

Sheriff's Sale Notices for May 1, 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, May 1, 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 May 1, 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, MAY 1, 2018

1802-563

7302 Cresheim Rd, Unit C-14 19119 9th wd. 1,019 Sq. Ft. BRT#88-8-200034 Subject to Mortgage Improvements: Residential Condominium
VALYRIE PATTON C.P. May Term, 2017 No. 04105 \$13,652.66 Hal A. Barrow, Esquire

1805-301

1902 73rd Ave 19138 10th wd. ROW B/GAR 2 STY MASONRY; 1,218 Sq. Ft. BRT#101343600 Improvements: Residential Dwelling
BARBARA HAYES BALLARD, ADMINISTRATRIX OF THE ESTATE OF IDA RUTHINA HAYES A/K/A IDA HAYES C.P. March Term, 2016 No. 01251 \$135,816.03 McCabe, Weisberg, & Conway, LLC

1805-302

4631 Pine St, Suite 210 19143-1850 46th wd. Unit in the property identified and named as Garden Court Condominium Located at 4617-4543 Pine Street OPA#888461128 Improvements: Res Condo 5-sty Masonry
HARRY J TOMPKINS C.P. September Term, 2016 No. 01583 \$355,244.85 Patrick J. Wesner, Esquire

1805-303

1236 McKinley St 19111-5834 53rd

SHERIFF'S SALE

wd. 1,360 Sq. Ft. OPA#531019700 Improvements: Residential Property
CLIFTON HUNTER; AJA S. HUNTER C.P. October Term, 2017 No. 00074 \$139,250.14 Phelan Hallinan Diamond & Jones, LLP

1805-304

1405 West End Dr 19151-2232 34th wd. Beginning Point: In the Northeasterly side of West End Drive (fifty feet wide) at an arc length of 62.352 feet Southeastwardly along the said Northeasterly side of West End Drive OPA#344429400 Improvements: Row B/gar 2 Sty Masonry
JACQUELYNN BOOKER C.P. July Term, 2017 No. 03475 \$93,316.37 Patrick J. Wesner, Esquire

1805-305

3433 N 3rd St 19140-5722 19th wd. Beginning Point: Situate on the East side of 3rd Street at the distance of 228 feet northward, from the North side of Ontario Street OPA#193072500 Improvements: Row 2 Sty Masonry
MARVIN PEREZ C.P. May Term, 2017 No. 00790 \$63,579.82 Patrick J. Wesner, Esquire

1805-307

6945 Theodore St 19142 40th wd. 1,170 Sq. Ft. OPA#406242300 Improvements: Residential Property
DAVID MCFALLS; EVELYN P. ELLIS A/K/A EVELYN P. MCFALLS C.P. September Term, 2017 No. 03033 \$44,089.11 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1805-308

1523 N 62nd St 19151 34th wd. Land: 1,440 Sq. Ft.; Improvement: 1,548 Sq. Ft.; Total: 2,988 Sq. Ft. OPA#342297000 Improvements: Residential Property
ALICE F. BLYTHE, SOLELY AS EXECUTRIX OF THE ESTATE OF ELLEN J. MARSHALL, DECEASED C.P. September Term, 2017 No. 02200 \$123,199.67 Richard M. Squire & Associates, LLC

1805-309

1908 Mutter St 19122 18th wd. 780 Sq. Ft. OPA#183257900 Improvements: Residential Property
GEORGE MOYETT, SR., A/K/A GEORGE MOYETT, AS HEIR TO THE ESTATE OF EULOGIO MOYETT; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF EULOGIO MOYETT; GEORGE MOYETT, JR., AS HEIR TO THE ESTATE OF EULOGIO MOYETT C.P. November Term, 2016 No. 02853 \$8,716.31 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1805-310

1421 Rosalie St 19149 62nd wd. 1,216 Sq. Ft. BRT#621094800 Improvements: Residential Real Estate
BRUCE SWINTON C.P. May Term, 2017 No. 01907 \$135,424.67 Stern & Eisenberg PC

1805-311

411 W. Annsbury St 19140-1505 42nd wd. 1,088 Sq. Ft. BRT#422014800 Improvements: Residential Dwelling
FELIX M. ALMONTE C.P. July Term, 2017 No. 00947 \$44,606.57 Powers, Kim & Associates, LLC

1805-312

753 Bergen St 19111 63rd wd. 2,650 Sq. Ft. BRT#632031400 Improvements: Residential Dwelling
TINATIN ZUBASHVILI AND GABRIELLE A. WARD C.P. September Term, 2017 No. 03182 \$221,971.80 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1805-313

275 Calvert St a/k/a 275 W Calvert St 19120 61st wd. 1,654 Sq. Ft. OPA#612078000 Improvements: Residential Property
ERIC MONTFORD, A/K/A ERIC G. MONTFORD, A/K/A ERIC C. MONTFORD C.P. July Term, 2017 No. 03708 \$41,151.69 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

SHERIFF'S SALE

1805-314
10101 Wilbur St 19116 58th wd. 5,670 Sq. Ft. Land; 2,270 Sq. Ft. Improvements OPA#582603410 Subject to Mortgage Improvements: Semi/det 2.5 Sty Frame
LEWIS SAXON C.P. July Term, 2016 No. 01244 \$84,550.40, 11/01/2017 DWALD-MANLAW, P.C.

1805-315

1630 Packer Ave 19145 26th wd. Land: 1,559 Sq. Ft.; Improvement: 1,152 Sq. Ft.; Total: 2,711 Sq. Ft. OPA#261064400 Improvements: Residential Property
UNKNOWN HEIRS OF THE ESTATE OF RITA T. DISTASIO C.P. September Term, 2017 No. 02199 \$234,658.89 Richard M. Squire & Associates, LLC

1805-316

3343 Morning Glory Rd 19154 66th wd. 2,160 Sq. Ft. BRT#663043400 Improvements: Residential Real Estate
EUGENE BUKH AND NATALIE BUKH C.P. March Term, 2016 No. 00650 \$175,687.82 Stern & Eisenberg PC

1805-317

2116 Sanger St 19124 41st wd. ROW B/GAR 2 STY MASONRY; 1,186 Sq. Ft. BRT#411034300 Improvements: Residential Dwelling
ROBERT C. STEM, JR. C.P. September Term, 2017 No. 00192 \$104,125.19 McCabe, Weisberg, & Conway, LLC

1805-318

9255 Exeter Rd 19114 57th wd. 5,000 Sq. Ft. OPA#572251400 Improvements: Residential Property
PATRICK WALDRON C.P. March Term, 2017 No. 00751 \$181,416.24 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1805-319

4340 M St 19124 33rd wd. 1,440 Sq. Ft. BRT#332466100 Improvements: Residential Real Estate
LISSETTE E. CLAUDIO A/K/A LISSETTE CLAUDIO AND LUIS E. CRUZ C.P. October Term, 2015 No. 03095 \$92,470.24 Stern & Eisenberg PC

1805-320

7412 Buist Ave 19153 40th wd. 1,989 Sq. Ft. BRT#404296200 Improvements: Residential
IBRAHIM MAIGA C.P. October Term, 2017 No. 00466 \$118,091.75 Stern & Eisenberg PC

1805-321

5108 Parrish St 19139 44th wd. Land: 799 Sq. Ft.; Improvement: 1,284 Sq. Ft.; Total: 2,083 Sq. Ft. OPA#61N1-338; BRT#441320200 Improvements: Residential Property
UNKNOWN HEIRS TO THE ESTATE OF VIVIAN ASKEW A/K/A VIVIAN L. ASKEW, A/K/A VIVIAN GREEN, DECEASED C.P. September Term, 2017 No. 01773 \$95,143.67 Richard M. Squire & Associates, LLC

1805-322

2427 S Percy St 19148 39th wd. 665 Sq. Ft. BRT#393444800 Improvements: Residential Real Estate
ANY/ALL KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVEISES OF LOUISE M. GATTO, DECEASED C.P. November Term, 2017 No. 02298 \$120,142.53 Stern & Eisenberg PC

1805-323

8317 Temple Rd 19150 50th wd. 1,170 Sq. Ft. BRT#501105800 Improvements: Residential Real Estate
DEVONT ALLEN C.P. January Term, 2017 No. 02178 \$158,898.02 Stern & Eisenberg PC

1805-324

7520 Wheeler St 19153-1324 40th wd. 3,914 Sq. Ft. OPA#40-4-2168-20 Subject to Mortgage Improvements: Single Family Residential Dwelling
JOCELYNE CUNY-PANICKER C.P. March Term, 2017 No. 02333 \$14,758.03 Hladik, Onorato & Federman, LLP

SHERIFF'S SALE

1805-325
5633 Upland Way 19131-3109 34th wd. 4,105 Sq. Ft. OPA#52-2-0041-00 Improvements: Single Family Residential Dwelling
IRMA POWELL C.P. July Term, 2016 No. 00048 \$85,148.11 Hladik, Onorato & Federman, LLP

1805-326

1103 69th Ave 19126-2833 61st wd. 17,000.00 Sq. Ft. OPA#61-1-4356-00 Improvements: Single Family Residential Dwelling
YOLANDA DARK C.P. March Term, 2017 No. 03684 \$249,540.34 Hladik, Onorato & Federman, LLP

1805-327

1931 E Pike St 19124-4431 45th wd. 1,336 Sq. Ft. OPA#45-2-2197-00 Improvements: Single Family Residential Dwelling
ALBERTO CLAUDIO C.P. February Term, 2016 No. 02390 \$67,321.70 Hladik, Onorato & Federman, LLP

1805-328

6349 Lawndale St 19111-5706 35th wd. 1,986.00 Sq. Ft. OPA#35-3-2831-00 Improvements: Single Family Residential Dwelling
GEORGE E. CULP, III AND CAROLE CULP C.P. August Term, 2017 No. 00123 \$142,921.78 Hladik, Onorato & Federman, LLP

1805-329

1088 E. Keswick Rd 19154-4109 66th wd. 1,982 Sq. Ft. OPA#66-2-0991-00 Improvements: Single Family Residential Dwelling
THOMAS JOHN GRAHAM C.P. June Term, 2014 No. 00263 \$118,930.86 Hladik, Onorato & Federman, LLP

1805-330

4418 N Gratz St 19140-1025 43rd wd. 700 Sq. Ft. OPA#13-2-1967-00 Improvements: Single Family Residential Dwelling
DONNA LYNN WILLIS C.P. May Term, 2015 No. 00551 \$43,629.34 Hladik, Onorato & Federman, LLP

1805-331

1023 Fillmore St 19124-2924 23rd wd. 2,250 Sq. Ft. OPA#23-4-1150-00 Improvements: Single Family Residential Dwelling
KARIN TUCKER, ADMINISTRATRIX OF THE ESTATE OF WILBERT MCKOY A/K/A WILBERT E. MCKOY A/K/A WILBERT EARL MCKOY, DECEASED C.P. February Term, 2017 No. 04789 \$74,031.42 Hladik, Onorato & Federman, LLP

1805-332

5033 Hazel Ave 19143-1621 46th wd. 2,200 Sq. Ft. OPA#46-2-0161-00 Improvements: Single Family Residential Dwelling
SHIREEN MALIK AND ABDUL MALIK C.P. January Term, 2015 No. 00689 \$242,640.30 Hladik, Onorato & Federman, LLP

1805-334

511 E. Godfrey Ave 19120-2123 35th wd. 2,359 Sq. Ft. OPA#35-1-1030-00 Improvements: Single Family Residential Dwelling
FRANK J. MCCRAY AND JEROME MCCRAY C.P. August Term, 2017 No. 00121 \$75,204.93 Hladik, Onorato & Federman, LLP

1805-335

5481 W Berks St 19131-3118 52nd wd. 1,662 Sq. Ft. OPA#52-2-0503-00 Improvements: Single Family Residential Dwelling
SAMUEL J. BAILEY, ADMINISTRATOR OF THE ESTATE OF MARIE ELIZABETH CHASE, DECEASED C.P. March Term, 2016 No. 01506 \$79,075.34 Hladik, Onorato & Federman, LLP

1805-336

3850 Woodhaven Rd, Unit 409 19154 66th wd. Land: 0 Sq. Ft.; Improvement: 1,133 Sq. Ft.; Total: 1,133 Sq. Ft. OPA#888660291 Improvements: Residential Property
ANICETA HOUSTON C.P. August Term, 2017 No. 01646 \$85,470.61 Richard M. Squire & Associates, LLC

1805-337

644 Allengrove St 19120-2106 35th wd.

SHERIFF'S SALE

1,024 Sq. Ft. OPA#351085500 Improvements: Residential Property
KRAIG ROANE A/K/A KRAIG C. ROANE
C.P. March Term, 2017 No. 03357
\$79,784.15 Phelan Hallinan Diamond & Jones, LLP

1805-338

6411 Dorel St 19142-3020 40th wd. 900 Sq. Ft. OPA#406332200 Improvements: Residential Property
THERESA ELLIOTT C.P. November Term, 2014 No. 01341 \$43,117.49 Phelan Hallinan Diamond & Jones, LLP

1805-339

4542 Strahle St 19136-2412 65th wd. 1,152 Sq. Ft. OPA#652062400 Improvements: Residential Property
MICHAEL MILLER A/K/A MICHAEL J. MILLER; JEAN LUND C.P. October Term, 2017 No. 00396 \$117,083.40 Phelan Hallinan Diamond & Jones, LLP

1805-340

5235 Castor Ave 19124-1742 23rd wd. 1,734 Sq. Ft. OPA#234194100 Improvements: Residential Property
MARY M. BATES C.P. March Term, 2017 No. 00591 \$178,573.94 Phelan Hallinan Diamond & Jones, LLP

1805-341

281 S 57th St 19139-3908 16th wd. 1,484 Sq. Ft. PRCL#604244600 Improvements: Residential Property
GLADYS THOMPSON C.P. April Term, 2013 No. 04174 \$52,457.49 Phelan Hallinan Diamond & Jones, LLP

1805-342

177 W Saber St a/k/a 177 Saber St 19140-1622 42nd wd. 966 Sq. Ft. OPA#422019700 Improvements: Residential Property
LITO J. NEVERES C.P. November Term, 2017 No. 02548 \$32,131.23 Phelan Hallinan Diamond & Jones, LLP

1805-343

1820 Tomlinson Rd 19116-3850 58th wd. 1,288 Sq. Ft. OPA#582196400 Improvements: Residential Property
KEVIN T. BLOCKER; TINA M. BLOCKER C.P. October Term, 2017 No. 00222 \$90,553.78 Phelan Hallinan Diamond & Jones, LLP

1805-344

59 E Coulter St 19144-2217 12th wd. 2,142 Sq. Ft. OPA#122022100 Improvements: Residential Property
SAMANTHA HART SHEPHERD A/K/A SAMANTHA H. SHEPHERD C.P. October Term, 2017 No. 00070 \$22,205.47 Phelan Hallinan Diamond & Jones, LLP

1805-345

6462 Chew Ave 19119-2039 22nd wd. 1,410 Sq. Ft. OPA#221251600 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLARENCE WILLIAMS, DECEASED C.P. October Term, 2016 No. 04073 \$142,494.26 Phelan Hallinan Diamond & Jones, LLP

1805-346

5741 Pine St 19143 46th wd. 1,256 Sq. Ft. BRT#2387-249; OPA# 604096200 Improvements: Residential Dwelling
ANNIE ELIZABETH BEARD; LINDA JACKSON-BEARD C.P. September Term, 2017 No. 02646 \$32,081.37 Udren Law Offices, P.C.

1805-347

1532 Kinsdale St 19126 10th wd. 960 Sq. Ft. BRT#10-1228300 Improvements: Residential Dwelling
WILLIAM WARDER A/K/A WILLIAM WARDER, JR. A/K/A WILLIAM L. WARDER, JR. C.P. April Term, 2017 No. 02267 \$156,494.11 Udren Law Offices, P.C.

1805-348

1506 S 58th St 19143 3rd wd. 2,404 Sq. Ft. BRT#034123900; OPA# 034123900 Improvements: Residential Dwelling
KEEYS SERVICE INDUSTRIES; DALWIN L. KEEYS C.P. October Term, 2017 No. 02320 \$83,870.77 Udren Law Offices, P.C.

1805-349

1009 Winton St 19148 39th wd. 644 Sq. Ft. BRT#39-4049400; OPA# 394049400 Improvements: Residential Dwelling
SHERRIE L. STONE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

SHERIFF'S SALE

CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM F. COOK C.P. August Term, 2015 No. 00541 \$91,020.15 Udren Law Offices, P.C.

1805-350

28 N Preston St 19104 24th wd. 1,600 Sq. Ft. BRT#061191300; OPA# 061191300 Improvements: Residential Dwelling
ESTATE OF WILLA M. HARRIS A/K/A WILLA MAE HARRIS, C/O CHARLEMAGNE M. MARCUS, PERSONAL REPRESENTATIVE; CHARLEMAGNE M. MARCUS, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLA M. HARRIS A/K/A WILLA MAE HARRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLA M. HARRIS A/K/A WILLA MAE HARRIS C.P. April Term, 2016 No. 00880 \$62,269.89 Udren Law Offices, P.C.

1805-351

705-707 S Philip St n/k/a 707 S Philip St 19147 2nd wd. 778 Sq. Ft. BRT#023107754 Subject to Mortgage Improvements: Residential Dwelling
DELILAH WINDER C.P. September Term, 2017 No. 03219 \$617,100.38 Udren Law Offices, P.C.

1805-352

3865 Jasper St 19124 45th wd. Land: 1,391 Sq. Ft.; Improvement: 980 Sq. Ft.; Total: 2,371 Sq. Ft. OPA#452375100 Improvements: Residential Property
JOSEPH D. KALITA C.P. June Term, 2014 No. 02968 \$26,643.25 Richard M. Squire & Associates, LLC

1805-353

731 E Upsal St 19119 22nd wd. 4,222 Sq. Ft. BRT#221103200 Subject to Mortgage Improvements: Residential Dwelling
MARCIA WILLIS A/K/A MARCIA D. WILLIS C.P. October Term, 2017 No. 01335 \$279,425.36 Udren Law Offices, P.C.

1805-354

7820 Fayette St 19150 50th wd. Land: 1,757 Sq. Ft.; Improvement: 1,090 Sq. Ft.; Total: 2,847 Sq. Ft. OPA#501023000 Improvements: Residential Property
MIKAL MOORE, A/K/A MIKAL H. MOORE C.P. October Term, 2016 No. 04940 \$84,449.06 Richard M. Squire & Associates, LLC

1805-355

2220 Memphis Rd 19125 31st wd. 648 Sq. Ft. BRT#31-2-004300 Improvements: Residential Dwelling
EDWARD WILSON, KNOWN HEIR OF MARION WILSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARION WILSON C.P. September Term, 2016 No. 03165 \$117,668.07 Udren Law Offices, P.C.

1805-356

1139 Chesworth Rd 19115 58th wd. 8,724 Sq. Ft. BRT#58-1187200; OPA# 581187200 Improvements: Residential Dwelling
BOBBISUE ARROWSMITH-KOPAFELTZ A/K/A ROBERT ARROWSMITH A/K/A ROBERT J ARROWSMITH LOURDES ARROWSMITH A/K/A LOURDES M ARROWSMITH C.P. March Term, 2017 No. 00534 \$196,551.87 Udren Law Offices, P.C.

1805-357

1666 Margaret St 19124 23rd wd. 1,552 Sq. Ft. OPA#232146100 Improvements: Residential Property
RENEE WAITES C.P. August Term, 2017 No. 02342 \$50,328.81 Shapiro & DeNardo, LLC

1805-358

1210 W Jefferson St 19122 20th wd. 1,800 Sq. Ft. BRT#20-1011200 Improvements: Residential Dwelling
APRIL REEVES A/K/A APRIL V. REEVES C.P. September Term, 2013 No. 02666 \$124,535.37 Udren Law Offices, P.C.

1805-359

1522 Overington St 19124 23rd wd. 1,697 Sq. Ft. OPA#232117500 Improvements: Residential Property
ALLA KHEYFETS AND SERGEY OSTROVSKII C.P. October Term, 2014 No. 01262 \$78,342.32 Shapiro & DeNardo, LLC

1805-362

2709 S Alder St 19148-4908 39th wd. 958

SHERIFF'S SALE

Sq. Ft. BRT#395260500; OPA# 395260500 Subject to Mortgage Improvements: Residential Dwelling
JOSEPH MICALI; LISA MICALI C.P. November Term, 2015 No. 01261 \$170,135.97 Udren Law Offices, P.C.

1805-364

6653 Akron St 19149-2327 54th wd. 1,327 Sq. Ft. BRT#541294500 Improvements: Residential Dwelling
JOSEPH KOTTARAM AND MARY JOSEPH C.P. October Term, 2017 No. 00401 \$100,184.40 Law Office of Gregory Javardian, LLC

1805-365

2766 N Dover St 19132-2530 28th wd. 761 Sq. Ft. BRT#281160000 Improvements: Residential Dwelling
DONALD DAVIS C.P. October Term, 2017 No. 00403 \$16,571.19 Law Office of Gregory Javardian, LLC

1805-366

2033 W Spencer St 19138-2443 17th wd. 1,180 Sq. Ft. BRT#171264900 Improvements: Residential Dwelling
CHARLES REDDEN, JR. C.P. October Term, 2017 No. 01038 \$60,086.93 Law Office of Gregory Javardian, LLC

1805-367

2952 S Sydenham St 19145-4923 26th wd. 1,076 Sq. Ft. OPA#261245000 Improvements: Residential Property
LISA A. GAUDIOSO A/K/A LISA GAUDIOSO; FRANK M. GAUDIOSO C.P. February Term, 2017 No. 03051 \$139,149.86 Phelan Hallinan Diamond & Jones, LLP

1805-368

3811 Wallace St 19104-1836 24th wd. 1,074 Sq. Ft. OPA#242100300 Improvements: Residential Property
OLIVIA GAMBLE; NICKEYA LASHAWN, IN HER CAPACITY AS HEIR OF VANESSA WASHINGTON, DECEASED; CURTIS L. WASHINGTON, SR., IN HIS CAPACITY AS HEIR OF VANESSA WASHINGTON, DECEASED; LANCE A. WASHINGTON, IN HIS CAPACITY AS HEIR OF VANESSA WASHINGTON, DECEASED; LUTWINE L. WASHINGTON, IN HER CAPACITY AS HEIR OF VANESSA WASHINGTON, DECEASED; TYRELL WASHINGTON, IN HIS CAPACITY AS HEIR OF VANESSA WASHINGTON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VANESSA WASHINGTON, DECEASED C.P. October Term, 2016 No. 00495 \$23,216.67 Phelan Hallinan Diamond & Jones, LLP

1805-369

6562 Windsor Ave 19142 40th wd. 1,600 Sq. Ft. OPA#403083900 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GENNEVA THORNTON, DECEASED C.P. June Term, 2014 No. 00994 \$54,387.99 Shapiro & DeNardo, LLC

1805-370

5711 Hazel Ave 19143 46th wd. 1,280 Sq. Ft. OPA#463016500 Improvements: Residential Property
ROBERT JACKSON A/K/A ROBERT M. JACKSON C.P. November Term, 2016 No. 00955 \$40,094.31 Shapiro & DeNardo, LLC

1805-371

1533 Robbins St 19149 54th wd. 1,804 Sq. Ft. OPA#541087300 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN F. WILLIAMS, DECEASED AND THOMAS C. WILLIAMS, KNOWN HEIR OF CAROLYN F. WILLIAMS, DECEASED C.P. June Term, 2017 No. 03387 \$69,326.30 Shapiro & DeNardo, LLC

1805-372

342 E Albanus St 19120 42nd wd. 1,200 Sq. Ft. OPA#421149100 Improvements: Residential Property
ROBERT C. GERHARD, III, ADMINISTRATOR-CTA OF THE ESTATE OF GERALDINE BAILEY, DECEASED C.P. February Term, 2017 No. 07599 \$15,823.16 Shapiro & DeNardo, LLC

1805-373

7905 Marsden St 19136 65th wd. 1,213

SHERIFF'S SALE

Sq. Ft. OPA#651253000 Improvements: Residential Property
ELIZABETH L. STRANGE C.P. February Term, 2017 No. 08172 \$200,436.44 Shapiro & DeNardo, LLC

1805-374

7050 Van Dike St 19135 41st wd. 1,650 Sq. Ft. OPA#412423300 Improvements: Residential Property
TERRANCE BERKERY C.P. July Term, 2014 No. 01303 \$148,945.91 Shapiro & DeNardo, LLC

1805-376

844 Marlyn Rd 19151-3318 34th wd. 1,500 Sq. Ft. OPA#344282300 Improvements: Residential Property
CHERYL D. SYKES C.P. September Term, 2013 No. 00715 \$162,323.02 Phelan Hallinan Diamond & Jones, LLP

1805-377

7165 Charles St 19135 41st wd. 1,920 Sq. Ft. OPA#412240300 Improvements: Residential Property
EDUARDO A. CABRERA-SORIANO A/K/A EDUARDO CABRERA-SORIANO C.P. August Term, 2017 No. 02290 \$133,612.50 KML Law Group, P.C.

1805-378

5735 Reedland St 19143 40th wd. 1,080 Sq. Ft. OPA#402192200 Improvements: Residential Property
OTIS L. BOYD INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF ELLA MAY BOYD, DECEASED C.P. October Term, 2017 No. 00830 \$20,919.47 KML Law Group, P.C.

1805-379

1154 Mercy St 19148 39th wd. 1,170 Sq. Ft. OPA#394028600 Improvements: Residential Property
MING W. LIE C.P. March Term, 2010 No. 05845 \$105,499.62 Phelan Hallinan Diamond & Jones, LLP

1805-380

2325 N 22nd St 19132-4806 16th wd. 2,292 Sq. Ft. OPA#162211000 Improvements: Residential Property
DELORES GORDON C.P. July Term, 2017 No. 03194 \$29,933.55 Phelan Hallinan Diamond & Jones, LLP

1805-382

6113 N Marshall St 19120 61st wd. 1,360 Sq. Ft. OPA#611139400 Improvements: Residential Property
RONNETTE GREEN AS ADMINISTRATRIX OF THE ESTATE OF KIMBERLE HOLSEY, DECEASED C.P. September Term, 2017 No. 01778 \$112,550.07 KML Law Group, P.C.

1805-383

2955 N 26th St 19132-1202 38th wd. 1,280 Sq. Ft. OPA#381142800 Improvements: Residential Property
WILLIE MORRIS A/K/A WILLIE T. MORRIS C.P. September Term, 2015 No. 01399 \$35,332.47 Phelan Hallinan Diamond & Jones, LLP

1805-385

6155 Spruce St 19139 3rd wd. 1,360 Sq. Ft. OPA#031122500 Improvements: Residential Property
YOLANDA LATHAM-MILLER AS ADMINISTRATRIX OF THE ESTATE OF THETA LATHAM, DECEASED C.P. September Term, 2015 No. 01192 \$86,118.68 KML Law Group, P.C.

1805-386

1221 Dufor St 19148-3513 39th wd. 784 Sq. Ft. OPA#394302800 Improvements: Residential Property
CHARLES M. CAPRA C.P. May Term, 2015 No. 01529 \$116,862.26 Phelan Hallinan Diamond & Jones, LLP

1805-387

2821 E Venago St 19134 45th wd. 995 Sq. Ft. OPA#451087000 Improvements: Residential Property
JENNIFER SPEECE C.P. December Term, 2016 No. 03025 \$45,198.66 KML Law Group, P.C.

1805-388

6528 Limekiln Pike a/k/a 6528 Limekiln Turnpike 19138 10th wd. 1,360 Sq. Ft. OPA#102061900 Improvements: Residential Property
LESLIE IRVIN SOLELY IN HER CAPACITY AS HEIR OF ROCHELLE B. IRVIN, DECEASED, VERNON IRVIN, JR. SOLELY IN HIS CAPACITY AS HEIR OF ROCHELLE B. IRVIN, DECEASED AND THE UNKNOWN HEIRS OF ROCHELLE B. IRVIN DECEASED C.P. August Term,

SHERIFF'S SALE

2017 No. 00495 \$89,663.09 KML Law Group, P.C.

1805-389

6136 Washington Ave 19143 3rd wd. 2,310 Sq. Ft. OPA#033122300 Improvements: Residential Property
DARCEL COPEES C.P. October Term, 2016 No. 03754 \$69,099.17 KML Law Group, P.C.

1805-390

5124 Larchwood Ave 19143-1514 46th wd. 1,920 Sq. Ft. OPA#462006600 Improvements: Residential Property
GRACE RENEE GILLYARD A/K/A GRACE R. GILLYARD C.P. June Term, 2016 No. 00012 \$91,587.36 Phelan Hallinan Diamond & Jones, LLP

1805-391

6037 Angora Terr 19143-3101 3rd wd. 1,300 Sq. Ft. OPA#034025100 Improvements: Residential Property
JACQUELINE MARIE BURTON A/K/A JACQUELINE M. BURTON C.P. September Term, 2017 No. 01572 \$73,110.65 Phelan Hallinan Diamond & Jones, LLP

1805-392

4644 Oakland St 19124-3126 23rd wd. 1,238 Sq. Ft. OPA#234229600 Improvements: Residential Property
BRENDA LIZ RODRIGUEZ DIAZ C.P. August Term, 2017 No. 02997 \$149,009.37 Phelan Hallinan Diamond & Jones, LLP

1805-394

134 E Walnut Ln 19144-2005 59th wd. (Formerly 22nd wd.) 1,882 Sq. Ft. OPA#592058735 Improvements: Residential Property
REBECCA A. LITAVISH; WANDA GOODMOND C.P. March Term, 2015 No. 00300 \$171,922.39 Phelan Hallinan Diamond & Jones, LLP

1805-395

529-531 Gates St a/k/a 529-31 Gates St 19128-2510 21st wd. 2,647 Sq. Ft. OPA#213294100 Improvements: Residential Property
COSIMO TRICARICO C.P. November Term, 2015 No. 02916 \$946,321.99 Phelan Hallinan Diamond & Jones, LLP

1805-396

8822 Rising Sun Ave 19115-4815 63rd wd. 1,888 Sq. Ft. OPA#632283800 Improvements: Residential Property
AWILDA LICEAGA-WEBB A/K/A AWILDA LICEAGA WEBB; LAWRENCE WEBB C.P. August Term, 2015 No. 02818 \$251,122.25 Phelan Hallinan Diamond & Jones, LLP

1805-397

11723 Ferndale St 19116-2035 58th wd. 1,440 Sq. Ft. OPA#582483626 Improvements: Residential Property
DOROTHY A. NAZELEY; NICOLE NAZELEY C.P. November Term, 2016 No. 02531 \$166,685.80 Phelan Hallinan Diamond & Jones, LLP

1805-398

4602 Marple St 19136 65th wd. 1,102 Sq. Ft. BRT#651098200 Improvements: Residential Real Estate
STEVEN HARRIS C.P. October Term, 2017 No. 01033 \$105,622.57 Stern & Eisenberg PC

1805-399

8824 Manchester St 19152 57th wd. On Northwesterly Side of Manchester Street 280 ft 1/2 in. Southwesterly of Maxwell St. Front: 26 ft 6 1/2 in. Depth: 110 ft. 0 in OPA#57-1274900 Improvements: S/d W/b Gar 2 Sty Masonry
ROBERT J. CLARKE AND PATRICIA A. CLARKE, HUSBAND AND WIFE C.P. June Term, 2017 No. 03191 \$161,904.95 plus legal interest in the amount of \$4,284.21 for a subtotal of \$166,189.16 Ron L. Woodman, Esquire

1805-400

1126 Daly St 19148-3019 39th wd. 784 Sq. Ft. BRT#394083100 Improvements: Residential Dwelling
GEORGE EDWIN EASTWOOD C.P. October Term, 2015 No. 01982 \$139,984.98 Powers, Kirm & Associates, LLC

1805-401

5813 N Philip St 19120-2349 61st wd. 758 Sq. Ft. BRT#612413700 Improvements: Row 2 Sty Masonry
ANDERSON ZAMOR AND BETTY ZAMOR C.P. November Term, 2017 No. 00498 \$46,114.22 Milstead & Associates, LLC

SHERIFF'S SALE

1805-402

4937 N Fairhill St 19120-3711 49th wd. 2,000 Sq. Ft. BRT#491170400 Improvements: Semi/det 2 Sty Masonry
DONNA MAIELLANO A/K/A DONNA MAIEILANO C.P. February Term, 2017 No. 02899 \$71,081.29 Milstead & Associates, LLC

1805-403

1619 N 56th St 19131-3501 4th wd. 1,552 Sq. Ft. BRT#041351900 Improvements: Row Cov/apt 2 Sty Mason
RONALD K. JONES C.P. October Term, 2017 No. 03197 \$45,719.44 Milstead & Associates, LLC

1805-405

4636 Hedge St 19124-3320 23rd wd. 2,568 Sq. Ft. BRT#232263800 Improvements: Det 2.5 Sty Frame
EL CID L. JONES C.P. November Term, 2017 No. 00820 \$40,923.01 Milstead & Associates, LLC

1805-406

350 N Redfield St 19139 04th wd. 1,395 Sq. Ft. BRT#042253000 Improvements: Residential Real Estate
FANNIE PRYOR C.P. September Term, 2017 No. 002643 \$56,058.99 Stern & Eisenberg PC

1805-407

5011 Wissahickon Ave 19141 13th wd. 4,558 Sq. Ft. BRT#133168700 Improvements: Residential Dwelling
SHIRLEAN SWEDENBURG A/K/A SHIRLEAN LEE C.P. December Term, 2017 No. 00929 \$71,018.83 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1805-408

3728 N 18th St 19140-3533 13th wd. 1,499 Sq. Ft. BRT#131252500 Improvements: Row Conv/apt 3 Sty Mason
CARLA D. DRAKES-PILGRIM AND NIGEL ROGER PILGRIM C.P. November Term, 2017 No. 02038 \$105,445.02 Milstead & Associates, LLC

1805-409

5750-52 Rising Sun Ave 19120-1626 35th wd. 5,508 Sq. Ft. BRT#351315300 Improvements: Det Conv Apt 2 Sty Mason
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROSENEX MICHEL, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2014 No. 01596 \$377,090.31 Milstead & Associates, LLC

1805-410

4118 E Howell St 19135 62nd wd. 1,762 Sq. Ft. BRT#622173800 Improvements: Row 2 Sty Masonry
DENNIS S. MARAGLIANO AND SUSAN MORALES MARAGLIANO A/K/A SUSAN MARAGLIANO C.P. October Term, 2016 No. 02982 \$143,524.59 Milstead & Associates, LLC

1805-411

5934 Weymouth St 19120-1123 35th wd. 1,163 Sq. Ft. BRT#35225900 Improvements: Row B/gar 2 Sty Masonry
KELLEY JOHNSON A/K/A KELLY JOHNSON AND CRYSTAL HASKINS C.P. June Term, 2017 No. 00688 \$118,235.87 Milstead & Associates, LLC

1805-412

2308 W Cumberland St 19132-4118 16th wd. 1,671 Sq. Ft. BRT#162285200 Improvements: Row 2 Sty Masonry
RANDALL T. DRAIN AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANET D. GRISWOLD C.P. October Term, 2015 No. 01966 \$41,145.03 Milstead & Associates, LLC

1805-413

2530 W Girard Ave 19130-1314 29th wd. 1,005 Sq. Ft. BRT#291016500 Improvements: Row 3 Sty Masonry
DAVID L. BROOKS C.P. October Term, 2016 No. 01638 \$57,731.94 Milstead & Associates, LLC

1805-414

4550 E Thompson St 19137-2004 45th wd. 1,400 Sq. Ft. BRT#453225500 Improvements: Det 2 Sty Masonry
CONRAD M. WRIGHT C.P. July Term, 2017 No. 03200 \$106,844.12 Milstead & Associates, LLC

SHERIFF'S SALE

1805-415

8037 Gilbert St 19150-2419 50th wd. 5,751 Sq. Ft. BRT#502134800 Improvements: Det W/d Gar 1.5 Sty Mason
ERNEST O. OSEI C.P. February Term, 2017 No. 03492 \$229,677.75 Milstead & Associates, LLC

1805-416

1422 N 11th St 19122-3411 20th wd. 1,620 Sq. Ft. BRT#202207700 Improvements: Row 2 Sty Masonry
NAJEEB SHEIKH C.P. October Term, 2017 No. 00823 \$71,893.45 Milstead & Associates, LLC

1805-417

5737 Nassau Rd 19131 4th wd. ROW B/GAR 2 STY MASONRY; 1,280 Sq. Ft. BRT#043259600 Improvements: Residential Dwelling
EMENTRESS P. JONES REVOCABLE LIVING TRUST, SONYA DAVIS, KNOWN SURVIVING HEIR OF EMENTRESS P. JONES AND UNKNOWN SURVIVING HEIRS OF EMENTRESS P. JONES C.P. July Term, 2017 No. 01041 \$98,863.74 McCabe, Weisberg, & Conway, LLC

1805-418

1848 E. Madison St 19134-2528 54th wd. 1,099 Sq. Ft. BRT#452010500 Improvements: Row 2 Sty Masonry
LENAIR SAMPSON C.P. December Term, 2016 No. 01796 \$27,360.61 Milstead & Associates, LLC

1805-419

2013 S 28th St 19145 48th wd. ROW B/GAR 2 STY MASONRY; 1,024 Sq. Ft. BRT#482346400 Improvements: Residential Dwelling
ERNESTINE B. BELL C.P. May Term, 2016 No. 01574 \$171,518.88 McCabe, Weisberg, & Conway, LLC

1805-420

1207 S 46th St a/k/a 1207-1209 S 46th St 19143 27th wd. ROW 3 STY MASONRY; 3,255 Sq. Ft. BRT#272161500 Subject to Mortgage Improvements: Residential Dwelling
ROSA REED-SIMMONS A/K/A REVEREND ROSA REED-SIMMONS C.P. July Term, 2016 No. 03366 \$367,526.71 McCabe, Weisberg, & Conway, LLC

1805-421

117 W Courtland St 19140-1604 42nd wd. 1,800 Sq. Ft. BRT#422040000 Improvements: Row 2 Sty Masonry
JOANNE MCCUTCHEEN C.P. November Term, 2016 No. 01404 \$48,142.90 Milstead & Associates, LLC

1805-422

4228 Westminster Ave 19104 6th wd. ROW 2 STY MASONRY; 1,594 Sq. Ft. BRT#062092000 Improvements: Residential Dwelling
CARNELIOUS PITMON C.P. September Term, 2017 No. 01138 \$88,825.28 McCabe, Weisberg, & Conway, LLC

1805-423

1406 N Hirst St 19151-3809 34th wd. 810 Sq. Ft. BRT#342326900 Improvements: Row 2 Sty Masonry
TERRANCE HURT, KNOWN HEIR TO MARY MILLER A/K/A MARY E. MILLER, DECEASED MORTGAGOR AND REAL OWNER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM MARY MILLER A/K/A MARY E. MILLER, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2015 No. 02615 \$39,314.00 Milstead & Associates, LLC

1805-424

921 E Gorgas Ln 19150 50th wd. S/D W/GAR 3 STY MASONRY; 3,160 Sq. Ft. BRT#502418515 Improvements: Residential Dwelling
FERMAN MOODY, TIANA SPRINGLE AND MARVA SPRINGLE C.P. September Term, 2015 No. 02866 \$303,177.87 McCabe, Weisberg, & Conway, LLC

1805-425

5106 Delancey St 19143-1504 16th wd. 912 Sq. Ft. BRT#602118800 Improvements: Row 2 Sty Masonry
KENNETH L. MANLEY AND MELISSA MANLEY C.P. July Term, 2017 No. 01444 \$75,518.10 Milstead & Associates, LLC

1805-426

4127 J St 19124-5213 33rd wd. 684 Sq. Ft. OPA#332246900 Improvements: Residential Property
JORGE R. ORTIZ; CARMEN MERCADO

SHERIFF'S SALE

C.P. March Term, 2016 No. 00344 \$80,231.44 Phelan Hallinan Diamond & Jones, LLP

1805-427

2023 S 5th St 19148-2547 39th wd. 1,260 Sq. Ft. OPA#392274800 Improvements: Residential Property
GERARDO RIVERA C.P. July Term, 2017 No. 01258 \$93,891.28 Phelan Hallinan Diamond & Jones, LLP

1805-428

4014 Shel mire St 19125 41st wd. 1,396 Sq. Ft. OPA#412215500 Improvements: Residential Property
JAMES M. WEISEMAN C.P. June Term, 2016 No. 02674 \$53,242.75 Phelan Hallinan Diamond & Jones, LLP

1805-430

8502 Lyons Pl 19153-1912 40th wd. 1,440 Sq. Ft. OPA#405181421 Improvements: Residential Property
FRED L. EDWARDS C.P. May Term, 2013 No. 03040 \$107,841.71 Phelan Hallinan Diamond & Jones, LLP

1805-431

6112 Hasbrook Ave 19111-5904 35th wd. 1,144 Sq. Ft. OPA#352256400 Improvements: Residential Property
GALAN EMLIANO A. RAMIREZ; GLORIA DELEON C.P. March Term, 2015 No. 00742 \$116,218.12 Phelan Hallinan Diamond & Jones, LLP

1805-432

2741 N. Croskey St 19132 11th wd. 653 Sq. Ft. OPA#111327200 Subject to Mortgage Improvements: Residential Dwelling
LEE DRUMMER C.P. May Term, 2017 No. 01706 \$13,737.33 Michael Boland, Esq

1805-433

9247 Treaty Rd 19114 57th wd. Land: 6,000 Sq. Ft.; Improvement: 1,200 Sq. Ft.; Total: 7,200 Sq. Ft. OPA#572272400 Improvements: Residential Property
MIGUEL A. PIRELA C.P. October Term, 2017 No. 04119 \$222,257.09 Richard M. Squire & Associates, LLC

1805-434

6045 N 21st St 19138-2401 17th wd. 1,290 Sq. Ft. BRT#172446200; PRCL#124N11-65 Improvements: Residential Dwelling
EVETTE L. REID C.P. August Term, 2017 No. 01091 \$40,336.33 Powers, Kim & Associates, LLC

1805-435

5620 Christian St 19143 46th wd. 1,426 Sq. Ft. BRT#463136200 Improvements: Residential Real Estate
DARIN GALLMAN C.P. September Term, 2017 No. 00612 \$127,363.74 Stern & Eisenberg PC

1805-436

905 Vernon Rd 19150 50th wd. Beginning Point: on the Northwesterly side of Vernon Road 70 feet wide at the distance of 77 feet 9 inches Northeastwardly from the North-easterly side of Stenton Avenue 70 feet wide OPA#502405700 Improvements: S/d W/b Gar 2 Sty Masonry
BRYAN MCGRAW C.P. February Term, 2017 No. 08014 \$217,035.34 Patrick J. Wesner, Esquire

1805-437

7371 Woolston Ave 19138 10th wd. 1,436 Sq. Ft. BRT#102418600 Improvements: Residential
ROSLYN A. PAIGE C.P. October Term, 2017 No. 01014 \$86,939.64 Stern & Eisenberg PC

1805-438

857 Brooklyn St 19104-1445 24th wd. Beginning Point: Situate on the East side of Brooklyn Street, at the distance of one hundred eighty-four feet four inches Northward from the North side of Parrish St OPA#062298500 Improvements: Row 2 Sty Masonry
CEDRIC T. DUDLEY AND LASHAWN BROWN C.P. July Term, 2016 No. 02991 \$63,838.13 Patrick J. Wesner, Esquire

1805-439

572 Geneva Ave 19120-2626 42nd wd. Beginning Point: Situate on the South side of Geneva Avenue at the distance of 535 feet eastward from the east side of Westford Road OPA#421215900 Improvements: Row 2 Sty Masonry
KEELY MACK C.P. October Term, 2017 No. 01325 \$124,477.88 Patrick J. Wesner, Esquire

SHERIFF'S SALE

1805-440

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

1805-442

1814 E Schiller St 19134 45th wd. 1,054 Sq. Ft. OPA#452095900 Improvements: Residential Property
BERNARD BENI C.P. November Term, 2017 No. 01161 \$87,133.56 KML Law Group, P.C.

1805-443

3143 Hartville St 19134 7th wd. 668 Sq. Ft. OPA#071552200 Improvements: Residential Property
FRANCISCA ROMAN A/K/A FRANCISCA ROMAN C.P. September Term, 2017 No. 02887 \$15,156.33 KML Law Group, P.C.

1805-444

6012 Catharine St a/k/a 6012 Catherine St 19143 3rd wd. 1,980 Sq. Ft. OPA#033005500 Improvements: Residential Property
IVRA E. DAVIS C.P. April Term, 2016 No. 02803 \$68,676.51 KML Law Group, P.C.

1805-445

1014 N Pallas St 19104 6th wd. 882 Sq. Ft. OPA#062322800 Improvements: Residential Property
SHAWNNETTE D.L. JOHNSON C.P. November Term, 2017 No. 02580 \$38,940.03 KML Law Group, P.C.

1805-446

2849 Stevens St 19149 62nd wd. 937 Sq. Ft. OPA#621211300 Improvements: Residential Property
YVONNE SMITH C.P. October Term, 2017 No. 01331 \$120,237.26 KML Law Group, P.C.

1805-447

12679 Biscayne Dr 19154 66th wd. 1,783 Sq. Ft. OPA#663411800 Improvements: Residential Property
PATRICIA MAJEWSKI C.P. May Term, 2017 No. 02745 \$39,520.95 KML Law Group, P.C.

1805-448

5418 N Mascher St 19120 42nd wd. 4,958 Sq. Ft. OPA#422373100 Improvements: Residential Property
RONALD H. HUMPHREY A/K/A RONALD HUMPHREY C.P. July Term, 2013 No. 04774 \$140,887.52 KML Law Group, P.C.

1805-449

6028 Magnolia St a/k/a 6028 Magnolia Ave 19144 59th wd. 1,535 Sq. Ft. OPA#592235100 Improvements: Residential Property
LYNNELLE WAKEFIELD C.P. April Term, 2016 No. 03394 \$19,292.08 KML Law Group, P.C.

1805-450

7553 Woolston Ave 19150-2611 10th wd. Beginning Point: Intersection of the North-easterly side of Woolston Avenue (fifty feet wide) and the Southeasterly side of Cliveden Street (Sixty-six feet wide) OPA#102424900 Improvements: Row B/gar 2 Sty Masonry
LEVAR E. BROWN AND TAMIKA M. BROWN C.P. August Term, 2017 No. 03073 \$151,322.69 Patrick J. Wesner, Esquire

1805-451

4151 Stirling St 19135 55th wd. 1,245 Sq. Ft. OPA#552055000 Improvements: Residential Property
MARIE STEPHANE RELY C.P. August Term, 2017 No. 00633 \$83,985.14 KML Law Group, P.C.

1805-452

968 N Marshall St 19123 14th wd. 1,247 Sq. Ft. OPA#871084550 Improvements: Residential Property
BENJAMIN HOWARD JOHNSON C.P. July Term, 2017 No. 03709 \$99,747.28 KML Law Group, P.C.

1805-453

2447 S Frazier St 19143 40th wd. 1,114 Sq. Ft. OPA#402011500 Improvements: Residential Property
WILLIE MAE KELLY C.P. September Term, 2017 No. 02217 \$15,241.65 KML Law Group, P.C.

1805-454

4626 Ella St 19120 42nd wd. 1,384 Sq. Ft.

SHERIFF'S SALE

OPA#421303400 Improvements: Residential Property
COLETTE CAMPBELL C.P. October Term, 2017 No. 00272 \$73,170.31 KML Law Group, P.C.

1805-455

2335 77th Ave a/k/a 2335 W 77th Ave 19150 50th wd. 1,920 Sq. Ft. OPA#501425300 Improvements: Residential Property
MARKITA P. WHITE C.P. September Term, 2017 No. 02398 \$75,832.24 KML Law Group, P.C.

1805-456

6491 Woodbine Ave 19151 34th wd. 25,318 Sq. Ft. OPA#344136400 Improvements: Residential Property
THOMAS C. STAFFORD C.P. December Term, 2016 No. 03437 \$736,684.46 KML Law Group, P.C.

1805-457

420 W Huntingdon St 19133 19th wd. 900 Sq. Ft. OPA#192309000 Improvements: Residential Property
DANA C. GARNER A/K/A DANA GARNER C.P. September Term, 2017 No. 03260 \$32,146.06 KML Law Group, P.C.

1805-458

7019 Reedland St 19142-1715 40th wd. 1,024 Sq. Ft. OPA#406210000 Improvements: Residential Property
CHRISTOPHER WYCHE C.P. December Term, 2017 No. 02807 \$55,632.77 Phelan Hallinan Diamond & Jones, LLP

1805-459

4099 Lancaster Ave a/k/a 711 N 41st St 19104 6th wd. 1,223 Sq. Ft. OPA#871066400 Improvements: Residential Property
DIANE JOHNSON INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF KATIE SESSOMS BROWN, DECEASED C.P. October Term, 2017 No. 01324 \$97,160.44 KML Law Group, P.C.

1805-460

5647 N 16th St 19141 17th wd. 1,785 Sq. Ft. OPA#172125100 Improvements: Residential Property
DEBORAH DAVIS SOLELY IN HER CAPACITY AS HEIR OF LORETTA DAVIS, DECEASED, VICTORIA DAVIS SOLELY IN HER CAPACITY AS HEIR OF LORETTA DAVIS, DECEASED AND THE UNKNOWN HEIRS OF LORETTA DAVIS DECEASED C.P. May Term, 2017 No. 00930 \$82,179.85 KML Law Group, P.C.

1805-461

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

1805-462

1336 N 54th St 19131 4th wd. 1,482 Sq. Ft. OPA#041283900 Improvements: Residential Property
ANDRE E. BAILEY C.P. October Term, 2017 No. 03966 \$100,826.22 KML Law Group, P.C.

1805-463

2512 S 75th St 19153 40th wd. 1,235 Sq. Ft. OPA#404153700 Improvements: Residential Property
DAWN ISAAC C.P. August Term, 2017 No. 01730 \$107,006.01 KML Law Group, P.C.

1805-464

330 E Chelton Ave 19144-5730 12th wd. 4,330 Sq. Ft. OPA#122109200 Improvements: Residential Property

SHERIFF'S SALE

1805-465

4728 C St 19120 42nd wd. 1,147 Sq. Ft. OPA#421355000 Improvements: Residential Property
MARY L. SHIELDS C.P. September Term, 2017 No. 01771 \$49,197.46 KML Law Group, P.C.

1805-466

8717 Sagamore Rd 19128 21st wd. 6,188 Sq. Ft. OPA#214267500 Improvements: Residential Property
DAVID BRENNAN SOLELY IN HIS CAPACITY AS HEIR OF JOAN BRENNAN, DECEASED, MICHAEL BRENNAN SOLELY IN HIS CAPACITY AS HEIR OF JOAN BRENNAN, DECEASED AND THE UNKNOWN HEIRS OF JOAN BRENNAN SOLELY IN HIS CAPACITY AS HEIR OF JOAN BRENNAN, DECEASED C.P. August Term, 2017 No. 03163 \$166,434.33 KML Law Group, P.C.

1805-467

12484 Sweet Briar Rd 19154 66th wd. 1,930 Sq. Ft. OPA#663182900 Improvements: Residential Property
CHRISTINA M. GALANAUGH AND DANIEL R. GALANAUGH JR C.P. February Term, 2016 No. 04539 \$238,410.26 KML Law Group, P.C.

1805-468

4958 Wakefield St 19144 12th wd. 1,216 Sq. Ft. OPA#121161200 Improvements: Residential Property
THE UNKNOWN HEIRS OF BARBARA BLAIR, DECEASED, EFFIE BILAL, KARIEMAH BILAL, SOLELY IN HER CAPACITY AS HEIR OF BARBARA BLAIR, DECEASED, MILTON BLAIR SOLELY IN HIS CAPACITY AS HEIR OF BARBARA BLAIR, DECEASED, DONDI FORTUNE SOLELY IN HIS CAPACITY AS HEIR OF BARBARA BLAIR, DECEASED, EMMA FORTUNE SOLELY IN HER CAPACITY AS HEIR OF BARBARA BLAIR, DECEASED AND LILLIAN FORTUNE SOLELY IN HER CAPACITY AS HEIR OF BARBARA BLAIR, DECEASED C.P. March Term, 2016 No. 00988 \$88,166.47 KML Law Group, P.C.

1805-469

359 E Wister St 19144 12th wd. 1,620 Sq. Ft. OPA#121057100 Improvements: Residential Property
SHYTIA HOWARD-SMITH C.P. September Term, 2017 No. 02767 \$91,641.99 KML Law Group, P.C.

1805-470

2143 Brighton St 19149 54th wd. 1,796 Sq. Ft. OPA#542099400 Improvements: Residential Property
YOVANA BUSTAMANTE-ARROYO A/K/A YOVANA BUSTAMANTE C.P. November Term, 2015 No. 02398 \$168,726.21 KML Law Group, P.C.

1805-471

2621 S Alder St 19148 39th wd. 700 Sq. Ft. OPA#394127200 Improvements: Residential Property
DONNA LAINO AND LOUIS LAINO C.P. August Term, 2016 No. 04338 \$98,308.50 KML Law Group, P.C.

1805-473

832 Barlow St 19116 58th wd. 2,593 Sq. Ft. OPA#582208849 Improvements: Residential Property
BORIS BELOUS AND YELENA BELOUS C.P. April Term, 2017 No. 01587 \$271,930.07 KML Law Group, P.C.

1805-476

4408 Vista St 19136 41st wd. 977 Sq. Ft. OPA#412195600 Improvements: Residential Property
MICHAEL L. WINSTON AND JEAN M. WINSTON C.P. September Term, 2016 No. 00303 \$164,555.29 KML Law Group, P.C.

1805-477

6243 N Bouvier St 19141 17th wd. 900 Sq. Ft. OPA#172219700 Improvements: Residential Property
DONALD ANDREWS C.P. August Term, 2017 No. 00551 \$71,401.14 KML Law Group, P.C.

1805-479

4631 Melrose St 19137 45th wd. 2,000 Sq. Ft. OPA#453446900 Improvements: Residential Property
ELIZABETH M. MILLER C.P. November Term, 2015 No. 03395 \$135,409.38 KML Law Group, P.C.

SHERIFF'S SALE

1805-480

441 Tomlinson Rd Unit D-7 19116 58th wd. 1,169 Sq. Ft. OPA#888582810 Improvements: Residential Property
MARIA PREOBRAJENSKAYA INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF NINA PREOBRAJENSKAYA A/K/A NINA PREOBRAJENSKAYA DECEASED C.P. January Term, 2016 No. 03154 \$159,829.40 KML Law Group, P.C.

1805-481

39 N Saint Bernard St 19139 44th wd. 1,701 Sq. Ft. OPA#441052800 Improvements: Residential Property
RICHARD ROSS SOLELY AND IN HIS CAPACITY AS HEIR OF ELSIE CUFF ROSS, DECEASED AND VICTORIA ROSS LOFTON SOLELY IN HER CAPACITY AS HEIR OF ELSIE CUFF ROSS, DECEASED C.P. November Term, 2017 No. 02014 \$106,471.90 KML Law Group, P.C.

1805-482

1731 S Dover St 19145 36th wd. 1,120 Sq. Ft. OPA#364385200 Improvements: Residential Property
CHRISDEN NORMAN C.P. December Term, 2015 No. 01689 \$154,657.02 Shapiro & DeNardo, LLC

1805-483

5004 Irving St 19139-4111 60th wd. 1,395 Sq. Ft. OPA#602095300 Improvements: Residential Property
NICOLE BUCK A/K/A NICOLE BUCK GRIMES C.P. August Term, 2015 No. 04071 \$47,668.07 Phelan Hallinan Diamond & Jones, LLP

1805-484

9551 B James St, a/k/a 9551 James St #15B 19114 88th wd. (Formerly 65th wd.) 1,056 Sq. Ft. OPA#888651440 Improvements: Residential Property
ALICIA STERN C.P. October Term, 2017 No. 00397 \$81,234.57 Phelan Hallinan Diamond & Jones, LLP

1805-485

2016 Fernon St 19145-1422 36th wd. 658 Sq. Ft. BRT#363089400 Improvements: Row 2 Sty Masonry
GEORGE HINSON AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARLENE HINSON, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2017 No. 00527 \$47,099.01 Milstead & Associates, LLC

1805-486

1818 Griffith St, a/k/a 1816 Griffith St 19111-2906 56th wd. 1,766 Sq. Ft. OPA#561530300 Improvements: Residential Property
GERALD V. TOZZI, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF JOHN PRZYBYSEWSKI; BRIELLE PRZYBYSEWSKI, IN HER CAPACITY AS HEIR OF THE ESTATE OF JOHN PRZYBYSEWSKI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN PRZYBYSEWSKI, DECEASED C.P. October Term, 2017 No. 03208 \$94,073.39 Phelan Hallinan Diamond & Jones, LLP

1805-487

3308 Haverford Ave 19104-2021 24th wd. 1,661 Sq. Ft. BRT#242033100 Improvements: Row 2 Sty Masonry
RHONDA STRATTON A/K/A RHONDA M. STRATTON AND MARILYN T. MCKINSEY A/K/A MARILYN MCKINSEY C.P. September Term, 2016 No. 02457 \$107,648.37 Milstead & Associates, LLC

1805-488

3018 Euclid Ave 19121-1813 53rd wd. 773 Sq. Ft. BRT#323013000 Improvements: Row 2 Sty Masonry
TINA WILLIAMS, INDIVIDUALLY AND AS KNOWN HEIR OF DELORES WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DELORES WILLIAMS, DECEASED MORTGAGOR AND REAL OWNER DEFENDANT C.P. March Term, 2016 No. 01813 \$21,610.76 Milstead & Associates, LLC

1805-489

932 Atwood Ave a/k/a, 932 Atwood Rd 19151-3308 34th wd. 1,024 Sq. Ft. OPA#344335000 Improvements: Residential Property

SHERIFF'S SALE

SHANNON E. HATCHER A/K/A SHANNON HATCHER C.P. November Term, 2017 No. 01710 \$91,730.99 Phelan Hallinan Diamond & Jones, LLP

1805-490

1736 W Juniata St 19140 13th wd. 1,324 Sq. Ft. BRT#131316600 Improvements: Residential
CHRISTOPHER R. NICHOLS C.P. October Term, 2017 No. 00787 \$84,298.56 Stern & Eisenberg, PC

1805-491

1227 Kerper St 19111 53rd wd. 1,781 Sq. Ft. OPA#532105800 Improvements: Residential Property
STEVEN J. HAAS AND JO ANN HAAS C.P. January Term, 2017 No. 04909 \$154,444.06 Shapiro & DeNardo, LLC

1805-492

6040 Webster St 19143 3rd wd. 1,638 Sq. Ft. BRT#033034100 Improvements: Residential Real Estate
ALIYA A. MARTINEZ C.P. October Term, 2017 No. 04122 \$128,820.90 Stern & Eisenberg PC

1805-493

522 E High St 19144 59th wd. 1,709 Sq. Ft. BRT#592035100 Improvements: Residential Real Estate
CLIFTON BEATTY, SOLELY AS HEIR OF THE ESTATE OF ROBERT A. SIMPKINS A/K/A ROBERT A. SIMPKINS, JR.; TANYIA CLAGETTE, SOLELY AS HEIR OF THE ESTATE OF ROBERT A. SIMPKINS A/K/A ROBERT A. SIMPKINS, JR., DECEASED; THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF ROBERT A. SIMPKINS A/K/A ROBERT A. SIMPKINS, JR., DECEASED; BRANDALYNN SIMPKINS, SOLELY AS HEIR OF THE ESTATE OF ROBERT A. SIMPKINS A/K/A ROBERT A. SIMPKINS, JR., DECEASED AND CRYSTAL TALLEY, SOLELY AS HEIR OF THE ESTATE OF ROBERT A. SIMPKINS A/K/A ROBERT A. SIMPKINS, JR., DECEASED C.P. September Term, 2017 No. 00112 \$157,594.29 Stern & Eisenberg PC

1805-494

5728 N. 6th St 19120 61st wd. 1,268 Sq. Ft. BRT#612272800 Subject to Mortgage Improvements: Residential Dwelling
DAISY CARNEY C.P. November Term, 2017 No. 02490 \$39,129.43 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1805-495

5923 Shisler St 19149-3728 53rd wd. 1,353 Sq. Ft. BRT#531284600 Improvements: Row B/gar 2 Sty Masonry
RAHEEM H. SHABAZZ JONES AND JACQUELINE L. IRVING C.P. April Term, 2014 No. 00779 \$149,601.14 Milstead & Associates, LLC

1805-496

7601-7615 Frankford Ave 19136-3606 65th wd. 11,070 Sq. Ft. BRT#882746000 Subject to Mortgage Improvements: Residential Dwelling
CHARAN KAUR AND PRINCE FUEL COMPANY C.P. March Term, 2011 No. 02719 \$647,271.41 Law Office of Gregory Javardian, LLC

1805-497

2254 Pratt St 19137 45th wd. 1,146 Sq. Ft. OPA#453371600 Improvements: Residential Property
WILLIAM SARIEGO C.P. May Term, 2017 No. 00544 \$66,510.44 Shapiro & DeNardo, LLC

1805-498

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

1805-499

5715 Whitby Ave 19143 51st wd. ROW 2 STY MASONRY; 1,662 Sq. Ft. BRT#513124100 Improvements: Residential Dwelling
ROCHELLE WHITTINGTON, EXECUTRIX OF THE ESTATE OF MABEL D. HUNTE C.P. July Term, 2016 No. 00872 \$103,907.47 McCabe, Weisberg, & Conway, LLC

1805-500

1224 N Alden St 19131 4th wd. ROW 2 STY MASONRY; 1,236 Sq. Ft. BRT#043116400

SHERIFF'S SALE

Improvements: Residential Dwelling
UNKNOWN SURVIVING HEIRS OF RUSSELL W. PAYNE, JR. C.P. March Term, 2016 No. 00918 \$74,125.64 McCabe, Weisberg, & Conway, LLC

1805-501

6042 Latona St 19143 3rd wd. ROW 2 STY MASONRY; 1,328 Sq. Ft. BRT#033173900 Improvements: Residential Dwelling
MARION E. HINMAN C.P. January Term, 2017 No. 03452 \$127,897.30 McCabe, Weisberg, & Conway, LLC

1805-502

1919 Dalkeith St 19140 13th wd. ROW 2 STY MASONRY; 716 Sq. Ft. BRT#131352200 Subject to Mortgage Improvements: Residential Dwelling
RICARDO DESOUZA, KNOWN SURVIVING HEIR OF ALFONSO A. EDWARDS, DOUGLAS EDWARDS, KNOWN SURVIVING HEIR OF ALFONSO A. EDWARDS, MILTON EDWARDS, KNOWN SURVIVING HEIR OF ALFONSO A. EDWARDS, GLEN G. EDWARDS, KNOWN SURVIVING HEIR OF ALFONSO A. EDWARDS, MAXINE D. EDWARDS, KNOWN SURVIVING HEIR OF ALFONSO A. EDWARDS, VICTORIA R. EDWARDS, KNOWN SURVIVING HEIR OF ALFONSO A. EDWARDS AND UNKNOWN SURVIVING HEIRS OF ALFONSO A. EDWARDS C.P. October Term, 2016 No. 01835 \$37,469.18 McCabe, Weisberg, & Conway, LLC

1805-503

2058 E Cheltenham Ave 19124 41st wd. 1,278 Sq. Ft. OPA#411069500 Improvements: Residential Property
BALLAH T. NARMAH AND MUNA REEVES C.P. August Term, 2017 No. 03070 \$71,550.28 Shapiro & DeNardo, LLC

1805-504

4104 Robbins St 19135 55th wd. ROW B/GAR 2 STY MASONRY; 1,432 Sq. Ft. BRT#552037100 Improvements: Residential Dwelling
DOREEN PERRY C.P. July Term, 2017 No. 03027 \$43,320.70 McCabe, Weisberg, & Conway, LLC

1805-505

7823 Provident Rd 19150 50th wd. 1,238 Sq. Ft. OPA#501183200 Improvements: Residential Property
KIMBERLY RUFF, A/K/A KIMBERLY Y. RUFF C.P. February Term, 2013 No. 00303 \$47,987.20 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1805-506

4523 N Marvine St 19140-1235 49th wd. 1,350 Sq. Ft. OPA#491417100 Improvements: Residential Property
SHEA HUDSON KERR, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF BARBARA BOND MACK A/K/A BARBARA ANN BOND; CHRISTOPHER LEE HUDSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BARBARA BOND MACK A/K/A BARBARA ANN BOND; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA BOND MACK A/K/A BARBARA ANN BOND, DECEASED C.P. January Term, 2017 No. 03002 \$46,222.70 Phelan Hallinan Diamond & Jones, LLP

1805-507

2555 S Massey St a/k/a, 2555 Massey St 19142-2122 40th wd. 1,018 Sq. Ft. OPA#406115300 Improvements: Residential Property
BERNICE L. TOWNSEND C.P. April Term, 2017 No. 03704 \$52,329.77 Phelan Hallinan Diamond & Jones, LLP

1805-508

439 N 65th St 19151-4004 34th wd. 1,536 Sq. Ft. OPA#343114500 Improvements: Residential Property
BOOKER T. RAYNOR, III C.P. January Term, 2017 No. 04826 \$74,991.65 Phelan Hallinan Diamond & Jones, LLP

1805-509

5551 Walton Ave 19143-2501 46th wd. (Formerly 60th wd.) 1,040 Sq. Ft. OPA#463075600 Improvements: Residential Property
BETHELHEM TESFAYE TESSEMA A/K/A BETHELHEM T. TESSEMA C.P. November Term, 2017 No. 00499 \$45,212.11 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1805-510

324 Devereaux Ave 19111-6015 35th wd. 1,060 Sq. Ft. OPA#352192700 Improvements: Residential Property
RHONDA LARRY; KETURAH LARRY; ROBERT LARRY, III C.P. November Term, 2000 No. 00159 \$119,381.98 Phelan Hallinan Diamond & Jones, LLP

1805-511

7329 N 21st St 19138 42nd wd. 1,888 Sq. Ft. OPA#101179800 Improvements: Residential Property
ROOSEVELT RIDDICK; CHANDA D. RIDDICK, AS ADMINISTRATRIX TO THE ESTATE OF MELBA S. RIDDICK, A/K/A MELBA RIDDICK C.P. December Term, 2016 No. 01289 \$74,999.47 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1805-512

111 S. 15th St, Unit P208 19102 8th wd. Land: 0 Sq. Ft.; Area: 750 Sq. Ft. BRT#888087468 Improvements: Residential Real Estate
LYNN ROTHMAN C.P. September Term, 2017 No. 001338 \$291,016.61 Stern & Eisenberg PC

1805-513

8837 E Roosevelt Blvd 19152 57th wd. 3,523 Sq. Ft. OPA#571161900 Improvements: Residential Property
JORGE COLON; DENNISE COLON C.P. September Term, 2017 No. 02642 \$174,992.49 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1805-515

4506 N 7th St 19140-2335 49th wd. 1,035 Sq. Ft. BRT#491209600 Subject to Mortgage Improvements: Residential Dwelling
JAMES COREY STROUD, KNOWN HEIR OF OLGA RIVERA; MILAGROS RIVERA, PERSONAL REPRESENTATIVE OF THE ESTATE OF OLGA RIVERA AND AS A KNOWN HEIR OF OLGA RIVERA; ESTATE OF OLGA RIVERA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OLGA RIVERA C.P. December Term, 2017 No. 00932 \$20,505.59 Udren Law Offices, P.C.

1805-517

25 W Mount Pleasant Ave 19119 9th wd. 3,734 Sq. Ft. fully described in Deed dated 6/29/2004 and recorded on 7/12/2004 document ID# 50967888 OPA#092000910 Subject to Mortgage Improvements: Residential
FRANK KNAUSS C.P. August Term, 2017 No. 00386 \$157,116.68 Glenn M. Ross, Esquire

1805-518

1332 S 54th St 19143 51st wd. 2,159 Sq. Ft. BRT#514001800 Improvements: Residential
EUGENIO RODRIGUEZ C.P. November Term, 2017 No. 01636 \$69,274.72 Stern & Eisenberg PC

1805-519

418 Fitzgerald St 19148 39th wd. 884 Sq. Ft. BRT#392186300 Improvements: Residential
ALL KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVES AND DEVISEES OF RODNEY SAUNDERS C.P. February Term, 2018 No. 01284 \$157,396.02 Stern & Eisenberg, PC

1805-521

1536 Shunk St 19145 26th wd. 1,168 Sq. Ft. BRT#261053300 Improvements: Residential Real Estate
WILLIAM ROSETTI AND JOANN M. ROSETTI C.P. May Term, 2015 No. 01759 \$298,226.84 Stern & Eisenberg PC

1805-522

10217 Kilburn Rd 19114 66th wd. 1,805 Sq. Ft. OPA#661155300 Improvements: Residential Property
BRIAN CONNELLY AND ASHLEY STINE C.P. September Term, 2015 No. 02298 \$229,309.75 KML Law Group, P.C.

1805-523

6524 N 13th St 19126-3603 49th wd. 5,310 Sq. Ft. BRT#493224900 Improvements: Residential Real Estate
SAEEDA TURNIPSEED C.P. January Term, 2016 No. 00268 \$54,132.37 Stern & Eisenberg PC

1805-524

2245 Wharton St 19146 36th wd. 744 Sq. Ft. BRT#361297700; OPA# 361297700 Improvements: Residential Dwelling
MARGARET COLE C.P. October Term, 2017 No. 00055 \$95,317.90 Udren Law Offices, P.C.

SHERIFF'S SALE

1805-525
421 Spruce St 19106-3706 5th wd. 2,040 Sq. Ft. BRT#051140800 Improvements: Row W/gar 3 Sty Masonry JEROME I ROSENSTOCK, FRAN ROSENSTOCK C.P. March Term, 2010 No. 00796 \$989,336.37 Milstead & Associates, LLC

1805-526
1812 Nolan St 19138 10th wd. 1,784 Sq. Ft. (land area); 1,394 Sq. Ft. (improvement area) BRT#102222700 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry GEORGE E. JOHNSON (DECEASED) AND GERTRUDE M. JOHNSON (DECEASED) C.P. September Term, 2017 No. 03186 \$52,590.00 Kevin J. Cummings, Esquire

1805-527
5044 Homestead St 19135-4306 41st wd. 1,275 Sq. Ft. BRT#411113600 Improvements: Row 2 Sty Masonry JOSE L. RIVERA LOPEZ A/K/A JOSE RIVERA LOPEZ, MAGDALENA DEJESUS AND RAMON LUIS RIVERA C.P. October Term, 2016 No. 02944 \$104,499.72 Milstead & Associates, LLC

1805-528
1929 Laveer St 19141 17th wd. 1,392 Sq. Ft. (land area); 992 Sq. Ft. (improvement area) BRT#171300000 Subject to Mortgage Improvements: Row 2 Sty Masonry DAVATTE A. FUQUA C.P. September Term, 2017 No. 02420 \$66,250.34 Kevin J. Cummings, Esquire

1805-530
1802 Penfield St 19126 10th wd. 1,170 Sq. Ft. OPA#101370600 Improvements: Residential Property VICKIE L. CLINKSCALES C.P. February Term, 2017 No. 07373 \$56,274.79 Shapiro & DeNardo, LLC

1805-531
2271 N Cleveland St 19132-4326 16th wd. (formerly 28th wd.) 1,024 Sq. Ft. OPA#162018600 Improvements: Residential Property EMMA NGUYEN A/K/A EMMA KIM NGUYEN A/K/A EMMA KIMANH NGUYEN C.P. October Term, 2017 No. 00995 \$56,222.82 Phelan Hallinan Diamond & Jones, LLP

1805-532
5837 N 15th St 19141-2501 17th wd. 1,290 Sq. Ft. OPA#172051300 Improvements: Residential Property JAMAL D. JONES C.P. April Term, 2017 No. 01431 \$107,334.53 Phelan Hallinan Diamond & Jones, LLP

1805-533
1538 N 10th St, #C a/k/a 1538 N 10th St Unit C 19122-3472 20th wd. 1,152 Sq. Ft. OPA#20-2-1866-44 Improvements: Residential Property SANDRA MOORE C.P. March Term, 2015 No. 01437 \$95,239.36 Phelan Hallinan Diamond & Jones, LLP

1805-534
540 E Wyoming Ave 19120-4510 42nd wd.

SHERIFF'S SALE

1,396 Sq. Ft. OPA#421051000 Improvements: Residential Property ERICK E. JUAREZ-MENDEZ A/K/A ERICK E. JUAREZMENDEZ C.P. November Term, 2017 No. 01709 \$29,366.51 Phelan Hallinan Diamond & Jones, LLP

1805-535
10945 Waldemire Dr 19154-4231 66th wd. 1,476 Sq. Ft. OPA#662125300 Improvements: Residential Property ANTHONY D. HEARN A/K/A ANTHONY D. HEARN, JR.; GINA T. HEARN C.P. June Term, 2017 No. 01537 \$111,754.65 Phelan Hallinan Diamond & Jones, LLP

1805-536
5527 Warrington Ave 19143 51st wd. BRT#51-3303500 JONATHAN FORD C.P. July Term, 2017 No. 02798 \$52,979.59 Emmanuel J. Argentieri, Esquire

1805-537
545 Unruh Ave 19111-4653 35th wd. 1,280 Sq. Ft. OPA#353129900 Improvements: Residential Property PRESNEL CADICHON A/K/A PRESNEL T. CADICHON C.P. November Term, 2017 No. 02916 \$267,755.26 Phelan Hallinan Diamond & Jones, LLP

1805-538
3689 N Hereford Ln 19114 66th wd. ROW B/GAR 2 STY MAS+OTH; 1,260 Sq. Ft. BRT#661258300 Improvements: Residential Dwelling JAMES F. SMITH, JR. A/K/A JAMES SMITH, JR. AND JENNIFER A. DUFFY A/K/A JENNIFER DUFFY C.P. October Term, 2017 No. 00273 \$146,700.81 McCabe, Weisberg, & Conway, LLC

1805-539
2064 E Pacific Ave, a/k/a 2064 E Pacific St 19134 45th wd. 985 Sq. Ft. OPA#452168400 Improvements: Residential Property DANILSA FIGUERO, IN HER CAPACITY AS HEIR OF CARMEN E. QUINONES DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CARMEN E. QUINONES, DECEASED C.P. April Term, 2017 No. 04211 \$43,367.40 Phelan Hallinan Diamond & Jones, LLP

1805-540
2732 N Hemberger St 19132-3226 11th wd. 936 Sq. Ft. OPA#111352400 Improvements: Residential Property CHARLES L. GRICE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VIRGINIA L. COBIA, DECEASED C.P. August Term, 2017 No. 01721 \$38,775.96 Phelan Hallinan Diamond & Jones, LLP

1805-541
2261 N Van Pelt St 19132-4821 16th wd. 1,526 Sq. Ft. OPA#162191100 Improvements: Residential Property JENEL S. ODOM C.P. March Term, 2016 No. 02617 \$98,492.20 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1805-542
309 Saint Vincent St 19111 35th wd. 1,447 Sq. Ft. OPA#353179300 Improvements: Residential Property VICTORIA FUNCHESS C.P. May Term, 2017 No. 00215 \$94,088.68 Shapiro & DeNardo, LLC

1805-543
1200 Fenwick Rd 19115 58th wd. 4,212 Sq. Ft. OPA#581156400 Improvements: Residential Property FRANCIS PEMPER AND BRENDA PEMPER C.P. March Term, 2017 No. 02621 \$244,991.16 Shapiro & DeNardo, LLC

1805-544
2431 E Cumberland St 19125-3104 31st wd. 1,778 Sq. Ft. OPA#314039000 Improvements: Residential Property TIMOTHY R. BENSTON A/K/A TIMOTHY R. BENSTON, JR. C.P. March Term, 2017 No. 00115 \$286,180.47 Phelan Hallinan Diamond & Jones, LLP

1805-545
882 N Bailey St 19130-1807 15th wd. 1,076 Sq. Ft. OPA#151291200 Improvements: Residential Property CHARLES A. KOLBE, JR A/K/A CHARLES KOLBE, JR C.P. July Term, 2017 No. 03908 \$258,851.28 Phelan Hallinan Diamond & Jones, LLP

1805-546
7138 Vandike St 19135 65th wd. 1,650 Sq. Ft. BRT#651268500 Improvements: Residential Dwelling LAURIE WILT C.P. March Term, 2016 No. 02414 \$96,205.70 Udren Law Offices, P.C.

1805-547
1304 68th Ave 19126 61st wd. 2,827 Sq. Ft. BRT#611429900; OPA# 611429900 Improvements: Residential Dwelling CELESTINE M. MURRAY; KENNETH MURRAY C.P. December Term, 2015 No. 00204 \$142,765.70 Udren Law Offices, P.C.

1805-549
353 E Eleanor St 19120-3909 42nd wd. 1,344 Sq. Ft. OPA#421106800 Improvements: Residential Property FREDERICK D. ROGERS C.P. April Term, 2017 No. 00716 \$87,700.16 Phelan Hallinan Diamond & Jones, LLP

1805-550
6901 Valley Ave, Valley Court, Apartment E1 19128 21st wd. BRT#88-8211041; PRCL#51N20-471 FAWNVIEW RENTALS, LLC C/O ANDREW M. KRAFT, MANAGER C.P. July Term, 2017 No. 03503 \$93,748.15 Emmanuel J. Argentieri, Esquire

1805-552
6710 Cornelius St 19138-1617 10th wd. 1,040 Sq. Ft. OPA#102374300 Improvements: Residential Property RANDOLPH WAITHE; MARLENE FRASER WAITHE C.P. October Term, 2017 No. 03961 \$72,352.42 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1805-553
7639 Williams Ave 19150-2213 50th wd. (formerly part of the 42nd wd.) 5,557 Sq. Ft. BRT#50-1009400 Improvements: Residential Dwelling BEVERLY WILLIAMS-BEY C.P. March Term, 2017 No. 01586 \$91,131.85 Powers, Kim & Associates, LLC

1805-554
3100 Barnett St 19149 55th wd. 1,013 Sq. Ft. BRT#551007600 Improvements: Residential Real Estate FENG LI AND QING LI C.P. November Term, 2016 No. 01587 \$152,455.22 Stern & Eisenberg PC

1805-555
1250 Stirling St 19111 53rd wd. 1,744 Sq. Ft. BRT#531050800 Improvements: Residential Dwelling MARY REYNOLDS A/K/A MARY A. REYNOLDS C.P. January Term, 2016 No. 01891 \$148,755.56 Udren Law Offices, P.C.

1805-556
542 Rising Sun Ave 19140 42nd wd. 1,258 Sq. Ft. BRT#871567490; OPA# 871567490 Improvements: Residential Dwelling ISLA PROPERTIES & INVESTMENTS, LLC C/O NELSON CUELLO, MANAGING MEMBER ISLA PROPERTIES AND INVESTMENTS, LLC C.P. November Term, 2010 No. 03304 \$192,465.33 Udren Law Offices, P.C.

1805-557
1205 Stirling St 19111 53rd wd. ROW B/GAR 2 STY MASONRY; 1,376 Sq. Ft. BRT#531054300 Improvements: Residential Dwelling DAUNOUN DUBUISSON A/K/A DAUDOUIN DUBUISSON, NATIVITA DUBUISSON AND GERALDINE BERNADIN C.P. February Term, 2015 No. 02366 \$161,958.16 McCabe, Weisberg, & Conway, LLC

1805-558
5219 N Broad St 19141 49th wd. 2,375 Sq. Ft. OPA#493249800 Improvements: Residential Property TENISE TAYLOR C.P. May Term, 2017 No. 02134 \$192,674.28 Shapiro & DeNardo, LLC

1805-559
2320 S Ithan St 19143-6110 40th wd. 648 Sq. Ft. OPA#402007600 Improvements: Residential Property CRYSTAL B. HOUGH C.P. January Term, 2017 No. 01298 \$17,277.12 Phelan Hallinan Diamond & Jones, LLP

1805-560
2219 Solly Ave 19152 56th wd. 3,064 Sq. Ft. OPA#562080000 Improvements: Residential Property FRANCES MASSEY C.P. December Term, 2017 No. 03910 \$108,680.72 Shapiro & DeNardo, LLC

1805-561
5221 Euclid Ave 19131 52nd wd. 1,099 Sq. Ft. OPA#521080600 Subject to Mortgage

SHERIFF'S SALE

Improvements: Residential Property CONSTANCE T. THOMPSON C.P. July Term, 2017 No. 03476 \$32,349.18 Brett A. Solomon, Michael C. Mazack

1805-562
314-18 Brown St, Unit B-2 19123 5th wd. BRT#88-8-0388-08 Subject To Mortgage East River Bank Improvements: Residential Condominium Unit 2530 SALMON, LLC C.P. February Term, 2018 No. 000148 \$9,925.54 Josephine A. Lee, Esquire; Clemons Richter & Reiss, P.C.

1805-563
314-18 Brown St, Unit B-4 19123 5th wd. BRT#88-8-0388-12 Subject To Mortgage East River Bank Improvements: Residential Condominium Unit 2530 SALMON, LLC C.P. February Term, 2018 No. 000149 \$7,422.96 Josephine A. Lee, Esquire; Clemons Richter & Reiss, P.C.

1805-564
5208 Ridge Ave 19128-3710 21st wd. 2,040 Sq. Ft. OPA#211354100 Improvements: Residential Property SUSAN H. HALL; FREDERICK L. HALL C.P. September Term, 2017 No. 01779 \$173,573.87 Phelan Hallinan Diamond & Jones, LLP

1805-565
2220 N Melvin St 19131-2208 52nd wd. 1,298 Sq. Ft. BRT#522252700 Improvements: Row B/gar 2 Sty Masonry KEITH M. WOODSONAKA KEITH WOODSON AND LAKEISHA S. ADKINS C.P. October Term, 2014 No. 00433 \$161,760.15 Milstead & Associates, LLC

1805-566
3703 Vale Ln 19114-1922 66th wd. 1,527 Sq. Ft. BRT#661310002 Improvements: Row B/gar 1.5 Sty Masonry ARTHUR LIVINGSTON AND MAGGIE LIVINGSTON C.P. July Term, 2017 No. 00656 \$349,978.12 Milstead & Associates, LLC

1805-567
1400 Lindley Ave 19141 17th wd. 2,796 Sq. Ft. OPA#171060400 Improvements: Residential Property ALTHEA UNDERWOOD C.P. November Term, 2016 No. 02827 \$158,996.70 Brett A. Solomon, Michael C. Mazack

1805-569
5927 Lawndale St 19120-1209 35th wd. 1,272 Sq. Ft. OPA#352322000 Improvements: Residential Property TRINA KINARD C.P. November Term, 2017 No. 01707 \$56,290.60 Phelan Hallinan Diamond & Jones, LLP

1805-570
4520 Vankirk St 19135-4035 41st wd. 8,883 Sq. Ft. (land); 1,125 Sq. Ft. (improvement) BRT#411091500 Subject to Mortgage KIMBERLY O'NEILL, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF MARRIE MUHEIM C.P. October Term, 2017 No. 03624 \$80,424.14 Joseph P. Schalk, Esquire

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