. (formerly part of the 23rd wd.) Land: 1,437 sq. ft.; Improvement: 1,160 sq. ft.; Total: 1,437 sq. ft. OPA#411093900 Improvements: Residential Property CATHERINE B. SHIMBORSKI C.P. July Term, 2018 No. 00200 \$74,926.81 Richard M. Squire & Associates, LLC	1902-541A 400 Leverington Ave 19120 21st wd. 1,419 sq. ft. lot OPA#871105200 Subject to Mortgage Subject to Rent Improvements: 2,216 Sq. Ft. Mixed-use Commercial And Residential Building JOHN BENHAM, III, AND JOANNE BENHAM C.P. November Term, 2017 No. 02657 \$295,000.00 Paul Fellman (#316294) and Gibson & Perkins, P.C.	1902-547 8908 Brous Ave 19152-1325 57th wd. 1,107 sq. ft. OPA#571226600 Improvements: Residential Property SANDRA BLUMSTEIN C.P. July Term, 2018 No. 02574 \$56,413.24 Phelan Hallinan Diamond & Jones, LLP
1902-522 1606 N 76th St 19151 34th wd. 1,216 sq. ft. OPA#343310400 Improvements: Residential Property DONNETTA R. JONES C.P. January Term, 2018 No. 00736 \$78,545.67 Phelan Hallinan Diamond & Jones, LLP	1902-530 7033 Crease Ln 19128-1514 21st wd. 1,110 sq. ft. OPA#214235400 Improvements: Residential Property FRANCES MACMULLETT, IN HER CAPACITY AS HEIR OF MICHAEL J. SCOTT A/K/A MICHAEL JOSEPH SCOTT, DECEASED; RONNIE RODIA, IN HER CAPACITY AS HEIR OF MICHAEL J. SCOTT A/K/A MICHAEL JOSEPH SCOTT, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL J. SCOTT A/K/A MICHAEL JOSEPH SCOTT, DECEASED C.P. September Term, 2018 No. 00007 \$229,986.06 Phelan Hallinan Diamond & Jones, LLP	1902-536 1360 Fillmore St 19124-5926 23rd wd. 1,300 sq. ft. OPA#234113700 Improvements: Residential Property RUPERT R. RUPNARINE A/K/A RUPERT RUPNARINE A/K/A RUPERT RUPNARINE, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CHANDROUTIE RUPNARINE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHANDROUTIE RUPNARINE, DECEASED C.P. April Term, 2018 No. 00223 \$59,872.48 Phelan Hallinan Diamond & Jones, LLP	1902-541B 4107 Mitchell St 19128 21st wd. 1,800 sq. ft. lot OPA#212203000 Subject to Mortgage Improvements: 2 Story Masonry Rowhome (1,200 Sq. Ft.) JOHN BENHAM, III C.P. November Term, 2017 No. 02657 \$295,000.00 Paul Fellman (#316294) and Gibson & Perkins, P.C.	1902-548 6147 1/2 Old York Rd A, a/k/a 6147 1/2 Old York Rd 19141-1975 17th wd. 2,156 sq. ft. OPA#172016918 Improvements: Residential Property THEODORE A. K. SAHOU A/K/A THEODORE A. SAHOU; AMOUSSOU J. SAHOU C.P. July Term, 2018 No. 03123 \$147,083.53 Phelan Hallinan Diamond & Jones, LLP
1902-523 7227 Jackson St 19135 41st wd. 1,485 sq. ft. OPA#412324100 Improvements: Residential Property IESHIA D. NEAL C.P. July Term, 2016 No. 03138 \$144,886.29 KML Law Group, P.C.	1902-531 620 N 57th St 19131-4843 4th wd. 1,512 sq. ft. OPA#043096400 Improvements: Residential Property DARREN M. SMITH C.P. December Term, 2017 No. 00318 \$76,647.05 Phelan Hallinan Diamond & Jones, LLP	1902-537 2825 Narcissus Rd 19154-1603 66th wd. 1,200 sq. ft. OPA#662511400 Improvements: Residential Property KELLY COPP; SALVATORE CALIO C.P. April Term, 2018 No. 04666 \$167,975.38 Phelan Hallinan Diamond & Jones, LLP	1902-542 5414 Lancaster Ave 19131 4th wd. 3,710 sq. ft. OPA#041280600 Improvements: Residential Property JERMAINE ELLIOTT C.P. May Term, 2018 No. 03400 \$58,671.93 KML Law Group, P.C.	1902-549 1823 Beverly Rd 19138 10th wd. 1,428 sq. ft. OPA#102171000 Improvements: Residential Property STERLING P. KING C.P. November Term, 2017 No. 02605 \$87,858.25 Phelan Hallinan Diamond & Jones, LLP
1902-524 815 Stanwood St 19111 63rd wd. 3,090 sq. ft. OPA#631333300 Improvements: Residential Property BETHANNE HARKINS C.P. April Term, 2012 No. 02082 \$183,345.84 KML Law Group, P.C.	1902-532 2933 S 27th St 19132-1243 38th wd. 1,184	1902-538 4520 McKinley St 19135 41st wd. 1,980	1902-543 1634 Wynsam St 19138-1611 10th wd. 1,440 sq. ft. OPA#102188800 Improvements: Residential Property DANIELLE M. HACKETT A/K/A DANIELLE M. TOLBERT C.P. April Term, 2018 No. 03540 \$80,801.83 Phelan Hallinan Diamond & Jones, LLP	1902-550A 4847-4857 N 6th St 19120 49th wd. Approximate Size: 2,025 Sq. Ft. BRT#49-1-1814-00 and BRT#49-1-1815-00 Improvements: Residential Property ROSE SIMMONS-TROTTER, CALVIN SIMMONS AND LEANTYEVANS C.P. January Term, 2016 No. 03469 \$83,335.06 Scott A. Dietterick, Esq., and/or Brian H. Smith, Esq.
1902-525 3211 Aramingo Ave 19134 45th wd. 1,073 sq. ft. OPA#451392300 Improvements: Residential Property ARMINDA L. PAZ C.P. June Term, 2016 No. 00302 \$137,573.21 KML Law Group, P.C.			1902-544 611 Hermitage St 19128 21st wd. 1,536 sq. ft. OPA#213286200 Improvements: Residential Property LISA MONKIEWICZ C.P. January Term,	1902-550B 4847-4857 N 6th St 19120 49th wd. Approximate Size: 2,025 Sq. Ft. BRT#49-1-1814-00 and BRT#49-1-1815-00 Improvements: Residential Property ROSE SIMMONS-TROTTER, CALVIN SIMMONS AND LEANTYEVANS C.P. January Term, 2016 No. 03469 \$83,335.06 Scott A. Dietterick, Esq., and/or Brian H. Smith, Esq.

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