

Sheriff's Sale Notices for June 4, 2019

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, June 4, 2019, 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 June 4, 2019.

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, JUNE 4, 2019

1906-301

2609 W Hagert St 19132-3535 28th wd. 1,176 Sq. Ft. OPA#281262600 Improvements: Residential Property
LORENZO BAILEY; VERON ACKRIDGE A/K/A VERNON AKRIDGE C.P. October Term, 2018 No. 03025 \$33,968.62 Phelan Hallinan Diamond & Jones, LLP

1906-303

5326 N Sydenham St 19141 17th wd. 1,680 Sq. Ft. OPA#172100400 Improvements: Residential Property
JERMAINE DAVIS, KNOWN HEIR OF MARY L. DAVIS, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY L. DAVIS, DECEASED C.P. February Term, 2018 No. 02979 \$110,301.36 Shapiro & DeNardo, LLC

1906-304

5814 Florence Ave 19143-4530 3rd wd. 1,610 Sq. Ft. OPA#034069700 Improvements: Residential Property
CHARLOTTE NICHOLSON; CHERYL L. BRANCH C.P. January Term, 2018 No. 03977 \$72,565.68 Phelan Hallinan Diamond & Jones, LLP

1906-305

2801 Holme Ave 19152 57th wd. 5,903 Sq. Ft.

SHERIFF'S SALE

OPA#571027500 Improvements: Residential Property
STEPHEN W. EDWARDS AND KIMBERLY A. EDWARDS C.P. August Term, 2017 No. 02343 \$195,480.42 Shapiro & DeNardo, LLC

1906-306

3212 Wallace St 19104-2028 24th wd. 2,340 Sq. Ft. OPA#242080300 Improvements: Residential Property
ROSEMARIE L. GADSON A/K/A ROSEMARIE L. GATSON A/K/A ROSEMARIE LE-COIN GADSON C.P. January Term, 2019 No. 00909 \$62,300.52 Phelan Hallinan Diamond & Jones, LLP

1906-307

7124 Oxford Ave 19111 35th wd. 5,874 Sq. Ft. OPA#353315100 Improvements: Residential Property
JENNIFER CHYBINSKI C.P. May Term, 2018 No. 03449 \$138,270.09 Shapiro & DeNardo, LLC

1906-308

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

1906-309

7828 Thouron Ave 19150 50th wd. 1,337 Sq. Ft. OPA#502145300 Improvements: Residential Property
LUTISSUA BALLARD AS ADMINISTRATRIX OF THE ESTATE OF HORACE MCALLISTER DECEASED, KEISHA HENDERSON, ANTHONY MCALLISTER AS ADMINISTRATOR OF THE ESTATE OF HORACE MCALLISTER DECEASED AND DERRICK WASHINGTON C.P. March Term, 2018 No. 00458 \$200,747.79 KML Law Group, P.C.

1906-310

494 Evergreen Ave 19128 21st wd. 3,159 Sq. Ft. OPA#212388400 Subject to Mortgage Improvements: S/d W/b Gar 2.5 Sty Frame; New Construction
WGF EVERGREEN, LLC; NOEL TERRELL & LUCIANA TERRELL C.P. October Term, 2018 No. 00303 \$88,193.24 Amar A. Agrawal, Esquire

1906-311

2323 W Cumberland St 19132-4119 16th wd. 1,440 Sq. Ft. OPA#162293500 Improvements: Residential Property
KIMBERLY E. ROBINSON C.P. June Term, 2018 No. 03076 \$67,082.39 Phelan Hallinan Diamond & Jones, LLP

1906-312

4704 Tacony St 19137 45th wd. 1,600 Sq. Ft. OPA#453425800 Improvements: Residential Property
JACQUELINE CASTILLO C.P. February Term, 2018 No. 01812 \$111,452.62 KML Law Group, P.C.

1906-315

2740 N 45th St 19131 52nd wd. 1,328 Sq. Ft. OPA#521226700 Improvements: Residential Property
SHAWNETTE FLEMING C.P. December Term, 2014 No. 02943 \$162,615.05 KML Law Group, P.C.

1906-316

5017 Penn St 19124 62nd wd. 3,109 Sq. Ft. OPA#621490500 Improvements: Residential Property
REVELLA COLES C.P. April Term, 2018 No. 03797 \$77,771.76 KML Law Group, P.C.

1906-318

5815 Akron St 19149 62nd wd. 1,240 Sq. Ft. OPA#621440500 Improvements: Residential Property
ALEZIA BREWER C.P. September Term, 2017 No. 01634 \$114,739.92 KML Law Group, P.C.

1906-319

5312 N Camac St 19141 49th wd. 1,764 Sq. Ft. OPA#493175900 Improvements: Residential Property
JOSH SUMPTER C.P. December Term,

SHERIFF'S SALE

2015 No. 00756 \$178,696.20 KML Law Group, P.C.

1906-320

1912 Everts St 19152 35th wd. 4,093 Sq. Ft. OPA#562241300 Improvements: Residential Property
ANTONIO SFERRA, IN HIS CAPACITY AS HEIR OF ANNETTE SFERRA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANNETTE SFERRA, DECEASED C.P. June Term, 2018 No. 02875 \$126,343.49 Robert Crawley, Esquire Id No. 319712

1906-321

6518 N 21st St 19138-2546 10th wd. 1,024 Sq. Ft. OPA#102088700 Improvements: Residential Property
LAVERNE BAKER C.P. March Term, 2017 No. 00598 \$72,367.38 Phelan Hallinan Diamond & Jones, LLP

1906-324

3400 Lester Rd 19154 66th wd. 3,506 Sq. Ft. OPA#663097500 Improvements: Residential Property
KIMBERLY DEWALD AND SEAN DUFFY C.P. August Term, 2018 No. 02257 \$230,983.74 KML Law Group, P.C.

1906-325

339 E Haines St 19144 59th wd. 1,017 Sq. Ft. BRT#5920005500 Improvements: Residential Real Estate
STEVEN BROWN, ADMINISTRATOR OF THE ESTATE OF CLAUDENA BROWN, DECEASED C.P. January Term, 2019 No. 00572 \$12,952.68 Stern & Eisenberg PC

1906-326

1829 E Cambria St 19134 25th wd. 1,530 Sq. Ft. OPA#252097900 Subject to Mortgage Improvements: Residential Property
CARLOS MALDONADO, JR., A/K/A CARLOS G. MALDONADO, JR. C.P. September Term, 2016 No. 02219 \$120,159.81 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1906-327

356 E Montana St 19119 22nd wd. 1,508 Sq. Ft. OPA#221145300 Improvements: Residential Property
APRIL ANDERSON SOLELY IN HER CAPACITY AS HEIR OF CLIFTON CHILDS DECEASED, SUSAN E. ANDERSON INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF CLIFTON CHILDS DECEASED, TERESA R. CHILDS-EVANS SOLELY IN HER CAPACITY AS HEIR OF CLIFTON CHILDS, DECEASED AND THE UNKNOWN HEIRS OF CLIFTON CHILDS DECEASED C.P. September Term, 2018 No. 00329 \$75,452.60 KML Law Group, P.C.

1906-328

3421 N 22nd St 19140 11th wd. 1,632 Sq. Ft. BRT#112306000 Improvements: Residential Real Estate
ERIC LITTLE AND TRACEY HORTON C.P. March Term, 2016 No. 01707 \$81,180.16 Stern & Eisenberg PC

1906-329

3305 N Mascher St 19140 7th wd. 700 Sq. Ft.; Improvements: 1,008 Sq. Ft. OPA#072051000 Improvements: Row 2 Sty Masonry
BARRY CHAPMAN, IN HIS CAPACITY AS HEIR OF WILLIAM CHAPMAN A/K/A WILLIAM L. CHAPMAN, DECEASED; RANDY CHAPMAN IN HIS CAPACITY AS HEIR OF WILLIAM CHAPMAN A/K/A WILLIAM L. CHAPMAN, DECEASED; ALISA BLACK A/K/A ELISA BLACK A/K/A LISA BLACK, IN HER CAPACITY AS HEIR OF WILLIAM CHAPMAN A/K/A WILLIAM L. CHAPMAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM CHAPMAN A/K/A WILLIAM L. CHAPMAN, DECEASED C.P. October Term, 2018 No. 02447 \$33,639.95 Robert Crawley, Esquire

1906-330

5812 Alter St 19143 3rd wd. 1,334 Sq. Ft. BRT#033128100 Improvements: Residential Real Estate

SHERIFF'S SALE

JACQUELYN BELL C.P. July Term, 2018 No. 03831 \$34,898.50 Stern & Eisenberg PC

1906-331

1969 Lardner St 19149 62nd wd. 3,039 Sq. Ft. OPA#621178900 Improvements: Residential Property
AMNERIS ROSADO C.P. June Term, 2018 No. 02967 \$134,290.02 KML Law Group, P.C.

1906-332

3333 Lester Rd 19154 66th wd. (formerly part of 58th wd.) 1,844 Sq. Ft. BRT#663104600 Improvements: Residential Dwelling
MICHAEL HAROLD FRANKLIN A/K/A MICHAEL FRANKLIN A/K/A MICHAEL H. FRANKLIN C.P. October Term, 2018 No. 00476 \$245,816.52 Powers Kim, LLC

1906-334

3035 Boudinot St a/k/a 3035 N Boudinot St 19134 7th wd. 812 Sq. Ft. OPA#071480900 Improvements: Residential Property
VERA S. MATTHIS A/K/A VERA MATTHIS C.P. October Term, 2018 No. 00202 \$66,655.62 KML Law Group, P.C.

1906-335

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

1906-336

5825 Fernwood St 19143 3rd wd. 1266.4 Sq. Ft. OPA#034033500 Improvements: Residential Property
GABRIEL S. YOUNG C.P. October Term, 2016 No. 00784 \$124,076.09 KML Law Group, P.C.

1906-337

8628 Michener Ave 19150 50th wd. Land: 1,511 Sq. Ft.; Improvement: 1,146 Sq. Ft.; Total: 1,511 Sq. Ft. OPA#501143200 Improvements: Residential Property
KENISHA T. DOCKERY AND DWIGHT K. DOCKERY C.P. July Term, 2017 No. 00734 \$214,579.19 Richard M. Squire & Associates, LLC

1906-338

1734 Rhawn St 19111-2920 56th wd. 3,277 Sq. Ft. OPA#561586606 Improvements: Single Family Residential Dwelling
DONNA M. HARTLEY C.P. April Term, 2018 No. 00404 \$98,725.73 Hladik, Onorato, & Federman, LLP

1906-339

5718 W Oxford St 19131 4th wd. 1,422 Sq. Ft. OPA#043263800 Improvements: Residential Property
THE UNKNOWN HEIRS OF MARY TRAVICK DECEASED, BERNARD TRAVICK SOLELY IN HIS CAPACITY AS HEIR OF MARY TRAVICK DECEASED, CYNTHIA TRAVICK SOLELY IN HER CAPACITY AS HEIR OF MARY TRAVICK DECEASED, MARVIN TRAVICK SOLELY IN HIS CAPACITY AS HEIR OF MARY TRAVICK DECEASED, VERONICA TRAVICK SOLELY IN HER CAPACITY AS HEIR OF MARY TRAVICK DECEASED AND VERNON TRAVICK, JR. SOLELY IN HIS CAPACITY AS HEIR OF MARY TRAVICK DECEASED C.P. February Term, 2018 No. 02811 \$74,248.48 KML Law Group, P.C.

1906-340

1908 Plymouth St 19138 10th wd. 1,050 Sq. Ft. OPA#101309400 Improvements: Residential Property
QASIMIBN C. BELL C.P. October Term, 2017 No. 01816 \$107,776.82 KML Law Group, P.C.

1906-341

1619 S Newkirk St 19146 36th wd. 920 Sq. Ft. BRT#364360100 Improvements: Residential Dwelling
BETHANN QUIRK A/K/A BETH QUIRK, SOLELY IN HER CAPACITY AS HEIR OF JAMES J. QUIRK, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES J. QUIRK, DECEASED C.P. March Term, 2018 No. 02621 \$13,880.10 Powers Kim, LLC

SHERIFF'S SALE

1906-342

6128 N 17th St 19141 17th wd. ROW B/GAR 2 STY MASONRY; 1,416 Sq. Ft. BRT#172207600 Improvements: Residential Dwelling
LEE-LASHELL GRANT, EXECUTRIX OF THE ESTATE OF DEBRA E. GRANT C.P. August Term, 2016 No. 03150 \$121,281.24 McCabe, Weisberg, & Conway, LLC

1906-343

2537 E Indiana Ave 19134 25th wd. 996 Sq. Ft. OPA#251097200 Improvements: Residential Property
JOHN J. MCCLOSKEY C.P. August Term, 2018 No. 00267 \$31,609.01 KML Law Group, P.C.

1906-345

5845 Christian St 19143 3rd wd. ROW 2 STY MASONRY; 1,290 Sq. Ft. BRT#033049400 Subject to Mortgage Improvements: Residential Dwelling
WENDELL ANDERSON, KNOWN SURVIVING HEIR OF AUDREY ANDERSON AND UNKNOWN SURVIVING HEIRS OF AUDREY ANDERSON C.P. November Term, 2017 No. 01259 \$97,364.22 McCabe, Weisberg, & Conway, LLC

1906-346

5726 Colgate St 19120 35th wd. 1,088 Sq. Ft. OPA#351318100 Improvements: Residential Property
MICHELLE D. JONES C.P. June Term, 2018 No. 02443 \$119,563.06 KML Law Group, P.C.

1906-347

254 W Gorgas Ln 19119 22nd wd. ROW B/GAR 2 STY MASONRY; 1,504 Sq. Ft. BRT#223126100 Improvements: Residential Dwelling
DENISE SMITH C.P. May Term, 2018 No. 03612 \$214,636.36 McCabe, Weisberg, & Conway, LLC

1906-348

1617 S Ringgold St 19145 36th wd. ROW 2 STY MASONRY; 948 Sq. Ft. BRT#364156300 Improvements: Residential Dwelling
TONY CURTIS LEWIS A/K/A TONY LEWIS C.P. October Term, 2018 No. 00433 \$45,254.60 McCabe, Weisberg, & Conway, LLC

1906-349

345 E Upsal St 19119 22nd wd. ROW B/GAR 2 STY MASONRY; 956 Sq. Ft. BRT#221097300 Improvements: Residential Dwelling
ABIMBOLA OSHOGBO, ADMINISTRATRIX OF THE ESTATE OF DONALD LEROY BRADFORD A/K/A RASHEED ZULUBABA OSHOGBO C.P. October Term, 2017 No. 04128 \$70,456.16 McCabe, Weisberg, & Conway, LLC

1906-350

609 N 65th St 19151 34th wd. 1,275 Sq. Ft. OPA#344291700 Improvements: Residential Property
TYRA R. BYRD A/K/A TYRA RUTH BYRD A/K/A TYRA BYRD C.P. May Term, 2018 No. 02239 \$96,654.92 KML Law Group, P.C.

1906-351

1915 S Hemberger St 19145 48th wd. 765 Sq. Ft. OPA#482227400 Improvements: Residential Property
LUCIUS WALKER SOLELY IN HIS CAPACITY AS HEIR OF CAREATHIA ANN WALKER DECEASED, PATRICIA WALKER SOLELY IN HER CAPACITY AS HEIR OF CAREATHIA ANN WALKER DECEASED AND SHIRLEY WALKER INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF CAREATHIA ANN WALKER DECEASED C.P. September Term, 2018 No. 03747 \$23,511.23 KML Law Group, P.C.

1906-352

205-11 N 4th St #C5 a/k/a 205-11 N 4th St 19106 5th wd. 0 Sq. Ft. OPA#888052386 Improvements: Residential Property
TIM ROSE, TOKUNBOH ROSE AND TOYIN ROSE C.P. August Term, 2017 No. 00545 \$320,242.18 KML Law Group, P.C.

1906-353

1645 S 27th St 19145 36th wd. 930 Sq. Ft. BRT#364294000 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN J. LAYMAN, DECEASED C.P. November Term, 2018 No. 00976 \$32,229.48 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1906-354

1117 Wallace St 19123 14th wd. 1,150 Sq. Ft.

SHERIFF'S SALE

OPA#141295600 Improvements: Residential Property
ANGELA F. VENABLE AS ADMINISTRATRIX OF THE ESTATE OF WILLIAM VENABLE, JR. DECEASED C.P. October Term, 2018 No. 02614 \$268,078.67 KML Law Group, P.C.

1906-355

6626 Lansdowne Ave 19151 34th wd. 1,135 Sq. Ft. OPA#344022900 Improvements: Residential Property
CHARITA N. HENRY C.P. October Term, 2017 No. 03622 \$77,761.59 Shapiro & DeNardo, LLC

1906-356

274 W Delphine St a/k/a 274 Delphine St 19120 42nd wd. 666 Sq. Ft. OPA#422263300 Improvements: Residential Property
THE UNKNOWN HEIRS OF YING CHANG, DECEASED AND KING KOCH TRUONG, SOLELY IN HIS CAPACITY AS HEIR OF YING CHANG, DECEASED C.P. September Term, 2017 No. 00827 \$75,019.72 KML Law Group, P.C.

1906-357

4553 Oakmont St 19136 65th wd. 1,139 Sq. Ft. OPA#651082400 Improvements: Residential Property
MAX FANIN AND DANIELLE R. FANIN A/K/A DANIELLE FANIN C.P. December Term, 2017 No. 01220 \$106,188.62 KML Law Group, P.C.

1906-358

908 E Sanger St a/k/a 908 Sanger St 19124 35th wd. 1,061 Sq. Ft. OPA#351203000 Improvements: Residential Property
JULIO GARCIA JR. AND VIRGIN GARCIA A/K/A VIRGEN M. GARCIA C.P. April Term, 2018 No. 03434 \$32,327.30 KML Law Group, P.C.

1906-359

1517 E Berks St 19125 18th wd. 865 Sq. Ft. OPA#181208300 Improvements: Residential Property
MICHAEL JOSEPH DEVINE AND CAROLYN A. FLYNN A/K/A CAROLIN A. FLYNN C.P. October Term, 2018 No. 01927 \$43,455.44 KML Law Group, P.C.

1906-360

2330 78th Ave 19150 50th wd. 1,920 Sq. Ft.; Improvements: 1,216 Sq. Ft. OPA#501434200 Improvements: Row B/gar 2 Sty Masonry
HERBERT WOODS, IN HIS CAPACITY AS HEIR OF MARY WOODS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY WOODS C.P. May Term, 2017 No. 01893 \$131,299.89 Robert Crawley, Esquire

1906-361

5156 Leiper St 19124 62nd wd. 1,473 Sq. Ft. OPA#621475000 Improvements: Residential Property
THE UNKNOWN HEIRS OF FRANCES E. MARTIN, DECEASED AND JOSEPH EGANOLF C.P. April Term, 2018 No. 04708 \$36,712.27 KML Law Group, P.C.

1906-362

8849 E Roosevelt Blvd 19152 57th wd. 3,396 Sq. Ft. OPA#571162500 Improvements: Residential Property
FREDERICK C. JAMES C.P. November Term, 2017 No. 01556 \$141,139.98 KML Law Group, P.C.

1906-363

1951 72nd Ave 19138 50th wd. 1,050 Sq. Ft. OPA#101301400 Improvements: Residential Property
JOURDON E. MCPHERSON A/K/A JOURDON MCPHERSON C.P. October Term, 2018 No. 01097 \$112,574.87 KML Law Group, P.C.

1906-364

8035 Mars Pl 19153 40th wd. ROW B/GAR 2 STY MASONRY; 1,260 Sq. Ft. BRT#405882644 Improvements: Residential Dwelling
RAYMOND A. BANKS, ADMINISTRATOR OF THE ESTATE OF ALICE GEIGER C.P. May Term, 2018 No. 00131 \$122,034.63 McCabe, Weisberg, & Conway, LLC

1906-365

902 Murdoch Rd 19150 50th wd. 3,240 Sq. Ft.; Improvements: 1,552 Sq. Ft. OPA#502514200 Improvements: S/d W/b Gar 2 Sty Masonry
FREDERICK BROOKS C.P. May Term, 2018 No. 00255 \$117,808.64 Robert Crawley, Esquire

1906-367

4948 Pennway St 19124 23rd wd. 1,582 Sq. Ft. OPA#233094800 Subject to Mortgage Improvements: Residential Property
AURELKIS C. NIEVES, A/K/A AURELKIS

SHERIFF'S SALE

C. TORRES; ALBERTO NIEVES C.P. September Term, 2017 No. 01776 \$48,704.26 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1906-368

3900 Ford Rd Apt 10Q 19131 52nd wd. Land Area: 0 Sq. Ft.; Improvement Area: 1,217 Sq. Ft. OPA#888520155 Improvements: Res Condo 5+ Sty Masonry
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GERTRUDE CRAWLEY, DECEASED; CLEOPATRA MADDOX, IN HER CAPACITY AS HEIR OF GERTRUDE CRAWLEY, DECEASED; ALLEN DAVIS, IN HIS CAPACITY AS HEIR OF JACQUELYN CRAWLEY-DAVIS, DECEASED C.P. May Term, 2018 No. 02685 \$33,026.89 Robert Crawley, Esquire

1906-369

335 E Rockland St 19120 42nd wd. 1,281 Sq. Ft. OPA#421122200 Subject to Mortgage Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF JAMES J. MATTOS C.P. September Term, 2018 No. 03214 \$63,159.82 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1906-370

1350 E Airdrie St 19124 33rd wd. 900 Sq. Ft. OPA#331238400 Improvements: Residential Property
ROSALINE SERRANO C.P. November Term, 2016 No. 01313 \$63,491.13 KML Law Group, P.C.

1906-371

6472 Matthews St 19119 22nd wd. 2,323 Sq. Ft. OPA#221289500 Subject to Mortgage Improvements: Residential Property
PAMELA MONTGOMERY, A/K/A PAMELA L. MONTGOMERY C.P. October Term, 2018 No. 00645 \$157,426.19 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1906-372

2908 N Howard St 19133-4128 7th wd. 800 Sq. Ft. OPA#071074800 Improvements: Residential Property
HECTOR M. CARRION A/K/A HECTOR CARRION C.P. November Term, 2018 No. 02715 \$33,440.91 Phelan Hallinan Diamond & Jones, LLP

1906-373

3108 N Spangler 19132 38th wd. 1,575 Sq. Ft. OPA#382192600 Subject to Mortgage Subject to Rent Improvements: Residential Property
UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF IDA KENNEDY, A/K/A IDA E. KENNEDY, A/K/A IDA ELIZABETH KENNEDY; LORETTA L. FALCON, A/K/A LORETTA LEE FALCON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF IDA KENNEDY, A/K/A IDA E. KENNEDY, A/K/A IDA ELIZABETH KENNEDY; DONALD L. FALCON, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF IDA KENNEDY, A/K/A IDA E. KENNEDY, A/K/A IDA ELIZABETH KENNEDY; TEMEKA MURRAY, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF CURTIS L. JAMES; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF CURTIS L. JAMES C.P. August Term, 2017 No. 00756 \$5,648.36 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1906-374

3333 Comly Rd Unit 42 19154 66th wd. 900 Sq. Ft. OPA#888660683 Subject to Mortgage Improvements: Residential Property
PAUL WARNER C.P. October Term, 2018 No. 01190 \$66,560.72 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1906-375

582 Rector St 19128 21st wd. 2,939 Sq. Ft. OPA#213139000 Subject to Mortgage Improvements: Residential Property
DAVID BROTSCHUL, A/K/A DAVID J. BROTSCHUL C.P. February Term, 2018 No. 01402 \$92,177.10 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1906-376

7206 Horrocks St 19149 54th wd. 1,485 Sq. Ft. OPA#542342100 Improvements: Residential Property
DAVID A. SMITH AS ADMINISTRATOR OF THE ESTATE OF DENISE M. SMITH DECEASED C.P. July Term, 2018 No. 02479 \$71,452.55 KML Law Group, P.C.

1906-377

1170 E Upsal St 19150 10th wd. Land Area: 1,306 Sq. Ft.; Improvement Area: 1,024 Sq. Ft. OPA#102331800 Improvements: Residential Dwelling
JANELLE ROBINSON, KNOWN HEIR OF MITCHEL ROBINSON; LYSA ROBINSON,

SHERIFF'S SALE

KNOWN HEIR OF MITCHEL ROBINSON; MICHELLE ROBINSON, KNOWN HEIR OF MITCHEL ROBINSON; MITCHELL ROBINSON, KNOWN HEIR OF MITCHEL ROBINSON; PAMELA ROBINSON, KNOWN HEIR OF MITCHEL ROBINSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MITCHEL ROBINSON C.P. January Term, 2018 No. 04149 \$105,146.20 Robert Crawley, Esquire

1906-378

15020 Milford St 19116 58th wd. Land: 7,868 Sq. Ft.; Improvement: 1,698 Sq. Ft.; Total: 7,868 Sq. Ft. BRT#583183600 Improvements: Residential Property
WILLIAM J. LOUGHERY A/K/A WILLIAM LOUGHERY AND DONNA MARIE LOUGHERY A/K/A DONNA LOUGHERY C.P. April Term, 2018 No. 03473 \$211,000.76 Richard M. Squire & Associates, LLC

1906-379

1544 Womrath St 19124 23rd wd. 1121 Sq. Ft. OPA#232008900 Improvements: Residential Property
NELSON COLON AND ANTOINETTE ORTIZ C.P. February Term, 2015 No. 01115 \$56,675.31 KML Law Group, P.C.

1906-380

3840 Bennington St 19124 33rd wd. Land: 975 Sq. Ft.; Improvement: 1,271 Sq. Ft.; Total: 1,271 Sq. Ft. OPA#332281200 Improvements: Residential Property
REYNALDO RODRIGUEZ C.P. September Term, 2018 No. 01584 \$41,640.00 Richard M. Squire & Associates, LLC

1906-381

5014 N 15th St 19141 17th wd. 1,376 Sq. Ft. OPA#172055600 Subject to Mortgage Improvements: Residential Property
JOSEPH WILSON C.P. June Term, 2018 No. 03073 \$61,907.80 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1906-383

1610 E McPherson St 19150 50th wd. 2,355 Sq. Ft. OPA#501497000 Improvements: Residential Property
SONYA F. FLOWERS INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF QUEEN E. FLOWERS DECEASED C.P. July Term, 2018 No. 02076 \$42,763.49 KML Law Group, P.C.

1906-384

148 Wentz St 19120 61st wd. 2,400 Sq. Ft. OPA#612023600 Improvements: Residential Property
KIEN BICH TO C.P. October Term, 2018 No. 01194 \$99,347.19 KML Law Group, P.C.

1906-385

4407 Loring St 19136 41st wd. 1,078 Sq. Ft. OPA#412182700 Subject to Mortgage Improvements: Residential Property
SEBRENA BASKERVILLE-PERRY, A/K/A SEBRENA BASKERVILLE PERRY, A/K/A SEBRENA BASKERVILLE-WILKINSON C.P. March Term, 2018 No. 02302 \$125,424.38 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1906-386

6733 N Woodstock St 19138 10th wd. 1,200 Sq. Ft. OPA#102078810 Subject to Mortgage Improvements: Residential Dwelling
LINCOLN JOHNSON C.P. July Term, 2017 No. 02588 \$97,443.91 Michael Boland, Esq

1906-387

1829 Nolan St 19138 10th wd. 1,400 Sq. Ft. OPA#102227300 Improvements: Residential Property
JAMES SPENCER C.P. April Term, 2018 No. 01278 \$190,266.16 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1906-388

1050 Byberry Rd 19116 58th wd. Land Area: 22,800 Sq. Ft.; Improvement Area: 2,496 Sq. Ft. OPA#582363000 Improvements: Residential Dwelling
ANN DANIELS, IN HER CAPACITY AS HEIR OF MICHAEL R. CATALINE A/K/A MICHAEL RAYMOND CATALINE, DECEASED; JAMES CATALINE, IN HIS CAPACITY AS HEIR OF MICHAEL R. CATALINE A/K/A MICHAEL RAYMOND CATALINE, DECEASED; JOSEPH CATALINE, IN HIS CAPACITY AS HEIR OF MICHAEL R. CATALINE A/K/A MICHAEL RAYMOND CATALINE, DECEASED; MARIE MACDONALD, IN HER CAPACITY AS HEIR OF MICHAEL R. CATALINE A/K/A MICHAEL RAYMOND CATALINE, DECEASED; DANIEL CATALINE, IN HIS CAPACITY AS HEIR OF MICHAEL R. CATALINE A/K/A MICHAEL RAYMOND CATALINE, DECEASED; RITA FRITZ, IN HER CAPACITY AS HEIR OF MICHAEL R.

SHERIFF'S SALE

CATALINE A/K/A MICHAEL RAYMOND CATALINE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL R. CATALINE A/K/A MICHAEL RAYMOND CATALINE C.P. May Term, 2018 No. 02097 \$242,853.23 Robert Crawley, Esquire

1906-389

242 S 56th St 19139 60th wd. 1,238 Sq. Ft. OPA#604214700 Improvements: Residential Property
SHIRLENE CHOWYUK SOLELY IN HER CAPACITY AS HEIR OF ROBERT L. HARRIS, DECEASED, ANITA HARRIS SOLELY IN HER CAPACITY AS HEIR OF ROBERT L. HARRIS DECEASED, MARLO HARRIS SOLELY IN HIS CAPACITY AS HEIR OF ROBERT L. HARRIS DECEASED, ROBERT HARRIS, III SOLELY IN HIS CAPACITY AS HEIR OF ROBERT L. HARRIS DECEASED AND THE UNKNOWN HEIRS OF ROBERT L. HARRIS DECEASED C.P. April Term, 2018 No. 03318 \$61,668.48 KML Law Group, P.C.

1906-391

580 1/2 Vankirk St 19120 35th wd. 1,196 Sq. Ft. OPA#352099700 Improvements: Residential Property
WILLIAM C. MARTIN, JR. C.P. June Term, 2018 No. 01302 \$60,669.66 KML Law Group, P.C.

1906-392

4719 Conshohocken Ave 19131 52nd wd. 4,547 Sq. Ft. OPA#521193200 Improvements: Residential Property
NAKIA HOLMAN AND GREGORY D. HOLMAN C.P. April Term, 2018 No. 01600 \$247,644.32 KML Law Group, P.C.

1906-393

407 Roselyn St 19120-1836 61st wd. 1,200 Sq. Ft. OPA#612185900 Improvements: Residential Property
TABETHA DAVIS C.P. October Term, 2017 No. 02757 \$88,737.57 Phelan Hallinan Diamond & Jones, LLP

1906-394

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

1906-396

408 N 64th St 19151 34th wd. Land Area: 3,125; Improvement Area: 1,646 Sq. Ft. OPA#343082100
A.H. A MINOR, KNOWN HEIR OF ANTHONY HUSSEY, CIERA HUSSEY, KNOWN HEIR OF ANTHONY HUSSEY, DEMARCO HUSSEY, KNOWN HEIR OF ANTHONY HUSSEY, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY HUSSEY C.P. April Term, 2018 No. 05033 \$92,433.25 Brandon Pack, Esquire

1906-397

2737 S Fairhill St 19148-4805 39th wd. 960 Sq. Ft. OPA#395158300 Improvements: Residential Property
JOSEPH M. WHITE, IN HIS CAPACITY AS HEIR OF FRANCES WHITE, DECEASED; JAMES WHITE, IN HIS CAPACITY AS HEIR OF FRANCES WHITE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANCES WHITE, DECEASED C.P. March Term, 2018 No. 03430 \$62,929.75 Phelan Hallinan Diamond & Jones, LLP

1906-398

2807 Ryerson Pl 19114 57th wd. 1,800 Sq. Ft. OPA#572094623 Subject to Mortgage Improvements: Residential Property
JESSICA MURAO; STEVEN K. MURAO, A/K/A STEVEN MURAO C.P. June Term, 2013 No. 02114 \$204,698.72 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1906-399

6814 Chew Ave 19119 22nd wd. SEMI/DET 2 STY MASONRY; 1,440 Sq. Ft. BRT#222201500 Subject to Mortgage Improvements: Residential Dwelling
JEROME JOHNSON, SR., KNOWN SURVIVING HEIR OF LEACY J. JOHNSON AND UNKNOWN SURVIVING HEIRS OF LEACY J. JOHNSON C.P. July Term, 2015 No. 03389 \$148,969.26 McCabe, Weisberg, & Conway, LLC

1906-401

656 N Brooklyn St 19104 6th wd. ROW 3 STY

SHERIFF'S SALE

MASONRY; 1,752 Sq. Ft. BRT#061268700 Improvements: Residential Dwelling KEVIN GREEN, KNOWN SURVIVING HEIR OF WILLIAM JOHNSON AND UNKNOWN SURVIVING HEIRS OF WILLIAM JOHNSON C.P. November Term, 2017 No. 01742 \$79,330.69 McCabe, Weisberg, & Conway, LLC

1906-402

3234 N Etting St 19129 38th wd. Land Area: 891 Sq. Ft.; Improvement Area: 1,199 Sq. Ft. OPA#381253100 Improvements: Residential Dwelling

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEWIS N. BONDS, DECEASED; THOMAS BENSON, IN HIS CAPACITY AS HEIR OF LEWIS N. BONDS, DECEASED; ERIQ BEARD, IN HIS CAPACITY AS HEIR OF LEWIS N. BONDS, DECEASED; CELYA BEARD, IN HER CAPACITY AS HEIR OF LEWIS N. BONDS, DECEASED; LEWIS BONDS, III, IN HIS CAPACITY AS HEIR OF LEWIS N. BONDS, DECEASED; BRANDON BONDS, IN HIS CAPACITY AS HEIR OF LEWIS N. BONDS, DECEASED; JOY BONDS, IN HER CAPACITY AS HEIR OF LEWIS N. BONDS, DECEASED C.P. May Term, 2018 No. 03127 \$71,676.84 Robert Crawley, Esquire

1906-404

1631 French St 19121 32nd wd. 827 Sq. Ft. OPA#321059800 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAUREN J. CHANDLER AND HOWARD YOUNG SOLELY IN HIS CAPACITY AS HEIR OF LAUREN J. CHANDLER A/K/A LAUREN J. CHANDLER-YOUNG, DECEASED C.P. March Term, 2016 No. 03382 \$110,273.53 KML Law Group, P.C.

1906-405

5238 N Sydenham St 19141 17th wd. 1,200 Sq. Ft. OPA#172098000 Improvements: Residential Property KEITH COOPER C.P. April Term, 2018 No. 04801 \$165,009.33 Shapiro & DeNardo, LLC

1906-406

3940 N 9th St 19140-3104 43rd wd. 1,024 Sq. Ft. OPA#433142700 Improvements: Residential Property IRMA NELLY GODIZANO; DAMARIS GODIZANO; NEHEMIAH GODIZANO; EVANGELINE GODIZANO C.P. January Term, 2018 No. 00749 \$18,648.10 Phelan Hallinan Diamond & Jones, LLP

1906-407

1131 E Sanger St, a/k/a 1131 Sanger St 19124-1130 62nd wd. 1,222 Sq. Ft. OPA#621055700 Improvements: Residential Property BILLIE R. GARFIELD A/K/A BILLIE R. GORDON C.P. January Term, 2019 No. 02204 \$80,181.78 Phelan Hallinan Diamond & Jones, LLP

1906-408

6646 N Smedley St 19126 10th wd. ROW B/GAR 2 STY MASONRY; 1,262 Sq. Ft. BRT#101040100 Improvements: Residential Dwelling RASHEA EDMOND, KNOWN SURVIVING HEIR OF MARY L. EDMOND, RAMIKA EDMOND, KNOWN SURVIVING HEIR OF MARY L. EDMOND AND UNKNOWN SURVIVING HEIRS OF MARY L. EDMOND C.P. May Term, 2016 No. 01490 \$112,393.77 McCabe, Weisberg, & Conway, LLC

1906-409

6151 Baynton St 19144-2036 59th wd. 2,610 Sq. Ft. OPA#592194500 Improvements: Residential Property TERRY SCOTT C.P. January Term, 2018 No. 01931 \$85,934.48 Phelan Hallinan Diamond & Jones, LLP

1906-410

199 W Chew Ave 19120-2455 61st wd. 1,800 Sq. Ft. OPA#612049900 Improvements: Residential Property KIM MARSHALL, IN HER CAPACITY AS HEIR OF JAMES DICKERSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES DICKERSON, DECEASED C.P. January Term, 2017 No. 01851 \$215,056.08 Phelan Hallinan Diamond & Jones, LLP

1906-411

423-D E Haines St 19144 59th wd. 1,711 Sq. Ft. OPA#592006540 Improvements: Residential Dwelling

SHERIFF'S SALE

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOYCE C. ALEXANDER, DECEASED; SAMARA ALEXANDER IN HER CAPACITY AS HEIR OF JOYCE C. ALEXANDER, DECEASED; ESHANA ALEXANDER IN HER CAPACITY AS HEIR OF JOYCE C. ALEXANDER, DECEASED; TIERRA TINA IN HER CAPACITY AS HEIR OF JOYCE C. ALEXANDER, DECEASED; TANEE TINA IN HER CAPACITY AS HEIR OF JOYCE C. ALEXANDER, DECEASED C.P. January Term, 2018 No. 05464 \$63,413.73 RAS Citron, LLC - Robert Crawley, Esq

1906-412

8410 Torresdale Ave 19136-1518 65th wd. 1,440 Sq. Ft. OPA#652318800 Subject to Mortgage Improvements: Residential Property MICHAEL D TAYLOR A/K/A MICHAEL TAYLOR; SINAI T. TAYLOR C.P. June Term, 2018 No. 00745 \$236,002.83 Phelan Hallinan Diamond & Jones, LLP

1906-413

1342 E Berks St D a/k/a, 1342 E Berks St, Unit D a/k/a 7 19125-2817 18th wd. 1,689 Sq. Ft. OPA#888180022 Improvements: Residential Property ANTHONY COVINGTON C.P. April Term, 2017 No. 01063 \$471,827.37 Phelan Hallinan Diamond & Jones, LLP

1906-414

5115 Race St 19139 44th wd. 1,584 Sq. Ft. OPA#441031400 Improvements: Residential Property JOHNNY C. SMITH C.P. October Term, 2018 No. 03792 \$69,788.31 Phelan Hallinan Diamond & Jones, LLP

1906-415

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

1906-416

227 W Nedro Ave 19120 61st wd. Land Area: 992 Sq. Ft.; Improvement Area: 1,168 Sq. Ft. OPA#612101100 Improvements: Row B/gar 2 Sty Masonry UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DIANE E. LAMAR A/K/A DIANA LAMAR A/K/A DIANA E. LAMAR, JASMIN M. LAMAR KNOWN HEIR OF DIANE E. LAMAR A/K/A DIANA LAMAR A/K/A DIANA E. LAMAR, CHRISTIANA LAMAR, KNOWN HEIR OF DIANE E. LAMAR A/K/A DIANA LAMAR A/K/A DIANA E. LAMAR C.P. December Term, 2016 No. 02746 \$77,787.81 Robert Crawley, Esquire

1906-417

1228-1232 Arch St Unit 4D a/k/a 1228-32 Arch St #4D 19107-2816 5th wd. 856 Sq. Ft. OPA#888038082 Subject to Mortgage Improvements: Residential Property MAGDA TERESA VERGARA C.P. February Term, 2018 No. 03045 \$203,142.10 Phelan Hallinan Diamond & Jones, LLP

1906-418

1321 N. Allison St 19131 52nd wd. Beginning Point: Situate on the East of Allison Street at the distance of one hundred forty-five feet Northward from the North side of Thompson Street OPA#041325400 Improvements: Row 2 Sty Masonry ALLAN H. DAVENPORT, SR. C.P. April Term, 2015 No. 00860 \$100,093.51 Patrick J. Wesner, Esquire

1906-419

4254 N 16th St 19140 13th wd. 798 Sq. Ft. OPA#132117600 Improvements: Residential Property MARY GREEN C.P. July Term, 2018 No. 00710 \$79,374.17 KML Law Group, P.C.

1906-420

7041 Buist Ave 19142 40th wd. 1,200 Sq. Ft. OPA#406254100 Improvements: Residential Property GEORGE AKANNO C.P. October Term, 2013 No. 01637 \$55,955.78 KML Law Group, P.C.

1906-421

5631 Belmar Terr a/k/a 5631 Belmar St 19143 51st wd. 992 Sq. Ft. OPA#514094500 Improvements: Residential Property NATHANIEL ISAAC C.P. April Term, 2018 No. 02078 \$44,668.28 KML Law Group, P.C.

SHERIFF'S SALE

1906422
1518 Womrath St 19124 23rd wd. 1,075 Sq. Ft. OPA#232007600 Improvements: Residential Property MARIE JOSEPH AND ROSSELIN JOSEPH C.P. November Term, 2018 No. 02914 \$60,751.21 KML Law Group, P.C.

1906-423

6211 Webster St 19143 3rd wd. 1,678 Sq. Ft. OPA#033024900 Improvements: Residential Property BONICA D. LEE C.P. May Term, 2017 No. 04439 \$46,828.18 KML Law Group, P.C.

1906-424

2641 Emerald St 19125 31st wd. Beginning Point: Containing in front or breadth on the said Emerald Street sixteen feet (including on the southwesterly side thereof the North-eastern-most moiety of half part of a Two Feet Four inches wide alley and extending in depth Thirty-Six Feet) OPA#311086400 Improvements: Row 3 Sty Masonry THOMAS J. BARTON & EILEEN BARTON C.P. October Term, 2018 No. 02352 \$121,654.95 Patrick J. Wesner, Esquire

1906-425

1352 South St, Unit 214 19147 2nd wd. 0 Sq. Ft. BRT#88-8303246 Improvements: Res Condo 5+ Sty Masonry JON COFFEE C.P. July Term, 2018 No. 03018 \$533,984.64 Emmanuel J. Argenterii, Esquire

1906-427

2423 S Iseminger St 19148 39th wd. 679 Sq. Ft. OPA#394398300 Improvements: Residential Property THE UNKNOWN HEIRS OF MINNIE DI LABBIO A/K/A MINNIE DI LABIO DECEASED C.P. October Term, 2018 No. 00200 \$182,490.02 KML Law Group, P.C.

1906-428

6710 Anderson St 19119 22nd wd. 9,972 Sq. Ft. OPA#222253000 Improvements: Residential Dwelling JAMES WHITE, III, PERSONAL REPRESENTATIVE OF THE ESTATE OF BARBARA SELBY; ESTATE OF BARBARA SELBY; SICILY SELBY SMITH, KNOWN HEIR OF BARBARA SELBY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA SELBY C.P. August Term, 2017 No. 03160 \$199,662.69 RAS Cintron LLC, Robert Crawley Esq

1906-429

7207 Kindred St 19149 54th wd. Land Area: 1,539 Sq. Ft.; Improvement Area: 1,188 Sq. Ft. OPA#542292200 Improvements: Residential Dwelling RICHARD O. ROLAND A/K/A RICHARD ROLAND; UNITED STATES OF AMERICA C.P. April Term, 2018 No. 02754 \$103,866.11 RAS Cintron, LLC, Robert Crawley, Esq

1906-430

4615 James St 19137 45th wd. 2,700 Sq. Ft. OPA#453415800 Improvements: Residential Property STEVEN J. LIPP, AS ADMINISTRATOR OF THE ESTATE OF JOHN A. LIPP C.P. November Term, 2018 No. 02910 \$62,412.93 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1906-431

7424 Fayette St 19138 50th wd. 1,616 Sq. Ft. OPA#501013900 Subject to Mortgage Improvements: Residential Property NICOLE HOGUE, A/K/A NICOLE WHITE-HOGUE; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF NICOLE HOGUE, A/K/A NICOLE WHITE-HOGUE C.P. July Term, 2018 No. 00483 \$133,844.11 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1906-432

1857 E Orleans St 19134 25th wd. 1,136 Sq. Ft. OPA#252168100 Subject to Mortgage Improvements: Residential Property MIKE C. JONES C.P. October Term, 2018 No. 01708 \$57,153.54 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1906-433

5035 Stenton Ave 19144 12th wd. 1,275 Sq. Ft. OPA#121217800 Improvements: Residential Property KIMBERLY D. WATSON C.P. June Term, 2018 No. 02225 \$34,531.97 KML Law Group, P.C.

1906-434

3509 Englewood St 19149 55th wd. 1,350.56 Sq. Ft. OPA#551505600 Improvements: Residential Property JOHNNY CRUZ C.P. March Term, 2016

SHERIFF'S SALE

No. 02045 \$148,764.56 KML Law Group, P.C.

1906-435

6500 N 18th St 19129 17th wd. 16' x 90' or 1,440 Sq. Ft. (lot); 1,856 Sq. Ft. (improvement area) OPA#172282700 Subject to Mortgage Improvements: Unknown GINNS BOND & MORTGAGE CO. C.P. August Term, 2018 No. 01897 \$144,555.55 Donald S. Litman/Daniel H. Assaraf, The Ginsburg Law Firm

1906-436

8112 Rugby St 19150 50th wd. 2,585 Sq. Ft. OPA#502085400 Subject to Mortgage Improvements: Residential Property ROBYN M. JOHNSON, A/K/A ROBYN JOHNSON; SARAH D. JOHNSON A/K/A SARAH JOHNSON (DECEASED); BRIAN JOHNSON, ADMINISTRATOR OF THE ESTATE OF SARAH D. JOHNSON A/K/A SARAH JOHNSON C.P. September Term, 2011 No. 01168 \$240,122.56 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1906-437

6213 Clearview St 19138 59th wd. 861 Sq. Ft. OPA#592308100 Improvements: Residential Property DOROTHY M. ROLISON A/K/A DOROTHY ROLISON C.P. March Term, 2018 No. 02052 \$41,043.00 KML Law Group, P.C.

1906-440

1507 W Courtland St 19140 13th wd. 1,284 Sq. Ft. OPA#132378500 Improvements: Residential Property FATIMA WHITE C.P. October Term, 2017 No. 02823 \$92,028.07 KML Law Group, P.C.

1906-441

3343 Morning Glory Rd 19154 66th wd. 2,160 Sq. Ft. OPA#663043400 Improvements: Residential Dwelling EUGENE BUKH, NATALIE BUKH, 3343 MORNING GLORY ROAD, LLC, UNITED STATES OF AMERICA - DEPT. OF THE TREASURY-IRS C.P. December Term, 2018 No. 02915 \$170,000.00 The Law Offices of Jon Taylor, Esquire

1906-442

6432 Haverford Ave 19151 34th wd. 1,554 Sq. Ft. OPA#343040300 Improvements: Residential Property PAULA HARRIS, A/K/A PAULA M. HARRIS, BEVERLY STANFORD-HARRIS, A/K/A BEVERLY R. STANFORD-HARRIS C.P. October Term, 2018 No. 01034 \$61,546.33 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1906-443

3129 Holly Rd 19154 66th wd. 2,826 Sq. Ft. OPA#663017600 Improvements: Residential Property TERRIANNE DENIKEN C.P. November Term, 2015 No. 02815 \$59,956.15 KML Law Group, P.C.

1906-444

4526 Van Kirk St 19135 41st wd. 2,500 Sq. Ft. OPA#411091700 Improvements: Residential Property KEITH GRAHAM AND ISHELLETA WATT GRAHAM C.P. December Term, 2017 No. 04267 \$130,841.68 KML Law Group, P.C.

1906-445

4506 Belgrade St 19137 45th wd. 2,000 Sq. Ft. OPA#453177700 Subject to Mortgage Improvements: Residential Property JAIME BAYONA; KRISTINA SCOTT A/K/A K. SCOTT C.P. May Term, 2018 No. 01261 \$182,044.60 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1906-446

1212 N 64th St 19151 34th wd. Land: 1,616 Sq. Ft.; Improvement: 1,542 Sq. Ft.; Total: 1,616 Sq. Ft. OPA#344256300 Improvements: Residential Property NIAJA BROWN C.P. July Term, 2017 No. 01855 \$74,308.69 Richard M. Squire & Associates, LLC

1906-447

145 Widener St 19120 61st wd. 1,260 Sq. Ft. BRT#612126700 Improvements: Residential Dwelling YVETTE JAMES, INDIVIDUALLY AND AS HEIR OF THE ESTATE OF WALTON JAMES, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WALTON JAMES, DECEASED C.P. May Term, 2018 No. 01262 \$125,453.53 Powers Kirm, LLC

1906-448

12034 Glenfield Rd 19154 66th wd. 3,105 Sq. Ft. BRT#66-2183400 Improvements:

SHERIFF'S SALE

Residential Dwelling RYAN C. HAYES C.P. March Term, 2018 No. 00713 \$202,875.95 Powers Kirm, LLC

1906-449

3908 Pulaski St 19140 13th wd. 1,023 Sq. Ft. BRT#131209200 Improvements: Residential Real Estate ENRIQUE MIR C.P. December Term, 2018 No. 03304 \$57,503.09 Stern & Eisenberg PC

1906-450

3534 Kyle Rd 19154 66th wd. 1,799 Sq. Ft. BRT#662352300 Improvements: Residential Real Estate ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF JOHN D. BROADBENT, SR., DECEASED C.P. July Term, 2018 No. 00437 \$154,110.61 Stern & Eisenberg PC

1906-451

5340 Turner St 19131 52nd wd. 1,024 Sq. Ft. BRT#521048100 Improvements: Residential Real Estate BISHOP HENRY A. MOULTRIE, II, SOLELY IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF WALDA B. MOULTRIE, DECEASED AND BENJAMIN FRANKLIN MOULTRIE, SOLELY IN HIS CAPACITY AS CO-EXECUTOR OF THE ESTATE OF WALDA B. MOULTRIE, DECEASED C.P. February Term, 2018 No. 00674 \$86,474.24 Stern & Eisenberg PC

1906-452

3600 Conshohocken Ave Apartment 1409 19131 52nd wd. 1,251 Sq. Ft. OPA#888520562 Improvements: Residential Property ANDRE DERRICK HUBBARD, A/K/A ANDRE D. HUBBARD; DEBRA HUBBARD C.P. April Term, 2018 No. 01393 \$100,842.47 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1906-453

11925 Stevens Rd 19116-2509 58th wd. 1,332 Sq. Ft. OPA#582579000 Improvements: Residential Property FAIZA SIMANKIN; DMITRIY SIMANKIN; RUSLAN SIMANKIN C.P. June Term, 2018 No. 00378 \$159,920.39 Phelan Hallinan Diamond & Jones, LLP

1906-455

5752 Walton Ave 19143-2428 46th wd. 1,110 Sq. Ft. OPA#463089500 Improvements: Residential Property MINNIE R. SMITH, IN HER CAPACITY AS HEIR OF CAD SMITH A/K/A CAD VANCE SMITH A/K/A CAD VANCE SMITH, SR, DECEASED C.P. November Term, 2015 No. 03852 \$54,549.51 Phelan Hallinan Diamond & Jones, LLP

1906-456

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

1906-457

4302 Deerpath Ln 19154 66th wd. 2,157 Sq. Ft. OPA#662446000 Improvements: Residential Property HARRY J. WEXLER A/K/A HARRY J. WEXLER, JR. C.P. December Term, 2016 No. 01211 \$158,533.98 KML Law Group, P.C.

1906-458

5715 Leonard St 19149-3518 62nd wd. 1,220 Sq. Ft. OPA#621516000 Subject to Mortgage Improvements: Residential Property KENNETH J. MARTUS C.P. October Term, 2018 No. 01917 \$33,283.77 Phelan Hallinan Diamond & Jones, LLP

1906-459

516 Cross St 19147-6513 1st wd. 1,112 Sq. Ft. OPA#011292100 Improvements: Residential Property ROSALIND MCCREA A/K/A ROSALIND C. MCCREA C.P. January Term, 2012 No. 00378 \$168,747.99 Phelan Hallinan Diamond & Jones, LLP

1906-460

2901 S Robinson St 19142-3417 40th wd. 1,216 Sq. Ft. OPA#402090600 Improvements: Residential Property KYHA WILLIAMS C.P. December Term, 2017 No. 04068 \$145,012.00 Phelan Hallinan Diamond & Jones, LLP

1906-461

6122 Nassau Rd 19151-4505 34th wd. 1,985 Sq. Ft. OPA#342078200 Subject to Mortgage Improvements: Residential Property VERNON LUCAS; BEVERLY LUCAS-KING; ROBERT LUCAS; STANLEY L.

SHERIFF'S SALE

LUCAS, JR C.P. April Term, 2018 No. 05268 \$19,790.65 Phelan Hallinan Diamond & Jones, LLP

1906-462

1819 Oakmont St 19111 56th wd. 1,332 Sq. Ft. OPA#561374500 Improvements: Residential Property
TASHANEKE MACK-BEDEL C.P. October Term, 2018 No. 04230 \$145,400.76 Phelan Hallinan Diamond & Jones, LLP

1906-463

607 E Hortter Pl a/k/a 607 Hortter Pl 19119 22nd wd. 1,080 Sq. Ft. OPA#221185600 Improvements: Residential Property
THELMA BROOKS C.P. August Term, 2005 No. 03071 \$251,954.59 Phelan Hallinan Diamond & Jones, LLP

1906-464

4266 Griscom St 19124 23rd wd. SEMI/DET 2 STY MASONRY; 1,552 Sq. Ft. BRT#232428100 Improvements: Residential Dwelling
SHAREETA FOWLER C.P. April Term, 2017 No. 02256 \$109,496.40 McCabe, Weisberg, & Conway, LLC

1906-465

7024 Louise Rd 19138-0000 10th wd. S/D W/B GAR 2 STY MASONRY; 1,248 Sq. Ft. BRT#102448600 Improvements: Residential Dwelling
DAWN C. CLEMENT A/K/A DAWN CLEMENT C.P. September Term, 2018 No. 01483 \$105,192.74 McCabe, Weisberg, & Conway, LLC

1906-467

7135 Lincoln Dr 19119 9th wd. 5,550 Sq. Ft. BRT#09-2-0993-00 Improvements: Commercial Property
EMIGRANT RESIDENTIAL LLC C.P. April Term, 2012 No. 03286 \$363,327.72 Christopher J. Leavell, Esquire; Klehr Harrison Harvey Branzburg LLP

1906-468

1524 W 66th Ave a/k/a 1524 66th Ave 19141 17th wd. 1,840 Sq. Ft. BRT#171362000 Improvements: Residential
BERNADETTE WALKER C.P. October Term, 2018 No. 01900 \$77,021.17 Stern & Eisenberg PC.

1906-469

1250 Stirling St 19111 53rd wd. Land Area: 1,680 Sq. Ft.; Improvement Area: 1,376 Sq. Ft. OPA#531050800
MARY REYNOLDS A/K/A MARY A. REYNOLDS C.P. January Term, 2016 No. \$148,755.56 Robert Crawley, Esquire

1906-470

2904 S. Carlisle St 19145 26th wd. 1,140 Sq. Ft. BRT#261138500 Improvements: Residential Dwelling
RICHARD BRAUDE C.P. November Term, 2018 No. 2548 \$74,934.37 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esquire

1906-471

6628 Hegerman St 19135 41st wd. 1,601 Sq. Ft. BRT#411371600 Improvements: Residential Real Estate
LAKEYA K. ROBINSON C.P. October Term, 2018 No. 03537 \$175,172.81 Stern & Eisenberg PC

1906-472

709 Mole St 19146 30th wd. 1,395 Sq. Ft. BRT#301286400 Improvements: Residential Dwelling
EUGENE BROWN C.P. December Term, 2018 No. 2962 \$589,580.99 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esquire

1906-473

9530 Clark St 19115-3902 58th wd. 8,941 Sq. Ft. OPA#58-1-4268-10 Improvements: Single Family Residential Dwelling
JEAN YVES NOEL AND ELIZABETH NOEL C.P. February Term, 2017 No. 00505 \$266,866.07 Hladik, Onorato & Federman, LLP

1906-474

9355 Tulip St 19114-4016 65th wd. 952 Sq. Ft. OPA#652395215 Improvements: Residential Property
JOHN MCINTYRE C.P. March Term, 2017 No. 00114 \$161,729.51 Phelan Hallinan Diamond & Jones, LLP

1906-475

1633 W Grange Ave 19141 17th wd. 1,998 Sq. Ft. BRT#171122700 Improvements: Row B/gar 2 Sty Masonry
WILLIAM H. WATSON AND DOROTHY WATSON, DECEASED C.P. October Term, 2018 No. 01773 \$82,082.96 Milstead & Associates, LLC

SHERIFF'S SALE

1906-476

4817 Rosalie St 19135-4142 41st wd. 750 Sq. Ft. OPA#411087700 Improvements: Residential Property
DILAYLA D. DURAN, IN HER CAPACITY AS HEIR OF JUAN D. DURAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUAN D. DURAN, DECEASED C.P. March Term, 2018 No. 02177 \$65,117.88 Phelan Hallinan Diamond & Jones, LLP

1906-477

3923 Brown St 19104 24th wd. 1,600 Sq. Ft. BRT#243122500 Improvements: Row 3 Sty Masonry
RICHARD WILSON C.P. April Term, 2018 No. 01435 \$53,027.05 Milstead & Associates, LLC

1906-478

6146 W Oxford St 19151 34th wd. 2,331 Sq. Ft. BRT#342093800 Improvements: Row 3 Sty Masonry + Other
SHERELL BAKER C.P. August Term, 2018 No. 00477 \$66,133.31 Milstead & Associates, LLC

1906-479

4223 Greeby St 19135 55th wd. Beginning Point: Situate on the Northeasterly side of Greeby Street (45 feet wide) at the distance of 183 feet 8 inches Southeastwardly from the Southeasterly side of Erdrick St OPA#552126400 Improvements: Row B/gar 2 Sty Masonry
JESSICA S. RECKLAU C.P. November Term, 2017 No. 01096 \$164,104.59 Patrick J. Wesner, Esquire

1906-481

215 W. Penn St 19144 12th wd. Beginning Point: on the Northwesterly side of Penn Street, at the distance of 150 feet 6-3/4 inches, Southwestwardly, from the southwestly side of Wayne Avenue OPA#124025100 Improvements: Semi/det 2.5 Sty Masonry
TOBIAS JENKINS C.P. April Term, 2018 No. 01431 \$210,300.23 Patrick J. Wesner, Esquire

1906-483

5122 N. 11th St 19141 49th wd. 2,163 Sq. Ft. BRT#493067100 Improvements: Semi/det 2 Sty Masonry
HELEN REYNOLDS AND ROXANNE BARKLEY C.P. December Term, 2017 No. 03952 \$54,350.86 Milstead & Associates, LLC

1906-484

2421 S Franklin St 19148 39th wd. 737 Sq. Ft. BRT#393218300 Improvements: Row 2 Sty Masonry
CHARLES WILLIAMS C.P. October Term, 2018 No. 00988 \$24,451.79 Milstead & Associates, LLC

1906-485

5900 Master St 19151 34th wd. Beginning Point: Situate at the point a corner formed by the intersection of the southerly side of Master Street with the westerly side of Fifty-Ninth Street OPA#342020000 Improvements: Row Con/apt 3 Sty Masonry
ANDARGACHEW YEFATU A/K/A ANDER-GACH ANDARGACHEW C.P. November Term, 2018 No. 00538 \$170,418.19 Patrick J. Wesner, Esquire

1906-486

6307 Eastwood St 19149 54th wd. (formerly 35th wd.) 1313.84 Sq. Ft. BRT#54-1271400 Improvements: Row B/gar 2 Sty Masonry
DIANNA MOORE C.P. April Term, 2018 No. 00256 \$178,671.14 Emmanuel J. Argentieri, Esquire

1906-487

232 Lardner St 19111-5908 35th wd. 1,188 Sq. Ft. OPA#352174800 Subject to Mortgage Improvements: Residential Property
AMANDA LYN BETTS; CAROLINA RAMIREZ C.P. July Term, 2018 No. 03235 \$119,624.42 Phelan Hallinan Diamond & Jones, LLP

1906-488

2723 W Silver St 19132-2539 28th wd. 754 Sq. Ft. OPA#281412700 Improvements: Residential Property
LORENZO E. BAILEY A/K/A LORENZO BAILEY; VERNON ACKRIDGE A/K/A VERNON ACKRIDGE C.P. October Term, 2018 No. 00356 \$33,385.33 Phelan Hallinan Diamond & Jones, LLP

1906-489

1534 W 68th Ave North a/k/a 1534 68th Ave 19126 10th wd. 2,453 Sq. Ft. BRT#101249100 Improvements: Residential Dwelling
CHRISTOPHER ATKINSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF

SHERIFF'S SALE

ISADROA C. ATKINSON A/K/A ISADORA C. WAYSOM ATKINSON A/K/A ISADORA ATKINSON, DECEASED C.P. July Term, 2014 No. 00932 \$54,989.23 Law Office of Gregory Javardian, LLC

1906-490

1819 Nedro Ave a/k/a 1819 W. Nedro Ave 19141 17th wd. 1,446 Sq. Ft. BRT#171171500 Improvements: Residential Real Estate
MICHA L. WILSON C.P. September Term, 2016 No. 02928 \$123,880.72 Stern & Eisenberg PC

1906-491

9946 Woodfern Rd 19115-2019 58th wd. 1,107 Sq. Ft. OPA#581268700 Improvements: Residential Property
UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF JOSEPH SICILIA, DECEASED HEIR OF ADEL SICILIA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ADEL SICILIA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN SICILIA, DECEASED DEVISEE OF THE LAST WILL AND TESTAMENT OF ADEL SICILIA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH SICILIA, DECEASED HEIR OF ADEL SICILIA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD SICILIA, DECEASED HEIR OF ADEL SICILIA; PATRICIA LEE SICILIA, IN HER CAPACITY AS HEIR OF RONALD SICILIA, DECEASED HEIR OF ADEL SICILIA; LEE-ANN WARNAKA, IN HER CAPACITY AS HEIR OF RONALD SICILIA, DECEASED HEIR OF ADEL SICILIA; RONALD BART SICILIA, IN HIS CAPACITY AS HEIR OF RONALD SICILIA, DECEASED HEIR OF ADEL SICILIA C.P. November Term, 2015 No. 00772 \$99,767.39 Phelan Hallinan Diamond & Jones, LLP

1906-492

326 Winona St, a/k/a 326 W Winona St 19144 12th wd. 1,744 Sq. Ft. OPA#124059300 Improvements: Residential Property
ROSETTA D. WILLIAMS A/K/A ROSETTA WILLIAMS C.P. October Term, 2018 No. 03613 \$127,920.56 Phelan Hallinan Diamond & Jones, LLP

1906-493

1826 W 68th Ave a/k/a 1826 68th Ave 19126 10th wd. 1,406 Sq. Ft. OPA#101253400 Improvements: Residential Property
FLORENCE KATIE THOMPSON A/K/A FLORENCE K. THOMPSON C.P. December Term, 2017 No. 02936 \$102,045.14 Phelan Hallinan Diamond & Jones, LLP

1906-494

1321 S 57th St 19143-4638 51st wd. 1,452 Sq. Ft. OPA#513039200 Improvements: Residential Property
NICOLE J. HEWLETT A/K/A NICOLE JEANNIE HEWLETT, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF TANGERINE B. HEWLETT A/K/A TANGERINE TERRELL A/K/A TANGERINE B. TERRELL-HEWLETT; JEROME PHILLIP HEWLETT, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF TANGERINE B. HEWLETT A/K/A TANGERINE B. TERRELL A/K/A TANGERINE TERRELL-HEWLETT C.P. January Term, 2019 No. 02207 \$63,804.58 Phelan Hallinan Diamond & Jones, LLP

1906-495

5814 N. Lambert St 19138-2912 17th wd. 960 Sq. Ft. OPA#172427100 Improvements: Residential Property
STACEY MOORE; VIRGIE J. MOORE C.P. May Term, 2017 No. 03422 \$95,598.29 Phelan Hallinan Diamond & Jones, LLP

1906-496

102 W Ritner St a/k/a 102 Ritner St 19148-4021 39th wd. 1,400 Sq. Ft. OPA#391128400 Improvements: Residential Property
JUSTIN SCHLETTERER C.P. June Term, 2016 No. 02099 \$200,725.26 Phelan Hallinan Diamond & Jones, LLP

1906-497

6228 Gillespie St 19135-3215 55th wd. 1,136 Sq. Ft. OPA#552426100 Improvements: Residential Property

SHERIFF'S SALE

JUAN C. RODRIGUEZ C.P. June Term, 2017 No. 00991 \$175,146.37 Phelan Hallinan Diamond & Jones, LLP

1906-498

3204 W Allegheny Ave 19132-1016 38th wd. 1,470 Sq. Ft. OPA#382014600 Improvements: Residential Property
MYESHAI BROOKS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JULIA HAWTHORNE C.P. November Term, 2018 No. 01964 \$33,131.85 Phelan Hallinan Diamond & Jones, LLP

1906-499

1943 Georgian Rd 19138 10th wd. 1,872 Sq. Ft. OPA#101273800 Improvements: Residential Property
SHARON HOLMES C.P. July Term, 2012 No. 02345 \$135,637.80 Shapiro & DeNardo, LLC

1906-501

5325 Ogden St 19139-1438 44th wd. 700 Sq. Ft. OPA#442029800 Improvements: Residential Property
MICHELE D. ELLIOTT A/K/A MICHELLE ELLIOTT, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JEANNETTE C. BROWN A/K/A JEANETTE C. ELLIOTT A/K/A JEANETTE ELLIOTT-BROWN A/K/A JEANETTE C. BROWN; WILLIAM NEMHARD, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF JEANNETTE C. BROWN A/K/A JEANETTE C. ELLIOTT A/K/A JEANETTE ELLIOTT-BROWN A/K/A JEANETTE C. BROWN C.P. April Term, 2018 No. 01910 \$40,760.26 Phelan Hallinan Diamond & Jones, LLP

1906-503

4644 Locust St 19139-4414 46th wd. 2,400 Sq. Ft. OPA#461011100 Improvements: Residential Property
BETTY H. REAVIS C.P. March Term, 2015 No. 04115 \$82,551.17 Phelan Hallinan Diamond & Jones, LLP

1906-504

1629 S Yewdall St 19143-5427 51st wd. 990 Sq. Ft. OPA#514162600 Improvements: Residential Property
ROBERT B. COVINGTON, JR, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ROBERT B. COVINGTON A/K/A ROBERT BERNARD COVINGTON, SR A/K/A ROBERT B. COVINGTON, SR; BRYAN KEITH COVINGTON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ROBERT B. COVINGTON A/K/A ROBERT BERNARD COVINGTON, SR A/K/A ROBERT B. COVINGTON, SR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT B. COVINGTON A/K/A ROBERT BERNARD COVINGTON, SR, DECEASED C.P. December Term, 2018 No. 03157 \$57,136.96 Phelan Hallinan Diamond & Jones, LLP

1906-505

1921 S Croskey St 19145 48th wd. 765 Sq. Ft. BRT#482208700 Improvements: Residential Dwelling
STEPHEN M. PERRY AND MAE PERRY, DECEASED C.P. July Term, 2012 No. 01114 \$32,139.86 Law Office of Gregory Javardian, LLC

1906-506

3060 Salmon St 19134-5828 25th wd. 904 Sq. Ft. OPA#251194000 Improvements: Residential Property
FRANCIS KUENY A/K/A FRANCIS J. KUENY; KAREN KUENY C.P. June Term, 2018 No. 02438 \$90,928.12 Phelan Hallinan Diamond & Jones, LLP

1906-507

4338 Chippendale St a/k/a 4338 Chippendale Ave 19136 65th wd. 1,200 Sq. Ft. OPA#651122300 Improvements: Residential Property
YVONNE GIBBS, ADMINISTRATRIX OF THE ESTATE OF STEVEN GIBBS, DECEASED C.P. April Term, 2016 No. 02747 \$48,689.96 Shapiro & DeNardo, LLC

1906-508

5811 N. Philip St 19120 61st wd. Land Area: 758 Sq. Ft.; Improvement Area: 1,200 Sq. Ft. OPA#612413600 Improvements: Residential Dwelling
TAKISHA SMITH C.P. August Term, 2018 No. 00603 \$70,834.03 RAS Cintron, LLC - Robert Crawley, Esq

1906-509

3502 Grant Ave 19114-2616 57th wd. 1,484 Sq. Ft. OPA#572179000 Improvements: Residential Property
KARA KOLIMAGA F/K/A KARA KANE; ANDREW J. KOLIMAGA C.P. October

SHERIFF'S SALE

Term, 2016 No. 03253 \$154,718.58 Phelan Hallinan Diamond & Jones, LLP

1906-510

518 Widener St 19120 61st wd. 1,165 Sq. Ft. BRT#612109100 Improvements: Residential Dwelling
LISA J. BROWN C.P. July Term, 2018 No. 01340 \$92,607.80 Law Office of Gregory Javardian, LLC

1906-511

7252 Mansfield Ave 19138-1621 10th wd. 2,146 Sq. Ft. OPA#102356300 Improvements: Apartments (2-4 Units)
CHRISTINA J. LEE C.P. September Term, 2018 No. 02333 \$257,830.58 Hladik, Onorato & Federman, LLP

1906-513

4732 Silverwood St 19128 21st wd. 1,522 Sq. Ft. OPA#211535400 Improvements: Residential Property
ROBERT M. MURRAY, JR. C.P. October Term, 2017 No. 00973 \$201,324.03 Shapiro & DeNardo, LLC

1906-514

1454 N Felton St 19151 34th wd. 1,080 Sq. Ft. OPA#342344900 Improvements: Residential Property
DENISE P. REED C.P. January Term, 2019 No. 01933 \$123,119.13 Shapiro & DeNardo, LLC

1906-515

11110 Dora Dr 19154 66th wd. 2,009 Sq. Ft. OPA#662220600 Improvements: Residential Property
CATHERINE MORINI, KNOWN HEIR OF ALFRED F. SAVONI, DECEASED, FRED SAVONI, KNOWN HEIR OF ALFRED F. SAVONI, DECEASED, STEPHEN SAVONI, KNOWN HEIR OF ALFRED F. SAVONI, DECEASED, SUSAN PHAM, KNOWN HEIR OF ALFRED F. SAVONI, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALFRED F. SAVONI, DECEASED C.P. July Term, 2018 No. 01033 \$165,020.92 Shapiro & DeNardo, LLC

1906-516

3212 Potter St 19134 33rd wd. 707 Sq. Ft. OPA#331412700 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SOL A. AVILES, DECEASED AND GILBERT AQUINO, KNOWN HEIR TO SOL A. AVILES, DECEASED C.P. November Term, 2018 No. 01789 \$35,133.33 Shapiro & DeNardo, LLC

1906-517A

7930 Frankford Ave 19136 64th wd. on Northwest side of Frankford Ave; 136 feet 3 inches Southwest of Rhawn Street; Front: 33 feet 0 inches; Depth: 166 feet 0 inch BRT#87-1-2630-50 Improvements: Det Off/str 3 Sty Frame
ANTHONY HOFFMAN C.P. December Term, 2018 No. 02768 \$160,873.88 Anthony B. Quinn, Esquire

1906-517B

7924R Frankfod Ave 19136 64th wd. on Northwest Side of Frankford Ave; 169 feet 3 inches Southwest of Rhawn Street; Front: 37 feet 6-3/8 inches; Depth: 90 feet 6 inch BRT#88-2-9656-95 Improvements: Vacant Land Reside < Acre
ANTHONY HOFFMAN C.P. December Term, 2018 No. 02768 \$160,873.88 Anthony B. Quinn, Esquire

1906-517C

7926R Frankford Ave 19136 64th wd. on Northwest side of Frankford Avenue 169 feet 3 inches Southwest of Rhawn Street; Front: 18 feet 6 inches; Depth: 90 feet 6 inches BRT#64-2-0795-01 Improvements: Vacant Land Reside < Acre
ANTHONY HOFFMAN C.P. December Term, 2018 No. 02768 \$160,873.88 Anthony B. Quinn, Esquire

1906-518

8021 Lyons Ave 19153 40th wd. 2,938 Sq. Ft. OPA#405155510 Improvements: Residential
KATHERINE HARGRAVES AND HAROLD PADEN C.P. August Term, 2018 No. 03255 \$25,813.63 Jill M. Fein, Esquire

1906-520

6630 Lebanon Ave. 19151 34th wd. Land Area: 1615 Sq. Ft. Improvement Area: 1040 Sq. Ft. OPA#344051600; TAXPRCL#64-N-7-226
ROSALINE SPAINE \$89,996.47 C.P. December Term, 2013 No. 00293 Vincent T Cieslik, Esquire