Sheriff's Sale Notices for February 6, 2018

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 6, 2018 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

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 6, 2018

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 6, 2018

1802-301
1900 Afton St 19111 56th wd. 2,482 Sq. Ft. OPA#561424000 Improvements: Residential Property
FATIMA CARMONA C.P. November Term, 2016 No. 03306 $167,967.07 KML Law Group, P.C.

1802-303
6223 Pine St 19143 3rd wd. 1,144 Sq. Ft. OPA#032040300 Improvements: Residential Property
GLENDA A. WOMACK C.P. May Term, 2014 No. 02619 $41,797.31 KML Law Group, P.C.

1802-304
1435 Alcott St 19149 62nd wd. 1,521 Sq. Ft. OPA#621105100 Improvements: Residential Property
KETHLINE JOSEPH C.P. October Term, 2015 No. 00965 $117,301.41 KML Law Group, P.C.

1802-306
2557 S Massey St 19142 40th wd. 1,252 Sq. Ft. OPA#406115400 Improvements: Residential Property
FOFIE KAMARA C.P. May Term, 2017 No. 01546 $64,339.57 KML Law Group, P.C.

1802-307
1828 W Venango St 19140 11th wd. 2,080 Sq. Ft. OPA#112128300 Improvements: Residential Property
BRUCE GORDON HOFFMAN A/K/A BRUCE G. HOFFMAN C.P. July Term, 2017 No. 03007 $53,452.13 KML Law Group, P.C.

1802-308
1031 E Rittenhouse St 19138 59th wd. 2,583 Sq. Ft. OPA#591136900 Improvements: Residential Property
CORINNE BAKER SOLELY IN HER CAPACITY AS HEIR OF RICHARD L. PETTUS, DECEASED, OMAR HATCHER SOLELY IN HIS CAPACITY AS HEIR OF RICHARD L. PETTUS, DECEASED, SHANNON HATCHER SOLELY IN HER CAPACITY AS HEIR OF RICHARD L. PETTUS, DECEASED, RICHARD L. PETTUS, JR., SOLELY IN HIS CAPACITY AS HEIR OF RICHARD L. PETTUS, DECEASED, THE UNKNOWN HEIRS OF RICHARD L. PETTUS, DECEASED AND COURTLIN YOUNG SOLELY IN HER CAPACITY AS HEIR OF RICHARD L. PETTUS, DECEASED C.P. February Term, 2014 No. 02733 $167,238.86 KML Law Group, P.C.

1802-309
2659 N 17th St 19132 16th wd. 889 Sq. Ft. OPA#161161000 Improvements: Residential Property
HAROLD MURRAY SOLELY IN HIS CAPACITY AS HEIR OF RUBY MURRAY DECEASED AND THE UNKNOWN HEIRS OF RUBY MURRAY DECEASED C.P. August Term, 2015 No. 02820 $77,405.57 KML Law Group, P.C.

1802-310
7171 19th St a/k/a 7171 N. 19th St 19126-1509 10th wd. (formerly 42nd wd.) 1,414 Sq. Ft. BRT#101115900 Improvements: Residential Dwelling
ZAKIYYAH MARRERO C.P. September Term, 2016 No. 03757 $115,853.44 Powers, Kirn & Associates, LLC

1802-311
1429 Benner St 19149-3214 1,316 Sq. Ft. BRT#142 N 9-477; BRT#54-1022400 Improvements: Residential Dwelling
DMITRY KIPERVAS C.P. June Term, 2013 No. 00505 $99,695.23 Powers, Kirn & Associates, LLC

1802-312
12331 Dunks Ferry Rd 19154 66th wd. 1,999 Sq. Ft. BRT#66-3-1462-00; OPA#663146200 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DONNA M. GRANT C.P. May Term, 2017 No. 00507 $169,703.25 Udren Law Offices, P.C.

1802-313
4359 Salmon St 19137 45th wd. 2,224 Sq. Ft. BRT#453280300 Improvements: Residential Real Estate
ROBERT MANCINI C.P. April Term, 2017 No. 03378 $121,980.03 Stern & Eisenberg PC

1802-314
4757 N Mascher St 19120 42nd wd. 1,455 Sq. Ft. BRT#422355200 Improvements: Residential Real Estate
LOLA COGBILL C.P. April Term, 2017 No. 03707 $79,118.57 Stern & Eisenberg PC

1802-315
5223 Beaumont Ave 19143 51st wd. 912 Sq. Ft. BRT#51-1-1541-00; OPA#511154100 Improvements: Residential Dwelling
MARY NEWTON C.P. May Term, 2017 No. 02089 $31,749.22 Udren Law Offices, P.C.

1802-316
532 E Cambria St 19134 7th wd. Land: 644 Sq. Ft.; Improvement: 983 Sq. Ft.; Total: 1,627 Sq. Ft. OPA#35N03-108; BRT#071221000 Improvements: Residential Property
DOROTHY WEISSMAN, DAWN WEISSMAN, SOLELY AS HEIR TO MADELINE AMERMAN, DECEASED AND UNKNOWN HEIRS OF MADELINE AMERMAN, DECEASED C.P. May Term, 2017 No. 01189 $39,656.24 Richard M. Squire & Associates, LLC

1802-317
5033 Diamond St a/k/a 5033 W Diamond St 19131 52nd wd. 1,059 Sq. Ft. BRT#52-1-1492-00; OPA#521149200 Improvements: Residential Dwelling
ANDREA AGUILAR; JOSE AGUILAR A/K/A JOSE A. AGUILAR C.P. May Term, 2017 No. 01551 $67,329.59 Udren Law Offices, P.C.

1802-318
7313 Hiola Rd 19128 21st wd. Land: 2,342 Sq. Ft.; Improvement: 1,548 Sq. Ft.; Total: 3,890 Sq. Ft. BRT#214218500 Improvements: Residential Property
JAMES W. TRIGNANI C.P. May Term, 2017 No. 01938 $185,522.75 Richard M. Squire & Associates, LLC

1802-319
867 Foulkrod St 19124 35th wd. 1,643 Sq. Ft. OPA#351080900 Improvements: Residential Property
FRANCES R. CUPO AND ALL UNKNOWN HEIRS OF FRANCES R. CUPO C.P. November Term, 2016 No. 02798 $52,773.60 Brett A. Solomon, Michael C. Mazack

1802-320
5439 Angora Terr 19143 51st wd. Land: 1,888 Sq. Ft.; Improvement: 2,144 Sq. Ft.; Total: 4,032 Sq. Ft. OPA#513060400 Improvements: Residential Property
KEVIN L. JONES C.P. April Term, 2017 No. 04199 $128,494.71 Richard M. Squire & Associates, LLC

1802-321
2900 Guilford St 19152 56th wd. 2,767 Sq. Ft. BRT#641169800; OPA#641169800 Improvements: Residential Dwelling
DANIELLE GUARINELLO A/K/A DANIELLE WILLIAMS, INDIVIDUALLY, AND AS KNOWN HEIR OF MADELINE GUARINELLO A/K/A MADELINE K. GUARINELLO A/K/A MADELINE KATHLEEN GUARINELLO A/K/A MADELINE C. GUARINELLO A/K/A MADELINE K. COURIS GUARINELLO; ERIKA BUSZKA, KNOWN HEIR OF MADELINE GUARINELLO A/K/A MADELINE K. GUARINELLO A/K/A MADELINE KATHLEEN GUARINELLO A/K/A MADELINE C. GUARINELLO A/K/A MADELINE K. COURIS GUARINELLO; NIKOL SCHWECHTJE, KNOWN HEIR OF MADELINE GUARINELLO A/K/A MADELINE K. GUARINELLO A/K/A MADELINE KATHLEEN GUARINELLO A/K/A MADELINE C. GUARINELLO A/K/A MADELINE K. COURIS GUARINELLO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MADELINE GUARINELLO A/K/A MADELINE K. GUARINELLO A/K/A MADELINE KATHLEEN GUARINELLO A/K/A MADELINE C. GUARINELLO A/K/A MADELINE K. COURIS GUARINELLO C.P. May Term, 2017 No. 02095 $178,301.17 Udren Law Offices, P.C.

1802-322
406 Walter St 19111 35th wd. 2,495 Sq. Ft. BRT#353181300; OPA#353181300 Improvements: Residential Dwelling
DARRYL OWENS; LINDA OWENS A/K/A LINDA L. OWENS C.P. May Term, 2017 No. 00520 $235,036.86 Udren Law Offices, P.C.

1802-324
546 W Duncannon Ave 19120-3139 49th wd. 1,170 Sq. Ft. OPA#492021200 Improvements: Residential Property
FRANK B. FLOYD; ANGELINE T. FLOYD A/K/A ANGELINE TONGOR FLOYD C.P. May Term, 2017 No. 01005 $57,534.86 Phelan Hallinan Diamond & Jones, LLP

1802-326
934 Tree St 19148-3122 39th wd. 854 Sq. Ft. OPA#393333100 Improvements: Residential Property
MARGARET E. TAYLOR C.P. May Term, 2017 No. 01453 $93,255.65 Phelan Hallinan Diamond & Jones, LLP

1802-327
2558 S 66th St 19142-2701 40th wd. 1,150 Sq. Ft. OPA#406019200 Improvements: Residential Property
GREGORY ALEXANDER BROOKS A/K/A GREGORY A. BROOKS C.P. April Term, 2017 No. 04208 $56,767.35 Phelan Hallinan Diamond & Jones, LLP

1802-328
3120 N Carlisle St 19132-2313 11th wd. 962 Sq. Ft. OPA#111151700 Improvements: Residential Property
BERNADETTE STOUT C.P. April Term, 2017 No. 00718 $37,708.23 Phelan Hallinan Diamond & Jones, LLP

1802-329
7028 Torresdale Ave 19135-1915 41st wd. 1,600 Sq. Ft. OPA#412401400 Improvements: Residential Property
OCTAVIO BURDOY C.P. June Term, 2017 No. 03139 $97,401.01 Phelan Hallinan Diamond & Jones, LLP

1802-330
5346 N Roosevelt a/k/a 5346 E Roosevelt Blvd 19124 35th wd. (formerly 25th wd.) 1,476 Sq. Ft. OPA#351034500 Improvements: Residential Property
TEOFISTA MARCA OLIVER A/K/A TEOFISTA M. OLIVER A/K/A TEOFISTA OLIVER C.P. May Term, 2017 No. 01001 $34,169.36 Phelan Hallinan Diamond & Jones, LLP

1802-331
7023 Torresdale Ave 19135-1914 41st wd. 2,115 Sq. Ft. BRT#412415400 Improvements: Residential Real Estate
JOHN J. QUIRK AND SUSAN D. QUIRK A/K/A SUSAN QUIRK C.P. April Term, 2017 No. 03379 $87,220.74 Stern & Eisenberg PC

1802-332
103 N Conestoga St 19139-2528 4th wd. 1,088 Sq. Ft. PRCL#041130000 Improvements: Residential Property
ELIZABETH P. BAKER C.P. March Term, 2013 No. 00157 $38,013.14 Phelan Hallinan Diamond & Jones, LLP

1802-333
3118 Stirling St 19149-3116 55th wd. 1,040 Sq. Ft. OPA#551003300 Improvements: Residential Property
JOSEPH J. MURRAY, JR. INDIVIDUALLY AND IN HIS CAPACITY AS HEIR AND HEIR OF DOLORES M. MURRAY A/K/A DOLORES MURRAY, DECEASED; MARYJANE CONROY, IN HER CAPACITY AS HEIR AND HEIR OF DOLORES M. MURRAY A/K/A DOLORES MURRAY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMINING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES M. MURRAY A/K/A DOLORES MURRAY, DECEASED; CHRISTOPHER MURRAY, IN HIS CAPACITY AS HEIR OF KEVIN MURRAY A/K/A KEVIN C. MURRAY, DECEASED; NICOLE MURRAY, IN HER CAPACITY AS HEIR OF KEVIN MURRAY A/K/A KEVIN C. MURRAY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KEVIN MURRAY A/K/A KEVIN C. MURRAY, DECEASED HEIR OF DOLORES M. MURRAY A/K/A DOLORES MURRAY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRIAN MURRAY A/K/A BRIAN T. MURRAY, DECEASED HEIR OF DOLORES M. MURRAY A/K/A DOLORES MURRAY,

DECEASED C.P. September Term, 2016 No. 01575 $110,533.06 Phelan Hallinan Diamond & Jones, LLP

1802-334
754 E Hilton St 19134-1807 33rd wd. 1,127 Sq. Ft. OPA#331051700 Improvements: Residential Property
BORIS TANSKY; KEVIN HUMBERT C.P. January Term, 2017 No. 00572 $63,371.45 Phelan Hallinan Diamond & Jones, LLP

1802-335
2678 Braddock St 19125-1406 31st wd. Beginning Point: Situate on the Northwesterly side of Braddock Street at the distance of Five Hundred Eighty feet, Six and Three-Quarter inches Northeastwardly from the Northeasterly side of Huntingdon St Improvements: Semi/det 2 Sty Masonry
CARLOS GARCIA AND IRIS CARCANA C.P. September Term, 2016 No. 01515 $130,853.17 Patrick J. Wesner, Esquire

1802-336
542 N 58th St 19131-4836 4th wd. 1,408 Sq. Ft. BRT#043134400 Improvements: Semi/det 2 Sty Masonry
QUEEN V. COLLIER AND ROBERT J. COLLIER C.P. August Term, 2016 No. 00629 $51,921.35 Milstead & Associates, LLC

1802-337
5310 Chestnut St 19139 60th wd. 1,472 Sq. Ft. OPA#603013000 Improvements: Residential Property
NADIA DARBOUZE C.P. October Term, 2016 No. 03255 $67,937.46 Phelan Hallinan Diamond & Jones, LLP

1802-338
907 S Schell St 19147-3923 2nd wd. 330 Sq. Ft. BRT#021512800 Improvements: Row 3 Sty Masonry
ANTHONY DIRENO C.P. November Term, 2015 No. 02831 $80,398.88 Milstead & Associates, LLC

1802-339
2843 N Franklin St 19133-2314 37th wd. 868 Sq. Ft. BRT#372063600 Improvements: Row 2 Sty Masonry
ROSA REYES AND CARLOS REYES, DECEASED C.P. October Term, 2016 No. 01281 $30,255.05 Milstead & Associates, LLC

1802-340
4513 Larchwood Ave 19143-2105 46th wd. 1,696 Sq. Ft. OPA#461044700 Improvements: Residential Property
EMMA J. TRAMBLE C.P. February Term, 2017 No. 05341 $170,000.14 Phelan Hallinan Diamond & Jones, LLP

1802-341
8426 Jackson St 19136 65th wd. 1,764 Sq. Ft. OPA#652248300 Improvements: Residential Property
SEAN P. BRESLIN C.P. April Term, 2015 No. 00298 $123,055.76 KML Law Group, P.C.

1802-342
2717 Island Ave 19153 40th wd. 1,796 Sq. Ft. OPA#406715000 Improvements: Residential Property
HERMAN CAMERON AND LASUNIA CAMERON C.P. April Term, 2017 No. 04215 $139,395.45 KML Law Group, P.C.

1802-343
1318 Gilham St 19111 53rd wd. 1,069 Sq. Ft. OPA#531160700 Improvements: Residential Property
RUTH NOBLE C.P. July Term, 2016 No. 01327 $92,794.98 KML Law Group, P.C.

1802-344
2813 Orthodox St 19137 45th wd. 980 Sq. Ft. OPA#453075900 Improvements: Residential Property
CHRISTINE HORTON C.P. April Term, 2017 No. 03750 $101,480.77 KML Law Group, P.C.

1802-345
7952 Temple Rd 19150 50th wd. 1,634 Sq. Ft. OPA#501065200 Improvements: Residential Property
RASHIDA M. SMITH C.P. September Term, 2016 No. 03723 $127,068.82 KML Law Group, P.C.

1802-346
1515 S Taylor St 19146 36th wd. 727 Sq. Ft. OPA#364177000 Improvements: Residential Property
BRUCE RHODES C.P. May Term, 2017 No. 00518 $113,747.62 KML Law Group, P.C.

1802-348
3326 N Sydenham St 19140 11th wd. 882 Sq. Ft. OPA#112188000 Improvements: Residential Property
CHARMAINE GOLDSMITH AND ROBERT GOLDSMITH C.P. April Term, 2017 No. 00352 $61,854.50 KML Law Group, P.C.

1802-349
1126 E Sydney St a/k/a 1126 Sydney St 19150 50th wd. 2,734 Sq. Ft. OPA#502469300 Improvements: Residential Property
CAROLE MAYO SOLELY IN HER CAPACITY AS HEIR OF MERLE M. MORRISON, DECEASED, THE UNKNOWN HEIRS OF MERLE M. MORRISON, DECEASED, CHERYL MORRISON SOLELY IN HER CAPACITY AS HEIR OF MERLE M. MORRISON DECEASED AND VAUGHN MORRISON SOLELY IN HIS CAPACITY AS HEIR OF MERLE M. MORRISON DECEASED C.P. April Term, 2017 No. 03748 $175,229.56 KML Law Group, P.C.

1802-350
2829 Winchester Ave 19136-1713 57th wd. 6,000 Sq. Ft. BRT#571007400 Improvements: Det W/gar 2 Sty Frame
MICHAEL E. CHATARY, DECEASED AND SUSAN M. CHATARY, DECEASED C.P. May Term, 2015 No. 01629 $400,682.86 Milstead & Associates, LLC

1802-351
1346 Englewood St 19111 53rd wd. 2,310 Sq. Ft. OPA#532353800 Improvements: Residential Property
CATHERINE E. REED C.P. May Term, 2017 No. 01451 $197,164.62 Shapiro & DeNardo, LLC

1802-352
7123 Keystone St 19135 65th wd. 2,320 Sq. Ft. OPA#651307000 Improvements: Residential Property
WALTER W. MOTTERSHEAD, JR C.P. August Term, 2017 No. 02127 $100,089.35 Shapiro & DeNardo, LLC

1802-353
7172 N Uber St 19138-2116 10th wd. (formerly 42nd wd.) 1,675.56 Sq. Ft. BRT#101150100 Improvements: Residential Dwelling
PASCALE DINGENEN A/K/A PASCALE A. DINGENEN C.P. March Term, 2017 No. 01630 $153,530.03 Powers, Kirn & Associates, LLC

1802-354
4050 L St 19124 33rd wd. 1,590 Sq. Ft. OPA#332387000 Improvements: Residential Property
FELIX RAMIREZ C.P. May Term, 2017 No. 01004 $112,110.93 Phelan Hallinan Diamond & Jones, LLP

1802-355
1707 Page St 19121-2329 32nd wd. 0 Sq. Ft. OPA#321161800 Improvements: Residential Property
LENA LEWIS A/K/A LENA D. LEWIS; JAMES LEWIS A/K/A JAMES T. LEWIS C.P. May Term, 2012 No. 00780 $174,474.21 Phelan Hallinan Diamond & Jones, LLP

1802-356
2339 E Clearfield St 19134 25th wd. 1,320 Sq. Ft. BRT#251118300 Improvements: Residential Real Estate
FRANCISCA VARGAS C.P. April Term, 2017 No. 00584 $107,011.41 Stern & Eisenberg PC

1802-357
2421-23 W Huntingdon St 19132 28th wd. 2,022 Sq. Ft. OPA#281308500 Improvements: Residential Property
JUCALE PACIUS C.P. July Term, 2017 No. 03197 $73,539.47 Phelan Hallinan Diamond & Jones, LLP

1802-358
1010 E Rittenhouse St 19138 59th wd. 1,520 Sq. Ft. OPA#591115500 Improvements: Residential Property
MICHAEL K. SIMMONS C.P. October Term, 2016 No. 00496 $189,341.52 Phelan Hallinan Diamond & Jones, LLP

1802-359
7345 Woodcrest Ave 19151-2214 34th wd. 1,120 Sq. Ft. OPA#344124600 Improvements: Residential Property
BRIAN S. MANLEY; MICHELLE MANLEY C.P. April Term, 2017 No. 04207 $55,739.19 Phelan Hallinan Diamond & Jones, LLP

1802-360
6516 Saybrook Ave 19142-2212 40th wd. 984 Sq. Ft. OPA#403156300 Improvements: Residential Property
RICHARD DEREEF C.P. June Term, 2017 No. 02594 $16,311.18 Phelan Hallinan Diamond & Jones, LLP

1802-361
4525 Devereaux St a/k/a 4525 Devereaux Ave 19135 41st wd. 1,260 Sq. Ft. OPA#411152600 Improvements: Residential Property
THOMAS M.J. BURKE, III; MARJORIE J. BURKE C.P. September Term, 2016 No. 02681 $8,939.26 Phelan Hallinan Diamond & Jones, LLP

1802-362
1221 S 2nd St 19147 2nd wd. Land Area: 620 Sq. Ft. BRT#021377400 Improvements: Residential Dwelling
RICHARD KEE C.P. November Term, 2016 No. 00788 $106,014.62 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1802-363
7605 Thouron Ave, #2F 19150 50th wd. (formerly 42nd wd.) 3,125 Sq. Ft. BRT#502163100 Improvements: Residential Dwelling
RYAN COTHRAN C.P. September Term, 2014 No. 01607 $251,326.69 Powers, Kirn & Associates, LLC

1802-364
2104 65th Ave 19138 17th wd. 1,520 Sq. Ft. OPA#171356000 Improvements: Residential Property
JACQUELINE BROWN AS EXECUTRIX OF THE ESTATE OF LLEWELLYN KELLY, DECEASED C.P. August Term, 2015 No. 04378 $158,700.50 KML Law Group, P.C.

1802-365
11807 Audubon Ave 19116 58th wd. 3,703 Sq. Ft. OPA#582426908 Improvements: Residential Property
ROBIN FARBER C.P. March Term, 2015 No. 01791 $163,200.40 KML Law Group, P.C.

1802-366
2015 Welsh Rd Apartment A-15 a/k/a 2015 Welsh Rd Apartment 15 19115 56th wd. 1,250 Sq. Ft. OPA#888561328 Improvements: Residential Property
AGNIESZKA WOJNARSKA C.P. May Term, 2017 No. 03601 $137,956.16 KML Law Group, P.C.

1802-367
4222 Welsh Rd 19136 65th wd. 3,600 Sq. Ft. OPA#652007900 Improvements: Residential Property
ANNETTE COBB AND AARON A. COBB C.P. May Term, 2017 No. 03557 $72,926.07 KML Law Group, P.C.

1802-368
6704 N 4th St 19126 61st wd. 4,500 Sq. Ft. OPA#611074810 Improvements: Residential Property
JEANNIE HA C.P. November Term, 2016 No. 00498 $173,335.96 KML Law Group, P.C.

1802-369
9921 Bustleton Ave, Unit R-3, Pathways a/k/a 9921 Bustleton Ave, Unit R-3 19115 58th wd. 654 Sq. Ft. OPA#888580864 Improvements: Residential Property
NICHOLAS B. DEWALD C.P. November Term, 2016 No. 00504 $82,101.30 KML Law Group, P.C.

1802-370
6014 Tulip St 19135-4222 41st wd. 1,152 Sq. Ft. OPA#411422800 Improvements: Residential Property
EDWARD RISDORFER, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ROBERT G. RISDORFER, SR.; CAROL VALENTIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF ROBERT G. RISDORFER, SR.; ALBERT B. RISDORFER, II, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT G. RISDORFER, SR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT G. RISDORFER, SR, DECEASED C.P. February Term, 2017 No. 02500 $83,658.76 Phelan Hallinan Diamond & Jones, LLP

1802-372
7663 Overbrook Ave 19151 34th wd. 1,782 Sq. Ft. OPA#343259800 Improvements: Residential Property
GARDENIA BRADLEY AND RENATA BRADLEY C.P. September Term, 2015 No. 02251 $154,680.42 KML Law Group, P.C.

1802-373
2836-2838 W Girard Ave 19130 29th wd. 2,580 Sq. Ft. OPA#882023600 Improvements: Residential Property
ALSON ALSTON C.P. August Term, 2008 No. 03084 $537,088.70 KML Law Group, P.C.

1802-374
4519 Marple St 19136 65th wd. 1,117 Sq. Ft. OPA#651110500 Improvements: Residential Property
JANETH C. CARDENAS FKA GLORIA JANETH ORTIZ A/K/A GLORIA J. ORTIZ C.P. May Term, 2017 No. 00214 $113,534.36 KML Law Group, P.C.

1802-375
3232 Cottman Ave 19149 55th wd. 1,591 Sq. Ft. OPA#551512200 Improvements: Residential Property
SCOTT HOLIDAY C.P. January Term, 2016 No. 02934 $134,403.08 KML Law Group, P.C.

1802-376
7008 Reedland St 19142 40th wd. 1,105 Sq. Ft. OPA#406215600 Improvements: Residential Property
THERESA BOLTON C.P. January Term, 2014 No. 02924 $45,670.92 KML Law Group, P.C.

1802-377
1247 Magee Ave 19111 53rd wd. 1,800 Sq. Ft. OPA#532008900 Improvements: Residential Property
PHILIP MATHAI AND MARIAMMA PHILIP C.P. May Term, 2017 No. 01547 $137,126.72 KML Law Group, P.C.

1802-378
2326 S 6th St 19148 39th wd. 1,304 Sq. Ft. OPA#392351400 Improvements: Residential Property
THIEM TAC CHIM AND MEHN TAC CHIM C.P. May Term, 2017 No. 02584 $101,662.80 Shapiro & DeNardo, LLC

1802-379
947 E Ontario St 19134 33rd wd. 1,357 Sq. Ft. OPA#331171100 Improvements: Residential Property
MADELINE CAPELLA C.P. July Term, 2015 No. 00371 $89,110.39 Shapiro & DeNardo, LLC

1802-380
2038 N Hope St 19122 18th wd. 1,620 Sq. Ft. OPA#183231701 Improvements: Residential Property
ILUMINADO MALDONADO C.P. April Term, 2015 No. 02112 $79,309.29 Shapiro & DeNardo, LLC

1802-381
7033 Andrews Ave 19138 10th wd. 2,218 Sq. Ft. OPA#101138000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUANITA E. HATCHER, DECEASED AND EUGENE G. JOHNSON, III, KNOWN HEIR OF JUANITA E. HATCHER, DECEASED C.P. June Term, 2017 No. 03030 $103,518.75 Shapiro & DeNardo, LLC

1802-382
4338 Chippendale St a/k/a 4338 Chippendale Ave 19136 65th wd. 1,200 Sq. Ft. OPA#651122300 Improvements: Residential Property
STEVEN GIBBS C.P. April Term, 2016 No. 02747 $39,295.78 Shapiro & DeNardo, LLC

1802-383
5245 Roosevelt Blvd a/k/a 5245 E Roosevelt Blvd 19124 35th wd. 1,685 Sq. Ft. OPA#23-3-0272-00 Improvements: Residential Dwelling
NATHAN BERGER, DECEASED C.P. October Term, 2016 No. 003206 $92,486.60 Craig H. Fox, Esq

1802-384
2234 W Oakdale St 19132 16th wd. 1,036 Sq. Ft. OPA#162334600 Improvements: Residential Property
TROY GRANT C.P. February Term, 2016 No. 01799 $43,776.81 Shapiro & DeNardo, LLC

1802-385
7137 Brous Ave 19149 64th wd. 1,190 Sq. Ft. BRT#641062500 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOANN KENNEDY, DECEASED C.P. June Term, 2016 No. 01661 $59,640.20 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1802-386
4977 Sheldon St A 19144 12th wd. 1,035 Sq. Ft. OPA#121185300 Improvements: Residential Property
VERONIKA MEDNIK AND LEONID MEDNIK C.P. December Term, 2016 No. 01402 $80,806.78 Shapiro & DeNardo, LLC

1802-387
3438 Dillman St a/k/a 3438 N Dillman St 19140-5705 19th wd. 644 Sq. Ft. BRT#193045500 Improvements: Residential Dwelling
TERESA DERR C.P. June Term, 2016 No. 00507 $32,702.14 Law Office of Gregory Javardian, LLC

1802-388
3525 Nottingham Ln 19114-1403 66th wd. (formerly part of the 58th wd.) 1,987 Sq. Ft. BRT#66-1239500 Improvements: Residential Dwelling
WAYNE J. CLEGG C.P. February Term, 2017 No. 07370 $147,049.39 Powers, Kirn & Associates, LLC

1802-389
2500 Bonaffon St 19142 40th wd. 1,135 Sq. Ft. BRT#871562430 Improvements: Residential Real Estate
MAURICE HEARD C.P. June Term, 2015 No. 00557 $136,891.02 Stern & Eisenberg PC

1802-390
2830 E Venango St 19134 45th wd. ROW 2 STY MASONRY; 784 Sq. Ft. BRT#451073400 Improvements: Residential Dwelling
SHARON BRANDT C.P. October Term, 2016 No. 04279 $75,292.66 McCabe, Weisberg, & Conway, P.C.

1802-391
410 N 41st St 19104 6th wd. 1,292 Sq. Ft. OPA#061222900 Improvements: Residential Property
DOE, JOHN OR ANY UNKNOWN PERSON HAVING OR CLAIMING INTEREST OR TITLE TO THE SUBJECTED PREMISES C.P. July Term, 2017 No. 00963 $158,297.92 KML Law Group, P.C.

1802-392
3815 Elsinore St 19124 33rd wd. 2,026 Sq. Ft. OPA#332214200 Improvements: Residential Property
RAMON MUNIZ JR C.P. May Term, 2017 No. 02819 $101,974.73 KML Law Group, P.C.

1802-393
3534 Sussex Ln 19114 66th wd. 1,694 Sq. Ft. OPA#661204800 Improvements: Residential Property
WILFRED ALI AS ADMINISTRATOR OF THE ESTATE OF CATHERINE ALI, DECEASED C.P. May Term, 2017 No. 03400 $87,851.70 KML Law Group, P.C.

1802-394
1825 Ashley St a/k/a 1825 Ashley Rd 19126-1516 10th wd. 1,446 Sq. Ft. OPA#101364800 Improvements: Residential Property
SOLOMON M. TINSLEY, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF LURIE FLEMING A/K/A LURIE ESCO, AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF PHILIP ESCO, DECEASED DEVISEE OF THE ESTATE OF LURIE FLEMING A/K/A LURIE ESCO; PHILIP J. ESCO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF PHILIP ESCO, DECEASED DEVISEE OF THE ESTATE OF LURIE FLEMING A/K/A LURIE ESCO; JONATHAN C. ESCO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF THE ESTATE OF PHILIP ESCO, DECEASED DEVISEE OF THE ESTATE OF

SHERIFF'S SALE

LURIE FLEMING A/K/A LURIE ESCO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PHILIP ESCO, DECEASED DEVISEE OF THE ESTATE OF LURIE FLEMING A/K/A LURIE ESCO, DECEASED C.P. November Term, 2015 No. 03955 $94,587.87 Phelan Hallinan Diamond & Jones, LLP

1802-395
2489 78th Ave 19150-1824 50th wd. 1,974 Sq. Ft. OPA#501448000 Improvements: Residential Property
GLENETTA C. KINARD A/K/A GLENETTA PHILLIPS, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF VIRGINIA PYATT A/K/A VIRGINIA PYATT-KINARD; CHANEL PYATT, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF VIRGINIA PYATT A/K/A VIRGINIA PYATT-KINARD; ISAAC PYATT, IN HIS CAPACITY AS HEIR THE ESTATE OF VIRGINIA PYATT A/K/A VIRGINIA PYATT-KINARD; RICHARD PYATT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF VIRGINIA PYATT A/K/A VIRGINIA PYATT-KINARD; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VIRGINIA PYATT A/K/A VIRGINIA PYATT KINARD, DECEASED C.P. May Term, 2017 No. 01088 $125,727.15 Phelan Hallinan Diamond & Jones, LLP

1802-396
1937 73rd Ave 19138 10th wd. 1,127 Sq. Ft. OPA#101353300 Improvements: Residential Property
CASSANDRA A. RICHARDSON A/K/A CASSANDRA RICHARDSON C.P. May Term, 2017 No. 04440 $83,876.33 KML Law Group, P.C.

1802-397
4135 Parrish St 19104 6th wd. 1,717 Sq. Ft. OPA#062061500 Improvements: Residential Property
LYNN V. SPEARMAN A/K/A LYNN SPEARMAN INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF LANCE SPEARMAN DECEASED C.P. December Term, 2016 No. 02547 $25,043.99 KML Law Group, P.C.

1802-398
12614 Biscayne Dr 19154-2006 66th wd. 1,224 Sq. Ft. OPA#663415000 Improvements: Residential Property
HELEN DIMITRI-KERNS, IN HER CAPACITY AS HEIR OF ANN J. DIMITRI A/K/A ANNIE JULIA DIMITRI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANN J. DIMITRI A/K/A ANNIE JULIA DIMITRI, DECEASED C.P. April Term, 2017 No. 00016 $168,997.72 Phelan Hallinan Diamond & Jones, LLP

1802-399
2614 N 23rd St 19132-3611 16th wd. 1,350 Sq. Ft. OPA#162230500 Improvements: Residential Property
DESIREE MCNAMEE C.P. May Term, 2017 No. 03117 $58,131.91 Phelan Hallinan Diamond & Jones, LLP

1802-400
553 N Creighton St 19131-5106 44th wd. 1,200 Sq. Ft. OPA#442264300 Improvements: Residential Property
O'DESSA HAINES C.P. March Term, 2016 No. 02604 $74,950.60 Phelan Hallinan Diamond & Jones, LLP

1802-401
4558 Marple St 19136-3716 65th wd. 1,024 Sq. Ft. OPA#651098000 Improvements: Residential Property
SARA J. MARCUCCI C.P. June Term, 2010 No. 03916 $121,223.86 Phelan Hallinan Diamond & Jones, LLP

1802-402
1124 S 2nd St 19147 2nd wd. 735 Sq. Ft. OPA#021382400 Improvements: Residential Property
MATILDA NELSON A/K/A MATILDA R. NELSON C.P. May Term, 2017 No. 04672 $358,245.12 KML Law Group, P.C.

1802-403
1550 N 59th St 19151 34th wd. ROW CONV/APT 2 STY MASON; 1,834 Sq. Ft. BRT#342152100 Subject to Mortgage Improvements: Residential Dwelling
WINNY GISSENDANER, KNOWN SURVIVING HEIR OF HERMAN COLES AND UNKNOWN SURVIVING HEIRS OF HERMAN COLES C.P. April Term, 2017 No. 02358 $103,495.85 McCabe, Weisberg, & Conway, P.C.

1802-404
800 Glenview St 19111-4419 53rd wd. 1,638 Sq. Ft. OPA#532143600 Improvements: Residential Property
JAMES J. KALLAS, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF ROBERT W. KALLAS A/K/A ROBERT W. KALLAS, SR A/K/A ROBERT KALLAS C.P. May Term, 2017 No. 01675 $97,453.18 Phelan Hallinan Diamond & Jones, LLP

1802-405
5408 Baltimore Ave 19143 51st wd. 2,704 Sq. Ft. OPA#513050305 Improvements: Residential Property
EARL LASSITER INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF ELTON LASSITER, DECEASED C.P. January Term, 2015 No. 03115 $113,635.18 KML Law Group, P.C.

1802-406
6362 Tulip St 19135-3323 41st wd. 1,260 Sq. Ft. BRT#411429100 Improvements: Residential Dwelling
NORMAN H. EVANS C.P. April Term, 2017 No. 01938 $74,054.03 Law Office of Gregory Javardian, LLC

1802-407
7939 Michener Ave 19150 50th wd. 1,620 Sq. Ft. OPA#501151400 Improvements: Residential Property
CHARLENE BROWN AS ADMINSTRATRIX OF THE ESTATE OF C.P. April Term, 2016 No. 00474 $41,900.77 KML Law Group, P.C.

1802-408
10824 Harrow Rd 19154 66th wd. 1,756 Sq. Ft. OPA#662063700 Improvements: Residential Property
IVELISSE MONTES AND JOHN RENZI C.P. May Term, 2017 No. 01906 $134,820.44 KML Law Group, P.C.

1802-409
2905 W Diamond St 19121 32nd wd. 864 Sq. Ft. OPA#323126800 Improvements: Residential Property
THE UNKNOWN HEIRS OF HAROLD DICKERSON DECEASED AND GAIL WASHINGTON SOLELY IN HER CAPACITY AS HEIR OF HAROLD DICKERSON, DECEASED C.P. May Term, 2017 No. 02749 $141,590.32 KML Law Group, P.C.

1802-410
1031 Christian St 19147 2nd wd. 835 Sq. Ft. BRT#022246930 Improvements: Residential Real Estate
CHERYL RATLIFF AND ANTHONY ORLANDO C.P. June Term, 2016 No. 00587 $692,894.18 Stern & Eisenberg PC

1802-411
8011 - 8013 Rowland Ave 19136-2207 63rd wd. 10,109 Sq. Ft. BRT#642006000 Improvements: Det W/d Gar 2.5 Sty Stone
SAFAA DEEB C.P. October Term, 2014 No. 00424 $274,598.65 Milstead & Associates, LLC

1802-412
1444 W Louden St 19141 13th wd. 1,472 Sq. Ft. BRT#132401300 Improvements: Residential Real Estate
CRYSTAL ARTHUR, ADMINISTRATRIX OF THE ESTATE OF KRISTIAN ARTHUR, DECEASED C.P. September Term, 2017 No. 03575 $77,607.97 Stern & Eisenberg PC

1802-413
1705 W. Nedro Ave 19141 17th wd. 1,440 Sq. Ft. BRT#171169700 Improvements: Row B/gar 2 Sty Masonry
CATHERINE HENDERSON, CONCETTA A. LAWLESS AND WILLIAM LAWLESS C.P. July Term, 2016 No. 02733 $22,922.37 Milstead & Associates, LLC

1802-414
11130 Templeton Dr 19154 66th wd. 1,575 Sq. Ft. BRT#662143600 Improvements: Residential Real Estate
JAMES J. COLOMBO III AND KATHY COLOMBO C.P. June Term, 2017 No. 00154 $270,503.67 Stern & Eisenberg PC

1802-415
1806-18 Rittenhouse Sq Unit 1201 19103-5802 8th wd. 0 Sq. Ft. BRT#888083082 Improvements: Res Condo 5 + Sty Masonry
STEPHANIE M. REED C.P. May Term, 2017 No. 02582 $172,393.69 Milstead & Associates, LLC

1802-416
1917 W Venango St 19140 13th wd. 2,080 Sq. Ft. OPA#131011500 Improvements: Residential Property
KOBY KEYES C.P. May Term, 2017 No. 03600 $100,600.98 KML Law Group, P.C.

1802-417
5623 Spruce St 19139-3938 16th wd. 1,936 Sq. Ft. BRT#604066000 Improvements: Semi/det 2 Sty Masonry
NINA BRACEY C.P. March Term, 2015 No. 03935 $132,999.25 Milstead & Associates, LLC

1802-418
9324 Jamison Ave, Apt B 19115 1,718 Sq. Ft. OPA#888560352 Improvements: Residential
LISA JAMES, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROBERT CHATTIN, NICKY KRUASE, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROBERT CHATTIN, ROBERT J. CHATTIN, BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROBERT CHATTIN, AND UNKNOWN HEIR(S)/ADMINISTRATOR(S) OF THE ESTATE OF ROBERT CHATTIN C.P. June Term, 2015 No. 02344 $142,414.45 Jill M. Fein, Esquire

1802-419
6542 Bradford Terr 19149-2979 54th wd. 1,462 Sq. Ft. OPA#541297200 Improvements: Residential Property
GLACIA M. VERDIER C.P. December Term, 2016 No. 02469 $90,053.82 Phelan Hallinan Diamond & Jones, LLP

1802-420
12240 Sweet Briar Rd 19154 66th wd. 2,700 Sq. Ft. BRT#66-3-1774-00; OPA#663177400 Improvements: Residential Dwelling
JONATHAN MALCOM A/K/A JONATHAN M. MALCOLM; KRISTY MALCOLM A/K/A KRISTY B. MALCOLM C.P. August Term, 2015 No. 02607 $188,907.05 Udren Law Offices, P.C.

1802-421
11730 Academy Pl 19154-2533 66th wd. 1,400 Sq. Ft. OPA#662042600 Improvements: Residential Property
MARY SLOWEY C.P. May Term, 2017 No. 03908 $215,166.74 Phelan Hallinan Diamond & Jones, LLP

1802-422
6601 Chew Ave 19119 22nd wd. 1,956 Sq. Ft. OPA#871106600 Improvements: Commercial Property
TRACEY ALSTON C.P. August Term, 2013 No. 1112 $161,086.11 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1802-423
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

1802-424
2825 Parrish St 19130 15th wd. 1,500 Sq. Ft. BRT#15-2-300746; OPA#152300746 Improvements: Residential Dwelling
TESEMMA J. HEADEN C.P. January Term, 2016 No. 01657 $482,402.38 Udren Law Offices, P.C.

1802-425
5322 N Carlisle St 19141 17th wd. 1,440 Sq. Ft. BRT#172039000 Improvements: Residential Real Estate
JEFFREY SIMPSON C.P. July Term, 2017 No. 00118 $115,087.38 Stern & Eisenberg PC

1802-426
3307 Tilden St 19129-1411 38th wd. 1,472 Sq. Ft. BRT#382136800 Improvements: Residential Dwelling
LAWRENCE D. RITCHIE AND PATRICIA C. RITCHIE C.P. May Term, 2017 No. 01175 $64,333.42 Law Office of Gregory Javardian, LLC

1802-427
2828 Lardner St 19149-3516 62nd wd. 992 Sq. Ft. OPA#621170900 Improvements: Residential Property
MARIA MARTINEZ A/K/A MARIA HIDALGO; ANGEL MORALES C.P. May Term, 2017 No. 03033 $91,947.73 Phelan Hallinan Diamond & Jones, LLP

1802-428
1226 N 52nd St 19131-4315 44th wd. 1,600 Sq. Ft. OPA#871400490 Improvements: Mixed Use (commercial/residential)
FUNTIMES MAGAZINE, LLC C.P. August Term, 2014 No. 00007 $115,006.60 Matthew A. Lipman, Esquire

1802-429
6030 Webster St 19143-2316 3rd wd. 1,560 Sq. Ft. OPA#033033600 Improvements: Residential Property
NAFESSA SAMUEL-COLLINS C.P. April Term, 2017 No. 00566 $67,379.11 Phelan Hallinan Diamond & Jones, LLP

1802-430
1453 W End Dr 19151-2232 34th wd. 3,083 Sq. Ft. BRT#344431800 Improvements: Row B/gar 2 Sty Masonry
BARBARA AYN LILLEY, DECEASED C.P. August Term, 2014 No. 01460 $129,437.83 Milstead & Associates, LLC

1802-431
1533 W Butler St 19140 13th wd. 1,200 Sq. Ft. OPA#131084400 Improvements: Residential Property
KEITH A. KING C.P. June Term, 2013 No. 01874 $23,304.41 KML Law Group, P.C.

1802-432
909 Afton St 19111-3207 63rd wd. (formerly part of the 56th wd.) 3,529 Sq. Ft. BRT#631194700 Improvements: Residential Dwelling
JOSEPH N. TERREY C.P. April Term, 2015 No. 01105 $213,074.03 Powers, Kirn & Associates, LLC

1802-433
915 Carver St 19124-1025 35th wd. 1,100 Sq. Ft. OPA#351256000 Improvements: Residential Property
CRAIG BUTLER C.P. June Term, 2017 No. 00102 $79,672.57 Phelan Hallinan Diamond & Jones, LLP

1802-434
320 Durfor St 19148 39th wd. 728 Sq. Ft. OPA#392171500 Improvements: Residential Property
THERESA A. PAYLOR C.P. August Term, 2016 No. 03420 $245,114.16 KML Law Group, P.C.

1802-435
1739 N 33rd St 19121-2427 32nd wd. (formerly part of the 29th wd.) 2,313 Sq. Ft. BRT#324209300 Improvements: Residential Dwelling
DOW W. JONES C.P. April Term, 2017 No. 01918 $156,756.45 Powers, Kirn & Associates, LLC

1802-437
909 E McPherson St addressed as 909 McPherson St 19150 50th wd. 2,468 Sq. Ft. OPA#502507600 Improvements: Residential Property
CYNTHIA A. FOXWORTH, EXECUTRIX OF THE ESTATE OF MARGARET RHINEHART, DECEASED C.P. September Term, 2017 No. 03559 $184,354.08 Shapiro & DeNardo, LLC

1802-438
4351 Pearce St 19124 23rd wd. 2,588 Sq. Ft. OPA#231062800 Improvements: Residential Property
KEITH JELLEYMAN AND CHRISTI M. STRUNK C.P. January Term, 2017 No. 03730 $164,816.90 KML Law Group, P.C.

1802-439
2304 W Sergeant St 19132-4132 28th wd. 928 Sq. Ft. OPA#162306100 Improvements: Residential Property
WILLIAM WARE C.P. May Term, 2017 No. 00931 $50,632.83 Phelan Hallinan Diamond & Jones, LLP

1802-440
708 Levick St 19111-5318 35th wd. 1,350 Sq. Ft. OPA#353039100 Improvements: Residential Property
JEAN RODY DUVET; GRACIEUSE FLORVIL; ROSE LAURE DUVET C.P. February Term, 2017 No. 04628 $149,801.88 Phelan Hallinan Diamond & Jones, LLP

1802-441
212 E Ontario St 19134-1618 7th wd. 1,200 Sq. Ft. OPA#073254200 Improvements: Residential Property
DANIEL RODRIGUEZ C.P. May Term, 2017 No. 00937 $9,174.42 Phelan Hallinan Diamond & Jones, LLP

1802-442
1631 E Hunting Park Ave 19124-4419 33rd wd. 1,226 Sq. Ft. OPA#332087900 Improvements: Residential Property
NYDIA LOPEZ C.P. March Term, 2012 No. 01876 $92,953.76 Phelan Hallinan Diamond & Jones, LLP

1802-443
2449 S 5th St 19148-3907 39th wd. 1,470 Sq. Ft. OPA#392281400 Improvements: Residential Property
IRVIN BRUSKIN C.P. May Term, 2017 No. 03591 $78,893.68 Phelan Hallinan Diamond & Jones, LLP

1802-444
1015 E Phil Ellena St 19150 50th wd. 3,109 Sq. Ft. BRT#50-2358600 (152-N-12-283); OPA#502358600 Improvements: Residential Dwelling
ANNETTE ROBINSON N/K/A ANNETTE SMACK; FRED SMACK C.P. May Term, 2017 No. 04436 $143,869.74 Udren Law Offices, P.C.

1802-445
4919 Ella St 19120-3931 42nd wd. 1,232 Sq. Ft. OPA#421312300 Improvements: Residential Property
MILAGROS NERIS C.P. March Term, 2017 No. 00386 $85,590.42 Phelan Hallinan Diamond & Jones, LLP

1802-446
2321 S American St 19148-4005 39th wd. 1,488 Sq. Ft. BRT#391318000; PRCL#33516-23 Improvements: Residential Dwelling
TIFFANY J. DENICOLA A/K/A TIFFANY J. LENNON C.P. October Term, 2016 No. 00351 $234,390.18 Powers, Kirn & Associates, LLC

1802-447
21 S Conestoga St 19139-3341 60th wd. 864 Sq. Ft. OPA#603158700 Improvements: Residential Property
JULIO FERNANDEZ C.P. September Term, 2017 No. 01141 $47,601.11 Phelan Hallinan Diamond & Jones, LLP

1802-448
3415 Wallace St 19104-1918 24th wd. 2,074 Sq. Ft. OPA#242094000 Improvements: Residential Property
MAURICE L. WHITFIELD A/K/A MAURICE WHITFIELD C.P. August Term, 2015 No. 04241 $126,879.37 Phelan Hallinan Diamond & Jones, LLP

1802-449
624 Wynnewood Rd 19151-3843 34th wd. 1,924 Sq. Ft. OPA#344223300 Improvements: Residential Property
TARIE D. POWELL C.P. July Term, 2017 No. 03196 $131,114.99 Phelan Hallinan Diamond & Jones, LLP

1802-450
1337 N 56th St 19131-4225 4th wd. 1,236 Sq. Ft. OPA#041345900 Improvements: Residential Property
MARGARET A. SMITH; SEAN D. BRYCE; SEAN D. BRYCE, AS TRUSTEE FOR MARGARET A. SMITH C.P. March Term, 2014 No. 04329 $36,549.99 Phelan Hallinan Diamond & Jones, LLP

1802-451
3159 Tilton St 19134 25th wd. 596 Sq. Ft. BRT#25-1207400; OPA#251207400 Improvements: Residential Dwelling
DOUGLAS BROOKS; GERALDINE BROOKS C.P. February Term, 2017 No. 02809 $40,474.63 Udren Law Offices, P.C.

1802-452
2530 S Hicks St 19145-4604 26th wd. 1,110 Sq. Ft. OPA#261201900 Improvements: Residential Property
JONATHAN FOSCO; LAUREN FOSCO C.P. August Term, 2016 No. 02114 $165,980.48 Phelan Hallinan Diamond & Jones, LLP

1802-453
492 Woodhaven Rd 19116-2038 58th wd. 2,182 Sq. Ft. OPA#582340400 Improvements: Residential Property
JEFFREY JOHNSON; STEPHANIE JOHNSON C.P. February Term, 2017 No. 04335 $272,773.25 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1802-454
6352 Gillespie St 19135 55th wd. 1,374 Sq. Ft. OPA#552431000 Improvements: Residential Property
MARY P. PETERSON C.P. May Term, 2017 No. 04075 $119,470.05 KML Law Group, P.C.

1802-455
3212 Chelsea Pl 19114-1104 66th wd. 1,596 Sq. Ft. OPA#661147100 Improvements: Residential Property
ROBERT LIGUORI; SHERYL A. LIGUORI C.P. June Term, 2016 No. 02672 $181,016.59 Phelan Hallinan Diamond & Jones, LLP

1802-456
327 S 16th St 19102-4909 8th wd. 1,734 Sq. Ft. BRT#081154900 Improvements: Residential Real Estate
DENISE PALLANTE AND JOSEPH T. PALLANTE C.P. May Term, 2014 No. 02535 $790,013.45 Stern & Eisenberg PC

1802-457
12 E Palmer St a/k/a 12 W Palmer St 19125 18th wd. 1,113 Sq. Ft. BRT#183022400 Improvements: Residential Dwelling
STEVEN POLIT AND LINDA M. HEPWORTH C.P. June Term, 2017 No. 00381 $104,239.27 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1802-458
7300 Woodbine Ave 19151 34th wd. Land: 3,136 Sq. Ft.; Improvement: 1,120 Sq. Ft. OPA#34-4-1302-00 Improvements: Row B/gar 2 Sty Masonry
BEVERLY GLOVER C.P. September Term, 2015 No. 02502 $83,843.00 on 6/15/2017, $98,803.24 per Writ of Execution issued 9/13/2017 DWALDMANLAW, P.C.

1802-459
3439 Saint Vincent St 19149 55th wd. 1,472 Sq. Ft. OPA#551452700 Improvements: Residential Property
NADINE PARKIN C.P. September Term, 2016 No. 01334 $209,941.42 KML Law Group, P.C.

1802-460
4933 Rubicam St 19144 12th wd. 3,737 Sq. Ft. BRT#121195300 Improvements: Residential Real Estate
AUDRA D. LASSITER-BOSKET C.P. May Term, 2016 No. 02078 $20,338.76 Stern & Eisenberg PC

1802-461
6362 Glenloch St 19135 41st wd. 1,454 Sq. Ft. OPA#411205700 Improvements: Residential Property
MOHAMMAD T. RAHMAN C.P. August Term, 2015 No. 00032 $118,122.49 KML Law Group, P.C.

1802-462
12734 Hollins Rd 19154 66th wd. Land: 2,000 Sq. Ft.; Improvement: 1,360 Sq. Ft.; Total: 3,360 Sq. Ft. OPA#158N2-360; BRT#663338600 Improvements: Residential Property
RENEE STIEFFENHOFER C.P. June Term, 2017 No. 01190 $106,340.35 Richard M. Squire & Associates, LLC

1802-463
3824 Gratz St a/k/a 3824 N Gratz St 19140-3526 13th wd. 1,332 Sq. Ft. OPA#131267100 Improvements: Residential Property
SHEILA STILES C.P. June Term, 2017 No. 00686 $55,066.26 Phelan Hallinan Diamond & Jones, LLP

1802-464
6240 Washington Ave 19143-2917 3rd wd. 2,180 Sq. Ft. OPA#033124900 Improvements: Residential Property
CLAUDETTE SEAY C.P. October Term, 2010 No. 01337 $144,503.54 Phelan Hallinan Diamond & Jones, LLP

1802-465
831 N Stillman St 19130 15th wd. Land: 700 Sq. Ft.; Improvement: 1,060 Sq. Ft.; Total: 1,760 Sq. Ft. OPA#151261500 Improvements: Residential Property
DANIEL GRAVELEY C.P. March Term, 2015 No. 00299 $367,190.57 Richard M. Squire & Associates, LLC

1802-466
6701 Rising Sun Ave 19111-4628 35th wd. 13,701 Sq. Ft.; Improvements: 1,548 Sq. Ft. OPA#882065830 Subject to Mortgage Subject to Rent Improvements: Auto Retail Car Lot Mas+
ROGERIO SANTOS C.P. August Term, 2017 No. 02884 $416,122.16 Phillip D. Berger, Esq., Berger Law Group, PC

1802-467
7914 Calvert St 19152-3414 64th wd. 3,042 Sq. Ft. BRT#641022008 Improvements: S/d W/b Gar 1 Sty Masonry
MELISSA WOOD AND DARRYL R. WOOD, SR C.P. August Term, 2016 No. 00742 $172,555.35 Milstead & Associates, LLC

1802-468
1733 S 19th St 19145-2120 36th wd. 976 Sq. Ft. BRT#363207100 Improvements: Row 2 Sty Masonry
JACQUELINE C. KENNEDY C.P. December Term, 2016 No. 02822 $87,984.13 Milstead & Associates, LLC

1802-469
6962 Cedar Park Ave 19138-2002 10th wd. 1,409 Sq. Ft. BRT#102502100 Improvements: Row B/gar 2 Sty Masonry
PRESTINA E. ALEXANDER A/K/A PRESTINA ALEXANDER, DECEASED C.P. February Term, 2017 No. 03393 $101,196.33 Milstead & Associates, LLC

1802-470
4635 Penn St 19124-5820 23rd wd. 2,175 Sq. Ft. BRT#232419000 Improvements: S/d Conv Apt 3 Sty Mason
MARIA E. RIVERA N/K/A MARIA E. CABAL C.P. November Term, 2016 No. 02472 $102,678.42 Milstead & Associates, LLC

1802-471
6917 Stenton Ave 19138-1927 10th wd. 1,904 Sq. Ft. BRT#102340200 Improvements: Row B/gar 2 Sty Masonry
SHEILA WHITE, INDIVIDUALLY AND ADMINISTRATRIX OF THE ESTATE OF ERNEST MARK WHITE A/K/A ERNEST M. WHITE A/K/A ERNEST WHITE, DECEASED MORTGAGOR AND REAL OWNER AND ERNEST WHITE, KNOWN HEIR OF THE ESTATE OF ERNEST MARK WHITE A/K/A ERNEST M. WHITE, A/K/A ERNEST WHITE, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2016 No. 02559 $106,945.40 Milstead & Associates, LLC

1802-472
1516 W Glenwood Ave 19132 11th wd. Land: 1,007 Sq. Ft.; Improvement: 1,986 Sq. Ft.; Total: 2,993 Sq. Ft. OPA#111018500 Improvements: Residential Property
TAMIKA BROWN A/K/A TAMIKA EBONY BROWN, SOLELY AS ADMISTRATRIX OF THE ESTATE OF BLINDALE BARKSDALE, DECEASED AND ESTATE OF BLINDALE BARKSDALE, DECEASED AND ALL UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, AND/OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER C.P. June Term, 2017 No. 00762 $44,092.11 Richard M. Squire & Associates, LLC

1802-473
2515 S 67th St 19142-2703 40th wd. 1,600 Sq. Ft. BRT#40-6-0353-00 Improvements: Residential Dwelling
TOWANNA N. PRESSLEY C.P. May Term, 2015 No. 02434 $46,014.27 Powers, Kirn & Associates, LLC

1802-474
2328 Reed St 19146-4110 36th wd. 2,256 Sq. Ft. OPA#364003700 Improvements: Residential Property
ALEJO CESARIO, JR C.P. April Term, 2017 No. 02287 $342,955.34 Phelan Hallinan Diamond & Jones, LLP

1802-475
4119 Stirling St 19135-3025 55th wd. 1,200 Sq. Ft. OPA#552053400 Improvements: Residential Property
JOSHUA WARK C.P. June Term, 2017 No. 00500 $29,966.47 Phelan Hallinan Diamond & Jones, LLP

1802-476
1241 N Conestoga St 19131 4th wd. ROW 2 STY MASONRY; 1,262 Sq. Ft. BRT#041138300 Improvements: Residential Dwelling
CHRISTOPHER CHAVIS, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS, KENNETH BROWN, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS, UNKNOWN SURVIVING HEIRS OF NELLIE L. CHAVIS, CYNTHIA CHAVIS, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS, LORRAINE CHAVIS, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS, MILDRED L. SAYLES, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS AND SYLVIUS CHAVIS, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS C.P. February Term, 2016 No. 01800 $77,306.42 McCabe, Weisberg, & Conway, P.C.

1802-477
2018 Devereaux Ave 19149 62nd wd. 1,812 Sq. Ft. OPA#621216700 Improvements: Residential Property
TRACEY D'ALESSANDRO C.P. November Term, 2015 No. 01675 $187,898.40 Justin F. Kobeski, Esquire

1802-478
137 Roselyn St 19120 61st wd. 1,140 Sq. Ft. OPA#612191100 Improvements: Residential Property
CANDICE BRACE C.P. March Term, 2016 No. 00041 $157,014.33 Shapiro & DeNardo, LLC

1802-479
1612 S Ringgold St 19145 36th wd. ROW 2 STY MASONRY; 948 Sq. Ft. BRT#364167900 Improvements: Residential Dwelling
TANYA SMITH AND ANDRE WADDELL, SR C.P. October Term, 2016 No. 01957 $87,298.51 McCabe, Weisberg, & Conway, P.C.

1802-480
5122 Glenloch St 19124-2105 62nd wd. 864 Sq. Ft. OPA#622413900 Improvements: Residential Property
LOUISE ANNETTE NEDD A/K/A LOUISE A. NEDD C.P. February Term, 2012 No. 03245 $99,106.64 Phelan Hallinan Diamond & Jones, LLP

1802-481
4622 E Howell St a/k/a 4622 Howell St 19135-4027 41st wd. 1,600 Sq. Ft. OPA#411103700 Improvements: Residential Property
FREDDIE RIVERA; YAJAIRA CRUZ C.P. November Term, 2015 No. 00769 $133,940.68 Phelan Hallinan Diamond & Jones, LLP

1802-482
4806 Oakland St 19124 23rd wd. 1,921 Sq. Ft. BRT#234231900 Improvements: Residential Real Estate
DEBORAH MENDICINO A/K/A DEBBIE MENDICINO AND MICHAEL MENDICINO C.P. June Term, 2017 No. 04493 $121,295.03 Stern & Eisenberg PC

1802-483
4414 Disston St 19135-1818 55th wd. 1,584 Sq. Ft. OPA#552185200 Improvements: Residential Property
REYAD DEEB; LATANYA SOUTHERLAND C.P. April Term, 2017 No. 03928 $201,657.64 Phelan Hallinan Diamond & Jones, LLP

1802-484
2516 E Hagert St 19125 31st wd. Approximate Size: n/a BRT#31-3-2004-15 Improvements: Residential Property
C.P. May Term, 2017 No. 00908 $60,518.07 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esquire

1802-485
1721 Faunce St 19111-3431 56th wd. 1,332 Sq. Ft. OPA#561408400 Improvements: Residential Property
XIN MEI HE C.P. June Term, 2017 No. 00839 $103,970.63 Phelan Hallinan Diamond & Jones, LLP

1802-486
925 Granite St 19124-1730 35th wd. 1,104 Sq. Ft. OPA#351141200 Improvements: Residential Property
JEAN MARY GEORGES-MILORD C.P. February Term, 2015 No. 00207 $77,319.12 Phelan Hallinan Diamond & Jones, LLP

1802-487
221 Lauriston St 19128-3720 21st wd. 1,120 Sq. Ft. OPA#213064805 Improvements: Residential Property
DANIEL J. PRINCE C.P. June Term, 2017 No. 00093 $124,802.60 Phelan Hallinan Diamond & Jones, LLP

1802-488
1231 Stirling St 19111-5837 53rd wd. 1,376 Sq. Ft. OPA#531055600 Improvements: Residential Property
NICHELLE N. HALEY A/K/A MICHELLE N. HALEY C.P. July Term, 2015 No. 02578 $130,359.72 Phelan Hallinan Diamond & Jones, LLP

1802-489
1844 E Orleans St 19134-3533 25th wd. 1,532 Sq. Ft. OPA#252158000 Improvements: Residential Property
CARLOS O. DECENA C.P. May Term, 2017 No. 03413 $65,660.40 Phelan Hallinan Diamond & Jones, LLP

1802-490
1941 Georgian Rd 19138-2113 10th wd. 1,664 Sq. Ft. OPA#101273700 Improvements: Residential Property
DANIEL PETERSON A/K/A DAN PETERSON; LORI PETERSON C.P. September Term, 2012 No. 00991 $96,145.22 Phelan Hallinan Diamond & Jones, LLP

1802-491
6064 Allman St 19142-1444 40th wd. 1,024 Sq. Ft. OPA#401248901 Improvements: Residential Property
SHANNELE L. DILL A/K/A SHANNELE DILL C.P. November Term, 2013 No. 02090 $2,935.19 Phelan Hallinan Diamond & Jones, LLP

1802-492
1538 Stevens St 19149-3309 54th wd. 1,126 Sq. Ft. OPA#541045600 Improvements: Residential Property
ROBERT WADE BEIZER C.P. October Term, 2014 No. 02933 $16,797.61 Phelan Hallinan Diamond & Jones, LLP

1802-493
4329 Deerpath Ln 19154 66th wd. 2,498 Sq. Ft. OPA#662449600 Improvements: Residential Property
DEBORAH A. MILLER C.P. June Term, 2015 No. 00392 $171,983.66 Shapiro & DeNardo, LLC

1802-494
5141 Spruce St 19139-4104 60th wd. 2,400 Sq. Ft. OPA#602105000 Improvements: Residential Property
SABRINA THIGPEN; JULIUS W. THIGPEN C.P. February Term, 2013 No. 01613 $234,166.02 Phelan Hallinan Diamond & Jones, LLP

1802-495
150 Covington Rd 19120 61st wd. 1,944 Sq. Ft. OPA#611442000 Improvements: Residential Property
ROUDY RYMPEL C.P. March Term, 2017 No. 02490 $97,307.28 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1802-496
7418 Rockwell Ave 19111 63rd wd. SEMI/DET 2 STY MASONRY; 1,320 Sq. Ft. BRT#631104200 Improvements: Residential Dwelling
WILLIAM J. HALTEMAN AND AMY C. HALTEMAN C.P. December Term, 2016 No. 03238 $140,042.66 McCabe, Weisberg, & Conway, P.C.

1802-497
5205 N 16th St 19141-1606 17th wd. 1,520 Sq. Ft. OPA#172118300 Improvements: Residential Property
DARLENE D. MAJOR A/K/A DARLENE MAJOR-MANIRE C.P. May Term, 2017 No. 00496 $61,372.25 Phelan Hallinan Diamond & Jones, LLP

1802-498
5632 Pine St 19143 60th wd. 1,560 Sq. Ft. OPA#604100700 Improvements: Residential Property
MESSAN KOFFI C.P. April Term, 2017 No. 02519 $87,158.98 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1802-499
4651 Brown St 19139 6th wd. ROW B/GAR 2 STY MASONRY; 1,522 Sq. Ft. BRT#062009950 Improvements: Residential Dwelling
SHANNON GORE C.P. April Term, 2017 No. 00594 $156,792.21 McCabe, Weisberg, & Conway, P.C.

1802-500
1603 E Washington Ln 19138 10th wd. 2,940 Sq. Ft. OPA#102280900 Improvements: Residential Property
SHAWN CAUTHON C.P. February Term, 2016 No. 00885 $153,781.69 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1802-501
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.

1802-502
728 W Raymond St 19140 49th wd. ROW 2 STY MASONRY; 1,116 Sq. Ft. BRT#491026400 Improvements: Residential Dwelling
ALISHA E. HOWELL C.P. May Term, 2017 No. 03318 $47,862.86 McCabe, Weisberg, & Conway, P.C.

1802-503
1413 N Gratz St 19121-4129 47th wd. 1,260 Sq. Ft. OPA#471312245 Improvements: Residential Property
COREY STEVENSON C.P. August Term, 2012 No. 02508 $49,631.59 Phelan Hallinan Diamond & Jones, LLP

1802-505
824 N Taney St 19130 15th wd. 967 Sq. Ft. OPA#151299600 Improvements: Residential Property
DIANNA JEAN S. GIGANTI C.P. February Term, 2017 No. 00173 $215,186.53 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1802-506
2079 Clarence St 19134-2115 45th wd. 1,145 Sq. Ft. OPA#452126600 Improvements: Residential Property
GARY L. SMITH C.P. June Term, 2017 No. 02741 $74,512.33 Phelan Hallinan Diamond & Jones, LLP

1802-507
2031 Fuller St 19152-2703 56th wd. 1,166 Sq. Ft. OPA#562025000 Improvements: Residential Property
IBRAHIM SALMAN C.P. March Term, 2016 No. 02422 $197,687.61 Phelan Hallinan Diamond & Jones, LLP

1802-508
167 W Nedro Ave 19120-2458 61st wd. 1,092 Sq. Ft. OPA#612104200 Improvements: Residential Property
PABLITO M. ROLDAN; ELENA M. ROLDAN C.P. October Term, 2016 No. 02667 $74,715.07 Phelan Hallinan Diamond & Jones, LLP

1802-509
1526 S Myrtlewood St 19146-3518 36th wd. 1,004 Sq. Ft. OPA#364412800 Improvements: Residential Property
DOUGLAS B. MITCHELL C.P. July Term, 2016 No. 03211 $69,783.09 Phelan Hallinan Diamond & Jones, LLP

1802-510
8112 Rugby St 19150 50th wd. 2,585 Sq. Ft. OPA#502085400 Improvements: Residential Property
ROBYN M. JOHNSON A/K/A ROBYN JOHNSON; SARAH D. JOHNSON A/K/A SARAH JOHNSON C.P. September Term, 2011 No. 01168 $240,122.56 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1802-511
6115 W Girard Ave 19151 964 Sq. Ft. OPA#341062700 Improvements: Residential Property
CLIFF CARTER C.P. December Term, 2007 No. 03893 $54,087.99 Phelan Hallinan Diamond & Jones, LLP

1802-512
6129 Grays Ave 19142 40th wd. 1,212 Sq. Ft. OPA#402150000 Improvements: Residential Property
TYRONE BOOKER C.P. November Term, 2014 No. 01797 $88,401.92 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1802-513
1333 Foulkrod St 19124 23rd wd. BRT#234104200
GARDEL ELIAZAIRE C.P. April Term, 2016 No. 01970 $92,257.98 Emmanuel J. Argentieri, Esquire

1802-514
2913 Hale St 19149 62nd wd. 983 Sq. Ft. OPA#621269200 Improvements: Residential Property
THOMAS P. FEENEY A/K/A THOMAS FEENEY; THERESA L. SPIELBERGER C.P. April Term, 2017 No. 02347 $54,779.19 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1802-515
248 E Durham St 19119 22nd wd. 1,969 Sq. Ft. OPA#222155800 Improvements: Residential Property
UNITED STATES OF AMERICA; BRUCE A. MCCALL, JR. C.P. November Term, 2014 No. 00745 $98,933.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

SHERIFF'S SALE

1802-516
9228 Blue Grass Rd 6 a/k/a 9228-38 Blue Grass Rd Unit 6 19114 57th wd. 1,136 Sq. Ft. OPA#888570910 Improvements: Residential Property
EUNICE SIN A/K/A EUNICE N. SIN C.P. July Term, 2017 No. 02042 $153,985.22 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1802-517
6213 Wayne Ave 19144 59th wd. 21,000 Sq. Ft. OPA#593195500 Improvements: Residential Property
JUVENS L. CHARLES C.P. November Term, 2014 No. 02501 $225,404.79 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1802-519
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

1802-520
4514 N Smedley St 19140-1145 13th wd. 1,338 Sq. Ft. OPA#132132700 Improvements: Residential Property
ESTEFANA WALTERS C.P. September Term, 2014 No. 03561 $44,455.72 Phelan Hallinan Diamond & Jones, LLP

1802-521
1610 W Clearfield St 19132 11th wd. 900 Sq. Ft. BRT#111108100 Improvements: Residential Dwelling
LOIS MCDONALD AND BERNARD MCDONALD C.P. May Term, 2016 No. 00475 $40,635.65 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1802-522
3049 N Sydenham St 19132-2330 11th wd. 1,134 Sq. Ft. OPA#111180000 Improvements: Residential Property
GIA N. SCOTT C.P. May Term, 2013 No. 02300 $34,315.29 Phelan Hallinan Diamond & Jones, LLP

1802-523
2419 N 20th St 19132-3720 16th wd. 1,424 Sq. Ft. OPA#162135300 Improvements: Residential Property
KEMBERLEY D. CAMP C.P. December Term, 2011 No. 02876 $46,350.86 Phelan Hallinan Diamond & Jones, LLP

1802-524
5014 Penn St a/k/a 5014 N Penn St 19124-2628 62nd wd. 2,676 Sq. Ft. OPA#621478800 Improvements: Residential Property
HARRY R. WORTHINGTON C.P. June Term, 2017 No. 02324 $56,837.09 Phelan Hallinan Diamond & Jones, LLP

1802-526
5034 Florence Ave 19143-3319 51st wd. 1,624 Sq. Ft. OPA#511148900 Improvements: Residential Property
HANEEF NELSON; 5034 FLORENCE LAND TRUST C.P. January Term, 2015 No. 00937 $163,028.74 Phelan Hallinan Diamond & Jones, LLP

1802-527
6348 Marsden St 19135 41st wd. 1,283 Sq. Ft. OPA#411252400 Subject to Mortgage Improvements: Residential Property
LUIS A. LEBRON C.P. April Term, 2017 No. 03927 $101,523.37 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1802-528
5022 N Hutchinson St 19141 49th wd. 1,135 Sq. Ft. BRT#491327500 Improvements: Residential Dwelling
LULA HERNANDEZ C.P. May Term, 2017 No. 04582 $36,053.38 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1802-529
3655-57 Calumet St 19129 38th wd. 2,162 Sq. Ft. BRT#383085205 Improvements: Residential Dwelling
MATTHEW R. KOENIG A/K/A MATT KOENIG C.P. June Term, 2017 No. 01595 $185,893.75 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1802-530
4307 Greenmount Rd 19154 66th wd. 3,031 Sq. Ft. BRT#662461500; OPA#662461500 Improvements: Residential Dwelling
CHRISTINE F. DOUGLAS; DANIEL A. DOUGLAS C.P. February Term, 2017 No. 02493 $128,295.59 Udren Law Offices, P.C.

1802-531
80 E Johnson St 19144-1927 22nd wd. 3,396 Sq. Ft. BRT#59-217-5600; OPA#592175600 Subject to Mortgage Improvements: Residential Dwelling
LILLIAN TAYLOR A/K/A LILLIAN BAXTER-TAYLOR C.P. June Term, 2017 No. 02019 $180,730.60 Udren Law Offices, P.C.

1802-532
7034-7036 Ogontz Ave 19138 BRT#102015220 Improvements: Erected Thereon
YOLANDA R. JOHNSON C.P. April Term, 2017 No. 01275 $261,790.84 Robert W. Williams, Esquire

1802-533
5420 Kingsessing Ave 19143 ROW 2 STY MASONARY BRT#514248200 Improvements: Residential Property
JOHN NTEFO, DECEASED C.P. April Term, 2016 No. 00855 $86,740.62 Robert W. Williams, Esquire

1802-534
5014 F St 19124 23rd wd. 1,230 Sq. Ft. OPA#233057500 Improvements: Residential Property
JACQUELINE FIGUEROA C.P. July Term, 2016 No. 01718 $86,912.33 KML Law Group, P.C.

1802-535
4129 Bennington St 19124-5216 33rd wd. 684 Sq. Ft. OPA#332301100 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELSIE PIERCE, DECEASED C.P. June Term, 2017 No. 01947 $36,389.93 Phelan Hallinan Diamond & Jones, LLP

1802-536
2617 E Norris St 19125-3522 31st wd. 1,654 Sq. Ft. BRT#313011900 Improvements: Row 3 Sty Masonry
SIMONE CESARINI AND LIDIA CESARINI C.P. July Term, 2014 No. 01563 $397,209.02 Milstead & Associates, LLC

1802-537
2731 Meetinghouse Rd 19114 57th wd. 6,210 Sq. Ft. land area, 2,585 Sq. Ft. improvement area OPA#57-1-1587-27 Improvements: Det W/gar 2 Sty Frame
ANTHONY SIMPSON AND TANIA SIMPSON C.P. July Term, 2016 No. 00253 $454,778.85, October 13, 2017 DWALDMANLAW, P.C.

1802-539
7739 Devon St 19118 9th wd. 1,955 Sq. Ft. OPA#091184700 Improvements: Residential Property
THE UNKNOWN HEIRS OF CAROL VOZZO, DECEASED AND GLORIA HUBICKI SOLELY IN HER CAPACITY AS HEIR OF CAROL VOZZO, DECEASED C.P. July Term, 2017 No. 02499 $160,784.37 KML Law Group, P.C.

1802-540
2321 Madison Sq 19146 Residential Row 3 Story Masonry BRT#302106700 Improvements: Erected Thereon
ERIC T. POULLAIN C.P. October Term, 2016 No. 01350 $210,450.67 Robert W. Williams, Esquire

1802-541
33 W Harvey St 19144 59th wd. S/D CONV APT 3 STY STONE; 1,829 Sq. Ft. BRT#593053100 Subject to Mortgage Improvements: Residential Dwelling
WILLIE KORNEGAY, KNOWN SURVIVING HEIR OF DELORES GUESS, DORIS ANN ROACH, KNOWN SURVIVING HEIR OF DELORES GUESS AND UNKNOWN SURVIVING HEIRS OF DELORES GUESS C.P. May Term, 2017 No. 00210 $135,039.11 McCabe, Weisberg, & Conway, P.C.

1802-542
2910 W Turner St 19121 Residential Row 2 Story Masonry BRT#324016100 Improvements: Erected Thereon
DOUGLAS DIXON C.P. April Term, 2016 No. 00878 $94,701.97 Robert W. Williams, Esquire

1802-543
2028 Mckinley St 19149 62nd wd. 1,715 Sq. Ft. OPA#621243900 Improvements: Residential Property
JUAH N. KOFA AND ROBERT K. PAYE C.P. May Term, 2017 No. 04443 $122,500.04 KML Law Group, P.C.

1802-544
1807 S 8th St 19148 1st wd. ROW 2 STY MASONRY; 1,140 Sq. Ft. BRT#012192100 Improvements: Residential Dwelling
CHARLES J. ROMEO, ADMINISTRATOR OF THE ESTATE OF CATHERINE M. ROMEO AND CHARLES ROMEO, INDIVIDUALLY, INTERVENOR C.P. June Term, 2015 No. 04105 $159,378.31 McCabe, Weisberg, & Conway, P.C.

1802-545
113 South St 19147 8th wd. 35,244 Sq. Ft. more or less BRT#88-1-0185-10 Subject to Mortgage Improvements: Commercial Property
JUDGMENT DEBTORS: SHAHEIDA MCKENDRICK AND SHACONDA MCKENDRICK; BR HOLDING FUND LLC C.P. May Term, 2015 No. 01159 $1,866,100.85 Christopher J. Leavell, Esquire; Klehr Harrison Harvey Branzburg LLP

1802-546
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.

1802-547
2651 S 11th St 19148 39th wd. 1,266 Sq. Ft. OPA#394188700 Improvements: Residential Property
ERIC BARTELLO; ROBERTA BARTELLO C.P. May Term, 2011 No. 02734 $219,515.49 Phelan Hallinan Diamond & Jones, LLP

1802-548
543 N Paxon St a/k/a 543 Paxon St 19131 44th wd. 729 Sq. Ft. OPA#442257100 Improvements: Residential Property
ELIJAH BRIGGS SOLELY IN HIS CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, FRANKLIN BRIGGS SOLELY IN HIS CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, CARRIE LEE BRIGGS SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, ANDERSON THOMAS BRIGGS SOLELY IN HIS CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, LORETTA FULTON SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, THE UNKNOWN HEIRS OF HUIE R. HAMPTON DECEASED, FRANK MILLIE SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, ETHEL PARKER SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, AND SHANNON WILLENE SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED C.P. June Term, 2016 No. 00806 $51,489.52 KML Law Group, P.C.

1802-549
4166 Paul St 19124 23rd wd. 1,482 Sq. Ft. OPA#232511700 Improvements: Residential Property
EMMA TAYLOR C.P. December Term, 2016 No. 02999 $77,644.32 Shapiro & DeNardo, LLC

1802-550
2935 N Bailey St 19132 38th wd. 720 Sq. Ft. OPA#381165400 Improvements: Residential Property
ANITA BENNETT SOLELY IN HER CAPACITY AS HEIR OF LEROY CANNON, DECEASED, CRYSTAL BOYLAND SOLELY IN HER CAPACITY AS HEIR OF LEROY CANNON, DECEASED, LARRY CANNON SOLELY IN HIS CAPACITY AS HEIR OF LEROY CANNON, DECEASED ROY CANNON SOLELY IN HIS CAPACITY AS HEIR OF LEROY CANNON, DECEASED AND THE UNKNOWN HEIRS OF LEROY CANNON, DECEASED C.P. June Term, 2017 No. 01683 $72,391.69 KML Law Group, P.C.

1802-551A
7355 Dicks Ave 19153 40th wd. VACANT LAND RESIDE <Acre; 0 Sq. Ft. BRT#404328607 Improvements: Residential Dwelling
BRUCE M. DOLFMAN, ADMINISTRATOR OF THE ESTATE OF MATT W. PARRISH C.P. April Term, 2017 No. 02356 $78,869.88 McCabe, Weisberg, & Conway, P.C.

1802-551B
7360 Chelwynde Ave 19153 40th wd. ROW B/GAR 2 STY MASONRY; 1,120 Sq. Ft. BRT#404320000 Improvements: Residential Dwelling
BRUCE M. DOLFMAN, ADMINISTRATOR OF THE ESTATE OF MATT W. PARRISH C.P. April Term, 2017 No. 02356 $78,869.88 McCabe, Weisberg, & Conway, P.C.

1802-552A
5475 W Montgomery Ave 19131 52nd wd. 2,448 Sq. Ft. OPA#522020000 Subject to Mortgage Subject to Rent Improvements: Residential Property
STEVE A. FREMPONG C.P. September Term, 2017 No. 01201 $1,483,500 Jerome H. Lacheen, Esquire

1802-552B
5936 Chew Ave 19138-1514 59th wd. 2,254 Sq. Ft. OPA#592298800 Subject to Mortgage Subject to Rent Improvements: Residential Property
STEVE A. FREMPONG C.P. September Term, 2017 No. 01201 $1,483,500 Jerome H. Lacheen, Esquire

1802-553
5042 Baltimore Ave 19143 51st wd. 1,328 Sq. Ft. OPA#87-1-2329-50 Improvements: Str/off+apt 3 Sty Masonry
JONES & PINER REAL ESTATE GROUP, LLC C.P. March Term, 2017 No. 01503 $419,026.28, plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire

1802-554
2114 Carver St 19124 41st wd. 915 Sq. Ft. OPA#411046500 Improvements: Residential Property
RICHARD KUBACKI C.P. June Term, 2017 No. 01741 $30,924.41 KML Law Group, P.C.

1802-555
200 Overhill Ave 19116-1024 58th wd. 9,600 Sq. Ft. BRT#583045300 Improvements: Residential Dwelling
WILLIAM H. O'DONNELL C.P. January Term, 2017 No. 04205 $62,511.19 Law Office of Gregory Javardian, LLC

1802-556
6504 Rising Sun Ave 19111 35th wd. 1,575 Sq. Ft. of land (approximately 2,547 Sq. Ft. of improvement area) OPA#871164250; BRT#35-3-241700 Subject to Mortgage Improvements: Commercial/apartment Building
CHERYL ANN BROOKS-BROWN A/K/A CHERYL A. BROOKS BROWN A/K/A CHERYL BROOKS-BROWN C.P. September Term, 2015 No. 03447 $155,791.76 plus interest and costs Michael J. Barrie, Esquire; Jennifer R. Hoover, Esquire; Benesch, Friedlander, Coplan, & Aronoff LLP

1802-557
4745 N Camac St 19141 49th wd. 1,471 Sq. Ft. OPA#491474100 Improvements: Residential Property
CHRISTOPHER L. TAYLOR AS ADMINISTRATOR OF THE ESTATE OF ETHEL DAVIS, DECEASED C.P. June Term, 2017 No. 01364 $36,351.62 KML Law Group, P.C.

1802-558
6217 Walker St 19135 55th wd. 1,447 Sq. Ft. OPA#552323600 Improvements: Residential Property
MICHAEL P. BRESLIN A/K/A MICHAEL BRESLIN AND DENEEN M. CHECCHIA C.P. October Term, 2016 No. 04262 $116,985.95 KML Law Group, P.C.

1802-559
2074 E Atlantic St 19134 45th wd. 958 Sq. Ft. OPA#452133200 Improvements: Residential Property
MICHAEL F. KUBRAK C.P. January Term, 2016 No. 02418 $72,359.84 KML Law Group, P.C.

1802-560
3238 Fuller St 19136 64th wd. 2,504 Sq. Ft. OPA#642304400 Improvements: Residential Property
JOANNE L. GIBSON AND TERENCE W. GIBSON C.P. December Term, 2016 No. 00473 $204,375.58 KML Law Group, P.C.

1802-562
8030 Ditman St, Unit 125V 19136 65th wd. 828 Sq. Ft. BRT#88-8-6510-25 Improvements: Residential Condominium
HOLLIE KUBER C.P. August Term, 2016 No. 001196 $10,709.52 Hal A. Barrow, Esquire

1802-563
7300 Cresheim Rd, Unit C-14 19119 9th wd. 1,019 Sq. Ft. BRT#88-8-200034 Subject to Mortgage Improvements: Residential Condominium
VALYRIE PATTON C.P. May Term, 2017 No. 04105 $13,652.66 Hal A. Barrow, Esquire

1802-564
1927 E Clarence St 19134 45th wd. 715 Sq. Ft. OPA#452124600 Improvements: Residential Property
CROSS KEYS INVESTMENT LLC C.P. February Term, 2016 No. 01135 $88,347.50 KML Law Group, P.C.

1802-565
1238 Knorr St 19111 53rd wd. 1,793 Sq. Ft. OPA#532123000 Improvements: Residential Property
TAMARA LAVENTURE C.P. May Term, 2017 No. 04069 $94,372.66 KML Law Group, P.C.

1802-566
530 Gerritt St 19147 1st wd. 700 Sq. Ft. OPA#011248000 Improvements: Residential Property
ANTHONY T. ALSTON C.P. August Term, 2017 No. 01728 $61,367.47 KML Law Group, P.C.

1802-567
6013 N 13th St 19141-3223 49th wd. Situate on the Southeasterly side of 13th Street (60 feet wide) at the distance of 348 feet 4 inches Southwestwardly from the Southwesterly side of Spencer Avenue (60 feet wide) in the 49th Ward of the City of Philadelphia; Containing in front or breadth on the said Southeasterly side of 13th Street 20 feet 1 inch and extending of that width in length or depth Southeastwardly between parallel lines to the said Spence Avenue 84 feet 5/8 of an inch to a point in the bed of a certain 14-feet wide driveway which extends Northeastwardly into Spencer Avenue and Soutwestwardly, communicating at its Southwesterly end with a certain other 12-feet wide driveway which extends Northwestwardly into 13th Street OPA#493205400
MILTON NELSON AND TILLIE NELSON, HIS WIFE TO CHARLES DOWNS, JR., WIDOWER RECORDED 8/29/1973, BOOK 451 AND PAGE 176. THE SAID CHARLES DOWNS, JR DOD 12/11/2016 VESTING TITLE TO DEVON DOWNS SOLELY IN HIS CAPACITY AS HEIR OF CHARLES DOWNS, JR., DECEASED, BEVERLY DOWNS SOLELY IN HIS CAPACITY AS HEIR OF CHARLES DOWNS, JR. DECEASED AND ANDRA DOWNS SOLELY IN HIS CAPACITY AS HEIR OF CHARLES DOWNS, JR., DECEASED C.P. June Term, 2017 No. 00677

1802-568
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.

1802-569A
3310-12 Germantown Ave 19140 43rd wd. 4,190 Sq. Ft. OPA#431148805 Improvements: Commercial Building
MARC ROBINSON T/A MAR RON CATERERS C.P. August Term, 2009 No. 00089 $25,554.79 with interest from November 29, 2017 Drew Salaman, Esquire

1802-569B
4612 D St 19120-4515 42nd wd. 1,042 Sq. Ft. OPA#421452000 Subject to Mortgage Improvements: Residential Building
MACELL PACE C.P. August Term, 2009 No. 00089 $25,554.79 with interest from November 29, 2017 Drew Salaman, Esquire

1802-570
3439 N 17th St 19140 11th wd. 17,033 Sq. Ft. OPA#776615010 Improvements: Commercial Building
HERO INCORPORATED C.P. October Term, 2015 No. 03440 $1,276,334.45 Drew Salaman, Esquire

1802-571
2601 Pennsylvania Ave, Unit 322 19130 9th wd. Approx Size: 783 Sq Ft BRT#888072602 Subject to Mortgage Improvements: Res. Condo.5+sty Masonry
STEPHEN C. VEITH & NICOLE V. VEITH C.P. July Term, 2016 No. 01377 $35,813.50 Michelle J. Stranen, Esquire