Sheriff's Sale Notices for April 3, 2018

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

THIRD PUBLICATION

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

> FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EDT) 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.

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

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

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

SHERIFF'S SALE

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

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

NOTICE OF SCHEDULE

OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on April 3, 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., Ornhans' Court: O.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, **APRIL 3, 2018**

1804-301

2865 Gillingham St 19137-1916 45th wd. 1,350 Sq. Ft. BRT#453055400 Improvements: Residential Dwelling BRYANA HOUCK AND HOWARD MC-

CUNE, III A/K/A HOWARD A. MCCUNE, C.P. September Term, 2016 No. 00633 \$133,359.91 Powers, Kirn & Associates,

1804-302

6926 Rodney St 19138-1921 10th wd. 966 Sq. Ft. OPA#102394900 Improvements: Residential Property

NICOLE FRANKLIN 2016 No. 02997 \$87,567.24 Phelan Hallinan Diamond & Jones, LLP

1804-303

558 McKinley St 19111-5756 35th wd. 1,164 Sq. Ft. OPA#353010600 Improvements: Residential Property

GLADYS MARIE VALLE C.P. February Term, 2015 No. 01543 \$90,764.59 Phelan Hallinan Diamond & Jones, LLP

1804-304

445 S 62nd St 19143-1044 3rd wd. 1,170 Sq. Ft. OPA#032240700 Improvements: Residential Property

JAMEELA CHAMBERLAIN cember Term, 2016 No. 01302 \$64,023.38 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1804-305 **1416 Friendship St 19111-4208** 53rd OPA#532300100 wd. 1,600 Sq. Ft. Improvements: Residential Property

ANNE EDOUARD A/K/A ANN EDOUARD; DIMITRI JOSEPH; GINA JOSEPH March Term, 2014 No. 01713 \$217,870.81 Phelan Hallinan Diamond & Jones, LLP

1804-306

1732 Megargee St 19152-1804 56th wd. 1,304 Sq. Ft. OPA#562220800 Improvements: Residential Property BEVERLY FOX; HERMAN FOX; NADINE

BREEZE C.P. January Term, 2012 No. \$161,190.78 01183 Phelan Hallinan Diamond & Jones, LLP

1804-308

5323 Catharine St 19143-2605 46th wd. 2,352 Sq. Ft. OPA#462097800 Improvements: Residential Property

DANTE R. BRACAMONTE A/K/A DANTE BRACAMONTE C.P. September Term, 2015 No. 01015 \$67,003.03

1804-310

6133 Spruce St 19139-3741 3rd wd. 1,480 Sq. Ft. OPA#031121400 Improvements: Residential Property HELEN DIXON-THORNE, IN HER CA-

PACITY AS HEIR OF ROSIE T. DIXON. DECEASED; THOMAS DIXON, IN HIS CAPACITY AS HEIR OF ROSIE T. DIXON, DECEASED; UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS, AND ALL PERSONS. FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROSIE T. DIXON, DECEASED C.P. March Term, 2015 No. 03225 \$77,458.42 Phelan Hallinan Diamond & Jones, LLP

1804-311

1524 Stevens St 19149 54th wd. 1,126 Sq. Ft. OPA#541044900 Improvements: Residential Property

C.P. August Term, 2017 KAZI HAŜHEM No. 03373 \$78,975.16 Phelan Hallinan Diamond & Jones, LLP

1804-312

3211 Aramingo Ave 19134 45th wd. 1,073 Sq. Ft. OPA#451392300 Improvements: Residential Property ARMINDA L. PAZ C.P. June Term, 2016

No. 00302 \$137,573.21 KML Law Group,

1804-313

3120 Tulip St 19134 25th wd. 1,096 Sq. Ft. OPA#252375100 Improvements: Residential Property

JACQUELINE LACROSS C.P. August Term, 2016 No. 04444 \$102,862.87 KML Law Group, P.C.

1804-314

7537 Woolston Ave 19150-2611 10th wd. 1,224 Sq. Ft. OPA#102424100 ments: Residential Property JOSEPH A. TAYLOR, III C.P. 2017 No. 01456 \$151,693.02 C.P. May Term, Phelan

1804-315

Hallinan Diamond & Jones, LLP

1614 W Godfrey Ave 19141 17th wd. 1,480 Sq. Ft. OPA#171284000 Improvements: Residential Property CHAMELLE JEFFERSON C.P. December

Term, 2012 No. 02211 \$134,501.94 KML Law Group, P.C.

1804-316

3330 Brighton St a/k/a 3330 Brighten St Improvements: Residential Property

GLENN R. FERRIS C.P. August Term, 2017 No. 00256 \$39,223.42 KML Law Group PC

1804-317

4237 Malta St 19124-4808 33rd wd. 1,120 Sq. Ft. OPA#332139900 Improvements: Residential Property HECTOR L. TORRES

2016 No. 03301 \$65,913.32 Phelan Hallinan Diamond & Iones LLP

1804-318

SHERIFF'S SALE

924 Sq. Ft. OPA#402148200 ments: Residential Property JOSE MANUEL DEJESUS, IN HIS CA-PACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CARLOS DEJESUS; CARLOS DEJESUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CARLOS DEJE-SUS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CARLOS DEJESUS, DECEASED February Term, 2017 No. 07196 \$56,004.75

1804-319

Phelan Hallinan Diamond & Jones, LLP

1322 S 29th St 19146-3618 36th wd. 1,068 Sq. Ft. OPA#362173900 Improvements: Residential Property

BETH ANN DREGER. IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER; WILLIAM DREGER A/K/A BILLY DREGER, IN HIS CAPAC-ITY AS HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER; IACOUELYN COEN IN HER CAPACITY AS HEIR OF THE ESTATE OF IOANNE P DREGER A/K/A JOANNE DREGER; MI-CHAEL MCLAUGHLIN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER: UN-KNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSO-CIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOANNE P DREGER A/K/A JOANNE DREGER, DE-C.P. August Term, 2017 No. 02283 \$6,335.60 Phelan Hallinan Diamond & Jones, LLP

1804-320

6627 Vandike St 19135-2811 41st wd. 1,024 Sq. Ft. OPA#411352100 Improvements: Residential Property

IGOR MIRGORODSKY; IRINA MIRGORO-C.P. August Term, 2017 No. 00168 \$58,578.33 Phelan Hallinan Diamond & Jones, LLP

1804-321

148 W Godfrey Ave 19120-1516 61st wd. 1,200 Sq. Ft. OPA#611280600 ments: Residential Property C.P. August Term, 2017 No. VANNY EM \$29,198.67 Phelan Hallinan Dia-

1804-322

mond & Jones, LLP

3245 N Howard St 19140-5815 7th wd. 1,200 Sq. Ft. OPA#072031800 ments: Residential Property MIGUEL A. FELICIANO C.P. January Term, 2016 No. 02876 \$72,624.53 Phelan

1804-323

Hallinan Diamond & Jones, LLP

224 N 64th St 19139 34th wd. 990 Sq. Ft. BRT#343078400 Improvements: Residential Dwelling

MARKAYLA HUDSON, IN HER CAPAC-ITY AS HEIR OF DERRICK M. HUDSON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DERRICK HUDSON, C.P. October Term, 2016 No. 04556 \$17,904.08 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1804-324

2918 Knorr St 19149 55th wd. 2,002 Sq. Ft. OPA#551191000 Improvements: Residen-

DAVID M. YOU C.P. February Term, 2017 No. 02450 \$172,873.51 KML Law Group,

1804-325

4140 Longshore Ave a/k/a 4140 Longshore St 19135 55th wd. 3,104 Sq. Ft. OPA#552173400 Improvements: Residential Property JUNE A. WARREN A/K/A JUNE WARREN

C.P. May Term, 2017 No. 01702 \$34,648.63 KML Law Group, P.C.

1804-326

6316 Glenmore Ave 19142-2329 40th wd. 2848 C St 19134 33rd wd. 1,120 Sq. Ft. 1850 Lindley Ave 19141 17th wd. 1,235 Sq.

SHERIFF'S SALE

BRT#071439200 Improvements: Residential Dwelling

NINA M. KINARD C.P. February Term, 2016 No. 03791 \$54,769.77 Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1804-327

2234 E Washington Ln 19138 50th wd. 1,650 Sq. Ft. BRT#50-1-3927-00 Improvements: Residential Dwelling

WANDA DALES, IN HER CAPACITY AS HEIR OF RONALD DALES, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD DALES, DECEASED C.P. October Term, 2015 No. 00941 \$129,483.65 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1804-328

5536 Whitby Ave 19143 51st wd. 1,304 Sq. Ft. BRT#51-3158900 Improvements: Resi-

dential Dwelling
TAMARA SHOECRAFT AND SHANEE SHOECRAFT, IN THEIR CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF STEPHANIE SHOECRAFT, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER STEPHANIE SHOECRAFT, DECEASED C.P. July Term, 2016 No. 00475 \$50,182.51 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1804-329

316 W Fisher Ave a/k/a 316 W Fishers Ave 19120 42nd wd. 1,144 Sq. Ft. OPA#422248000 Improvements: Residential Property

DAVID ROMAN C.P. April Term, 2017 No. 02243 \$27,311.65 KML Law Group, P.C.

1804-330

6515 Guyer Ave 19142 40th wd. 1,184 Sq. Ft. OPA#406306800 Improvements: Residential Property
DELIA C. WILSON C.P. June Term, 2017

No. 02223 \$52,765.31 KML Law Group,

1804-331

9448 Lansford St 19114 57th wd. Land: 3,458 Sq. Ft.; Improvement: 1,778 Sq. Ft.; Total: 5,236 Sq. Ft. OPA#572303825 Improvements: Residential Property BRIAN SMITH C.P. May Term, 2017 No. 04681 \$129,589.42 Richard M. Squire &

1804-332

Associates, LLC

Group, P.C.

5638 Ridgewood St 19143 51st wd. 1,032 Sq. Ft. OPA#513253700 Improvements: Residential Property C.P. February Term. THAXTER HICKS 2016 No. 03128 \$30,141.56 KML Law Group, P.C.

1804-333

2306 Hoffnagle St 19152 56th wd 3 045 Sq. Ft. OPA#562111400 Improvements: Resi-JOHN I. BIEDRZYCKI C.P. August Term,

1804-334

2017 No. 01616 \$146,817.43 KML Law

5969 Kemble Ave 19138 17th wd. 1,136 Sq. dential Property

NADIA DARBOUZE C.P. April Term, 2017 No. 01062 \$64,816,65 Phelan Hallinan Diamond & Jones, LLP

1804-335

10173 Ferndale St 19116-3635 58th wd. 1.620 Sq. Ft. OPA#582482700 Improvements: Residential Property

RAMONITA LEON C.P. June Term, 2017 No. 03316 \$159,562.62 Phelan Hallinan Diamond & Jones, LLP

1804-336

Ft. OPA#171067700 Improvements: Resi-

dential Property
ANTHONY JENKINS SOLELY IN HIS CAPACITY AS HEIR OF LOUISE JEN-KINS, DECEASED, BEVERLY JENKINS SOLELY IN HER CAPACITY AS HEIR OF LOUISE JENKINS, DECEASED AND THE UNKNOWN HEIRS OF LOUISE JENKINS DECEASED C.P. July Term, 2017 No. 02250 \$70,872.37 KML Law Group, P.C.

1804-338

3900 Ford Rd Unit 18C 19131 52nd wd. 1,206 Sq. Ft. OPA#888520262 Improve-

ments: Residential Property
FRANK W. PERKINS, III AS ADMINISTRATOR OF THE ESTATE OF TELETE M. GARRISON, DECEASED C.P. August Term, 2017 No. 03157 \$162,258.70 KML Law Group, P.C.

1804-339

3576 Stouton St 19134 45th wd. 816 Sq. Ft. OPA#452396900 Improvements: Residential Property ASHLEY DEVLIN C.P. October Term.

2017 No. 02293 \$46,484.82 KML Law Group, P.C.

1804-340

2231 W Indiana Ave 19132-1411 11th wd. 899 Sq. Ft. BRI#III002223 ments: Residential Dwelling

C.P. June Term,

ELVINNIA RAGSDALE C.P. June Term, 2017 No. 01935 \$61,516.13 Law Office of Gregory Javardian, LLC

1804-341

1745 N 62nd St a/k/a 1745 N Sixty-Second St 19151 34th wd. 1,495 Sq. Ft. OPA#342303500 Improvements: Residential Property

THE UNKNOWN HEIRS OF MILDRED A. BROWN, DECEASED AND PATRICIA BROWN SOLELY IN HER CAPACITY AS HEIR OF MILDRED A. BROWN, DE-CEASED C.P. February Term, 2017 No. 02891 \$92,256.44 KML Law Group, P.C.

1804-342

250 S 13th St #2G 19107 5th wd. 395 Sq. Ft. OPA#888072124 Improvements: Residen-

MARK SCORNAIENCHI C.P. January Term, 2017 No. 04976 \$107,096.17 KML Law Group, P.C.

1804-343

 $\textbf{3013 Wharton St} \quad \textbf{19146} \quad \textbf{36th wd. 803 Sq.}$ Ft. OPA#362212697 Improvements: Residential Property

RHONDA ASHLEY MCALLISTER AND LINDA MCALLISTER-DUBLIN C.P. April Term, 2017 No. 00353 \$87,269.44 KML Law Group, P.C.

5427 N Marvine St 19141 49th wd. 1,230 Sq. Ft. OPA#493087800 Subject to Mortgage Improvements: Residential Property

WANDA D. RAMSEY C.P. March Term, 2017 No. 02025 \$104,608.77 Justin F. Kobeski, Esquire, Manley Deas Kochalski LLC

1804-345

320 E Phil Ellena St 19119 22nd wd. 1,850 Sq. Ft. OPA#221199300 Improvements: Residential Property

ST MARTIN K. TORRENCE C.P. June Term, 2017 No. 02827 \$148,779.66 KML Law Group, P.C.

1804-346

715 E Cornwall St 19134 33rd wd. 838 Sq. Ft. OPA#331122800 Improvements: Residential Property SHEILA A. NEWSOME C.P. June Term,

2017 No. 01552 \$51,756.36 KML Law Group, P.C.

1804-347

2629 S 70th St 19142 40th wd. 992 Sq. Ft. OPA#406136000 Improvements: Residential Property

WATKINS CHADY DWEH A/K/A WATKINS DWEH FKA ERIC FLAHN AND SUZANA TARLEY C.P. May Term, 2017 No. 02750 \$81,739.03 KML Law Group, P.C.

1804-349

611 Rosalie St 19120 35th wd. 1,224 Sq. Ft. OPA#352041600 Improvements: Residential Property

JEANNETTE DANCY C.P. August Term, 2016 No. 01437 \$52,081.73 KML Law Group, P.C.

1804-350

4023 Glendale St 19124 33rd wd. 926 Sq. Ft. OPA#332443400 Improvements: Resi-

TANYA ORGUIDIA VAZQUEZ C.P. May Term, 2016 No. 01279 \$54,847.81 KML Law Group, P.C.

SHERIFF'S SALE

1804-351 2239 Winton St 19145 48th wd. 658 Sq. Ft. OPA#482092800 Improvements: Residential Property

EMILY ORSINI C.P. December Term, 2016 No. 00844 \$86,386.29 KML Law Group,

1804-352

1324 Locust St Apt 609 19107 5th wd. 318 Sq. Ft. OPA#888115442 Improvements: Residential Property

TIMOTHY J. WELCH C.P. August Term, 2017 No. 01921 \$97,055.89 KML Law Group PC

1804-353

4323 O St 19124 33rd wd. 1,600 Sq. Ft. OPA#332556000 Improvements: Residential Property

ROSA M. SANTANA C.P. February Term, 2016 No. 01577 \$116,228.98 KML Law Group, P.C.

1804-354

6337 Mershon St 19149 62nd wd. 1,029 Sq. Ft. OPA#621585400 Improvements: Residential Property

LISA M. BALTHASER C.P. April Term, 2017 No. 00463 \$92,657.47 KML Law Group, P.C.

1804-355

921 N. 65th St 19151 34th wd. 1,520 Sq. Ft. OPA#344298200 Improvements: Residential Dwelling

GREGORY MOTON AND DAWNE K. JOYNER A/K/A DAWNE K. MOTON C.P. February Term, 2017 No. 02889 \$129,689.92 Joseph R. Loverdi, Esquire

1804-356

4239 N Darien St 19140 43rd wd. 593 Sq. Ft. OPA#433375900 Improvements: Residential Property

JAMES CHILDREY, DERRICK EUGENE CHILDREY JR AND DERRICK RAHEEM MILLER C.P. June Term, 2017 No. 01157 \$15.248.11 KML Law Group, P.C.

5526 Jane St 19138 12th wd. 793 Sq. Ft. OPA#122306300 Improvements: Residential Property ERICA GRAY C.P. August Term, 2017 No.

00392 \$86,201.84 KML Law Group, P.C. 1804-359

5533 Media St 19131 4th wd. 1,807 Sq. Ft. OPA#041248600 Improvements: Residen-

UNKNOWN HEIRS AND/OR ADMINIS-TRATORS OF MELVIN BATTS; VANESSA WRIGHT, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF MELVIN BATTS C.P. June Term, 2017 No. 00191 \$61,494.91 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1804-360

1515 Manton St 19146 36th wd. 700 Sq. Ft. OPA#365302900 Improvements: Residential Property CANDACE M. LONG C.P. February Term.

2013 No. 02765 \$229,371.99 KML Law Group, P.C.

1804-361 725 Kenmore Rd 19151 34th wd. 1,518 Sq. Ft. OPA#344343000 Improvements: Residential Property STEPHANIE JAMES C.P. August Term, 2017 No. 00771 \$125,276.95 KML Law Group, P.C.

1804-362

 $\textbf{2629 S 69th St 19142} \ \, 40th \ wd. \ 1{,}328 \ Sq. \ Ft.$ OPA#406129300 Improvements: Residential Property

ALICE ZEKAS AND ALBAN J. ZEKAS JR. A/K/A ALBAN ZEKAS JR. C.P. August Term, 2017 No. 00390 \$47,059.11 KML Law Group, P.C.

1804-363

5312 Gainor Rd 19131 52nd wd. 3,120 Sq. Ft. OPA#521163900 Improvements: Residential Property

OWN HEIRS OF CARL HATCH ER DECEASED, MAJOR HATCHER SOLELY IN HIS CAPACITY AS HEIR OF CARL HATCHER, DECEASED, PAULETTE HATCHER SOLELY IN HER CAPACITY AS HEIR OF CARL HATCHER, DECEASED. CARL A. HATCHER SOLELY IN HIS CA-PACITY AS HEIR OF CARL HATCHER, DECEASED AND BERNADETTE RIVERA SOLELY IN HER CAPACITY AS HEIR OF CARL HATCHER, DECEASED August Term, 2017 No. 01329 \$182,166.26

1804-364

325 W Apsley St 19144 13th wd. 1,600 Sq.

KML Law Group, P.C.

SHERIFF'S SALE

Ft. OPA#133034500 Improvements: Residential Property CARRIE C. TOWNSEND C.P. March Term, 2017 No. 02731 \$83,963.47 Shapiro

& DeNardo, LLC

1804-365 1431 N Felton St 19151 34th wd. 810 Sq. Ft. OPA#342331700 Improvements: Residential Property

IRA R. MURRAY III C.P. April Term, 2013 No. 02872 \$53,688.20 KML Law Group, P.C.

1804-366

7231 Kindred St 19149 54th wd. 1,542 Sq. Ft. OPA#542293700 Improvements: Resi-

dential Property
JOHN M. HOWELL AND JESSICA R. HOW-C.P. August Term, 2017 No. 00764 \$74,140.64 KML Law Group, P.C.

1804-367

5029 Saul St 19124 62nd wd. 2,062 Sq. Ft. OPA#621460100 Improvements: Residential Property INEFABLE JEAN BAPTISTE A/K/A INEFA-BLE BAPTISTE C.P. July Term, 2017 No. 01452 \$49,744.20 KML Law Group, P.C.

1804-368

5931 N 6th St 19120-1336 61st wd. 1,200 Sq. Ft. OPA#612291000 Improvements: Residential Property NATHANAEL GREEN: KEARSTON TAY-LOR-GREEN C.P. February Term, 2017 No. 07623 \$89,650.27 Phelan Hallinan

1804-369

Diamond & Jones, LLP

2944 Poplar St 19103 15th wd. 1,800 Sq. Ft. OPA#152345800 Improvements: Residential Property

PRISCILLA MOLINA C.P. January Term, 2017 No. 01563 \$240,270.98 Shapiro & DeNardo, LLC

1804-370

1506 South St 19146 30th wd. 1,548 Sq. Ft. OPA#871134550 Improvements: Residential Property LAWRENCE C. LEAVINGSTON JR. A/K/A LAWRENCE C. LEAVINGSTON February Term, 2017 No. 07737 \$51,895.64 KML Law Group, P.C.

1804-371

Diamond & Jones, LLP

Diamond & Jones, LLP

6415 N Fairhill St 19126-3848 61st wd. 1,600 Sq. Ft. OPA#611112800 Improvements: Residential Property DEBRA YOUNG C.P. July Term, 2017 No. 01888 \$206,650.56 Phelan Hallinan

1804-372

339 McKean St 19148-2629 39th wd. 1,435 Sq. Ft. BRT#392023300 Improvements: Residential Real Estate VICTOR T. GARGANO, JR. A/K/A VICTOR GARGANO, JR. C.P. April Term, 2017 No.

02777 \$183,172.85 Stern & Eisenberg PC 1804-373

2458 Cedar St 19125-3020 31st wd. 900 Sq. Ft. OPA#312034000 Improvements: Residential Property ROBIN CURRID C.P. August Term, 2017

No. 02512 \$134,328.10 Phelan Hallinan

1804-374

160 Rosemar St 19120-1943 61st wd. 1,050 Sq. Ft. BRT#611233200 Improvements: Residential Dwelling CHARMANE QUALATY C.P. April Term, 2014 No. 01825 \$49,674.93 Powers, Kirn & Associates, LLC

1804-375

330 Devereaux Ave a/k/a 330 Devereaux St 19111 35th wd. 1,432 Sq. Ft. OPA#352193000 Improvements: Residential Property SHANAE A. DUDLEY Term, 2017 No. 03497 \$69,477.35 KML Law Group, P.C.

1804-376

27 N. 57th St 19139 34th wd. 1,296 Sq. Ft. BRT#04-2-0741-00; OPA#042074100 Improvements: Residential Dwelling BLUE ROCK SERVICES; ARDELL ROBIN-SON; DARLENE ROBINSON C.P. July Term, 2017 No. 01457 \$64,387.86 Udren Law Offices, P.C.

1804-377 4426 Cottman Ave 19135 41st wd. 1,985 Sq.

Ft. OPA#412068800 Improvements: Residential Property CAROL FAHY C.P. July Term, 2017 No. 00518 \$136,107.27 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1804-378

SHERIFF'S SALE

5228 Gainor Rd 19131 52nd wd. Land: 2,400 Sq. Ft.; Improvement: 1,971 Sq. Ft. BRT#521162900 Improvements: Residential Real Estate STEVIE MORRING C.P. April Term, 2017 No. 003166 \$258,617.99 Stern & Eisen-

1804-379

6107 N 10th St 19141 49th wd. 1,705 Sq. Ft. OPA#492175800 Improvements: Residential Property OLIVERT OLIBRICE C.P. March Term 2017 No. 01867 \$61,684.48 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

berg PC

1804-380

1026 Westview St 19119 21st wd. 39,298 Sq. Ft. BRT#213114700; OPA#213114700 Improvements: Residential Dwelling ANTHONY MOORE A/K/A ANTHONY K MOORE; HENRI GILLIAM MOORE C.P. June Term, 2017 No. 03029 \$1,010,361.98 Udren Law Offices, P.C.

1804-381

1551 E Pastorius St 19138 10th wd. 1,558 Sq. Ft. BRT#102180900 Improvements: Residential Dwelling NANCY JOHNSON C.P. August Term. 2017 No. 02748 \$58,367.37 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1804-382

125 Beth Dr 19115 63rd wd. 12,000 Sq. Ft. BRT#63-2175000 a/k/a BRT#63-2-1750-00; OPA#632175000 Improvements: Residential Dwelling

LISA PORTER, KNOWN HEIR OF MI-CHAEL A. PORTER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL A. PORTER C.P. June Term, 2017 No. 02653 \$296,899.66 Udren Law Offices, P.C.

1804-383

5431 Addison St 19143-1404 46th wd. 1,178 Sq. Ft. BRT#603110000 Improvements: Residential Dwelling

EVERETT CARVALHO AND LIZZIE CAR-VALHO C.P. June Term, 2016 No. 01617 \$92,565.77 Powers, Kirn & Associates, LLC

1804-384

721 W Fisher Ave 19120 49th wd. 1,688 Sq. Ft. OPA#492048600 Improvements: Residential Property DARLENE INGRAM C.P. July Term, 2017 No. 01482 \$103,692.71 KML Law Group,

1804-385

157 N Vodges St 19139 4th wd. 785 Sq. Ft. BRT#041184000 Improvements: Residential Dwelling PATRICK N. FAULKNER Term, 2014 No. 01996 \$89,354.38 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1804-386

1225 E Stafford St 19138 59th wd. 900 Sq. Ft. OPA#591054300 Improvements: Residential Property SHEREAH HILL-EL C.P. April Term, 2017 No. 00593 \$89,129.62 KML Law Group, P.C.

1804-387

5063 Whitaker Ave 19124 23rd wd. 1,568 Sq. Ft. BRT#233084400 Improvements: Residential Dwelling JEAN R. CANTAVĚ C.P. February Term, 2016 No. 00261 \$97,076.12 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1804-389

11722 Telfair Rd 19154 66th wd. 2,393 Sq. Ft. OPA#662254000 Improvements: Residential Dwelling CHRISTINA HANEY AND RYAN HANEY C.P. June Term, 2017 No. 00531 \$192,284.07 Joseph R. Loverdi, Esquire

1804-390

4023 Teesdale St 19136 41st wd. 984 Sq. Ft. OPA#412096400 Improvements: Residential Dwelling C.P. December JOHN S. SCHLICTER Term, 2016 No. 00005 \$61,488.47 Joseph R. Loverdi, Esquire

1804-391

2955 Belgrade St 19134 25th wd. 1,198 Sq. Ft. OPA#251335500 Improvements: Residential Property

SHERIFF'S SALE

KRISTOPHER FINE AND ROGER FINE C.P. July Term, 2017 No. 03727 \$160,006.26 KML Law Group, P.C.

1804-392

2009 S **58th** St **19143** 40th wd. 1,204 Sq. Ft. (land area); 1,460 Sq. Ft. (improvement area) BRT#401049100 Subject to Mortgage Improvements: Row 2 Sty Masonry EMNAUEL GARRISON AND CATHERINE GARRISON C.P. January Term, 2017 No. 01459 \$73,556.93 Kevin J. Cummings,

1804-393

Esquire

 $\textbf{5630 Pine St } \ \textbf{19143-1322} \ \ 60 th \ wd. \ 1,560 \ Sq.$ Ft. BRT#604100600 Improvements: Residential Dwelling
BERNADETTE ABRAHAM C.P. August Term, 2014 No. 00332 \$117,163.03 Law

Office of Gregory Javardian, LLC

1804-394

2701 Lardner St 19149 62nd wd. 1,541 Sq. Ft. OPA#621185700 Improvements: Residential Property

KEVIN M. MCNULTY C.P. August Term, 2017 No. 03071 \$127,769.05 Shapiro & DeNardo, LLC

1804-395 **7425 Dungan Rd 19111** 56th wd. Land: 5,607 Sq. Ft.; Improvement: 1,296 Sq. Ft.; Total: 6,903 Sq. Ft. OPA#561066400 Im-

provements: Residential Property
KATHRYN ANN DECKER A/K/A KATH-RYN ANN SHARPLESS AND JAMES E. DECKER C.P. April Term, 2016 No. 00457 \$124,139.55 Richard M. Squire & Associates, LLC

6244 Summerdale Ave 19111 53rd wd. 1,404 Sq. Ft. BRT#53-1-245500; OPA#531245500 Improvements: Residential Dwelling FREDERICK DRAYTON A/K/A FREDER-ICK M DRAYTON; JOANNE DRAYTON C.P. January Term, 2017 No. 01948 \$214,410.25 Udren Law Offices, P.C.

1804-398

225 E Mount Pleasant Ave 19119-1833 22nd wd. 3,545 Sq. Ft. BRT#222147200 provements: Residential Dwelling ROBERT BERNSTEIN C.P. August Term, 2016 No. 02043 \$147,398.03 Law Office of Gregory Javardian, LLC

1804-399

1033 Belmont Ave 19104-1211 6th wd. 1,209 Sq. Ft. BRT#062334200 Improvements: Residential Dwelling VENUS HARRIS, PERSONAL REPRESEN-TATIVE OF THE ESTATE OF BRUCE M. HARRIS, DECEASED C.P. August Term, 2017 No. 00766 \$135,902.59 Law Office

of Gregory Javardian, LLC

6018 Chestnut St 19139 3rd wd. 1,795 Sq. Ft. BRT#03-1030500; OPA#031030500 Improvements: Residential Dwelling ALBERT LEE CLEMONTS; EVELYN J CLEMONTS C.P. January Term, 2016 No. 03199 \$92,700.53 Udren Law Offices, P.C.

858 Medway Rd 19115-1314 58th wd. 1,248 Sq. Ft. OPA#581160801 Improvements: Residential Property EFTHIMIA MALTEZOS A/K/A EFFIE MALTEZOS C.P. January Term, 2017 No. 03782 \$196,474.32 Phelan Hallinan Diamond & Jones, LLP

1804-402

1419 S 53rd St 19143 51st wd. Land: 960 Sq. Ft.; Improvement: 1,132 Sq. Ft. BRT#511227400 Improvements: Residential Real Estate BARBARA F. WOODFORD C.P. September Term, 2017 No. 003209 \$150,174.93

1804-404

Stern & Eisenberg PC

berg PC

11182 Hendrix St 19116-2326 58th wd. 5,836 Sq. Ft. BRT#582372008 Improvements: Residential Real Estate LORAINE COURTNEY C.P. April Term, Eisenberg PC

1804-405

648 E Lippincott St 19134 33rd wd. Land: 713 Sq. Ft.; Improvement: 1,064 Sq. Ft. BRT#331019300 Improvements: Residential Real Estate ARACELY GARCIA C.P. July Term, 2017 No. 001045 \$52,983.23 Stern & Eisen-

3509 Primrose Rd 19114 57th wd. 2,907 Sq. Ft. BRT#572133400 Improvements: Residential Real Estate

SHERIFF'S SALE

MICHAEL BRODY AND ERICA CRUZ C.P. January Term, 2017 No. 02175 \$203,809.75 Stern & Eisenberg PC

1804-407

2167 Wakeling St 19124 62nd wd. 3,869 Sq. Ft. BRT#622014300 Improvements: Residential Real Estate DION ALLICOCK C.P. May Term, 2017 No. 01459 \$112,366.41 Stern & Eisenberg PC

1804-408

6320 Farnsworth St 19149 62nd wd. 1,694 Sq. Ft. BRT#621527700 Improvements: Residential Real Estate MICHAEL G. HEFFNER C.P. May Term, 2017 No. 04495 \$86,732.52 Stern & Eisenberg PC

1804-409

4507 Comly St 19135 41st wd. 2,813 Sq. Ft. BRT#411122900 Improvements: Residential Real Estate LISSETE RAMIREZ C.P. April Term, 2017 No. 02775 \$143,785.33 Stern & Eisenberg

1804-410

1330 E Weaver St 19150 50th wd. 2,592 Sq. Ft. OPA#502317300 Improvements: Residential Property DOUGLAS L. DUNBAR C.P. October

Term, 2017 No. 02663 \$117,193.10 Shapiro & DeNardo, LLC

1804-411

5649 Chew Ave 19138-1738 12th wd. 1,636 Sq. Ft. OPA#122232000 Improvements: Residential Property DAVID GRAVES C.P. November Term, 2017 No. 00098 \$66,202.61 Phelan Hal-C.P. November Term linan Diamond & Jones, LLP

1804-412

7154 N 19th St 19126-1510 10th wd. 1,616 Sq. Ft. BRT#101122400 Improvements: Residential Real Estate KIMYACHTA S. SCOTT C.P. May Term, 2017 No. 01694 \$131,786.92 Stern & Eisenberg PC

1804-413

225 Catharine St 19147 3rd wd. 1,600 Sq. Ft. BRT#02-2-0320-00; PRCL#5S16-68 Improvements: Residential Dwelling FRANK REYNOLDS AND JESSICA REYN-OLDS A/K/A JESSICA LITTLE C.P. January Term, 2009 No. 01746 \$1,141.028.70 Powers, Kirn & Associates, LLC

1804-414

2222 S Clarion St 19148-2918 39th wd. 1,116 Sq. Ft. BRT#39-4450300 Improvements: Residential Dwelling PAULINE HANLY AND THOMAS HANLY C.P. April Term, 2017 No. 01921 \$132,857.57 Powers, Kirn & Associates, LLC

1804-415

1620 W Erie Ave 19140 13th wd. 2,595 Sq. Ft. BRT#131043400 Improvements: Residential Real Estate RASOOL NASIR, SOLELY AS ADMINIS-TRATOR OF THE ESTATE OF MERRILL JOHNSON A/K/A MERRILL ALBERT JOHNSON A/K/A MERRILL NASIR C.P. December Term, 2015 No. 00283 \$52,065.32 Stern & Eisenberg PC

1804-416

1140 E Rittenhouse St 19138 59th wd. 2,656 Sq. Ft. OPA#591118800 Improvements: Residential Property BERTHA M. PARKER, KNOWN HEIR OF DENNIS C. PARKER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DENNIS C. PARKER, DECEASED July Term, 2017 No. 01652 \$100 \$100,601.09 Shapiro & DeNardo, LLC

1804-417

6404 Glenmore Ave 19142-2332 40th wd. 966 Sq. Ft. OPA#406175200 Improvements: Residential Property VINCENT TALMADĈE 2017 No. 01542 \$37.391.69 Phelan Hallinan Diamond & Jones, LLP

1804-418

3302 Decatur St 19136-3022 64th wd. 1,056 Sq. Ft. OPA#642284700 Improvements: Residential Property JOHN M. PRATT; MICHELLE L. PRATT C.P. July Term, 2017 No. 03627 \$61,165.65 Phelan Hallinan Diamond & Jones, LLP

1804-419

3005 N Stillman St 19132 38th wd. 648 Sq. Ft. BRT#38-1-083500 Improvements: Residential Dwelling

KIMBERLY WHARTON, KNOWN HEIR OF SARAH F. WHARTON A/K/A SARA F. WHARTON A/K/A SARAH FRANCES WHARTON; UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SARAH F. WHARTON A/K/A SARA F. WHARTON A/K/A SARAH FRAN-CES WHARTON C.P. October Term, 2017 No. 03203 \$12,731.77 Udren Law Offices, P.C.

SHERIFF'S SALE

1804-420

1523 S Woodstock St 19146 36th wd. 672 Sq. Ft. OPA#363245600 Improvements: Residential Property

VIVIAN HEARD A/K/A VIVIAN T. HEARD C.P. September Term, 2017 No. 00981 \$85,588.97 KML Law Group, P.C.

1804-421

8109 Summerdale Ave 19152 56th wd. 2,583 Sq. Ft. OPA#562348000 Improvements: Residential Property C.P. September Term, MARK A. BOYLE 2017 No. 01367 \$175,560.68 KML Law Group, P.C.

1804-422

3121 Longshore Ave 19149 55th wd. 1,644 Sq. Ft. OPA#551277000 Improvements: Residential Property PETER J. MCDERMOTT C.P. July Term, 2017 No. 03632 \$121,479.71 KML Law Group, P.C.

1804-423

6125 N 8th St 19120 61st wd. 1,420 Sq. Ft. OPA#611166900 Improvements: Residential Property

MONIKE GOLDEN C.P. November Term, 2016 No. 02271 \$82,865.31 KML Law Group, P.C.

1804-424

2083 E. Chelten Ave a/k/a 2083 Chelten Ave 19134-1712 17th Land Area: 2,138 sq ft 171340500 Improvements: Apt 2-4 Units 2 Sty Mason

CARL W. MILES C.P. October Term, 2017 No. 00598 \$201,717.76 Milstead & Associates, LLC

1804-425

6545 Walker St 19135 55th wd. 1,330 Sq. Ft. OPA#552331100 Improvements: Residential Property

LAWRENCE BROWN C.P. July Term, 2011 No. 01640 \$116,564.44 KML Law Group, P.C.

1804-426

935 E Tioga St 19134-1340 33rd wd. 1,140 Sq. Ft. OPA#331214500 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY ADAMS, DECEASED June Term, 2017 No. 03159 \$29,884.14 Phelan Hallinan Diamond & Jones, LLP

1804-427

1735 N 32nd St 19121 32nd wd. 1,440 Sq. Ft. BRT#32-4203100 Improvements: Residential Dwelling

WADE HAMPTON A/K/A WADE M. HAMP-TON C.P. February Term, 2016 No. 00082 \$57,865.92 Udren Law Offices, P.C.

1804-428

4011 N Reese St 19140-2507 43rd wd. 828 Sq. Ft. BRT#433042300 Improvements: Row 2 Sty Masonry AIDA ARIAS, DECEASED C.P. November Term, 2016 No. 01090 \$76,820.35

1804-429

Milstead & Associates, LLC

302 Robbins St 19111 35th wd. 1,515 Sq. Ft. BRT#353015900 Improvements: Residential Dwelling

CHRISTOPHER W. HACKIMER, KNOWN HEIR OF SHERI PAGANO A/K/A SHERI LYNN PAGANO A/K/A SHERI L. PAGA-NO. ESTATE OF SHEDI DAGANO A/K/A SHERI LYNN PAGANO A/K/A SHERI L. PAGANO; MARK A. PAGANO, JR A/K/A MARK PAGANO, JR., PERSONAL REPRE-SENTATIVE OF THE ESTATE OF SHERI PAGANO A/K/A SHERI LYNN PAGANO A/K/A SHERI L. PAGANO; NICHOLAS J. HACKIMER, KNOWN HEIR OF SHERI PAGANO A/K/A SHERI LYNN PAGANO A/K/A SHERI L. PAGANO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHERI PAGANO A/K/A SHERI LYNN PAGANO A/K/A SHERI L. PAGANO C.P. September

Term, 2017 No. 03082 \$128,100.80 Udren Law Offices, P.C.

1804-430

6526 N 18th St a/k/a 6526 18th St 19126 17th wd. 1,440 Sq. Ft. OPA#172284000 Improvements: Residential Property MARY C. SHARPTON C.P. May Term,

2016 No. 01270 \$128,405.37 KML Law Group, P.C.

1804-431 5942 Water St a/k/a 5942 N Water St 19120 61st wd. 1,104 Sq. Ft. OPA#612484100 Im-

provements: Residential Property MUYASSAR BARAKAT A/K/A SARAH ABDEELMAHD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; ANJAD BARAKAT A/K/A AMJAD BARAKAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT, FADI BARAKAT, IN HIS CAPACITY AS HEIR OF THE ES-TATE OF FAWAZ T. BARAKAT; NISREEN BARAKAT A/K/A NESREEN BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; NIVEEN BARA-KAT, IN HIS CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; ALLA BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARA-KAT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FAWAZ T. BARAKAT, DECEASED C.P. November Term, 2015 No. 03705 \$40,103.12 Phelan Hallinan Diamond & Jones, LLP

1804-432

3428 Emerald St 19134 45th wd. ROW 2 STY MASONRY; 903 Sq. Ft. BRT#452338100 Improvements: Residential Dwelling APRIL CANDELET A/K/A APRIL M. CANDELET AND STEVEN M. WALKER C.P. June Term, 2016 No. 00588 \$60,646.36 McCabe, Weisberg, & Conway, LLC

1804-433

4944 Greene St 19144 12th wd. 1,819 Sq. Ft. BRT#123162700; OPA#123162700 Improvements: Residential Dwelling

ROBERT C. HARRIS; VALERIE L. HAR-C.P. January Term, 2016 No. 02769 \$86,696.08 Udren Law Offices, P.C.

1804-434

587 Anchor St 19120 35th wd. 1,136 Sq. Ft. OPA#351277700 Improvements: Residential Property

FRANCISCO A. OCAMPO C.P. July Term, 2017 No. 01205 \$177,922.79 KML Law Group, P.C.

1804-435

444 Miller St 19125-2615 6th wd. 548.94 Sq. Ft. BRT#181442900 Improvements: Residential Dwelling HENRY HUNT, IN HIS CAPACITY AS KNOWN HEIR OF DORIS M. HUNT, DE-CEASED, DORIS RAJAGOPAL, IN HER CAPACITY AS KNOWN HEIR OF DORIS M. HUNT, DECEASED, JACQUELINE DELUCA A/K/A JACQUELINE HUNT, IN HER CAPACITY AS KNOWN HEIR OF DORIS M. HUNT, DECEASED AND UN-KNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSO-CIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS M. HUNT, DECEASED C.P. November Term, 2013 No. 02741 \$117,143.96 Powers, Kirn

& Associates, LLC

5221 N 8th St 19120-3109 49th wd. 2,064 Sq. Ft. OPA#492127100 Improvements: Residential Property

ADAMA BRACEWELL C.P. August Term, 2017 No. 03369 \$145,002.92 Phelan Hallinan Diamond & Jones, LLP

1804-437

11875 Colman Rd 19154 66th wd. 1,784 Sq. Ft. OPA#662014400 Improvements: Residential Property WAYNE GUMBS, UNKNOWN HEIRS, ASSIGNS AND AL

SUCCESSORS PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA G. TORRESS-GUMBS, DECEASED AND TOMASITA BONILLA, KNOWN HEIR OF THE ES-TATE OF BRENDA G. TORRES-GUMBS A/K/A BRENDA G. TORRES GUMBS A/K/A BRENDA TORRES A/K/A BRENDA GUMBS, DECEASED C.P. October Term, 2016 No. 03088 \$324,501.84 Shapiro & DeNardo, LLC

1804-438

9404 Fairgreen Ln 19114 57th wd. APT 2-4 UNITS 2 STY MAS+O; 1,847 Sq. Ft.

BRT#572197362 Improvements: Residential Dwelling
ANATOLIY CHERNIKOV AND OKSANA

CHERNIKOVA C.P. January Term, 2017 No. 03735 \$124,686.31 McCabe, Weisberg, & Conway, LLC

SHERIFF'S SALE

1804-439

5216 E Roosevelt Blvd 19124 35th wd. 1,583 Sq. Ft. BRT#351029800 Improvements: Row B/gar 2 Sty Masonry RODNEY BEATTY C.P. April Term, 2016 No. 01990 \$117,185.79 Milstead & Associates, LLC

1804-440

1009 S 19th St 19146 30th wd. ROW 3 STY MASONRY; 1,638 Sq. Ft. BRT#301390100 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF LAW-RENCE M. MCSWEEN C.P. May Term, 2016 No. 00087 \$149,653.55 McCabe, Weisberg, & Conway, LLC

1804-442

724 S 59th St 19143 3rd wd. 1,248 Sq. Ft. OPA#033194600 Improvements: Residential Property CRYSTAL CHIDDICK C.P. September Term, 2017 No. 02870 \$57,325.50 KML Law Group, P.C.

1804-443

6209 Chestnut St 19139 3rd wd. 1,848 Sq. Ft. OPA#031025900 Improvements: Residential Property VERMILLE C BLAKE C.P. July Term,

2017 No. 00212 \$66,655.44 KML Law Group, P.C.

1804-444

854 Centennial Square North 19116-2520 58th wd. 1,914 Sq. Ft. OPA#582336011 Improvements: Residential Property RONALD J. GROPPER; ELAINE C. GROP-PER C.P. September Term, 2017 No. 01334 \$192,544.58 Phelan Hallinan Diamond & Jones, LLP

1804-445

1308 S Reese St 19148 1st wd. 1,122 Sq. Ft. OPA#011337400 Improvements: Residential Property RAYMOND J. REID AND BETTY REID C.P. September Term, 2017 No. 001569 \$115,990.02 Shapiro & DeNardo, LLC

1804-446

160 N 62nd St 19139 34th wd. 930 Sq. Ft. BRT#341225400 Improvements: Residential Dwelling

ANNIE M. SALTER C.P. September Term, 2017 No. 02893 \$74,736.16 Udren Law Offices, P.C.

1804-447

 $\mathbf{1118\,Marlyn\,Rd\ 19151\text{-}3123\ }\ 34th\ wd.\ 1{,}309$ Sq. Ft. BRT#344286200 Improvements: Row 2 Sty Masonry HAROLD ADAMS C.P. April Term, 2016

No. 02213 \$137,781.54 Milstead & Associates, LLC

1804-448

1413 S 12th St 19147 1st wd. Land Area: 758 Sq. Ft.; Improvement Area: 1,152 Sq. Ft. OPA#012473200

HEMCHER FAMILY PARTNERSHIP C.P. December Term, 2006 No. 02288 \$99,480 N. Curtis Ward, Esquire

1804-449

2325 N 17th St 19132-4406 16th wd. 2,064 Sq. Ft. OPA#161150400 Improvements: Residential Property

ALBERTO MATOS; MARGARET MA-TOS C.P. January Term, 2017 No. 00057 \$161,604.79 Phelan Hallinan Diamond & Jones, LLP

1804-450

2617 S Hicks St 19145 26th wd. 672 Sq. Ft. OPA#261189800 Improvements: Residential Property ANGELO VINCIGUERRA C.P. September Term, 2017 No. 02889 \$255,719.36 KML

1804-451

Law Group, P.C.

2242 Pratt St 19137-1211 45th wd. 1,090 Sq. Ft. BRT#453371000 Improvements: Row 2 Sty Frame AGNES WARRINGTON C.P. July Term, 2017 No. 01610 \$72,024.51 Milstead & Associates, LLC

1804-452 3137 Willits Rd 19114 57th wd. 6.000 Sq. Ft.

OPA#57-2-0925-00 Improvements: Residential Property MARC A. WAGNER AND KAREN MC-CARTHY C.P. June Term, 2015 No. 04010 \$236,942.45 Shapiro & DeNardo, LLC

1804-453

SHERIFF'S SALE

5651 Matthews St 19138 22nd wd. 900 Sq. Ft. BRT#122295900 Improvements: Residential Dwelling

ALONZO NEAL A/K/A ALONZO L. NEAL C.P. June Term, 2016 No. 00307 \$94,700.06 Udren Law Offices, P.C.

1804-454

8313 Woolston Ave 19150-2917 50th wd. 1,140 Sq. Ft. OPA#502075910 Improvements: Residential Property
PRISCILLA JAMES C.P. May Term, 2017
No. 01457 \$122,265.48 Phelan Hallinan Diamond & Jones, LLP

1804-455

5815 Akron St 19149 62nd wd. 1,240 Sq. Ft. OPA#621440500 Improvements: Residential Property

ALESIA BREWER C.P. September Term, 2017 No. 01634 \$114,739.92 KML Law Group, P.C.

1804-456 3742 N Darien St 19140 43rd wd. 720 Sq. Ft. BRT#43-2317400 Improvements: Resi-

dential Dwelling
WILLERMAN A. PENA-DIAZ
Vember Term, 2017 No. 01179
S35,856.83
Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1804-457

1833 N Uber St 19121 32nd wd. 2,605 Sq. Ft. OPA#321271502 Improvements: Residential Property DEIDRA MEADE C.P. May Term, 2015 No. 00500 \$120,333.44 KML Law Group,

1804-458

6135 Christian St 19143-2901 3rd wd. 2,310 Sq. Ft. BRT#033056900 Improvements: Sq. Ft. BK1#U53U509U0 improvements.
Semi-det 2 Sty Masonry
MICHELLE E. FRANCE, DECEASED,
MARY FRANCE, DECEASED AND REGINALD FRANCE, DECEASED C.P. March Term, 2015 No. 00226 \$75,082.84 Milstead & Associates, LLC

1804-459

524 Benner St 19111 35th wd. 1,595 Sq. Ft. OPA#352160000 Improvements: Residential Property LISA A. STEELE C.P. September Term, 2017 No. 02213 \$117,902.39 KML Law Group, P.C.

1804-460

 1101 Foulkrod St
 19124-2928
 23rd wd.

 2,366 Sq. Ft. BRT#234099000
 Improvements: S/d Conv Apt 2 Sty Mason

 WALLACE OLIVEIRA A/K/A WALLACE OLIVIERA C.P. March Term, 2017 No. 02905 \$86,784.98 Milstead & Associates, LLC

1804-461 5378 Morse St 19131 52nd wd. 1,373 Sq. Ft. BRT#52-1073400; OPA#521073400 Improvements: Residential Dwelling ESTATE OF ELLIOT EVANS, JR.; FRED-ERICK HICKS, KNOWN HEIR OF ELLIOT EVANS, JR.; LYNETTE EVANS, KNOWN HEIR OF ELLIOT EVANS, JR.; RASHEEDAH HICKS, PERSONAL REPRE-SENTATIVE OF THE ESTATE OF ELLIOT EVANS, JR.; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLIOT EVANS, JR. C.P. March Term, 2017 No. 01284 \$128,564.38 Udren Law Offices, P.C.

1804-462

3050 Aramingo Ave 19134 25th wd. Land Area: 1,056 Sq. Ft.; Improvement Area: 1,088 Sq. Ft. BRT#251477000 Improvements: Residential Real Estate BERNICE M. DELANEY C.P. September Term, 2016 No. 002929 \$93,282.82 Stern

1804-463

& Eisenberg PC

3627 Almond St 19134 45th wd. 1,918 Sq. Ft OPA#451290100 Improver dential Property

DAWN WIKIERA AND JOHN J. WIKI-ERA C.P. September Term, 2013 No. 03600 \$168,923.83 KML Law Group, P.C.

1804-464

845 E Tioga St 19134 33rd wd. 1,152 Sq. Ft. OPA#331212400 Improvements: Residential Property QAMAR B. RASHEED Term, 2014 No. 01535 \$75,184.92 KML

Law Group, P.C. 1804-465

2626 N Jessup St 19133 37th wd. 896 Sq. Ft.

BRT#371208100 Improvements: Residential Real Estate MARK T. PEEPLES A/K/A MARK THOM-AS PEEPLES C.P. November Term, 2017

No. 00500 \$47,625.67 Stern & Eisenberg

1804-466

6013 Tulip St 19135 41st wd. 2,980 Sq. Ft. OPA#411443300 Improvements: Residential Property

DERRICK LASSWELL, SOLELY IN HIS CAPACITY AS HEIR OF MAE HART, DECEASED, KIMBERLY LASSWELL SOLELY IN HER CAPACITY AS HEIR OF MAE HART DECEASED, MICHELLE LASSWELL SOLELY IN HER CAPACITY AS HER OF MAE HART, DECEASED AND THE UNKNOWN HEIRS OF MAE HART DECEASED C.P. April Term, 2017 No. 03546 \$81,737.65 KML Law Group, P.C.

1804-467

5110 Newhall St 19144-4020 12th wd. 2,217 Sq. Ft. OPA#123220900 Improvements: Residential Property

DAWN TRIBBETT C.P. March Term, 2017 No. 03356 \$126,306.43 Phelan Hallinan Diamond & Jones, LLP

1804-468

1326 S Broad St a/k/a 1326 S Broad St, APT 1F 19146 36th wd. 429 Sq. Ft. OPA#888010148 Improvements: Residen-

MELISSA A. HERD C.P. September Term, 2016 No. 03017 \$242,912.94 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-469

3414 Cottman Ave 19149 55th wd. 1,600 Sq. Ft. OPA#551517400 Improvements: Residential Property

DAISY HURTADO C.P. December Term. 2006 No. 00692 \$87,482.18 KML Law Group, P.C.

1804-470

6340 Greeme St 19144-2510 59th wd. Improvement Area: 1,331 Sq. Ft.; Land Area: 4,037 Sq. Ft. BRT#593174500 ments: Semi/det 3 Sty Masonry ESTATE OF ROBERT B. LOGAN SR. A/K/A

ROBERT B. LOGAN A/K/A ROBERT LO-GAN, DECEASED C/O DONALD LOGAN, INDIVIDUALLY AND IN HIS CAPACITY AS KNOWN HEIR AND EXECUTOR OF THE ESTATE OF ROBERT B. LOGAN SR. A/K/A ROBERT B. LOGAN A/K/A ROBERT LOGAN, DECEASED, DONALD LOGAN, INDIVIDUALLY AND IN HIS CAPACITY AS KNOWN HEIR AND EXECUTOR OF THE ESTATE OF ROBERT B. LOGAN SR A/K/A ROBERT B. LOGAN A/K/A ROBERT LOGAN, DECEASED, JUDY L. AUSTIN, INDIVIDUALLY AND IN HER CAPACITY AS KNOWN HEIR OF THE ESTATE OF ROBERT B. LOGAN SR. A/K/A ROBERT B. LOGAN A/K/A ROBERT LOGAN, DE-CEASED AND ROBERT B. LOGAN, JR., INDIVIDUALLY AND IN HIS CAPACITY AS KNOWN HEIR OF THE ESTATE OF ROBERT B. LOGAN SR. A/K/A ROBERT B. LOGAN A/K/A ROBERT LOGAN, DE-CEASED C.P. February Term, 2017 No. 05349 \$165,499.14 Brett L. Messinger, Ryan A. Gower, and Paul J. Fanelli

1804-471

2600 Hobson St 19142 40th wd. 1,147 Sq. Ft. OPA#406087400 Improvements: Residential Property

C.P. September Term, GLORIA MILLS 2017 No. 01627 \$51,827.40 KML Law Group, P.C.

2015 S Hemberger St 19145 48th wd. 756 Sq. Ft. OPA#482229900 Improvements: Residential Property

CHERYL A. MOORE C.P. September Term, 2017 No. 01633 \$21,480.02 KML Law Group, P.C.

1804-474

3313 Gransback St 19134-1712 7th wd. Land Area: 651 Sq. Ft.; Improvement Area: 942 Sq. Ft. OPA#073163400 Subject to Mortgage Improvements: Row 2 Sty Masonry MARCOS A. ZAYAS C.P. June Term, 2017 No. 00510 \$51,140.36 Phillip D. Berger, Esq., Berger Law Group, PC

1804-475

3409 Reach St 19134-1222 33rd wd. 1,010 Sq. Ft. BRT#331320000 Improvements: Row 2 Sty Masonry

YAIDIMAR RAMIREZ C.P. April Term, 2017 No. 02856 \$44,356.01 Milstead & Associates, LLC

1804-476

6115 Chancellor St 19139 3rd wd. 1,110 Sq.

Ft. OPA#031075300 Improvements: Resi-

dential Property JANICE PIERCE; GLORIA WIL-LIAMS C.P. August Term, 2013 No. 02709 \$60,427.42 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

SHERIFF'S SALE

1804-477

2735 Oakford St 19146-3740 36th wd. 728 Sq. Ft. BRT#362046100 Improvements: Row 2 Stv Masonry COLBY TROUTMAN C.P. August Term, 2017 No. 00090 \$80,066.37 Milstead & Associates, LLC

1804-478

2319 S Croskey St 19145 48th wd. 1,120 Sq. Ft. OPA#482216800 Improvements: Residential Property MICHAEL THOMPSON; LYNDA A.

THOMPSON, A/K/A LYNDA THOMPSON C.P. April Term, 2016 No. 02359 \$72,370.48 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-479

 $5540 \quad Cambridge \quad St \qquad 19131 \qquad \text{4th} \quad \text{wd}.$ ROW 2 STY MASONRY; 1,165 Sq. Ft. BRT#041081000 Improvements: Residential Dwelling

VANDELIA MCGEE, KNOWN SURVIV-ING HEIR OF ROBERT J. HUNT AND UNKNOWN SURVIVING HEIRS OF ROB-ERT J. HUNT C.P. June Term, 2017 No. 03194 \$56,167.19 McCabe, Weisberg, & Conway, LLC

1804-480

4251 Neilson St 19124 33rd wd. 1,200 Sq. Ft. OPA#332530700 Improvements: Residential Property

RAQUEL TORRES C.P. August Term, 2017 No. 00151 \$84,019.38 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-481

2609 S 11th St 19148 39th wd. 1,120 Sq. Ft. OPA#394186000 Improvements: Residential Property

C.P. December Term, 2012 No. 00307 \$230,326.76 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-482

4574 Shelbourne St 19124-3831 42nd wd. 1,219 Sq. Ft. BRT#421621200 Improvements: Residential Dwelling CARMEN L. ESPINAL A/K/A CARMEN

ESPINAL C.P. September Term, 2017 No. 02201 \$78,752.12 Powers, Kirn & Associates, LLC

1804-483

5765 Jefferson St 19131-3417 7th wd. 1,578 Sq. Ft. BRT#043251900 Improvements: Residential Dwelling
DUANE GOINGS
C.P. March Term, 2016

No. 02417 \$79,963.11 Powers, Kirn & Associates, LLC

1804-484

4925 Gransback St 19120-4323 42nd wd. 1,290 Sq. Ft. BRT#421515000 Improvements: Residential Dwelling

ARELIS SIERRA C.P. May Term, 2017 No. 01552 \$85,051.43 Powers, Kirn & Associates, LLC

1804-485

2703 Orthodox St 19137 45th wd. 1,160 Sq. Ft. BRT#453072300 Improvements: Residential Dwelling RICHARD J. MOSZCZYNSKI AND PATRI-

CIA MOSZCZYNSKI C.P. November Term, 2015 No. 01076 \$108,213.34 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1804-486

8016 Mars Pl 19153-1112 40th wd. 2,716 Sq. Ft. BRT#405890048 Improvements: Residential Dwelling

JAMES T. SAYE AND KOU S. WA-MAH C.P. January Term, 2017 No. 03726 \$132,308.54 Powers, Kirn & Associates, LLC

1804-487

3128 Morning Glory Rd 19154 66th wd. ROW B/GAR 2 STY MAS+OTHER; 1,360 Sq. Ft. BRT#663030800 Improvements: Residential Dwelling

NANCY WITZEL, KNOWN SURVIVING HEIR OF CHARLES J. RAPP, JEANNE CHMOURES, KNOWN SURVIVING HEIR OF CHARLES J. RAPP, BETH RAPP, KNOWN SURVIVING HEIR OF CHARLES J. RAPP, TERRY RAPP, KNOWN SURVIV-ING HEIR OF CHARLES J. RAPP, JOANN FOLEY KNOWN SURVIVING HEIR OF CHARLES J. RAPP. UNKNOWN SURVIV-ING HEIRS OF CHARLES J. RAPP AND

SHERIFF'S SALE

CHARLES RAPP, JR., KNOWN SURVIV-ING HEIR OF CHARLES J. RAPP C.P. May Term, 2017 No. 01092 \$158,902.57 McCabe, Weisberg, & Conway, LLC

1804-488

1105 E Phil Ellena St 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1,152 Sq. Ft. BRT#502360100 Improvements: Residen-

tial Dwelling MARVA J. MAJOR-PATTERSON, KNOWN SURVIVING HEIR OF ELEASE D. MAJOR, LARRY D. MAJOR, KNOWN SURVIVING HEIR OF ELEASE D. MAJOR, BETTYE MAJOR-KORSAH, KNOWN SURVIVING HEIR OF ELEASE D. MAJOR, ELEANORE Y. MAJOR, KNOWN SURVIVING HEIR OF ELEASE D. MAJOR, TERRY P. MAJOR, KNOWN SURVIVING HEIR OF ELEASE D. MAJOR AND UNKNOWN SURVIVING HEIRS OF ELEASE D. MAJOR C.P. August Term, 2016 No. 00313 \$131,125.23 McCabe, Weisberg, & Conway, LLC

208 Mcclellan St a/k/a 208 Mc Clellan St **19148** 1st wd. 1,222 Sq. Ft. OPA#011152100 Improvements: Residential Property JANICE TAYLOR A/K/A JANICE L. TAY-C.P. May Term, 2016 No. 01824 \$123,144.70 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1804-490

915 Farragut Terr 19143 46th wd. Improvement Area: 1,800 Sq. Ft.; Land Area: 1,800 Sq. Ft. BRT#461186000 Improvements: S/d Conv Apt 3 Sty Mason

ESTATE OF RONALD WASHINGTON, DE-CEASED. C/O ARLENE WASHINGTON A/K/A ARLENE MCLAUGHLIN, INDI-VIDUALLY AND IN HER CAPACITY AS KNOWN HEIR, DEVISE AND/OR DISTRIBUTE OF THE ESTATE OF RONALD WASHINGTON, DECEASED C.P. July Term, 2016 No. 03204 \$72,621.88 Brett L. WASHINGTON, DECEASED Messinger, Ryan A. Gower, and Paul J. Fanelli

1804-491

6725 N 7th St 19126 61st wd. 5,220 Sq. Ft. OPA#611150100 Improvements: Residential Property

CHRISTOPHER ELSETINOW; LYDIA E. ELSETINOW, A/K/A LIDIA ELSETINOW C.P. October Term, 2013 No. 03010 \$55,252.38 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-492

8662 Rugby St 19150 50th wd. 1,546 Sq. Ft. OPA#502091800 Subject to Mortgage Improvements: Residential Property PAUL WASHINGTON C.P. December Term, 2015 No. 00810 \$147,465.92 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-493

1117 Wellington St 19111-4238 53rd wd. 2,699 Sq. Ft. BRT#532341800 Improvements: S/d W/b Gar 2 Sty Masonry LISA M. BOSACK A/K/A LISA BOSACK C.P. June Term, 2017 No. 01170 \$166,646.41 Milstead & Associates, LLC

1804-494

33 N 54th St 19139 44th wd. 1,452 Sq. Ft. OPA#441208100 Improvements: Residential Property

ALKIA LYNCH, A/K/A ALKIA N. LYNCH C.P. May Term, 2016 No. 00934 \$51,539.35 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-495

2547 Memphis St 19125 31st wd. ROW 2 STY MASONRY: 816 Sq. Ft. BRT#312025700 Improvements: Residential Dwelling EDWARD V. GREENE, JR. A/K/A EDWARD V. GREENE A/K/A EDWARD GREENE C.P. July Term, 2017 No. 04022 \$41,119.79 McCabe, Weisberg, & Conway, LLC

1804-496

413 Hermitage St 19128 21st wd. ROW 2 STY MASONRY; 1,380 Sq. Ft. BRT#212275200 Improvements: Residential Dwelling RAE N GOETZENBERGER Term, 2016 No. 00691 \$195,715.28 Mc-Cabe, Weisberg, & Conway, LLC

1804-497

7621 Elmwood Ave 19153-1314 14th wd. 2,145 Sq. Ft. BRT#404229500 Improvements: Row B/gar 2 Sty Masonry VINCENT WILLIAM BEY C.P. July Term, 2017 No. 02586 \$195,005.20 Milstead & Associates, LLC

1804-498

1160 S 15th St 19146-3141 36th wd. 958 Sq. Ft. BRT#365050200 Improvements: Row 2 Sty Masonry

FLOSSIE ARMETHIA PERRY A/K/A FLOSSIE A. PERRY C.P. June Term, 2017 No. 04486 \$112,765.90 Milstead & Associates, LLC

SHERIFF'S SALE

1804-499

3922 N Darien St 19140 43rd wd 1 120 Sq. Ft. OPA#433131000 Subject to Mortgage Improvements: Residential Property RICHARD-ANGELIOUE HAWES SON C.P. October Term, 2011 No. 03744 \$50,123.99 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-500

1823 W Jefferson St 19121 47th wd. S/D W/GAR 2 STY MAS+OTHER; 1,753 Sq. Ft. BRT#471128315 Improvements: Residential Dwelling
SHANNON A. MORRIS
C.P. April Term,

2017 No. 0214 \$79,473.47 McCabe, Weisberg, & Conway, LLC

1804-501

2408 E Sergeant St 19125-3115 31st wd. 980 Sq. Ft. BRT#314080500 Improvements: Row 2 Sty Masonry SAMANTHA A. MAGUIRE AND THOMAS C. HAUCK, JR. C.P. March Term, 2017 No. 02372 \$45,223.52 Milstead & Associates, LLC

1804-502

6644 N Lawrence St 19126 61st wd. 1,676 Sq. Ft. OPA#611088800 Residential Property
ANTOINETTE FREEMAN; GREGORY
FREEMAN C.P. October Term, 2013 No. 00186 \$119,152.90 Meredith H. Wooters,

Esquire; Manley Deas Kochalski, LLC

1804-503

3608 Solly Ave 19136 64th wd. 1,791 Sq. Ft. OPA#642332000 Improvements: Residen tial Property DANIELLE SHERWOOD C.P. September

Term, 2017 No. 03254 \$121,476.40 KML 1804-504

Law Group, P.C.

5928 Newtown Ave 19120 35th wd. ROW B/GAR 2 STY MASONRY; 896 Sq. Ft. BRT#352202400 Improvements: Residen-

tial Dwelling ESDRAS ANTONIO PAGAN, KNOWN SURVIVING HEIR OF AIDA MARRERO, ALBERTO LUIS PAGAN, KNOWN SUR-VIVING HEIR OF AIDA MARRERO AND UNKNOWN SURVIVING HEIRS OF AIDA MARRERO C.P. February Term, 2016 No. 01260 \$91,188.26 McCabe, Weisberg, & Conway, LLC

2107 E. Monmouth St 19134 25th wd. Improvement Area: 980 Sq. Ft.; Land Area: 732 Sq. Ft. BRT#252135200 Improvements: Row 2 Sty Masonry

KEITH EDWARDS C.P. June Term, 2015 No. 02349 \$77,258.44 Brett L. Messinger, Ryan A. Gower, and Paul J. Fanelli

1804-507

4661 James St 19137-1103 45th wd. 1.216 Sq. Ft. OPA#453417500 Improvements: Residential Property JOSEPH ZWICHAROWSKI, JR. A/K/A JO-SEPH ZWIACHAROWSKI C.P. November Term, 2016 No. 01919 \$106,441.61 Phelan

1804-508

Hallinan Diamond & Jones, LLP

5906 N Hutchinson St. 19141 49th wd. 1.760 Sq. Ft. OPA#492162010 Subject to Mortgage Improvements: Residential Property RAYMOND R. WILMORE, A/K/A RAY-MOND R. WILMORE, JR; MARIA ZURITA A/K/A MARIA B. ZURITA Term, 2017 No. 01432 \$114,283.17 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2053 S 57th St 19143-5615 51st wd. Beginning Point: Breadth on the said 57th Street 15 feet and extending of that width in length or depth Northeastwardly between parallel lines at right angles to the said 57th Street OPA#514243300 Improvements: Row 2 Sty Masonry

BETTY A. WALKER C.P. May Term, 2017 No. 02414 \$33,715.56 Patrick J. Wesner, Esquire

1804-510

245 E Phil Ellena St 19119 22nd wd. 900 Sq. Ft. OPA#222005500 Improvements: Residential Property KARLA CHAVARRIA C.P. October Term, 2016 No. 01830 \$74,222.41 KML Law Group, P.C.

1804-511

2215 S 67th St 19142 40th wd. 2,000 Sq. Ft.

OPA#403047000 Improvements: Residential Property JEROME K. BROWNE AND EMMA DALIEH C.P. May Term, 2017 No. 04578

\$165,122.01 KML Law Group, P.C.

SHERIFF'S SALE

1804-512

4304 Loring St 19136 41st wd. ROW B/ GAR 2 STY MASONRY; 1,078 Sq. Ft. BRT#412167400 Improvements: Residential Dwelling DEANA A. RIVERA, JOSE RIVERA AND

JEFTE J. RIVERA C.P. May Term, 2017 No. 02816 \$120,415.21 McCabe, Weisberg, & Conway, LLC

1804-513

2614 E. York St 19125 31st wd. Improvement Area: 738 Sq. Ft.; Land Area: 743 Sq. Ft. OPA#313151100 Improvements: Row 2 Sty Masonry

MARC BAXTER C.P. October Term, 2015 No. 02323 \$117,193.83 Brett L. Messinger, Rvan A. Gower, and Paul J. Fanelli

1804-514 **3519 N 15th St 19140** 11th wd. S/D CONV APT 2 STY MASON; 1,732 Sq. Ft. BRT#112170300 Improvements: Residential Dwelling

ELIZABETH R. ANDERSON Term, 2016 No. 02424 \$44,878.78 Mc-Cabe, Weisberg, & Conway, LLC

1804-515

1138 S Paxon St 19143-4317 51st wd. 1,506 Sq. Ft. OPA#51-1190900 Improvements: Residential Property GLORIA LOCKLEY N/K/A KHADIJAH ABDUR RAUF A/K/A GLORIA S. LOCK-

1804-516

LEY C.P. December Term, 2016 No. 02644

\$55,068.95

Phelan Hallinan Diamond &

3832 N. Darien St 19140 43rd wd. Improvement Area: 1,120 Sq. Ft.; Land Area: 716 Sq. Ft. BRT#432320000 Improvements: Row 2 Sty Masonry

SONIA RODRIGUEZ C.P. July Term, 2017 No. 03731 \$53,554.16 Brett L. Messinger, Ryan A. Gower, and Paul J. Fanelli

1804-519 **4814 N 11th St 19141** 49th wd. 2.163 Sq. Ft. OPA#491412100 Improvements: Residen-

AKIN LACKEY C.P. January Term, 2017 No. 03713 \$81,311.17 KML Law Group,

1804-520

12309 Wyndom Rd 19154 66th wd. ROW B/GAR 2 STY MASONRY; 1,360 Sq. Ft. BRT#663222200 Improvements: Residential Dwelling

CHRISTOPHER O'DRISCOLL, MINISTRATOR OF THE ESTATE OF GREGORY O'DRISCOLL A/K/A GREGO-RY F. O'DRISCOLL C.P. June Term, 2017 No. 02137 \$168,372.37 McCabe, Weisberg, & Conway, LLC

3429 Shelmire Ave 19136-3524 64th wd. 1,574 Sq. Ft. OPA#642178200 Improvements: Residential Property ANDREW DICKSON C.P. February Term, 2017 No. 07386 \$132,458.07 Phelan Hal-

linan Diamond & Jones, LLP

612A Hazell Ln a/k/a 13085R Bustleton Ave, **Unit 612A 19116-1726** 58th wd. 867 Sq. Ft. OPA#888581714 Improvements: Residential Property

LAURA ROSE BOYD, IN HER CAPAC-ITY AS HEIR OF KATHLEEN M. STAUDE, DECEASED; UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN M. STAUDE, DE-C.P. January Term, 2017 No. 03613 \$69,574.87 Phelan Hallinan Diamond & Jones, LLP

1804-523

5747 N 6th St 19120 61st wd. 1,310 Sq. Ft. OPA#612285100 Improvements: Residential Property AHANEUA S. CRAWFORD, IN HER CA-

PACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DEBRA CRAWFORD A/K/A DEBRA CRAWFORD GOLD-MAN, DECEASED HEIR OF WILBERT K. GOLDMAN, DECEASED; BRIAN K. CRAWFORD, IN HIS CAPACITY AS HEIR OF THE ESTATE OF DEBRA CRAWFORD A/K/A DEBRA CRAWFORD GOLD-MAN, DECEASED HEIR OF WLIBERT K. GOLDMAN, DECEASED: DINAH E. CRAWFORD, IN HER CAPACITY AS HEIR OF THE ESTATE OF DEBRA CRAWFORD

SHERIFF'S SALE

A/K/A DEBRA CRAWFORD GOLDMAN, DECEASED HEIR OF WILBERT K. GOLD-MAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILBERT K. GOLD-MAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBRA CRAWFORD A/K/A DEBRA CRAWFORD GOLDMAN DECEASED HEIR OF WILBERT K. GOLD-MAN, DECEASED C.P. June Term, 2017 No. 00495 \$61,723.71 Phelan Hallinan Diamond & Jones, LLP

1804-524

5117 Locust St 19139 60th wd. SEMI/ DET 2 STY MASONRY; 1,650 Sq. Ft. BRT#602075300 Subject to Mortgage Improvements: Residential Dwelling
MODI DOUCOURE C.P. July Term, 2014
No. 00483 \$119,129.86 McCabe, Weisberg, & Conway, LLC

1804-525

3232 N Dover St 19129 38th wd. BRT#38-1276900; PRCL#38-1276900 SHANON KNOX C.P. November Term, 2016 No. 01122 \$66,936.92 Emmanuel J. Argentieri, Esquire

1804-526

1621 West Mentor St 19141-1511 13th wd. 1,024 Sq. Ft. OPA#132398500 Improvements: Residential Property ADRIENE SMITH, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE

ESTATE OF RICHARD SMITH, SR A/K/A RICHARD SMITH; ANTHONY SMITH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF RICHARD SMITH, SR A/K/A RICH-ARD SMITH; DERRICK SMITH, IN HIS CAPACITY AS HEIR OF THE ESTATE OF RICHARD SMITH, SR A/K/A RICHARD SMITH; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT TITLE OR INTEREST FROM OR UNDER RICHARD SMITH, SR A/K/A RICHARD SMITH, DECEASED C.P. August Term, 2017 No. 03151 \$72,967.43 Phelan Hallinan Diamond & Jones, LLP

2415 Morris St a/k/a 2457 Morris St 19145 $36th\ wd.\ 6,915\ Sq.\ Ft.\ (land\ area);\ 6,923\ Sq.$ Ft. (improvement area) BRT#88-434-7515 Subject to Mortgage Subject to Rent

JOSEPH GIGLIOTTI C.P. December Term, 2013 No. 02180 \$142,415.29 Jennifer Hiller Nimeroff, Esquire; Weir & Partners LLP

1804-528

3850 Woodhaven Rd, Apt 708 a/k/a 3850 Woodhaven Rd, Unit 708 19154 66th wd. RES CONDO 2 STY MAS+OTH; 1,133 Sq. Ft. BRT#888660326 Improvements: Resi-

dential Dwelling
ALLEN BOBRUITSKY
C.P. December
Term, 2016 No. 03370
\$109,010.54 Mc-Cabe, Weisberg, & Conway, LLC

1804-529

7200 Hegerman St 19135 65th wd. ROW 2 STY MASONRY; 1,380 Sq. Ft. BRT#651278900 Improvements: Residential Dwelling JOSEPH D. DAVALOS C.P. May Term,

2017 No. 02204 \$109,398.66 McCabe, Weisberg, & Conway, LLC

1804-530

1405 N 2nd St 19122-3801 18th wd. 1,980 Sq. Ft. OPA#182106500 Improvements: Residential Property KASEY JACKSON; BRENDAN OLKUS

C.P. August Term, 2012 No. 02358 \$329,520.50 Phelan Hallinan Diamond & Jones, LLP

1804-531

1822 Wharton St 19146 36th wd. ROW 2 STY MASONRY; 1,260 Sq. Ft. BRT#361115400 Improvements: Residential Dwelling 3TM HOLDINGS, LLC, A PENNSYLVANIA LIMITED LIABILITY COMPANY July Term, 2017 No. 03722 \$339,367.08 McCabe, Weisberg, & Conway, LLC

1804-532

6040 Duffield St 19135 62nd wd. 4,577 Sq. Ft. BRT#622244300 FRANK L. GROSSMER C.P. September Term, 2017 No. 00446 \$89,327.04 Stern

1804-533

& Eisenberg PC

5401 N 4th St 19120 42nd wd. Land: $2,\!300 \;\; Sq. \;\; Ft.; \;\; Improvement: \;\; 1,\!350 \;\; Sq. \;\; Ft.$ BRT#422452500 Improvements: ResidenIVOR ASSAYE C.P. October Term, 2017

1804-534

No. 002760 \$163,090.39 Stern & Eisen-

SHERIFF'S SALE

2024 66th Ave 19142 10th wd. 1,498 Sq. Ft. BRT#102363900; PRCL#40-3-0301-00 Improvements: Residential Dwelling ROBERT N. JACKSON, JR., DECEASED C.P. July Term, 2017 No. 02175 \$98,281.71 Powers, Kirn & Associates, LLC

1804-536

10859 Academy Rd 19154 66th wd. 2,119 Sq. Ft. BRT#662046900; OPA#662046900 Improvements: Residential Dwelling MELISSA MOROCCO; RONALD E. MO-ROCCO, JR. A/K/A RONALD E. MOROCCO C.P. May Term, 2017 No. 03097 \$205,464.99 Udren Law Offices, P.C.

1804-537

2540 N Water St 19125-0000 31st wd. 810 Sq. Ft. BRT#31-1026300 Improvements: Residential Dwelling MIRIAM E. VASQUEZ A/K/A MIRIAM E. BATENCOURT A/K/A MIRIAM E. BATANCOURT A/K/A MIRIAM E. BETAN-C.P. October Term, 2017 No. 00276 \$42,757.20 Udren Law Offices, P.C.

1804-538

1927 S 17th St 19145-3012 48th wd. Land Area: 1,138 Sq. Ft.; Improvement Area: 2,595 Sq. Ft. OPA#481223300 Improvements: Dwelling

PHAT HO C.P. June Term, 2013 No. 01265 \$25,000 Jonathan E. Stein, Esquire

1804-539

1411 E Johnson St 19138-1107 10th wd. 3,365 Sq. Ft. BRT#102299000 Improve-3,365 Sq. Ft. BKI#102427 ments: Residential Dwelling C.P. May Term, 2017 No. 02588 \$131,549.39 Powers, Kirn & Associates, LLC

1804-540

6417 Palmetto St 19111 35th wd. 6,182 Sq. Ft. OPA#353267410 Improvements: Residential Property
JIN MIN HE AND CHUAN YU LIU C.P.

June Term, 2017 No. 01135 \$186,842.45 Shapiro & DeNardo, LLC

1804-541

5405 N Fairhill St 19120-2710 61st wd. 2,000 Sq. Ft. OPA#61-2-3020-00 Improvements: 2-4 Unit Residential Dwelling UNKNOWN SURVIVING HEIRS OF CHUCKA HAGOOD A/K/A CHUCKA PIERCE HAGOOD, DECEASED AND

CHARLES HUGHES, AS SURVIVING HEIR OF CHUCKA HAGOOD A/K/A CHUCKA PIERCE HAGOOD, DECEASED C.P. September Term, 2017 No. 01551 \$119,731.03 Hladik, Onorato, & Federman, LLP

1804-542

 $\mathbf{9530} \; \mathbf{Clark} \; \mathbf{St} \; \; \mathbf{19115\text{-}3902} \; \; \mathbf{58th} \; \mathbf{wd.} \; \mathbf{8,941.00}$ Sq. Ft. OPA#58-1-4268-10 Improvements: Single Family Residential Dwelling JEAN YVES NOEL AND ELIZABETH NOEL C.P. February Term, 2017 No. 00505

\$266,866.07 Hladik, Onorato & Federman,

1804-543

2661 N Bancroft St 19132-3934 16th wd. 672 Sq. Ft. OPA#16-1-1031-00 Improvements: Residential Dwelling

TERESA DERR C.P. October Term, 2017 No. 01671 \$56,809.82 Hladik, Onorato & Federman, LLP

1804-544

1948 E. York St 19125-1214 31st wd. 1,088 Sq. Ft. OPA#31-3-1374-00 Improvements: Vacant Land

GRISEL GONZALEZ C.P. November Term, 2015 No. 01273 \$43,854.50 Hladik, Onorato & Federman, LLP

1804-545

1800 W 68th Ave a/k/a 1800 68th Ave 19126-**2626** 10th wd. 1,780 Sq. Ft. OPA#101252100

Improvements: Residential Property MARY DIGGS A/K/A MAI HER CAPACITY AS HEIR OF MARY L. DIGGS, DECEASED; KENNETH DIGGS, IN HIS CAPACITY AS HEIR OF MARY L DIGGS, DECEASED; SANDRA DIGGS, IN HER CAPACITY AS HEIR OF MARY L. DIGGS, DECEASED; MICHAEL DIGGS, IN HIS CAPACITY AS HEIR OF MARY L. DIGGS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTER-EST FROM OR UNDER MARY L. DIGGS, DECEASED C.P. March Term, 2016 No. 02601 \$141,005.03 Phelan Hallinan Diamond & Jones, LLP

1804-546 **4453 Sherwood Rd 19131** 52nd wd. 1,661

Sq. Ft. OPA#521198500 Improvements: Residential Property ANTOINETTE RENEE BYRD C.P. May Term, 2015 No. 00191 \$190,524.07 Shapiro & DeNardo, LLC

1804-547

1630 Murdoch Rd 19150 50th wd. 2,181 Sq. Ft. OPA#501504800 Improvements: Residential Property EUGENE ADDERLY C.P. March Term, 2015 No. 03443 \$197,112.77 Shapiro &

1804-548

DeNardo, LLC

 $3001\ N\ Ringgold\ St\ 19132\text{-}1329\ 38th\ wd.$ 1,306 Sq. Ft. OPA#871174750 Improvements: Residential Property LATOYA D. SAULTERS, AS ADMINIS-TRATRIX AND HEIR OF THE ESTATE OF RONALD D. SAULTERS, DECEASED C.P. August Term, 2015 No. 01161 \$43,766.17 Phelan Hallinan Diamond & Jones, LLP

1804-549

2645 Parma Rd 19131-2708 52nd wd. 1,152 Sq. Ft. OPA#521239600 Improvements: Residential Property WILLIAM T. SMITH C.P. September Term, 2015 No. 02073 \$85,157.75 Phelan

Hallinan Diamond & Jones, LLP

1804-550 4062 Howland St 19124 33rd wd. 1,340 Sq. Ft. OPA#332366100 Improvements: Residential Property EDWIN B. MURILLO AND LUZ ROSA-

RIO C.P. December Term, 2016 No. 01436 \$71,783.08 Shapiro & DeNardo, LLC

1804-551 1445 S Patton St 19146-3423 36th wd. 1,088

Sq. Ft. OPA#364449400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELVA WARE A/K/A ELVA ALMA WARE DECEASED; NORMAN WESTFIELD, AS ADMINISTRATOR OF THE ESTATE OF NORMAN J. GRIFFIN, JR A/K/A NOR-MAN GRIFFIN, DECEASED HEIR OF ELVA WARE A/K/A ELVA ALMA WARE, DECEASED C.P. June Term, 2017 No. 01737 \$5,142.68 Phelan Hallinan Diamond & Jones, LLP

1804-552 **8744 Glenloch St 19136** 65th wd. 1,610 Sq.

Ft. OPA#652270000 Improvements: Residential Property MAJOR NWANKWO; UGOCHI NWANK-C.P. May Term, 2014 No. 02374 \$118,891.95 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

6957 Stenton Ave 19138-1927 10th wd. 992 Sq. Ft. OPA#102342200 Improvements:

Residential Property
ANGELA WIMBERLY, IN HER CAPAC-ITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF GEORGIA YOUNG; UN-KNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSO-CIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGIA YOUNG, DECEASED C.P. August Term, 2017 No. 01724 \$115,040.70 Phelan Hallinan Diamond & Jones, LLP

1804-554

4514 Teesdale St 19136 41st wd. 1,204 Sq. Ft. OPA#412093400 Improvements: Residential Property HENRY HAMUSTEN

HENRY HAMUSTEN C.P. September Term, 2017 No. 02881 \$59,611.43 Phelan Hallinan Diamond & Jones, LLP

1804-555

3848 N 13th St 19140 43rd wd. 1,200 Sq. Ft. OPA#432379000 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, AS SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT. TITLE, OR INTEREST FROM OR UNDER ANNIE BELL DAVIS A/K/A ANNIE B. DA-VIS, DECEASED C.P. April Term, 2017 No. 01064 \$48,648.10 Phelan Hallinan

1804-556

Diamond & Jones, LLP

422 W Ashdale St 19120-3806 42nd wd. 1,260 Sq. Ft. OPA#42-2-1782-00 Improvements: Residential Property NOEMI MENDEZ C.P. May Term, 2017 No. 02592 \$45,181.71 Phelan Hallinan Diamond & Jones, LLP

1804-557

SHERIFF'S SALE

549 N Allison St 19131-4902 4th wd. 1,137 Sq. Ft. OPA#041197200 Improvements: Residential Property CHANNA JENNINGS A/K/A CHANNA C. JENNINGS C.P. September Term, 2017 No. 03216 \$79,158.10 Phelan Hallinan Diamond & Jones, LLP

1804-558

5113 N 13th St 19141-2801 49th wd. 2,025 Sq. Ft. OPA#493193300 Improvements: Residential Property REVELLA COLES C.P. September Term, 2017 No. 02654 \$103,891.75 Phelan Hallinan Diamond & Jones, LLP

1804-560 122 N Redfield St 19139-2344 4th wd. 1,128 Sq. Ft. OPA#042118800 Improvements: Residential Property KIMBERLY BRUNDAGE Term, 2017 No. 01574 \$49,046.14 Phelan Hallinan Diamond & Jones, LLP

1804-561

6827 Horrocks St 19149-2213 54th wd. 1,258 Sq. Ft. OPA#542348700 Improvements: Residential Property KATIA H. ZAMOR A/K/A MS. KATIA H. ZAMOR C.P. August Term, 2013 No. 02494 \$137,127.76 Phelan Hallinan Diamond & Jones, LLP

1804-562

5551 Catharine St 19143 46th wd. 1,320 Sq. Ft. OPA#463094700 Improvements: Residential Property CALVIN GRANT C.P. August Term, 2016 No. 00863 \$54,169.70 Phelan Hallinan Diamond & Jones, LLP

1804-563

 $3310\ Morning\ Glory\ Rd\ 19154\text{-}1820\ \ 66th$ wd. 1,224 Sq. Ft. OPA#663033200 provements: Residential Property LISA WALERSKI; JAMES PORT-WOOD C.P. August Term, 2017 No. 03371 \$196,485.32 Phelan Hallinan Diamond & Jones, LLP

1804-564 616 Martin St 19128-1621 21st wd. 882 Sq. Ft. OPA#213176500 Improvements: Residential Property CHRISTINE E. BLACK C.P. July Term, 2017 No. 01536 \$151,169.19 Phelan Hal-linan Diamond & Jones, LLP

1804-565

3431 Wellington St 19149-1630 55th wd. 1,248 Sq. Ft. OPA#551477900 Improvements: Residential Property ERIK S. GWARDYAK; TERESA N. STER-LING C.P. March Term, 2015 No. 01441 \$170,833.90 Phelan Hallinan Diamond & Jones, LLP

1804-566

3503 Brookview Rd 19154-4004 66th wd. 1,360 Sq. Ft. OPA#662380400 Improvements: Residential Property
KENNETH J. MAYER C.P. August Term,
2016 No. 02637 \$125,901.39 Phelan Hallinan Diamond & Jones, LLP

1804-567

5163 C St 19120 42nd wd. 1,508 Sq. Ft. OPA#421380500 Improvements: Residential Property YVONNE TOGBAH AND BENJAMIN TOG-

BAH C.P. October Term, 2016 No. 03533 \$91,766.99 Shapiro & DeNardo, LLC

1804-568 **2742 Kirkbride St 19137-2122** 45th wd. 750

Sq. Ft. OPA#423122300 Residential Property Improvements: ANDREW S. TAYLOR A/K/A ANDREW TAYLOR C.P. July Term, 2017 No. 01257 \$96,708.31 Phelan Hallinan Diamond & Jones, LLP

1804-569

749 S 19th St a/k/a 749 S 19th St Unit 1 a/k/a Unit A 19146-1841 30th wd. 1,069 Sq. Ft. OPA#888303980 Improvements: Residential Property KARI A MICHELEELDER Term, 2017 No. 02020 \$178,907.47 Phelan Hallinan Diamond & Jones, LLP

1804-570

5347 Addison St 19143-1402 60th wd. 978 Sq. Ft. OPA#603107900 Improvements: Residential Property EFEDUA OKOLO; ROSEMARY OKO-LO C.P. January Term, 2012 No. 01184 \$86,352.00 Phelan Hallinan Diamond & Jones, LLP

1804-571

1628 S 6th St 19148-1246 1st wd. 1.534 Sq. Ft. OPA#012167700 Improvements:

Residential Property HUNG VAN CHUNG: LE TNI LAM A/K/A LE THI HAM A/K/A LE THI LAM August Term, 2017 No. 02287 \$151,621.63

Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1804-572

2533 Bellford St a/k/a 2533 S Bellford St 19153 40th wd. 1,078 Sq. Ft. OPA#404143300 Improvements: Residential Property BORAPISEY THACH, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF BORAPISITH THACH; SON HIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF BORAPISITH THACH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BORAPISITH THACH, DECEASED C.P. September Term, 2017

1804-573

No. 03264 \$141,716.67 Phelan Hallinan

Diamond & Jones, LLP

601 I Edison Ave a/k/a 601 Edison Ave Unit 601I 19116 88th wd. 1,040 Sq. Ft. OPA#888581339 Improvements: Residential Property

PATRIĈIA A. MCCARTHY Term, 2016 No. 03381 \$57,303.22 Phelan Hallinan Diamond & Jones, LLP

1804-574

5747 N Lawrence St 19120-2340 61st wd. 1,124 Sq. Ft. OPA#0125 ...
ments: Residential Property
CAMBOA C.P. August Term,
Pholan Hal-MANUEL GAMBOA C.P. August Term, 2012 No. 00359 \$62,013.86 Phelan Hallinan Diamond & Jones, LLP

1804-575

7809 Whitaker Ave 19111-2814 56th wd. 1,086 Sq. Ft. OPA#561085700 Improvements: Residential Property
EDUARDO SOTO C.P. September Term,
2017 No. 02212 \$228,610.39 Phelan Hallinan Diamond & Jones, LLP

1804-576

504 E Godfrey Ave 19120-2117 35th wd. 1,672 Sq. Ft. OPA#351090200 Improvements: Residential Property
CLIFF CARTER
C.P. September Term,
2017 No. 02653 \$262,260.10 Phelan Hallinan Diamond & Jones, LLP

1804-577

150 W Olney Ave 19120-2432 42nd wd. 1,440 Sq. Ft. OPA#422308300 Improvements: Residential Property ATEYA MAYO C.P. July Term, 2016 No. 02487 \$151,505.71 Phelan Hallinan Diamond & Jones, LLP

1804-578 **1539 Wilton St 19143** 51st wd. 15 feet x 53 feet OPA#512053200 Subject to Mortgage Improvements: Single Family Dwelling GLORIA T. WALTER C.P. January Term, 2016 No. 02666 \$43,284.39 + fees/costs Michael F. Schleigh, Esquire

1804-579A

611 E Mount Pleasant Ave 19119 22nd wd. 5,561 Sq. Ft. OPA#222149700 Improvements: Residential Property LOUIS DREW; LA VADA ENGLISH A/K/A LA VADA DREW ENGLISH C.P. December Term, 2015 No. 01691 \$737,031.76 Phelan Hallinan Diamond & Jones, LLP

1804-579B

615 E Mount Pleasant Ave 19119 22nd wd. 5,561 Sq. Ft. OPA#222149800 Improvements: Residential Property LOUIS DREW; LA VADA ENGLISH A/K/A LA VADA DREW ENGLISH C.P. December Term, 2015 No. 01691 \$737,031.76 Phelan Hallinan Diamond & Jones, LLP

1804-580

5908 Washington Ave 19143 46th wd. 1760 Sq. Ft. OPA#033116500 Improvements: Residential Dwelling
GAIL Y. HOLLEY, DECEASED C.P. May
Term, 2017 No. 02133 \$96,186.32 Joseph R. Loverdi, Esquire

8632 Fayette St 19150-1904 50th wd. 1332 Sq. Ft. OPA#502305200 Improvements: Residential Property JAMES E. REYNOLDS, JR. Term, 2017 No. 00552 \$171,329.58 Phelan Hallinan Diamond & Jones, LLP

2838 Judson St a/k/a 2838 N Judson St 19132-2016 11th wd. 960 Sq. Ft. OPA#111428100 Improvements: Residential Property MATTIE M. HUNTER C.P. September Term, 2017 No. 03244 \$42,135.50 Phelan Hallinan Diamond & Jones LLP