

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, April 3, 2018 at the:

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.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

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

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

SHERIFF'S SALE

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

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

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on 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., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

Very truly yours,
JEWELL WILLIAMS, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, 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 MCCUNE, III A/K/A HOWARD A. MCCUNE, III C.P. September Term, 2016 No. 00633 \$133,359.91 Powers, Kim & Associates, LLC

1804-302

6926 Rodney St 19138-1921 10th wd. 966 Sq. Ft. OPA#102394900 Improvements: Residential Property
NICOLE FRANKLIN C.P. August Term, 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 C.P. December Term, 2016 No. 01302 \$64,023.38 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1804-305

1416 Friendship St 19111-4208 53rd wd. 1,600 Sq. Ft. OPA#532300100 Improvements: Residential Property
ANNE EDOUARD A/K/A ANN EDOUARD; DIMITRI JOSEPH; GINA JOSEPH C.P. 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. 01183 \$161,190.78 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 Phelan Hallinan Diamond & Jones, LLP

1804-310

6133 Spruce St 19139-3741 3rd wd. 1,480 Sq. Ft. OPA#031121400 Improvements: Residential Property
HELEN DIXON-THORNE, IN HER CAPACITY AS HEIR OF ROSIE T. DIXON, DECEASED; THOMAS DIXON, IN HIS CAPACITY AS HEIR OF ROSIE T. DIXON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, 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
KAZI HASHEM C.P. August Term, 2017 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, P.C.

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 Improvements: Residential Property
JOSEPH A. TAYLOR, III C.P. May Term, 2017 No. 01456 \$151,693.02 Phelan Hallinan Diamond & Jones, LLP

1804-315

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 19149 55th wd. 1,665 Sq. Ft. OPA#551357600 Improvements: Residential Property
GLENN R. FERRIS C.P. August Term, 2017 No. 00256 \$39,223.42 KML Law Group, P.C.

1804-317

4237 Malta St 19124-4808 33rd wd. 1,120 Sq. Ft. OPA#332139900 Improvements: Residential Property
HECTOR L. TORRES C.P. October Term, 2016 No. 03301 \$65,913.32 Phelan Hallinan Diamond & Jones, LLP

1804-318

6316 Glenmore Ave 19142-2329 40th wd.

SHERIFF'S SALE

924 Sq. Ft. OPA#402148200 Improvements: Residential Property
JOSE MANUEL DEJESUS, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CARLOS DEJESUS; CARLOS DEJESUS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF CARLOS DEJESUS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CARLOS DEJESUS, DECEASED C.P. February Term, 2017 No. 07196 \$56,004.75 Phelan Hallinan Diamond & Jones, LLP

1804-319

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 CAPACITY AS HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER; JACQUELYN COEN, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER; MICHAEL MCLAUGHLIN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOANNE P. DREGER A/K/A JOANNE DREGER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOANNE P. DREGER A/K/A JOANNE DREGER, DECEASED 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 MIRGORODSKY 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 Improvements: Residential Property
VANNY EM C.P. August Term, 2017 No. 01334 \$29,198.67 Phelan Hallinan Diamond & Jones, LLP

1804-322

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

1804-323

224 N 64th St 19139 34th wd. 990 Sq. Ft. BRT#343078400 Improvements: Residential Dwelling
MARKAYLA HUDSON, IN HER CAPACITY 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, DECEASED 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: Residential Property
DAVID M. YOU C.P. February Term, 2017 No. 02450 \$172,873.51 KML Law Group, P.C.

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

2848 C St 19134 33rd wd. 1,120 Sq. Ft.

SHERIFF'S SALE

BRT#071439200 Improvements: Residential Dwelling
NINA M. KINARD C.P. February Term, 2016 No. 03791 \$54,769.77 Martha E. 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: Residential 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, P.C.

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 & Associates, LLC

1804-332

5638 Ridgewood St 19143 51st wd. 1,032 Sq. Ft. OPA#513253700 Improvements: Residential Property
THAXTER HICKS C.P. February Term, 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: Residential Property
JOHN I. BIEDRZYCKI C.P. August Term, 2017 No. 01616 \$146,817.43 KML Law Group, P.C.

1804-334

5969 Kemble Ave 19138 17th wd. 1,136 Sq. Ft. OPA#172324800 Improvements: Residential 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

1850 Lindley Ave 19141 17th wd. 1,235 Sq.

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 PC

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 Hallinan 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 REYNOLDS A/K/A JESSICA LITTLE C.P. January Term, 2009 No. 01746 \$1,141,028.70 Powers, Kim & 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, Kim & 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 ADMINISTRATOR 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 C.P. July Term, 2017 No. 01652 \$100,601.09 Shapiro & DeNardo, LLC

1804-417

6404 Glenmore Ave 19142-2332 40th wd. 966 Sq. Ft. OPA#406175200 Improvements: Residential Property
VINCENT TALMADGE C.P. June Term, 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

SHERIFF'S SALE

KIMBERLY WHARTON, KNOWN HEIR OF SARAH F. WHARTON A/K/A SARA F. WHARTON A/K/A SARAH FRANCES WHARTON; UNKNOWN HEIRS, SUCCESSORS, 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 FRANCES WHARTON C.P. October Term, 2017 No. 03203 \$12,731.77 Udren Law Offices, P.C.

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
MARK A. BOYLE C.P. September Term, 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. Chelton Ave a/k/a 2083 Chelton 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, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BEVERLY ADAMS, DECEASED C.P. 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. HAMPTON 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 Milstead & Associates, LLC

1804-429

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. PAGANO; ESTATE OF SHERI PAGANO A/K/A SHERI LYNN PAGANO A/K/A SHERI L. PAGANO; MARK A. PAGANO, JR. A/K/A MARK PAGANO, JR., PERSONAL REPRESENTATIVE 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 ASSOCIATIONS 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

SHERIFF'S SALE

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 Improvements: 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 ESTATE OF FAWAZ T. BARAKAT; NISREEN BARAKAT A/K/A NESREEN BARAKAT, IN HER CAPACITY AS HEIR OF THE ESTATE OF FAWAZ T. BARAKAT; NIVEEN BARAKAT, 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. BARAKAT; 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. HARRIS 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, DECEASED, 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 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DORIS M. HUNT, DECEASED C.P. November Term, 2013 No. 02741 \$117,143.96 Powers, Kim & Associates, LLC

1804-436

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, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BRENDA G. TORRES-GUMBS, DECEASED AND TOMASITA BONILLA, KNOWN HEIR OF THE ESTATE 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.

SHERIFF'S SALE

BRT#572197362 Improvements: Residential Dwelling
ANATOLIY CHERNIKOV AND OKSANA CHERNIKOVA C.P. January Term, 2017 No. 03735 \$124,686.31 McCabe, Weisberg, & Conway, LLC

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 LAWRENCE 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. GROPPER 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

1118 Marlyn Rd 19151-3123 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 MATOS 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 Law Group, P.C.

1804-451

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

SHERIFF'S SALE

1804-453

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: Residential Dwelling
WILLERMAN A. PENA-DIAZ C.P. November Term, 2017 No. 01179 \$35,856.83 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, P.C.

1804-458

6135 Christian St 19143-2901 3rd wd. 2,310 Sq. Ft. BRT#033056900 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.; FREDERICK HICKS, KNOWN HEIR OF ELLIOT EVANS, JR.; LYNETTE EVANS, KNOWN HEIR OF ELLIOT EVANS, JR.; RASHEDAH HICKS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ELLIOT EVANS, JR.; UNKNOWN HEIRS, SUCCESSORS, 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 & Eisenberg PC

1804-463

3627 Almond St 19134 45th wd. 1,918 Sq. Ft. OPA#451290100 Improvements: Residential Property
DAWN WIKIERA AND JOHN J. WIKIERA 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 C.P. February Term, 2014 No. 01535 \$75,184.92 KML Law Group, P.C.

1804-465

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

SHERIFF'S SALE

BRT#371208100 Improvements: Residential Real Estate
MARK T. PEEPLES A/K/A MARK THOMAS PEEPLES C.P. November Term, 2017 No. 00500 \$47,625.67 Stern & Eisenberg PC

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: Residential Property
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 Improvements: Semi/det 3 Sty Masonry
ESTATE OF ROBERT B. LOGAN SR. A/K/A ROBERT B. LOGAN A/K/A ROBERT LOGAN, 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, DECEASED 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, DECEASED 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
GLORIA MILLS C.P. September Term, 2017 No. 01627 \$51,827.40 KML Law Group, P.C.

1804-473

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
YADIMAR 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.

SHERIFF'S SALE

Ft. OPA#031075300 Improvements: Residential Property
JANICE PIERCE; GLORIA WILLIAMS C.P. August Term, 2013 No. 02709 \$60,427.42 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-477

2735 Oakford St 19146-3740 36th wd. 728 Sq. Ft. BRT#362046100 Improvements: Row 2 Sty 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; LYNDIA A. THOMPSON, A/K/A LYNDIA THOMPSON C.P. April Term, 2016 No. 02359 \$72,370.48 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1804-479

5540 Cambridge St 19131 4th wd. ROW 2 STY MASONRY; 1,165 Sq. Ft. BRT#041081000 Improvements: Residential Dwelling
VANDELIA MCGEE, KNOWN SURVIVING HEIR OF ROBERT J. HUNT AND UNKNOWN SURVIVING HEIRS OF ROBERT 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
JANIE FROST 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 PATRICIA 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. WAMAH 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 SURVIVING HEIR OF CHARLES J. RAPP, JOANN FOLEY, KNOWN SURVIVING HEIR OF CHARLES J. RAPP, UNKNOWN SURVIVING HEIRS OF CHARLES J. RAPP AND

SHERIFF'S SALE

CHARLES RAPP, JR., KNOWN SURVIVING 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: Residential 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

1804-489

208 McClellan St a/k/a 208 Mc Clellan St 19148 1st wd. 1,222 Sq. Ft. OPA#01152100 Improvements: Residential Property
JANICE TAYLOR A/K/A JANICE L. TAYLOR 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, DECEASED, C/O ARLENE WASHINGTON A/K/A ARLENE MCLAUGHLIN, INDIVIDUALLY 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. Messinger, Ryan A. Gower, and Paul J. Fanelli

1804-491

6725 N 7th St 19126 61st wd. 5,220 Sq. Ft. OPA#61150100 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

1804-495

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 C.P. April Term, 2016 No. 00691 \$195,715.28 McCabe, 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

SHERIFF'S SALE

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

1804-499

3922 N Darien St 19140 43rd wd. 1,120 Sq. Ft. OPA#433131000 Subject to Mortgage Improvements: Residential Property
ANGELIQUE HAWES RICHARDSON 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 Improvements: 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: Residential Property
DANIELLE SHERWOOD C.P. September Term, 2017 No. 03254 \$121,476.40 KML Law Group, P.C.

1804-504

5928 Newtown Ave 19120 35th wd. ROW B/GAR 2 STY MASONRY; 896 Sq. Ft. BRT#352202400 Improvements: Residential Dwelling
ESDRAS ANTONIO PAGAN, KNOWN SURVIVING HEIR OF AIDA MARRERO, ALBERTO LUIS PAGAN, KNOWN SURVIVING 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

1804-505

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 JOSEPH ZWICHAROWSKI C.P. November Term, 2016 No. 01919 \$106,441.61 Phelan Hallinan Diamond & Jones, LLP

1804-508

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 RAYMOND R. WILMORE, JR; MARIA ZURITA A/K/A MARIA B. ZURITA C.P. May Term, 2017 No. 01432 \$114,283.17 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1804-509

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.

SHERIFF'S SALE

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.

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, Ryan 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 C.P. May Term, 2016 No. 02424 \$44,878.78 McCabe, 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. LOCKLEY C.P. December Term, 2016 No. 02644 \$55,068.95 Phelan Hallinan Diamond & Jones, LLP

1804-516

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

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

1804-521

3429 Shelmore 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 Hallinan Diamond & Jones, LLP

1804-522

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 CAPACITY AS HEIR OF KATHLEEN M. STAUDE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER KATHLEEN M. STAUDE, DECEASED 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 CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DEBRA CRAWFORD A/K/A DEBRA CRAWFORD GOLDMAN, 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 GOLDMAN, DECEASED HEIR OF WILBERT K. GOLDMAN, DECEASED; DINAH E. CRAWFORD, IN HER CAPACITY AS HEIR OF THE ESTATE OF DEBRA CRAWFORD

