

Sheriff’s Sale Notices for March 6, 2018

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>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.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 6, 2018 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EST) Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>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.</p> <p>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</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>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 March 6, 2018</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>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.</p> <p>EXPLANATION</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>1803-306 3871 Manayunk Ave 19128-5111 21st wd. 1,462 Sq. Ft. OPA#212126400 Improvements: Residential Property HELEN E. NICHOLSON A/K/A HELEN NICHOLSON C.P. June Term, 2017 No. 01416 \$171,287.64 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-307 1625 E Cheltenham Ave 19124-1223 62nd wd. 1,991 Sq. Ft. BRT#621086500 Improvements: Residential Dwelling MAURISA BURTON C.P. May Term, 2017 No. 03323 \$118,856.88 Law Office of Gregory Javardian, LLC</p> <p>1803-308 3009 S Sydenham St 19145 26th wd. 1,260 Sq. Ft. BRT#261236100 Improvements: Residential Real Estate GREGORY LAZER A/K/A GREGORY J. LAZER AND STEPHANIE LAZER C.P. May Term, 2017 No. 04448 \$321,306.24 Stern & Eisenberg PC</p> <p>1803-309 26 S 59th St 19139-3104 3rd wd. 1,152 Sq. Ft. BRT#031125900 Improvements: Residential Dwelling ERMA LOUISE HOLMES C.P. January Term, 2017 No. 04354 \$60,826.08 Law Office of Gregory Javardian, LLC</p> <p>1803-310 7213 N 21st St 19138 10th wd. 1,770 Sq. Ft. BRT#101175500 Improvements: Residential Real Estate GENEVA HOLNESS WILLIAMS C.P. July Term, 2017 No. 02510 \$116,000.18 Stern & Eisenberg PC</p> <p>1803-311 6636 N Opal St 19138-3132 10th wd. 1,152 Sq. Ft. OPA#102047400 Improvements: Residential Property TAMARAH MURPHY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF NOLA MURPHY A/K/A NOLA MAE MURPHY; JOEL MURPHY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF NOLA MURPHY A/K/A NOLA MAE MURPHY; MARILYN M. MCNEIL, IN HER CAPACITY AS HEIR OF THE ESTATE OF NOLA MURPHY A/K/A NOLA MAE MURPHY; SHEMAIAH L. MURPHY, IN HER CAPACITY AS HEIR OF JUDITH MURPHY A/K/A JUDITH E. MURPHY, DECEASED HEIR OF NOLA MURPHY A/K/A NOLA MAE MURPHY, DECEASED; CARSHENA R. MURPHY, IN HER CAPACITY AS HEIR OF JUDITH MURPHY A/K/A JUDITH E. MURPHY, DECEASED HEIR OF NOLA MURPHY A/K/A NOLA MAE MURPHY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NOLA MURPHY A/K/A NOLA MAE MURPHY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUDITH MURPHY A/K/A JUDITH E. MURPHY, DECEASED HEIR OF NOLA MURPHY A/K/A NOLA MAE MURPHY, DECEASED C.P. May Term, 2017 No. 04214 \$71,042.92 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-312 7217 Yocum St 19142-1043 40th wd. 1,280 Sq. Ft. BRT#403279700 Improvements: Residential Real Estate CHARLOTTE JEAN MEARS A/K/A CHARLOTTE J. MEARS, TRUSTEE FOR LANCE OWEN MEARS AND DAVID MICHAEL MEARS A/K/A MICHAEL MEARS AND CHARLOTTE JEAN MEARS A/K/A CHARLOTTE J. MEARS, INDIVIDUALLY C.P. February Term, 2017 No. 02737 \$37,351.05 Stern & Eisenberg PC</p> <p>1803-313 2004 Laveer St a/k/a 2004 W Laveer St 19138 17th wd. 1,135 Sq. Ft. OPA#171297900 Improvements: Residential Property</p>	<p>THE UNKNOWN HEIRS OF GENEVA JONES, DECEASED, TAMIKA JONES, SOLELY IN HER CAPACITY AS HEIR OF GENEVA JONES DECEASED AND MICHAEL RHINEHARDT SOLELY IN HIS CAPACITY AS HEIR OF GENEVA JONES DECEASED C.P. November Term, 2016 No. 03315 \$66,091.09 KML Law Group, P.C.</p> <p>1803-314 5747 Reedland St a/k/a 5747 Reedland Ave 19143-6131 40th wd. 864 Sq. Ft. OPA#402192800 Improvements: Residential Property PATRICK MARUGGI; JEANA MARUGGI C.P. January Term, 2016 No. 02686 \$94,156.06 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-315 7514 Fayette St 19150-1802 50th wd. 1,600 Sq. Ft. BRT#501016200 Subject to Mortgage Improvements: Residential Dwelling VINCENT WILDER, JR. C.P. January Term, 2016 No. 00269 \$23,621.36 Law Office of Gregory Javardian, LLC</p> <p>1803-316 934 S 2nd St 19147 2nd wd. Land Area: 552 Sq. Ft. BRT#021380100 Improvements: Residential Dwelling BRIAN C. MCLAUGHLIN AND NICOLE MCLAUGHLIN C.P. September Term, 2017 No. 02506 \$228,985.93 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p> <p>1803-317 267 Dimarco Dr 19154-4340 66th wd. 1,056 Sq. Ft. OPA#662299700 Improvements: Residential Property CYNTHIA JEAN ROTH, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JEAN E. STEPHENSON A/K/A JEAN STEPHENSON C.P. June Term, 2017 No. 01536 \$123,348.28 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-318 2008 N Marston St a/k/a 2008 N Marston St 19122/19121 32nd wd. 746 Sq. Ft. BRT#323197000 Improvements: Residential Dwelling JOHN VANDERHOST C.P. June Term, 2017 No. 01944 \$39,667.06 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p> <p>1803-319 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.</p> <p>1803-320 1742 Scattergood St 19124 62nd wd. 1,104 Sq. Ft. OPA#622126200 Improvements: Residential Property LORETTA GRANT C.P. June Term, 2017 No. 01278 \$65,911.06 KML Law Group, P.C.</p> <p>1803-321 5804 Tulip St 19135-4208 41st wd. 1,728 Sq. Ft. OPA#411420400 Improvements: Residential Property WILLIAM GROSS C.P. June Term, 2014 No. 00016 \$101,995.16 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-322 7662 Brentwood Rd 19151 34th wd. 1,304 Sq. Ft. OPA#343227000 Improvements: Residential Property JAMES L. HAYES C.P. July Term, 2011 No. 01819 \$44,462.66 KML Law Group, P.C.</p> <p>1803-323 4122 E Howell St 19135 62nd wd. 1,339 Sq. Ft. OPA#622174000 Improvements: Residential Property SHAREEMA PETERKIN C.P. February</p>	<p>Term, 2013 No. 01673 \$127,424.19 KML Law Group, P.C.</p> <p>1803-324 4209 Disston St 19135 55th wd. 2,631 Sq. Ft. OPA#552187100 Improvements: Residential Property KEVIN S. STARLING C.P. April Term, 2017 No. 01155 \$155,386.58 KML Law Group, P.C.</p> <p>1803-325 2821 Memphis St 19134-4207 25th wd. All That Certain lot or piece of ground with the buildings and improvements thereon erected, Situate on the Southeasterly side of Memphis St at the distance of 148 ft North-eastwardly from the Northeasterly side of Somerset St in the 25th ward of the City of Philadelphia. Containing in front or breadth on the said Memphis St 14’2” and extending of that width in length or depth Southeastwardly between lines parallel with the said Somerset St 64’3-3/4” to a certain 3 ft wide alley, which extends Southwestwardly from Auburn St and communicates at its South-westernmost end with a certain other alley 3 ft wide, which extends Northwestwardly and Southeastwardly from the said Memphis St to Aramingo Ave. PRCL# 25-1-4848-00 Improvements: Row 2 Sty Masonry PENNINGTON 189 MANAGEMENT LLC ET. AL. C.P. November Term, 2014 No. 02112 \$86,747.41 Richard J. Nalbandian, III</p> <p>1803-326 3544 Shelmire St 19136 64th wd. Land: 1,588 Sq. Ft.; Improvement: 1,416 Sq. Ft.; Total: 3,004 Sq. Ft. BRT#642173800 Improvements: Residential Property BRIAN P. MALLON AND COLLEEN M. WELLINGTON C.P. February Term, 2017 No. 02903 \$159,717.76 Richard M. Squire & Associates, LLC</p> <p>1803-327 2650 S 68th St 19142 40th wd. 1,264 Sq. Ft. OPA#406100000 Improvements: Residential Property THE UNKNOWN HEIRS OF JOHN A. BINION, DECEASED AND VIVIAN PINE SOLELY IN HER CAPACITY AS HEIR OF JOHN A. BINION, DECEASED C.P. June Term, 2017 No. 01843 \$29,487.84 KML Law Group, P.C.</p> <p>1803-328 1005 Borbeck Ave 19111-2604 63rd wd. 1,041 Sq. Ft. OPA#631259600 Improvements: Residential Property ALYSON M. PIPER C.P. September Term, 2012 No. 03378 \$124,767.18 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-329 5915 Larchwood Ave 19143-1115 3rd wd. Beginning Point: Situate on the North side of Larchwood Avenue 111 feet 10 inches west from the West side of 59th St OPA#032083600 Improvements: Row 2 Sty Masonry DONALD RANDALL JR. ADMINISTRATOR OF THE ESTATE OF DONALD RANDALL C.P. April Term, 2017 No. 01428 \$79,118.92 Patrick J. Wesner</p> <p>1803-330 7105 Brous Ave 19149 64th wd. 3,737 Sq. Ft. BRT#641060900 Improvements: Residential Real Estate ELIZABETH ERNWOOD C.P. October Term, 2017 No. 00463 \$133,360.62 Stern & Eisenberg PC</p> <p>1803-331 1538 Church St 19124 23rd wd. 3,737 Sq. Ft. BRT#232037400 Improvements: Residential Real Estate JAMES PANETTA C.P. July Term, 2017 No. 00370 \$83,916.06 Stern & Eisenberg PC</p> <p>1803-332 5337 Wyalusing Ave 19131 44th wd. Land Area: 1,344 Sq. Ft. BRT#44-2073500 Improvements: Residential Dwelling</p>

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<p>SHENNETH REED AND DARRELL REED C.P. July Term, 2017 No. 02171 \$55,730.29 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p> <p>1803-333 3208 Belgreen Rd 19154 66th wd. 1,360 Sq. Ft. BRT#663084100 Improvements: Residential Real Estate RAYMOND T. GRANT AND ANNE F. GRANT C.P. May Term, 2017 No. 02597 \$142,586.57 Stern & Eisenberg PC</p> <p>1803-334 6149 Spruce St 19139 46th wd. 1,360 Sq. Ft. BRT#031122200 Improvements: Residential Dwelling ANDREW GUYTON C.P. August Term, 2017 No. 01926 \$99,186.58 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p> <p>1803-335 5512 Devon St 19138-2316 12th wd. 1,087 Sq. Ft. BRT#122260200 Improvements: Residential Dwelling JANET KOFMAN AND ARKADY KOFMAN C.P. May Term, 2017 No. 01689 \$69,038.03 Powers, Kim & Associates, LLC</p> <p>1803-336 315 New St, Apt 301 19106-1134 5th wd. 1,103 Sq. Ft. OPA#888056602 Improvements: Residential Property DAVID L. SCHELLENBERG C.P. June Term, 2017 No. 00685 \$54,937.42 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-337 5729 Commerce St 19139-2428 4th wd. 1,110 Sq. Ft. OPA#042013100 Improvements: Residential Property CRAIG GREGORY PARKER; CATHERINE E. PARKER C.P. July Term, 2017 No. 02822 \$42,963.64 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-338 2539 S Galloway St 19148-4715 39th wd. 1,216 Sq. Ft. OPA#392233700 Improvements: Residential Property ELVIS G. FERNANDEZ C.P. July Term, 2017 No. 03626 \$75,488.39 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-339 3214 Fordham Rd 19114-3805 57th wd. 1,164 Sq. Ft. OPA#572099900 Improvements: Residential Property NICHOLAS KECK; JAIME KECK C.P. July Term, 2017 No. 03625 \$163,145.92 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-340 4035 Dungan St 19124-5316 33rd wd. 1,232 Sq. Ft. OPA#332420300 Improvements: Residential Property MARIAN WRIGHT, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MILTON WRIGHT, JR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILTON WRIGHT, JR, DECEASED C.P. July Term, 2017 No. 02028 \$114,330.33 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-341 3878 Kipling Pl 19154-4204 66th wd. 2,918 Sq. Ft. BRT#662288000 Improvements: Residential Dwelling DAVID CLEARY AND PATRICIA CLEARY C.P. October Term, 2007 No. 03220 \$152,759.31 Law Office of Gregory Javardian, LLC</p> <p>1803-342 1340 Alter St a/k/a 1340-42 Alter St 19147-4407 2nd wd. 1,088 Sq. Ft. OPA#021170910 Improvements: Residential Property LISA Y. RISCO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FERDINAND RISCO; FERDINAND L. RISCO, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF FERDINAND RISCO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FERDINAND RISCO, DECEASED C.P. May Term, 2015 No. 00718 \$297,721.84 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-343 5714 Hegerman St 19135-4103 41st wd. 946 Sq. Ft. OPA#411355100 Improvements: Residential Property</p>	<p>MATTHEW ROBERTSON C.P. July Term, 2017 No. 00735 \$75,686.32 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-344 2859 N Stillman St 19132 38th wd. 917 Sq. Ft. OPA#381079300 Improvements: Residential Property DANA GARNER; MONICA H. GARNER C.P. July Term, 2017 No. 01537 \$35,602.28 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-346 2233 Ellsworth St 19146 36th wd. 1,120 Sq. Ft. OPA#361234900 Improvements: Residential Property MATTHEW R. NEWLIN C.P. July Term, 2017 No. 02041 \$112,230.66 KML Law Group, P.C.</p> <p>1803-347 1328 Mt. Pleasant a/k/a 1328 E Mount Pleasant Ave 19150-2029 50th wd. 1,598 Sq. Ft. OPA#502440010 Improvements: Residential Property WILLIAM R. MARTIN, JR. C.P. March Term, 2017 No. 01330 \$193,468.27 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-348 7135 Torresdale Ave 19135 65th wd. SEMI/DET 2 STY MASONRY; 1,440 Sq. Ft. BRT#651257400 Improvements: Residential Dwelling BETH ANN ELLINGER C.P. March Term, 2016 No. 00499 \$158,780.22 McCabe, Weisberg, & Conway, P.C.</p> <p>1803-349 863 Granite St 19124-1728 35th wd. 1,022 Sq. Ft. OPA#351138100 Improvements: Residential Property IGOR MIRGORODSKY; IRINA MIRGORODSKY C.P. July Term, 2017 No. 00368 \$54,028.90 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-350 4006 N 12th St 19140 43rd wd. 1,169 Sq. Ft. OPA#433163700 Improvements: Residential Property THE UNKNOWN HEIRS OF ALICE HUBBARD, DECEASED AND WILLIE MAE GREENE SOLELY IN HER CAPACITY AS HEIR OF ALICE HUBBARD, DECEASED C.P. September Term, 2016 No. 01497 \$12,132.80 KML Law Group, P.C.</p> <p>1803-351 1819 S 28th St 19145-1701 48th wd. 810 Sq. Ft. OPA#482344600 Improvements: Residential Property MANISONE KEOMANIVANH C.P. October Term, 2016 No. 00492 \$87,835.81 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-352 912 Griffith St 19111 63rd wd. DET 1.5 STY MASONRY+OTHER; 1,140 Sq. Ft. BRT#631264000 Improvements: Residential Dwelling JEROME I. CANTOR C.P. March Term, 2017 No. 01938 \$223,631.61 McCabe, Weisberg, & Conway, P.C.</p> <p>1803-353 7223 Brous Ave 19149 64th wd. 1,666 Sq. Ft. OPA#641064400 Improvements: Residential Property DENNIS A. HUNTER JR. AND DAWN M. HUNTER C.P. October Term, 2015 No. 02589 \$70,576.48 KML Law Group, P.C.</p> <p>1803-354 202 W Duncannon St 19120 42nd wd. 907 Sq. Ft. OPA#422214300 Improvements: Residential Property FREDERICK MOORE C.P. May Term, 2016 No. 01302 \$94,140.27 KML Law Group, P.C.</p> <p>1803-355 3327 Guilford St 19136-4308 64th wd. 1,408 Sq. Ft. OPA#642094300 Improvements: Residential Property JENNIFER A. BRUNO C.P. June Term, 2017 No. 03549 \$160,907.13 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-356 533 Pierce St 19148-1807 700 Sq. Ft. OPA#011380600 Improvements: Residential Property SIDIQ SHAHEED MONTGOMERY C.P. July Term, 2017 No. 00950 \$66,573.37 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-357 5659 Loretto Ave 19124 35th wd. 1,432 Sq. Ft. BRT#351402300 Improvements: Residential Real Estate JOHN GIBBS, JR. A/K/A JOHN GIBBS</p>	<p>C.P. January Term, 2016 No. 01532 \$62,129.82 Stern & Eisenberg PC</p> <p>1803-358 5627 Larchwood Ave 19143 60th wd. 1,178 Sq. Ft. OPA#604140000 Improvements: Residential Property ARNOLD BENJAMIN PERKINS, JR. SOLELY IN HIS CAPACITY AS HEIR OF ELAINE P. ALLEN, DECEASED AND KRISTEN SCURRY SOLELY IN HER CAPACITY AS HEIR OF ELAINE P. ALLEN, DECEASED C.P. June Term, 2017 No. 00676 \$73,274.37 KML Law Group, P.C.</p> <p>1803-359 8523 Cratin Pl 19153 40th wd. 3,240 Sq. Ft. BRT#405183804 Improvements: Residential Real Estate SHAMSIDDIN HAMEEN ISLAM C.P. November Term, 2015 No. 04379 \$221,886.00 Stern & Eisenberg PC</p> <p>1803-360 843 N 66th St 19151-3331 34th wd. 1,260 Sq. Ft. OPA#344358900 Improvements: Residential Property ANGELA M. ROBINSON C.P. July Term, 2017 No. 02033 \$129,071.06 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-361 1747 N 59th St 19151 4th wd. 1,576 Sq. Ft. OPA#043310800 Improvements: Residential Property ANGEL M. SLAUGHTER C.P. July Term, 2017 No. 02075 \$148,475.15 KML Law Group, P.C.</p> <p>1803-362 6022 N 16th St 19141-1908 17th wd. 1,362 Sq. Ft. OPA#172145100 Improvements: Residential Property DAWN MCCLARY C.P. July Term, 2017 No. 00736 \$67,933.08 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-364 3922 K St 19124-5430 33rd wd. 1,536 Sq. Ft. OPA#332309700 Improvements: Residential Property THI NU LE, IN HER CAPACITY AS HEIR OF VINH Q. LE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VINH Q. LE, DECEASED C.P. June Term, 2017 No. 03467 \$52,671.68 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-365 4006 Gilham St 19135 55th wd. 975 Sq. Ft. OPA#552128000 Improvements: Residential Property NICOLE M. BOWDLER C.P. February Term, 2016 No. 04175 \$96,493.46 KML Law Group, P.C.</p> <p>1803-368 6347 Kingsessing Ave 19142 40th wd. 1,095 Sq. Ft. OPA#401258000 Improvements: Residential Property BUNG THI NGUYEN C.P. July Term, 2017 No. 00213 \$87,822.44 KML Law Group, P.C.</p> <p>1803-369 130 W. Albanus St 19120-3407 42nd wd. 1,200 Sq. Ft. OPA#422130300 Improvements: Residential Property IDA ISAAC C.P. July Term, 2017 No. 00371 \$9,960.96 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-370 5328 Master St 19131 44th wd. 1,387 Sq. Ft. BRT#442160200; OPA#442160200 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD WATSON C.P. May Term, 2017 No. 01535 \$93,803.39 Udren Law Offices, P.C.</p> <p>1803-371 2718 W York St a/k/a 2718 York St 19132 28th wd. 992 Sq. Ft. OPA#281246500 Improvements: Residential Property THE UNKNOWN HEIRS OF WILLIE REED DECEASED, ANDREW REED SOLELY IN HIS CAPACITY AS HEIR OF WILLIE REED DECEASED AND JOSEPH REED SOLELY IN HIS CAPACITY AS HEIR OF WILLIE REED DECEASED C.P. May Term, 2016 No. 03551 \$29,985.08 KML Law Group, P.C.</p>	<p>1803-372 1842 W. Champlost St 19141 49th wd. 1,415 Sq. Ft. BRT#171203400 Improvements: Residential Dwelling JAMES E. WILLIAMS, DECEASED AND ARNETHA WILLIAMS, DECEASED C.P. February Term, 2017 No. 07205 \$124,356.56 Powers, Kim & Associates, LLC</p> <p>1803-373 4910 N 15th St 19141 13th wd. 884 Sq. Ft. BRT#132068300; OPA#132068300 Improvements: Residential Dwelling ROBERT L FURLOW; BEAULAH MCCLAURIN C.P. June Term, 2017 No. 01532 \$68,733.32 Udren Law Offices, P.C.</p> <p>1803-374 3014 S 15th St 19145 26th wd. ROW 2 STY MASONRY; 1,364 Sq. Ft. BRT#261177400 Improvements: Residential Dwelling CATHERINE E. WENNER C.P. February Term, 2017 No. 06023 \$192,325.46 McCabe, Weisberg, & Conway, P.C.</p> <p>1803-375 6316 Cottage St 19135 55th wd. 1,451 Sq. Ft. OPA#552388100 Improvements: Residential Property ERIC DONAHUE C.P. May Term, 2017 No. 01174 \$53,775.22 KML Law Group, P.C.</p> <p>1803-376 8439 Bayard St 19150 50th wd. 1,449 Sq. Ft. OPA#501218200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GENEVA FLUID, DECEASED AND SANDRA SYKES, KNOWN HEIR OF GENEVA FLUID, DECEASED C.P. April Term, 2017 No. 02204 \$127,496.48 Shapiro & DeNardo, LLC</p> <p>1803-377 4312 N 8th St 19140 43rd wd. 771 Sq. Ft. OPA#433366100 Improvements: Residential Property JAMILLAH COPELAND C.P. July Term, 2017 No. 02262 \$63,624.07 KML Law Group, P.C.</p> <p>1803-378 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.</p> <p>1803-379 2611 S Bialy St 19153 40th wd. ROW 2 STY MASONRY; 960 Sq. Ft. BRT#404097000 Improvements: Residential Dwelling WILLIAM E. MORRIS AND SANDRA E. MORRIS C.P. December Term, 2016 No. 01801 \$70,979.66 McCabe, Weisberg, & Conway, P.C.</p> <p>1803-380 130 E Pomona St 19144-1931 59th wd. 1,408 Sq. Ft. OPA#592152900 Improvements: Residential Property KEVIN R. GRAY C.P. January Term, 2014 No. 03307 \$84,859.21 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-381 2622 S Carlisle St 19145-4620 26th wd. 1,110 Sq. Ft. OPA#261137300 Improvements: Residential Property PHYLLIS M. VALENTINO A/K/A PHYLLIS M. CASTELLI C.P. July Term, 2014 No. 03996 \$106,740.23 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-382 1610 N 30th St 19121 32nd wd. ROW 3 STY MASONRY; 1,815 Sq. Ft. BRT#324190200 Improvements: Residential Dwelling ADRIANNE L. GRANT, KNOWN SURVIVING HEIR OF ADA CRAWFORD, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF ADA CRAWFORD, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2014 No. 03836 \$141,446.45 McCabe, Weisberg, & Conway, P.C.</p> <p>1803-383 8307 Rugby St 19150-2809 50th wd. 1,159 Sq. Ft. OPA#502103600 Improvements: Residential Property ERNEST TRICE C.P. June Term, 2015 No. 02688 \$109,757.54 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1803-384 5225 Diamond St 19131-2303 52nd wd. 1,749 Sq. Ft. BRT#521153900 Improvements: Residential Dwelling ROBERT D. POTTS, DECEASED C.P. April Term, 2017 No. 02344 \$114,371.26 Powers, Kim & Associates, LLC</p> <p>1803-386 2814 Nature Rd 19154-1606 66th wd. 1,695 Sq. Ft. OPA#662531800 Improvements: Residential Property PATRICK J. O'CONNOR; DONNA M. O'CONNOR C.P. June Term, 2014 No. 02715 \$89,696.98 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-387 7022 Saybrook Ave 19142 40th wd. 1,254 Sq. Ft. OPA#403307500 Improvements: Residential Property VERONICA L. JENKINS C.P. November Term, 2016 No. 00460 \$29,580.75 KML Law Group, P.C.</p> <p>1803-388 3015 Memphis St 19134 25th wd. 954 Sq. Ft. OPA#251492600 Improvements: Residential Property ARIANA M. ADAM A/K/A ARIANA ADAM C.P. September Term, 2016 No. 02821 \$81,699.46 KML Law Group, P.C.</p> <p>1803-389 220 Tree St 19148-3341 39th wd. 928 Sq. Ft. OPA#391089000 Improvements: Residential Property JANICE FARRO C.P. September Term, 2017 No. 01142 \$222,053.53 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-390 2451 S Camac St 19148 39th wd. 840 Sq. Ft. OPA#394336700 Improvements: Residential Property JOSEPH N. DIDONATO C.P. February Term, 2017 No. 02743 \$151,098.89 Shapiro & DeNardo, LLC</p> <p>1803-391 536 N 58th St 19131-4836 4th wd. 1,792 Sq. Ft. OPA#043134100 Improvements: Residential Property CHANEL R. DRAYTON A/K/A CHANEL DRAYTON C.P. August Term, 2012 No. 02010 \$76,278.06 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-392 1922 Annin St 19146-2908 36th wd. 750 Sq. Ft. BRT#361024200 Improvements: Residential Dwelling YVONNE LOTT C.P. February Term, 2012 No. 03836 \$99,117.00 Powers, Kim & Associates, LLC</p> <p>1803-393 524 E Penn St 19144-1406 12th wd. 1,163 Sq. Ft. BRT#12-1141400; OPA#121141400 Improvements: Residential Dwelling PATRICIA JOHN C.P. April Term, 2016 No. 01357 \$98,745.52 Udren Law Offices, P.C.</p> <p>1803-395 564 W. Clapier St 19144-4837 22nd wd. 2,411 Sq. Ft. BRT#133061800 Improvements: Residential Dwelling JOSEPH D'ANGELO, DECEASED AND UNDER IDA D'ANGELO DECEASED C.P. February Term, 2017 No. 07222 \$159,496.26 Powers, Kim & Associates, LLC</p> <p>1803-396 7180 Andrews Ave 19138-2112 10th wd. 1,699 Sq. Ft. BRT#101145900 Improvements: Residential Dwelling RUBY THOMPSON C.P. February Term, 2017 No. 07214 \$107,854.20 Powers, Kim & Associates, LLC</p> <p>1803-397 847 Sanger St 19124 35th wd. 1,208 Sq. Ft. BRT#35-1219700 Improvements: Residential Dwelling ROBERT MINKIEWICZ, KELLY MINKIEWICZ AND RICHARD SCHMIDT C.P. May Term, 2017 No. 03330 \$87,971.43 Powers, Kim & Associates, LLC</p> <p>1803-398 6312 N. Fairhill St a/k/a 6312 N Fairhill St 19126-3845 42nd wd. 2,605 Sq. Ft. BRT#611119800 Improvements: Residential Dwelling DAWN HOPSON C.P. September Term, 2015 No. 02868 \$365,100.42 Powers, Kim & Associates, LLC</p>

SHERIFF'S SALE

1803-399
3144 Aramingo Ave 19134 25th wd. 998 Sq. Ft. BRT#23N18-224/251481500; OPA#251481500 Improvements: Residential Dwelling
JAMES PARKHURST; TRICIA PARKHURST C.P. March Term, 2017 No. 03168 \$153,692.58 Udren Law Offices, P.C.

1803-400
4534 Hale St 19135 41st wd. 1,344 Sq. Ft. OPA#411162200 Improvements: Residential Property
SHANA M. COADY C.P. January Term, 2017 No. 02351 \$28,253.79 Shapiro & DeNardo, LLC

1803-401
6041 Colgate St 19111-6004 35th wd. 938 Sq. Ft. OPA#352279400 Improvements: Residential Property
DAWN THORNE, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF IRENE V. THORNE; VERDIA THORNE, IN HER CAPACITY AS HEIR OF THE ESTATE OF IRENE V. THORNE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER IRENE V. THORNE, DECEASED C.P. January Term, 2017 No. 00054 \$108,752.77 Phelan Hallinan Diamond & Jones, LLP

1803-402
943 E Russell St 19134-1312 33rd wd. 834 Sq. Ft. BRT#331183100 Improvements: Residential Dwelling
ALBERT SEPULVEDA C.P. May Term, 2017 No. 03719 \$36,479.62 Law Office of Gregory Javardian, LLC

1803-403
611 E Comly St a/k/a 611 Comly St 19120 35th wd. 1,021 Sq. Ft. BRT#35-2149500 Improvements: Residential Dwelling
IVAN QUINONES C.P. June Term, 2016 No. 02228 \$51,883.80 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1803-404
2740 Latona St 19146 36th wd. 651 Sq. Ft. BRT#362062100; OPA#362062100 Improvements: Residential Dwelling
ESTER JEFFERSON, KNOWN HEIR OF CARHELLA JEFFERSON; JAMES JEFFERSON, KNOWN HEIR OF CARHELLA JEFFERSON; THELMA JEFFERSON, KNOWN HEIR OF CARHELLA JEFFERSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CARHELLA JEFFERSON C.P. June Term, 2017 No. 01347 \$210,084.52 Udren Law Offices, P.C.

1803-405
501 E Tulpehocken St 19144 22nd wd. 3,077 Sq. Ft. BRT#59-2-1192-00; OPA#592119200 Improvements: Residential Dwelling
CHAUNTAE HOPKINS; DARRIN K. HOPKINS, SR. C.P. July Term, 2017 No. 03505 \$182,749.14 Udren Law Offices, P.C.

1803-406
6616 Chew Ave 19119 22nd wd. 1,070 Sq. Ft. BRT#221254600 Improvements: Residential Real Estate
SPENCER EVANS, ADMINISTRATOR OF THE ESTATE OF EARTIE P. EVANS-COLEMAN, A/K/A EARTIE COLEMAN, A/K/A EARTIE EVANS C.P. October Term, 2014 No. 00612 \$99,441.72 Stern & Eisenberg PC

1803-407
3206 Ancona Rd 19154 66th wd. 2,640 Sq. Ft. BRT#663075500; OPA#663075500 Improvements: Residential Dwelling
KRISTY MCNAMEE A/K/A KRISTY L. MCNAMEE; MARK J MCNAMEE C.P. March Term, 2017 No. 00533 \$185,469.87 Udren Law Offices, P.C.

1803-408
4450 N 12th St 19140 49th wd. 1,372 Sq. Ft. BRT#491456500 Improvements: Residential Real Estate
ALANA BELL C.P. August Term, 2014 No. 02148 \$58,139.47 Stern & Eisenberg PC

1803-409
6635 Haverford Ave 19151 34th wd. 2,090 Sq. Ft. BRT#34-4-0054-00 Improvements:

SHERIFF'S SALE

Residential Dwelling
TAMIKA MCCONNAUGHEY C.P. July Term, 2017 No. 00868 \$111,994.26 Udren Law Offices, P.C.

1803-410
3534 W Crown Ave 19114 66th wd. 3,012 Sq. Ft. OPA#661179100 Improvements: Residential Property
JEFFREY COMBS C.P. October Term, 2016 No. 01299 \$133,703.32 Shapiro & DeNardo, LLC

1803-411
1943 Plymouth St 19138 10th wd. 1,200 Sq. Ft. OPA#101320400 Improvements: Residential Property
SHELLEY DIXON C.P. October Term, 2015 No. 01963 \$66,235.95 Shapiro & DeNardo, LLC

1803-413
4014 M St 19124 33rd wd. 1,125 Sq. Ft. OPA#332456900 Improvements: Residential Property
COLETTE THOMAS C.P. June Term, 2017 No. 02321 \$57,639.65 Shapiro & DeNardo, LLC

1803-414
1224 Pratt St 19124 62nd wd. 1,395 Sq. Ft. BRT#621016100 Improvements: Residential Property
ROGER EVERETT, JR C.P. July Term, 2017 No. 01708 \$125,791.86 Stern & Eisenberg PC

1803-415
1120 E Sharpnack St a/k/a 1120 Sharpnack St 19150-3109 50th wd. 1,110 Sq. Ft. OPA#502323800 Improvements: Residential Property
LINDA C. KOONCE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MARION KOONCE A/K/A MARIAN KOONCE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARION KOONCE A/K/A MARIAN KOONCE, DECEASED C.P. July Term, 2017 No. 02503 \$91,326.66 Phelan Hallinan Diamond & Jones, LLP

1803-417
1805 Emerson St 19152-2303 56th wd. 1,898 Sq. Ft. OPA#562094300 Improvements: Residential Property
MARK A. FREEMAN C.P. July Term, 2017 No. 01044 \$248,442.96 Phelan Hallinan Diamond & Jones, LLP

1803-418
861 E Thompson St 19125-3509 18th wd. 1,296 Sq. Ft. OPA#181400700 Improvements: Residential Property
DOROTHY THARP; DAVID C. THARP C.P. December Term, 2013 No. 03726 \$143,011.05 Phelan Hallinan Diamond & Jones, LLP

1803-419
3252 F St 19134-1833 33rd wd. 960 Sq. Ft. OPA#331285500 Improvements: Residential Property
MATILDE PANTOJA C.P. July Term, 2017 No. 02639 \$50,233.85 Phelan Hallinan Diamond & Jones, LLP

1803-420
10736 Philcrest Rd 19154 66th wd. 1,801 Sq. Ft. OPA#662072272 Improvements: Residential Property
JOHN A. ZANCZUK C.P. July Term, 2017 No. 02501 \$170,915.62 KML Law Group, P.C.

1803-421
1336 Kimberly Dr 19151 34th wd. 1,603 Sq. Ft. OPA#343296900 Improvements: Residential Property
TIGIST GUEBREYES C.P. July Term, 2014 No. 03984 \$135,001.75 KML Law Group, P.C.

1803-422
315 New St Unit 109 19106 5th wd. 892 Sq. Ft. OPA#888056516 Improvements: Residential Property
THOMAS CONLEY C.P. January Term, 2017 No. 04350 \$317,008.91 Phelan Hallinan Diamond & Jones, LLP

1803-423
3599 Nottingham Ln a/k/a 3599 Nottingham Ln Unit F 19114 66th wd. 1,797 Sq. Ft. OPA#661243800 Improvements: Residential Property
THE UNKNOWN HEIRS OF DOLORES J. OLEWNIK, DECEASED, SHARON

SHERIFF'S SALE

OLEWNIK, SOLELY IN HER CAPACITY AS HEIR OF DOLORES J. OLEWNIK, DECEASED, EUGENE OLEWNIK SOLELY IN HIS CAPACITY AS HEIR OF DOLORES J. OLEWNIK, DECEASED, AND RICHARD OLEWNIK SOLELY IN HIS CAPACITY AS HEIR OF DOLORES J. OLEWNIK, DECEASED C.P. July Term, 2016 No. 03137 \$161,993.59 KML Law Group, P.C.

1803-424
4111 N 9th St 19140-2203 43rd wd. 1,044 Sq. Ft. OPA#433387400 Improvements: Residential Property
JUAN C. REY C.P. July Term, 2017 No. 02641 \$43,219.68 Phelan Hallinan Diamond & Jones, LLP

1803-425
12501 Medford Rd 19154-1914 66th wd. 1,360 Sq. Ft. OPA#663256000 Improvements: Residential Property
HAROLD WILLIAM MYER A/K/A HAROLD W. MYER; RAYMOND K. MYER; CYNTHIA LORRAINE VITALI C.P. March Term, 2016 No. 00995 \$159,941.85 Phelan Hallinan Diamond & Jones, LLP

1803-426
6968 Forrest Ave 19138 10th wd. 1,500 Sq. Ft. OPA#102519300 Improvements: Residential Property
ANNETTE HENRY C.P. February Term, 2017 No. 07376 \$77,790.31 KML Law Group, P.C.

1803-427
1702 68th Ave 19126-2606 10th wd. 1,472 Sq. Ft. OPA#101250600 Improvements: Residential Property
GILBERT BRANCHE; KELLE BRANCHE C.P. July Term, 2017 No. 01221 \$134,716.90 Phelan Hallinan Diamond & Jones, LLP

1803-428
1341 Tyson Ave 19111 53rd wd. 5,500 Sq. Ft. OPA#532240400 Improvements: Residential Property
NICHOLAS TRUBISKY C.P. January Term, 2015 No. 02649 \$85,962.74 KML Law Group, P.C.

1803-429
4662 James St 19137 45th wd. 1,051 Sq. Ft. OPA#453409200 Improvements: Residential Property
WILLIAM A GRABER AND DONNA M. GRABER C.P. May Term, 2015 No. 02490 \$55,545.81 KML Law Group, P.C.

1803-430
3826 Lawndale St 19124 33rd wd. 975 Sq. Ft. OPA#332253000 Improvements: Residential Property
TOMASA DIAZ-RUIZ AND MARIA E. OLIVERAS C.P. June Term, 2015 No. 02311 \$94,865.13 KML Law Group, P.C.

1803-431
7329 Ogontz Ave 19138 50th wd. 1,888 Sq. Ft. OPA#501308700 Improvements: Residential Property
ANDREA TABRON AND EARL TABRON C.P. October Term, 2012 No. 00176 \$53,904.13 KML Law Group, P.C.

1803-432
4723 Bleigh Ave 19136 65th wd. 973 Sq. Ft. OPA#651022200 Improvements: Residential Property
GUY ALSTON IV C.P. November Term, 2015 No. 00875 \$114,677.38 KML Law Group, P.C.

1803-433
707 Medary Ave 19126-3718 49th wd. 4,500 Sq. Ft. OPA#492078400 Improvements: Residential Property
WILLIE MAE HALL C.P. March Term, 2016 No. 01665 \$249,194.37 Phelan Hallinan Diamond & Jones, LLP

1803-434
4921 N Carlisle St 19141 13th wd. 1,163 Sq. Ft. OPA#132022800 Improvements: Residential Property
DANA C. GARNER A/K/A DANA GARNER C.P. July Term, 2017 No. 01458 \$33,135.62 KML Law Group, P.C.

1803-435
4410 Greenmount Rd 19154-3709 66th wd. 1,528 Sq. Ft. OPA#662458900 Improvements: Residential Property
ROBERT F. LAING, JR A/K/A ROBERT LAING C.P. September Term, 2015 No. 01184 \$211,729.35 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1803-436
300 W Byberry Rd, Apartment 301 19116-1944 58th wd. 960 Sq. Ft. OPA#888582305 Improvements: Residential Property
PATRICIA E. PAULUS C.P. February Term, 2017 No. 07618 \$115,288.87 Phelan Hallinan Diamond & Jones, LLP

1803-438
2444 W Cumberland St 19132-4120 28th wd. 1,626 Sq. Ft. OPA#281266300 Improvements: Residential Property
R JERVAY ALUKO C.P. March Term, 2015 No. 02507 \$78,189.56 Phelan Hallinan Diamond & Jones, LLP

1803-439
227 N Ruby St 19139-1412 44th wd. 1,140 Sq. Ft. OPA#441197400 Improvements: Residential Property
LORRAINE COLES C.P. June Term, 2017 No. 03457 \$20,213.17 Phelan Hallinan Diamond & Jones, LLP

1803-440
1102 Haworth St a/k/a 1102 Hayworth St 19124-2506 23rd wd. 1,392 Sq. Ft. OPA#234160800 Improvements: Residential Property
ROBIN A. LEWIS A/K/A ROBIN LEWIS C.P. April Term, 2013 No. 00438 \$143,668.85 Phelan Hallinan Diamond & Jones, LLP

1803-441
4520 Loring St 9136-4018 41st wd. 1,080 Sq. Ft. BRT#412172800 Improvements: Residential Dwelling
IGOR MIRGORODSKY, INDIVIDUALLY AND AS POWER OF ATTORNEY FOR IRINA MIRGORODSKY AND IRINA MIRGORODSKY C.P. May Term, 2017 No. 03331 \$105,867.82 Powers, Kirn & Associates, LLC

1803-442
3737-39 President St a/k/a 3737-3739 President St a/k/a 3737 President St 39 19114-1717 66th wd. 9,600 Sq. Ft. BRT#661081800 Improvements: Det W/b Gar 1.5 Sty Mas+o
TARA A. KONYVES AND JEFFERY S. KONYVES C.P. January Term, 2017 No. 04851 \$246,090.44 Milstead & Associates, LLC

1803-443
1444 Creston St 19149-3219 54th wd. 1,257 Sq. Ft. BRT#541007200 Improvements: Row B/gar 2 Sty Masonry
ADEMOLA A. BABALOLA C.P. September Term, 2017 No. 01953 \$155,325.76 Milstead & Associates, LLC

1803-444
6341 Chester Ave 19142 40th wd. 1,004 Sq. Ft. OPA#401222800 Improvements: Residential Property
LEONARD A. MURPHY C.P. July Term, 2017 No. 03033 \$68,423.41 KML Law Group, P.C.

1803-445
6243 Magnolia St 19144 59th wd. 1,488 Sq. Ft. OPA#592250400 Improvements: Residential Property
KENDRA DEAN C.P. October Term, 2016 No. 04373 \$102,532.96 KML Law Group, P.C.

1803-446
6116 Lensen St 19144 59th wd. 1,358 Sq. Ft. OPA#592275900 Improvements: Residential Property
LISA D M SMITH C.P. July Term, 2017 No. 03019 \$115,079.21 KML Law Group, P.C.

1803-447
3647 N 13th St 19140 43rd wd. 1,012 Sq. Ft. OPA#432177000 Improvements: Residential Property
WALTER ANDERSON C.P. July Term, 2017 No. 00957 \$35,113.73 KML Law Group, P.C.

1803-448
849 Anchor St 19124 35th wd. ROW B/GAR 2 STY MASONRY; 956 Sq. Ft. BRT#351281600 Improvements: Residential Dwelling
RAQUEL E. JORDAN F/K/A RAQUEL E. WELLS C.P. May Term, 2017 No. 00686 \$76,629.81 McCabe, Weisberg, & Conway, P.C.

1803-449
6536 N 11th St 19126 49th wd. 4,390 Sq. Ft. OPA#493083600 Improvements: Residential Property
ANGIE S. SMITH-FRAZER A/K/A ANGIE

SHERIFF'S SALE

S. SMITH FRAZER C.P. July Term, 2016 No. 03266 \$439,518.31 Phelan Hallinan Diamond & Jones, LLP

1803-450
11929 Millbrook Rd 19154-3701 66th wd. 1,296 Sq. Ft. OPA#662237700 Improvements: Residential Property
THOMAS M. CORCORAN, JR C.P. April Term, 2017 No. 03987 \$168,429.54 Phelan Hallinan Diamond & Jones, LLP

1803-451
241 S 6th St Apt 211 a/k/a 241 S 6th St, Apt 211A a/k/a 241 S 6th St, Unit 211A 19106-3728 5th wd. 777 Sq. Ft. OPA#888051135 Improvements: Residential Property
WILLIAM LANGHEIM C.P. March Term, 2014 No. 01474 \$226,664.02 Phelan Hallinan Diamond & Jones, LLP

1803-452
8020-26 Lowber St 19150 50th wd. 13,687 Sq. Ft. (land area); 2,880 Sq. Ft. (improvement area) BRT#502050800 Subject to Mortgage Improvements: Det W/d Gar 2.5 Sty Stone
WILLIAM B. SAUNDERS, JR C.P. July Term, 2015 No. 02151 \$227,128.72 Keri P. Ebeck, Esquire

1803-453
116 N Millick St 19139 34th wd. 1,016 Sq. Ft. OPA#341121700 Improvements: Residential Property
STEPAN KUNITSKI AND YAROSLAVA KUNITSKI C.P. September Term, 2016 No. 01539 \$78,114.32 KML Law Group, P.C.

1803-454
1448 McKinley St 19149 54th wd. 1,524 Sq. Ft. OPA#541070500 Improvements: Residential Property
CLEVAN A. MURRAY C.P. January Term, 2016 No. 02123 \$179,603.40 KML Law Group, P.C.

1803-455
245 W Albanus St 19120 42nd wd. 910 Sq. Ft. OPA#422144700 Improvements: Residential Property
JEAN OSNER DUPIN C.P. July Term, 2017 No. 03181 \$31,646.34 KML Law Group, P.C.

1803-456
1834 W Eleanor St 19141 17th wd. 1,121 Sq. Ft. (land area); 1,150 Sq. Ft. (improvement area) BRT#171011900 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry
BARBARA A. RILEY C.P. July Term, 2017 No. 03502 \$65,411.66 Kevin J. Cummings, Esquire

1803-458
2639 S 64th St 19142 40th wd. 1,101 Sq. Ft. BRT#402135000; OPA#402135000 Improvements: Residential Dwelling
JOSEPH J. KING, III, KNOWN HEIR OF JOSEPH KING ALSO KNOWN AS JOSEPH J. KING, JR., ALSO KNOWN AS JOSEPH JAMES KING, JR.; SEAN P KING, KNOWN HEIR OF JOSEPH KING ALSO KNOWN AS JOSEPH J. KING, JR., ALSO KNOWN AS JOSEPH JAMES KING, JR.; SHERRI PERKINS ALSO KNOWN AS SHERRI A KING ALSO KNOWN AS SHERRI ANN KING, INDIVIDUALLY AND AS A KNOWN HEIR OF JOSEPH KING ALSO KNOWN AS JOSEPH J. KING, JR., ALSO KNOWN AS JOSEPH JAMES KING, JR.; SUZANNE C. KING, KNOWN HEIR OF JOSEPH KING ALSO KNOWN AS JOSEPH J. KING, JR., ALSO KNOWN AS JOSEPH JAMES KING, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH KING ALSO KNOWN AS JOSEPH J. KING, JR., ALSO KNOWN AS JOSEPH JAMES KING, JR. C.P. December Term, 2015 No. 01565 \$60,145.26 Udren Law Offices, P.C.

1803-459
1233 Pratt St 19124 62nd wd. 1,777 Sq. Ft. OPA#621020700 Improvements: Residential Property
LAWRENCE CLARK MENSCH JR C.P. July Term, 2017 No. 01455 \$36,715.65 KML Law Group, P.C.

1803-460
619 E Chelten Ave 19144-1204 59th wd. 3,526 Sq. Ft. BRT#591008000 Improvements: S/d Conv Apt 3 Sty Mason
MICHAEL WILLIAMS C.P. June Term,

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>2017 No. 02227 \$177,989.02 Milstead & Associates, LLC</p> <p>1803-461 4419 Richmond St 19137 45th wd. 1,156 Sq. Ft. OPA#453318400 Improvements: Residential Property JAMIE M. HAAS A/K/A JAMIE M. HAAS C.P. April Term, 2017 No. 00597 \$102,379.80 KML Law Group, P.C.</p> <p>1803-462 163 E 64th Ave 19120 61st wd. 1,936 Sq. Ft. BRT#611338400 Improvements: Residential Dwelling BARBARA J. TERRY C.P. October Term, 2016 No. 04348 \$113,615.71 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p> <p>1803-463 1527 Swain St 19130 15th wd. 952 Sq. Ft. BRT#152183900 Improvements: Residential Dwelling OMAR JEFFERSON AND KIMBERLY N. MCGLONN-LUCAS C.P. July Term, 2014 No. 00860 \$342,623.90 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p> <p>1803-464 1138 E Sharpnack St 19150-3109 50th wd. 1,635 Sq. Ft. BRT#502324700 Improvements: Row B/gar 2 Sty Masonry JOSHUA M. BRANDT C.P. April Term, 2017 No. 00534 \$127,587.18 Milstead & Associates, LLC</p> <p>1803-465 5946 Windsor Ave a/k/a 5946 Windsor St 19143-5222 3rd wd. 1,130 Sq. Ft. BRT#034099500 Improvements: Row B/gar 2 Sty Masonry SHAKIRAH TORRANCE A/K/A SHAKIRAH A. TORRANCE C.P. September Term, 2016 No. 00080 \$107,409.24 Milstead & Associates, LLC</p> <p>1803-466 2626 N Hutchinson St. 19133-1901 50th wd. 993 Sq. Ft. (land area); 1,160 Sq. Ft. (improvement area) BRT#371152600 Subject to Mortgage Improvements: Row 2 Sty Masonry ROY COVINGTON C.P. April Term, 2017 No. 00732 \$45,060.72 Kevin J. Cummings, Esquire</p> <p>1803-467 3523 Sheffield Ave f/k/a 3523 Sheffield St 19136 56th wd. 1,600 Sq. Ft. BRT#64-2-227600; OPA#642227600 Improvements: Residential Dwelling JEANETTE CONRAN; HOWARD HOFNER C.P. July Term, 2017 No. 03928 \$100,608.63 Udren Law Offices, P.C.</p> <p>1803-468 229 N 52nd St 19139 44th wd. 1,700 Sq. Ft. (land area); 1,816 Sq. Ft. (improvement area) BRT#441129500 Subject to Mortgage Improvements: Semi/det 2 Sty Masonry HERBERT E. BRACY C.P. July Term, 2017 No. 01225 \$74,038.13 Kevin J. Cummings, Esquire</p> <p>1803-469 5418 Pentridge St 19143 51st wd. 1,140 Sq. Ft. OPA#513231800 Improvements: Residential Property JOAN GREENE C.P. May Term, 2017 No. 02581 \$35,352.12 Shapiro & DeNardo, LLC</p> <p>1803-470 3713 N Percy St 19140 43rd wd. 816 Sq. Ft. (land area); 960 Sq. Ft. (improvement area) BRT#432332700 Subject to Mortgage Improvements: Row 2 Sty Masonry JOHN HARRIS C.P. June Term, 2017 No. 03083 \$30,526.17 Kevin J. Cummings, Esquire</p> <p>1803-471 209 W Chestnut Hill Ave 19118 9th wd. Approximately 278,784 sq. ft. of land (approximately 16,581 sq. ft. of improvement area) OPA#092227010; BRT#09-2-2270-00; BRT#88-6-0855-00; BRT#77-5-1110-00 Subject to Mortgage Improvements: Commercial Building GREYLOCK HOLDINGS, LLC C.P. September Term, 2015 No. 00796 \$1,152,554.84 plus interest at the rate of \$198.31 per diem from and after August 31, 2015, and costs Michael J. Barrie, Esquire; Jennifer R. Hoover, Esquire; Benesch, Friedlander, Coplan, & Aronoff LLP</p>	<p>1803-473 4746 C St 19120 42nd wd. 1,200 Sq. Ft. OPA#421355900 Improvements: Residential Property SAFRAZ MOHAMAD C.P. February Term, 2017 No. 02901 \$19,767.99 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1803-474 2635 Sperry St 19152 57th wd. 3,956 Sq. Ft. OPA#571123400 Subject to Mortgage Improvements: Residential Property JAMES H. HUNSBERGER, SR., A/K/A JAMES H. HUNSBERGER; DONNA L. HUNSBERGER C.P. February Term, 2017 No. 05428 \$103,180.58 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1803-475 5427 Sansom St 19139 60th wd. 2,016 Sq. Ft. OPA#603018800 Improvements: Residential Property VALERIE GIBBS-CUMMINGS; BASIL GIBBS C.P. April Term, 2014 No. 03474 \$91,822.42 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1803-476 3853 N Franklin St 19140 43rd wd. 945 Sq. Ft. OPA#432292000 Improvements: Residential Property DENNIS BROOKS C.P. April Term, 2017 No. 00533 \$65,809.90 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1803-477 204 Lockart Ln 19116 58th wd. 2,807 Sq. Ft. OPA#582137500 Subject to Mortgage Improvements: Residential Property JOHN B. PRIADKA C.P. December Term, 2014 No. 00167 \$244,604.86 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1803-478 4038 M St 19124 33rd wd. 1,125 Sq. Ft. OPA#332458100 Improvements: Residential Property JASELLY CINTRON-GARCIA C.P. October Term, 2016 No. 03789 \$109,207.62 Shapiro & DeNardo, LLC</p> <p>1803-479 5531 Westford Rd 19120 42nd wd. 1,080 Sq. Ft. OPA#421415200 Improvements: Residential Property JAMES PEAKS A/K/A JAMES E. PEAKS, INDIVIDUALLY AND AS ADMINISTRATOR TO THE ESTATE OF SANDRA PARIS C.P. May Term, 2017 No. 01197 \$69,614.85 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1803-480 8066 Erdrick St 19136 65th wd. 2,643 Sq. Ft. OPA#652206700 Subject to Mortgage Improvements: Residential Building DANNY ALONSO C.P. August Term, 2011 No. 00987 \$30,704.11 Drew Salaman, Esquire</p> <p>1803-481 1213 Greeby St 19111 53rd wd. 1,091 Sq. Ft. OPA#531145800 Improvements: Residential Property KAM TAI LAU A/K/A KAMTAI CHEUNG LAU A/K/A KAM L. TAI A/K/A KAMTAI LAU; WAI MAN LAU C.P. August Term, 2017 No. 02437 \$163,596.26 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1803-482 532 E Brinton St 19144 59th wd. 2,951 Sq. Ft. OPA#592171000 Improvements: Residential Property MONIQUE S. BENNETT, A/K/A MONIQUE BENNETT; CARLTON J. BENNETT A/K/A CARLTON BENNETT C.P. April Term, 2017 No. 02521 \$40,927.47 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1803-483 2647 N Stanley St 19132 28th wd. 700 Sq. Ft. BRT#28113300 Subject to Mortgage Improvements: Residential Dwelling EUGENE ROBINSON, KNOWN HEIR OF LUCY ROBINSON WERTS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LUCY ROBINSON WERTS C.P. August Term, 2017 No. 00907 \$42,027.85 Udren Law Offices, P.C.</p> <p>1803-484 5753 Osage Ave 19143 60th wd. 981 Sq. Ft. OPA#604111700 Improvements: Residen-</p>	<p>tial Property CRYSTAL WHITE C.P. January Term, 2012 No. 00707 \$65,441.93 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1803-486 2139 Church Ln a/k/a 2139 E. Church Ln 19138-2929 17th wd. 1,062 Sq. Ft. BRT#171250800 Improvements: Row 2 Sty Masonry CAROLYN L. SUDLER, KNOWN HEIR OF PHILIP SUDLER A/K/A PHILIP G. SUDLER, DECEASED C.P. May Term, 2017 No. 02413 \$64,783.66 Milstead & Associates, LLC</p> <p>1803-487 403 Delphine St 19120 42nd wd. 1,044 Sq. Ft. OPA#422270100 Subject to Mortgage Improvements: Residential BARBARA MATHER C.P. March Term, 2011 No. 02693 \$54,726.03 Drew Salaman, Esquire</p> <p>1803-489 5345 Irving St 19139 46th wd. On North Side of Irving St 81 ft 0 in; East of 54th St Front: 16 ft 0 in Depth: 80 ft 0 in OPA#603053800 Subject to Mortgage Improvements: Residential Dwelling UNKNOWN HEIRS OF OLLIE MCCOLLEY, DECEASED AND RUDOLPH MCCOLLEY, JR., SOLELY IN HIS CAPACITY AS HEIR OF OLLIE MCCOLLEY, DECEASED C.P. February Term, 2014 No. 02028 \$97,556.74 plus legal interest in the amount of \$15,045.52 for a subtotal of \$112,602.26 Ron L. Woodman, Esquire</p> <p>1803-490 5127 Ranstead St 19139 60th wd. 915 Sq. Ft. OPA#602017900 Improvements: Residential Property GABRIEL S. TAYLOR C.P. July Term, 2017 No. 04025 \$9,904.99 KML Law Group, P.C.</p> <p>1803-491 2738 Plum St 19137 45th wd. 996 Sq. Ft. OPA#453077900 Improvements: Residential Property SHAWN GERBE C.P. July Term, 2017 No. 00006 \$120,262.25 Shapiro & DeNardo, LLC</p> <p>1803-493 598 Alcott St 19120 35th wd. 1,296 Sq. Ft. BRT#352058200; OPA#352058200 Improvements: Residential Dwelling MELROSE ROBINSON C.P. September Term, 2017 No. 02195 \$81,341.13 Udren Law Offices, P.C.</p> <p>1803-494 2627 Pratt St assessed as 2625-27 Pratt St 19137 45th wd. 2,366 Sq. Ft. OPA#45-3-144500 Improvements: Residential Property LAURA JEAN RIGHTER A/K/A LAURAJEAN RIGHTER AND MAURICE M. RIGHTER C.P. July Term, 2017 No. 03899 \$117,790.73 Shapiro & DeNardo, LLC</p> <p>1803-495 6724 N 17th St 19126 10th wd. 1,490 Sq. Ft. OPA#101052400 Improvements: Residential Property KELLEN D. REDMOND A/K/A KELLEN REDMOND C.P. May Term, 2017 No. 04065 \$155,669.99 Shapiro & DeNardo, LLC</p> <p>1803-496 909 Ritner St 19148 39th wd. 950 Sq. Ft. OPA#393346000 Subject to Mortgage Improvements: Residential Property ABRAHAM CARLINSKI A/K/A ABRAHAM P. CARLINSKI C.P. May Term, 2017 No. 00943 \$54,508.78 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1803-497 1650 Harrison St 19124 AUTO REPAIR SHOP MASONRY BRT#882002860 Improvements: Erected Thereon JOSEPH G. JENSEN, DECEASED C.P. May Term, 2016 No. 02877 \$55,484.76 Robert W. Williams, Esquire</p> <p>1803-498 299 G Shawmont Ave assessed as, Unit 3C7 19128 21st wd. 1,364 Sq. Ft. OPA#888210579 Improvements: Residential Property DARA T. BRICKHOUSE, ABDWUL DAWSON AND GREEN TREE RUN COMMUNITY TWO ASSOCIATION C.P. November Term, 2016 No. 02850 \$167,578.23 Shapiro & DeNardo, LLC</p>	<p>1803-499 3512 Sussex Ln 19114-1814 66th wd. 2,469 Sq. Ft. BRT#661203700 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA A. KERNER A/K/A PATRICIA ANN KERNER, DECEASED C.P. October Term, 2017 No. 02332 \$121,631.96 Law Office of Gregory Javardian, LLC</p> <p>1803-500 3219 Rawle St 19149-2620 55th wd. 1,706 Sq. Ft. BRT#551185000 Improvements: Residential Dwelling LUIS A. CASERES AND ASHLEY GALINDA A/K/A ASHLEY GALINDO C.P. August Term, 2015 No. 01420 \$139,420.02 Law Office of Gregory Javardian, LLC</p> <p>1803-501 32 W Penn St 19144 12th wd. 6,500 Sq. Ft. OPA#124011600 Improvements: Residential Property STEPHANIE WILLIAMS (MORTGAGOR), ANTHONY HINTON (REAL OWNER) AND PAULINE HINTON (REAL OWNER) C.P. February Term, 2010 No. 02778 \$123,811.91 Shapiro & DeNardo, LLC</p> <p>1803-502 1511 Clearview St 19141-2303 17th wd. 912 Sq. Ft. OPA#171110200 Improvements: Residential Property GABRIEL SAINT FORT C.P. July Term, 2017 No. 00387 \$39,250.61 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-503 733 S 59th St 19143-2436 3rd wd. 1,365 Sq. Ft. OPA#033188800 Improvements: Residential Property EDGETINE B. POULSON A/K/A EDGETINE POULSON C.P. May Term, 2017 No. 02206 \$94,746.75 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-504 7431 Rugby St 19138-1218 10th wd. 1,224 Sq. Ft. OPA#102469300 Improvements: Residential Property THOMAS PRATT C.P. August Term, 2017 No. 00391 \$107,554.26 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-505 6005 Woodstock St a/k/a 6005 N Woodstock St 19138-2436 17th wd. 960 Sq. Ft. OPA#17-2-3928-00 Improvements: Residential Property LARRY C. RAYE C.P. July Term, 2017 No. 02642 \$41,890.75 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-506 9246 Wissinoming St 19114-4224 65th wd. 1,700 Sq. Ft. OPA#652418220 Improvements: Residential Property BARBARA ANN GOLDING C.P. August Term, 2017 No. 00757 \$246,586.23 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-508 2931 Walnut Hill St 19152 57th wd. 1,095 Sq. Ft. OPA#571080500 Improvements: Residential Property MICHAEL CASTALDI A/K/A MICHAEL M. CASTALDI C.P. June Term, 2016 No. 02673 \$77,487.45 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-509 1116 W Somerset St 19133-1219 37th wd. 854 Sq. Ft. OPA#372332800 Improvements: Residential Property TIMOTHY GLENN A/K/A TIMOTHY L. GLENN C.P. August Term, 2017 No. 01332 \$38,297.77 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-510 1832 Church Ln 19141-1320 17th wd. 1,673 Sq. Ft. OPA#171235500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN BLANKS, SR A/K/A JOHN A. BLANKS A/K/A JOHN ANDREW BLANKS, SR., DECEASED C.P. July Term, 2017 No. 02825 \$77,072.00 Phelan Hallinan Diamond & Jones, LLP</p> <p>1803-511 233 E Mount Pleasant Ave 19119 22nd wd. Land: 2,242 Sq. Ft.; Improvement: 2,288 Sq. Ft.; Total: 4,530 Sq. Ft. OPA#222147600 Improvements: Residential Property</p>	<p>DEBRA BRYANT, SOLELY AS HEIR TO THE ESTATE OF MERRIEL L. WALLACE, DECEASED AND UNKNOWN HEIRS OF THE ESTATE OF MERRIEL LEE WALLACE, DECEASED C.P. August Term, 2017 No. 00156 \$285,494.62 Richard M. Squire & Associates, LLC</p> <p>1803-512 5230 N Broad St 19141 17th wd. 4,625 Sq. Ft. OPA#871400465 Subject to Mortgage Improvements: RARE ROSE ENTERPRISES, LLC C.P. February Term, 2017 No. 02691 \$245,963.26 Ryan M. Paddick, Esquire</p> <p>1803-513 6437 Emlen St 19119 8th wd. DET 2.5 STY STONE; 4,566 Sq. Ft. BRT#223218000 Improvements: Residential Dwelling SIMONE PRUSSIEN AND JOSEPH PRUSSIEN C.P. October Term, 2015 No. 03670 \$322,702.63 McCabe, Weisberg, & Conway, P.C.</p> <p>1803-514 1240 Englewood St 19111 53rd wd. DET W/D GAR 2 STY MASONRY; 1,726 Sq. Ft. BRT#532351200 Subject to Mortgage Improvements: Residential Dwelling ANGEL J. LAYCHOCK C.P. November Term, 2013 No. 02212 \$32,964.75 McCabe, Weisberg, & Conway, P.C.</p> <p>1803-515 4913 Chancellor St 19139 60th wd. SEMI/DET 3 STY MASONRY; 2,010 Sq. Ft. BRT#601051900 Improvements: Residential Dwelling GORDON JONES C.P. August Term, 2016 No. 01989 \$200,417.53 McCabe, Weisberg, & Conway, P.C.</p> <p>1803-516 2873 Walnut Hill St 19152 57th wd. 2,569 Sq. Ft. BRT#57-1-0830-00; OPA#571083000 Improvements: Residential Dwelling MARIE M. O'GORMAN, KNOWN HEIR OF ROBERT G. O'GORMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT G. O'GORMAN; WILLIAM O'GORMAN, KNOWN HEIR OF ROBERT G. O'GORMAN C.P. September Term, 2017 No. 03558 \$171,987.14 Udren Law Offices, P.C.</p> <p>1803-517 5946 Christian St 19143 3rd wd. 1,695 Sq. Ft. BRT#033065100 Improvements: Residential Dwelling ROSILAND WEST C.P. June Term, 2015 No. 01431 \$107,177.24 Udren Law Offices, P.C.</p> <p>1803-519 5734 N 17th St 19141 17th wd. ROW B/GAR 2 STY MASONRY; 1,576 Sq. Ft. BRT#172205700 Improvements: Residential Dwelling SUSAN M. DIXON, KNOWN SURVIVING HEIR OF JOHN MINNICK, TREVIA D. MINNICK, KNOWN SURVIVING HEIR OF JOHN MINNICK, JONOWYN M. MURRAY, KNOWN SURVIVING HEIR OF JOHN MINNICK AND UNKNOWN SURVIVING HEIRS OF JOHN MINNICK C.P. July Term, 2016 No. 00785 \$111,953.27 McCabe, Weisberg, & Conway, P.C.</p> <p>1803-520 2556 E Ann St 19134 25th wd. 1,699 Sq. Ft. BRT#25-1063000; OPA#251063000 Improvements: Residential Dwelling THOMAS CONVERY A/K/A THOMAS J. CONVERY A/K/A THOMAS J. CONVERY, III; TRACY L. CONVERY C.P. February Term, 2013 No. 02104 \$160,456.23 Udren Law Offices, P.C.</p> <p>1803-521 2335 Wheatsheaf Ln 19137 45th wd. 78,668 Sq. Ft. OPA#884195003 Improvements: Ind Warehouse Masonry BINH H. TRUONG C.P. February Term, 2016 No. 001704 \$678,157.93 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire</p> <p>1803-522 1384 Dyre St 19124 62nd wd. ROW B/GAR 2 STY MASONRY; 1,126 Sq. Ft. BRT#621004000 Improvements: Residential Dwelling AMRITPAL SINGH SANDHER C.P. February Term, 2012 No. 00417 \$84,159.11 McCabe, Weisberg, & Conway, P.C.</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>1803-523 1254 Elbridge St 19111-5509 53rd wd. 1,116 Sq. Ft. BRT#531090900 Improvements: Residential Dwelling JOSEPH P. LOWRY, JR C.P. July Term, 2017 No. 03203 \$31,546.40 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.</p>	<p>No. 07614 \$103,080.77 Emmanuel J. Argentieri, Esquire</p>	<p>S. MASSEY C.P. June Term, 2017 No. 00673 \$85,700.25 Law Office of Gregory Javardian, LLC</p>	<p>FLINT, KNOWN HEIR DEBORAH FLINT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBORAH FLINT C.P. December Term, 2015 No. 01567 \$99,520.66 Udren Law Offices, P.C.</p>	<p>Sq. Ft. BRT#342326900 Improvements: Improvements: Row 2 Sty Masonry TERRANCE HURT, KNOWN HEIR TO MARY MILLER A/K/A MARY E MILLER, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM MARY MILLER A/K/A MARY E MILLER, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2015 No. 02615 \$39,314.00 Milstead & Associates, LLC</p>
<p>1803-524 3935 Ogden St 19104 24th wd. 960 Sq. Ft. OPA#243145700 Improvements: Residential Property ALPHA OMEGA FAMILY HOUSE AND JOHN MORRIS C.P. June Term, 2016 No. 033552 \$7,877.50 Kenny, Burns & McGill</p>	<p>1803-528 1020 Johnston St 19148 39th wd. 1,325 Sq. Ft. BRT#395047300 Improvements: Residential Real Estate CARLYLE A. SANZONE AND EILEEN N. SANZONE A/K/A EILEEN SANZONE C.P. September Term, 2016 No. 03297 \$240,089.74 Stern & Eisenberg PC</p>	<p>1803-531A 3321 G St 19134 33rd wd. 1,440 Sq. Ft. BRT#331331700 Subject to Mortgage Improvements: GREET TREE ASSET MANAGEMENT, LLC C.P. July Term, 2017 No. 00091 \$183,058.50 Ryan N. Boland; Ofit Kurman, P.A.</p>	<p>1803-533 1422 N 11th St 19122-3411 20th wd. 1,620 Sq. Ft. BRT#202207700 Improvements: Improvements: Row 2 Sty Masonry NAJEEB SHEIKH C.P. October Term, 2017 No. 00823 \$71,893.45 Milstead & Associates, LLC</p>	<p>1803-539 5934 Weymouth St 19120-1123 35th wd. 1,163 Sq. Ft. BRT#352225900 Improvements: Improvements: Row B/gar 2 Sty Masonry KELLEY JOHNSON AKA KELLY JOHNSON AND CRYSTAL HASKINS C.P. June Term, 2017 No. 00688 \$118,235.87 Milstead & Associates, LLC</p>
<p>1803-525 2334 N. Fawn St 19133 37th wd. 658 Sq. Ft. OPA#371244900 Subject to Mortgage Improvements: Residential Dwelling JAMES HOLMES A/K/A JAMES W. HOLMES C.P. August Term, 2016 No. 00800 \$46,631.10 Michael Boland, Esq.</p>	<p>1803-529A 634 Christian St 19147-2925 2nd wd. 4,820 Sq. Ft. BRT#871600070 Improvements: Mixed-use Property BANCA CALABRESE, LLC C.P. December Term, 2017 No. 03333 \$3,505,879.62 plus interest in the amount of \$642.34 from July 14, 2015 Michael V. Phillips, Esquire</p>	<p>1803-531B 247 E Lima St 19120 42nd wd. 1,132 Sq. Ft. BRT#421212400 Subject to Mortgage Improvements: GREET TREE ASSET MANAGEMENT, LLC C.P. July Term, 2017 No. 00091 \$183,058.50 Ryan N. Boland; Ofit Kurman, P.A.</p>	<p>1803-534 3613 Nanton Pl 19154-3024 66th wd. 1,800 Sq. Ft. BRT#663452700 Improvements: Improvements: Row B/gar 2 Sty Masonry COLLEEN D. ZUCCARELLI AKA COLLEEN ZUCCARELLI C.P. November Term, 2016 No. 02469 \$55,113.80 Milstead & Associates, LLC</p>	<p>1803-535 2308 W Cumberland St 19132-4118 16th wd. 1,671 Sq. Ft. BRT#162285200 Improvements: Improvements: Row 2 Sty Masonry RANDALL T DRAIN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANET D GRISWOLD C.P. October Term, 2015 No. 01966 \$41,145.03 Milstead & Associates, LLC</p>
<p>1803-526A 3039 N. 26th St 19132 38th wd. 907 Sq. Ft. OPA#381145100 Subject to Mortgage Improvements: LEROY WEST C.P. February Term, 2017 No. 007749 \$251,515.05 Ryan M. Pad-dick, Esquire</p>	<p>1803-529B 638 Christian St 19147-2925 2nd wd. 4,050 Sq. Ft. BRT#871036550 Improvements: Mixed-use Property JOSEPH TAYLOR GATTA (50% UNDIVIDED TENANT-IN-COMMON INTEREST) C.P. December Term, 2017 No. 03333 \$3,505,879.62 plus interest in the amount of \$642.34 from July 14, 2015 Michael V. Phillips, Esquire</p>	<p>1803-532A 2800 Bridge St n/k/a 2800-2802 Bridge St 19124/19137 45th wd. 1,722 Sq. Ft. BRT#453155000 Improvements: Residential Dwelling ALEXANDRA FLINT, KNOWN HEIR OF DEBORAH FLINT; BRIAN MICHAEL FISHMAN, ADMINISTRATOR OF THE ESTATE OF DEBORAH FLINT; THE ESTATE OF DEBORAH FLINT; LANCE FLINT A/K/A LANCE W. FLINT, JR., KNOWN HEIR OF DEBORAH FLINT; MELANIE FLINT, KNOWN HEIR DEBORAH FLINT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBORAH FLINT C.P. December Term, 2015 No. 01567 \$99,520.66 Udren Law Offices, P.C.</p>	<p>1803-535 2530 W Girard Ave 19130-1314 29th wd. 1,005 Sq. Ft. BRT#291016500 Improvements: Improvements: Row 3 Sty Masonry DAVID L BROOKS C.P. October Term, 2016 No. 01638 \$57,731.94 Milstead & Associates, LLC</p>	<p>1803-541 117 W Courtland St 19140-1604 42nd wd. 1,800 Sq. Ft. BRT#422040000 Improvements: Improvements: Row 2 Sty Masonry JOANNE MCCUTCHEN C.P. November Term, 2016 No. 01404 \$48,142.90 Milstead & Associates, LLC</p>
<p>1803-526B 3446 N. 16th St 19140 38th wd. 1,900 Sq. Ft. OPA#11-2-2063-00 Subject to Mortgage Improvements: LEROY WEST C.P. February Term, 2017 No. 007749 \$251,515.05 Ryan M. Pad-dick, Esquire</p>	<p>1803-529C 630-632 Christian St 19147-2925 2nd wd. 2,635 Sq. Ft. BRT#884960203 Improvements: Industrial Warehouse LAWRENCE A. GATTA C.P. December Term, 2017 No. 03333 \$3,505,879.62 plus interest in the amount of \$642.34 from July 14, 2015 Michael V. Phillips, Esquire</p>	<p>1803-532B 2802 Bridge St n/k/a 2800-2802 Bridge St 19124/19137 45th wd. 1,722 Sq. Ft. BRT#453155100 Improvements: Residential Dwelling ALEXANDRA FLINT, KNOWN HEIR OF DEBORAH FLINT; BRIAN MICHAEL FISHMAN, ADMINISTRATOR OF THE ESTATE OF DEBORAH FLINT; THE ESTATE OF DEBORAH FLINT; LANCE FLINT A/K/A LANCE W. FLINT, JR., KNOWN HEIR OF DEBORAH FLINT; MELANIE</p>	<p>1803-536 2220 N Melvin St 19131-2208 52nd wd. 1,298 Sq. Ft. BRT#522252700 Improvements: Improvements: Row B/gar 2 Sty Masonry KEITH M WOODSON AKA KEITH WOODSON AND LAKEISHA S ADKINS C.P. October Term, 2014 No. 00433 \$161,760.15 Milstead & Associates, LLC</p>	<p>1803-542 229 Chestnut St Unit 2 19106 5th wd. Res Condo 5+ Sty Masonry; 737 Sq. Ft. BRT#888049192 Improvements: Residential Dwelling KATIE MCGOWAN C.P. May Term, 2017 No. 02601 \$238,137.43 McCabe, Weisberg, & Conway, LLC</p>
<p>1803-527A 5955 Horrocks St 19149 62nd wd. BRT#621355700 Improvements: JOSEPH J. KILIAN AND BARBARA KILIAN C.P. February Term, 2017 No. 07614 \$103,080.77 Emmanuel J. Argentieri, Esquire</p>	<p>1803-530A 2629 E Somerset St 19134-4744 25th wd. 1,440 Sq. Ft. BRT#251018800 Improvements: Vacant Land JEFFREY D. MASSEY AND SANDRA S. MASSEY C.P. June Term, 2017 No. 00673 \$85,700.25 Law Office of Gregory Javardian, LLC</p>	<p>1803-532B 2802 Bridge St n/k/a 2800-2802 Bridge St 19124/19137 45th wd. 1,722 Sq. Ft. BRT#453155100 Improvements: Residential Dwelling ALEXANDRA FLINT, KNOWN HEIR OF DEBORAH FLINT; BRIAN MICHAEL FISHMAN, ADMINISTRATOR OF THE ESTATE OF DEBORAH FLINT; THE ESTATE OF DEBORAH FLINT; LANCE FLINT A/K/A LANCE W. FLINT, JR., KNOWN HEIR OF DEBORAH FLINT; MELANIE</p>	<p>1803-537 5106 Delancey St 19143-1504 16th wd. 912 Sq. Ft. BRT#602118800 Improvements: Improvements: Row 2 Sty Masonry KENNETH L MANLEY AND MELISSA MANLEY C.P. July Term, 2017 No. 01444 \$75,518.10 Milstead & Associates, LLC</p>	
<p>1803-527B 5955R Horrocks St 19149 62nd wd. BRT#621385000 Improvements: JOSEPH J. KILIAN AND BARBARA KILIAN C.P. February Term, 2017</p>	<p>1803-530B 2810 E Thompson St 19134-4706 25th wd. 690 Sq. Ft. BRT#251252500 Subject to Mortgage Improvements: Residential Dwelling JEFFREY D. MASSEY AND SANDRA</p>		<p>1803-538 1406 N Hirst St 19151-3809 34th wd. 810</p>	

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