

Sheriff's Sale Notices for June 5, 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.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, June 5, 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 June 5, 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, JUNE 5, 2018

1806-302

3601 N Hereford Ln 19114-1908 66th wd. 1,260 Sq. Ft. OPA#661253900 Improvements: Residential Property
LISA HELD; SCOTT ALAN HELD C.P. July Term, 2016 No. 02895 \$207,199.51 Phelan Hallinan Diamond & Jones, LLP

1806-303

8423 Suffolk Pl 19153-1913 40th wd. 1,440 Sq. Ft. OPA#405186011 Improvements: Residential Property
MICHAEL BLACKSON A/K/A MICHAEL K. BLACKSON C.P. November Term, 2017 No. 02374 \$111,786.44 Phelan Hallinan Diamond & Jones, LLP

1806-304

1100 E Sharpnack St 19150-3109 50th wd. 1,110 Sq. Ft. OPA#502322700 Improvements: Residential Property
SYLVIA GRIER C.P. December Term, 2017 No. 01323 \$154,305.24 Phelan Hallinan Diamond & Jones, LLP

1806-305

5047 N 16th St 19141 17th wd. 1,376 Sq. Ft. OPA#172115500 Improvements: Residential Property
CARMEN GRANT AND MICHAEL M. GRANT C.P. November Term, 2017 No. 02162 \$56,850.37 KML Law Group, P.C.

SHERIFF'S SALE

1806-306

1934 W Spencer St 19141 17th wd. 1,320 Sq. Ft. BRT#171252800 Improvements: Residential Dwelling
CHAD WILLIAMS C.P. July Term, 2016 No. 00089 \$144,236.81 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1806-307

5420 Sylvester St 19124-1109 62nd wd. 1,104 Sq. Ft. OPA#621367800 Improvements: Residential Property
RUTH L. MILLER; JASON A. MILLER C.P. July Term, 2017 No. 03631 \$76,234.86 Phelan Hallinan Diamond & Jones, LLP

1806-308

5502 Wyalusing Ave 19131 34th wd. 1,248 Sq. Ft. BRT#04-1063600 Improvements: Residential Dwelling
JOHN E. NELOMES C.P. October Term, 2017 No. 01035 \$60,356.78 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1806-310

1501 E Howell St a/k/a 1501 Howell St 19149 62nd wd. 2,696 Sq. Ft. OPA#621127500 Improvements: Residential Property
NAJMIN BEGUM C.P. October Term, 2016 No. 02023 \$111,092.80 KML Law Group, P.C.

1806-311

5444 Catharine St a/k/a 5444 Catharine St 19143 46th wd. 1,503 Sq. Ft. OPA#463103000 Improvements: Residential Property
CLARENCE HENDERSON AND CHARLENE PARMENTER A/K/A CHARLENE D. PARMENTER C.P. April Term, 2016 No. 00722 \$119,661.88 KML Law Group, P.C.

1806-312

1937 Rowan St a/k/a 1937 W Rowan St 19140 13th wd. 1,395 Sq. Ft. OPA#131361100 Improvements: Residential Property
ALBERT BAGGETT SOLELY IN HIS CAPACITY AS HEIR OF JAMES BAGGETT, DECEASED, GEORGE BAGGETT SOLELY IN HIS CAPACITY AS HEIR OF JAMES BAGGETT, DECEASED AND THE UNKNOWN HEIRS OF JAMES BAGGETT DECEASED C.P. October Term, 2017 No. 03610 \$91,548.56 KML Law Group, P.C.

1806-313

300 Lyceum Ave 19128 21st wd. 1,513 Sq. Ft. OPA#211138000 Subject to Mortgage Improvements: Residential Property
MATTHEW MONFREDI C.P. May Term, 2017 No. 03410 \$228,842.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1806-314

2213 S Bucknell St 19145 48th wd. 708 Sq. Ft. BRT#482295400 Improvements: Residential Real Estate
CERRONE BROWN A/K/A CERRONE S. BROWN AND YOLANDA BROWN C.P. November Term, 2017 No. 03051 \$86,557.87 Stern & Eisenberg PC

1806-315

6717 Cinnamon Dr 19128 21st wd. 1,920 Sq. Ft. OPA#212473731 Improvements: Residential Property
ANDREW C. STOPANI A/K/A ANDREW STOPANI C.P. December Term, 2016 No. 01918 \$249,359.64 Phelan Hallinan Diamond & Jones, LLP

1806-316

255 E Penn St 19144-5809 12th wd. 1,068 Sq. Ft. OPA#122002300 Improvements: Residential Property
ANDREA SHARPE JONES A/K/A ANDREA S. JONES C.P. November Term, 2017 No. 02031 \$83,868.33 Phelan Hallinan Diamond & Jones, LLP

1806-317

3203 Brookdale Rd 19114-3517 57th wd.

SHERIFF'S SALE

1,584 Sq. Ft. OPA#572110500 Improvements: Residential Property
DAVID WILSON, JR.; KATHLEEN WILSON C.P. April Term, 2017 No. 00866 \$165,118.70 Phelan Hallinan Diamond & Jones, LLP

1806-318

100 Parker Ave Unit 22 19128-4454 21st wd. 1,634 Sq. Ft. OPA#212338422 Improvements: Residential Property
GREGORY M. LUTZKER; HEATHER LUTZKER C.P. January Term, 2016 No. 03188 \$303,899.78 Phelan Hallinan Diamond & Jones, LLP

1806-319

4229 Devereaux Ave 19135 55th wd. 1,642 Sq. Ft. OPA#552028600 Improvements: Residential Property
JAMIL BARNES AND NINJA BARNES C.P. May Term, 2017 No. 02751 \$114,643.26 KML Law Group, P.C.

1806-320

6059 Lawdale St 19111 35th wd. 1,646 Sq. Ft. OPA#352324900 Improvements: Residential Property
NIYAH SMITH-WALKER AND SHELDON WALKER C.P. January Term, 2017 No. 02611 \$162,539.40 KML Law Group, P.C.

1806-321

2047 E Bellmore St 19134 25th wd. 750 Sq. Ft. OPA#252183100 Improvements: Residential Property
FRENCHOLA HOLDEN C.P. July Term, 2017 No. 04023 \$44,288.25 KML Law Group, P.C.

1806-322

2957 N Camac St a/k/a 2957 Camac St 19133 37th wd. 1,451 Sq. Ft. OPA#372264600 Improvements: Residential Property
JOELLA FRAZIER DAVIS SOLELY IN HER CAPACITY AS HEIR OF JUARRAN-NETTA MCNABB A/K/A JUARRANNETTA MCNABB DECEASED C.P. February Term, 2016 No. 04915 \$56,096.54 KML Law Group, P.C.

1806-323

2531 S Sartain St 19148 39th wd. 672 Sq. Ft. OPA#394207300 Improvements: Residential Property
FREDERICK FEUERBORN A/K/A FREDRICK FEUERBORN C.P. July Term, 2017 No. 01653 \$145,129.50 KML Law Group, P.C.

1806-324

7421 Woolston Ave 19138-1223 10th wd. 1,224 Sq. Ft. OPA#102420900 Improvements: Residential Property
CASSANDRA GORHAM, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF TERRY L. GRAINGER A/K/A TERRY LEE GRAINGER A/K/A TERRY GRAINGER; BRYAN KEITH BURGESS, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF TERRY L. GRAINGER A/K/A TERRY LEE GRAINGER A/K/A TERRY GRAINGER C.P. May Term, 2017 No. 02208 \$43,226.09 Phelan Hallinan Diamond & Jones, LLP

1806-325

4702 Meridian St 19136-3311 65th wd. 1,046 Sq. Ft. OPA#651154400 Improvements: Residential Property
KILSUNG KIM C.P. December Term, 2017 No. 02939 \$106,122.24 Phelan Hallinan Diamond & Jones, LLP

1806-326

224 W. Penn St 19144 12th wd. Improvement Area: 1920 Sq. Ft.; Land Area: 3354 Sq. Ft. OPA#124016100 Improvements: Semi-det 3 Sty Masonry
JAMES M. RICHARDSON & NANCY T. CAREY RICHARDSON C.P. December Term, 2017 No. 01109 \$211,203.23 Brett L. Messinger, Ryan A. Gower & Paul J. Fanelli

1806-327

6057 Charles St 19135 62nd wd. 1,474 Sq.

SHERIFF'S SALE

Ft. OPA#622304300 Improvements: Residential Property
CHARLITA A ALLEN C.P. November Term, 2017 No. 02439 \$116,683.58 KML Law Group, P.C.

1806-328

7444 Sommers Rd 19138 50th wd. 1,904 Sq. Ft. OPA#501322400 Improvements: Residential Property
THOMAS E. MAPP, III AS ADMINISTRATOR OF THE ESTATE OF THOMAS E. MAPP, JR. A/K/A THOMAS MAPP, DECEASED C.P. July Term, 2017 No. 02502 \$105,069.83 KML Law Group, P.C.

1806-329

227 Daly St 19148 39th wd. 742 Sq. Ft. OPA#391094500 Improvements: Residential Property
LYNDA LONGO A/K/A LYNDA OUSLATTI C.P. December Term, 2015 No. 01883 \$107,266.25 KML Law Group, P.C.

1806-330

1989 Church Ln 19141 17th wd. 1,664 Sq. Ft. OPA#171247000 Improvements: Residential Property
MIA OWENS C.P. September Term, 2017 No. 00144 \$138,773.59 KML Law Group, P.C.

1806-332

1927 Haworth St 19124 62nd wd. 1,312 Sq. Ft. OPA#622031500 Improvements: Residential Property
OLGA MARRERO AND MARIA RODRIGUEZ C.P. April Term, 2017 No. 02249 \$86,688.78 KML Law Group, P.C.

1806-333

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 \$93,901.20 Phelan Hallinan Diamond & Jones, LLP

1806-334

5622 Carpenter St 19143-2804 46th wd. 1,152 Sq. Ft. OPA#463148400 Improvements: Residential Property
VICTORIA EVANS C.P. December Term, 2017 No. 03216 \$13,169.08 Phelan Hallinan Diamond & Jones, LLP

1806-335

870 N 19th St 19130-2022 15th wd. 1,815 Sq. Ft. land area; 2,448 Sq. Ft. improvement OPA#151056400 Improvements: Row 3 Sty Masonry
870 N 19TH STREET LLC A/K/A 870 NORTH 19 LLC A/K/A 870 N 19TH LLC AND ANDRE DUNN C.P. November Term, 2017 No. 00645 \$499,836.93 Robert L. Saldutti, Esquire

1806-336

1221 N 53rd St 19131 44th wd. 1,155 Sq. Ft. OPA#442319400 Improvements: Residential Property
LESTER YOUNG AND SHIRLEY YOUNG C.P. October Term, 2016 No. 01422 \$74,506.97 KML Law Group, P.C.

1806-337

161 N Dewey St 19139 34th wd. 943 Sq. Ft. OPA#341157400 Improvements: Residential Property
BRANDON LUCAS C.P. August Term, 2016 No. 04458 \$66,402.03 KML Law Group, P.C.

1806-338

10935 Templeton Dr 19154 66th wd. 2,478 Sq. Ft. OPA#662149700 Improvements: Residential Property
EDWIN A. VAZQUEZ JR. AND CHRISTINA L. VAZQUEZ C.P. October Term, 2017 No. 03780 \$239,285.07 KML Law Group, P.C.

1806-339

4925 N 11th St 19141 49th wd. 1,900 Sq. Ft. OPA#491401100 Improvements: Residential Property
GENEVIEVE C. EDLOW AS EXECUTRIX

SHERIFF'S SALE

OF THE ESTATE OF ARTHUR MOULTRIE, JR. DECEASED C.P. December Term, 2017 No. 00014 \$109,572.71 KML Law Group, P.C.

1806-340

2339 College Ave a/k/a 2339 N College Ave 19121-4809 29th wd. 1,734 Sq. Ft. OPA#291029900 Improvements: Residential Property
HERMAN KEESE A/K/A HERMAN KEESESE, JR C.P. November Term, 2015 No. 02548 \$18,745.64 Phelan Hallinan Diamond & Jones, LLP

1806-341

5021 Rosehill St 19120 42nd wd. 1,104 Sq. Ft. OPA#421348800 Improvements: Residential Property
PABLO CELEDONIO C.P. October Term, 2016 No. 03531 \$69,963.36 KML Law Group, P.C.

1806-342

4250 Neilson St 19124 33rd wd. 930 Sq. Ft. OPA#332524900 Improvements: Residential Property
VIVIAN CAMACHO C.P. February Term, 2011 No. 01193 \$100,681.96 KML Law Group, P.C.

1806-343

5737 Hazel Ave 19143-1910 46th wd. 1,122 Sq. Ft. OPA#463017800 Improvements: Residential Property
UHURU A. HAMITER A/K/A UHURU HAMITER C.P. October Term, 2017 No. 01440 \$28,829.93 Phelan Hallinan Diamond & Jones, LLP

1806-344

300 E Allens Ln 19119-1101 9th wd. 1,632 Sq. Ft. OPA#091007500 Improvements: Residential Property
KIM M. JONES C.P. May Term, 2012 No. 00030 \$127,314.69 Phelan Hallinan Diamond & Jones, LLP

1806-345

321 Stanwood St 19111 63rd wd. 1,727 Sq. Ft. OPA#631327600 Improvements: Residential Property
JOSEPH M. MCKEEVER C.P. December Term, 2017 No. 03206 \$55,139.93 Phelan Hallinan Diamond & Jones, LLP

1806-346

2870 Normandy Dr 19154-1619 35th wd. 1,392 Sq. Ft. OPA#662493700 Improvements: Residential Property
KYLE A. BROWN C.P. December Term, 2017 No. 03362 \$180,878.97 Phelan Hallinan Diamond & Jones, LLP

1806-347

3500 Tudor St 19136-3815 64th wd. 1,504 Sq. Ft. OPA#642129200 Improvements: Residential Property
ELIEZER MORALES C.P. December Term, 2017 No. 01115 \$116,730.23 Phelan Hallinan Diamond & Jones, LLP

1806-348

3979 Rowena Dr 19114-2014 66th wd. 2,024 Sq. Ft. OPA#661288427 Improvements: Residential Property
STEPHEN HELVERSON C.P. November Term, 2017 No. 03243 \$199,636.27 Phelan Hallinan Diamond & Jones, LLP

1806-349

2164 Furley St 19138-2808 17th wd. 910 Sq. Ft. OPA#171112700 Improvements: Residential Property
DAMARCUS CANNON, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF CARRIE CANNON A/K/A CARRIE LEE CANNON; MAURICE CANNON A/K/A MAURICE S. CANNON, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF CARRIE CANNON A/K/A CARRIE LEE CANNON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CARRIE CANNON A/K/A CARRIE LEE CANNON, DECEASED C.P. May Term, 2017 No. 00690 \$49,401.25 Phelan Hallinan Diamond & Jones, LLP

1806-351

4147 N 9th St 19140-2203 43rd wd. 1,044 Sq. Ft. OPA#433389200 Improvements: Residential Property
GLORIA E. CUEBAS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MILAGROS C. MORALES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,

SHERIFF'S SALE

FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MILAGROS C. MORALES, DECEASED; FAVIO CUEBAS-LARA C.P. May Term, 2015 No. 00871 \$49,522.40 Phelan Hallinan Diamond & Jones, LLP

1806-352

5814 N Howard St 19120 61st wd. 1,240 Sq. Ft. OPA#612451000 Improvements: Residential Property
DONALD J. YOUNG, JR AS ADMINISTRATOR OF THE ESTATE OF ANNA STRICKLAND, DECEASED C.P. July Term, 2014 No. 02779 \$46,369.09 KML Law Group, P.C.

1806-353

6548 N 5th St 19126 61st wd. BRT#61-1104900
CHERYL HARRIS C.P. September Term, 2017 No. 00195 \$147,347.26 Emmanuel J. Argentieri, Esquire

1806-354

4037 M St 19124 33rd wd. 1,125 Sq. Ft. OPA#332468800 Improvements: Residential Property
CUNG NGUYEN AND HIEN NGUYEN C.P. August Term, 2017 No. 02040 \$70,768.27 KML Law Group, P.C.

1806-355

5924 Penn St a/k/a 5924 N. Penn St 19149 62nd wd. 6,528 Sq. Ft. OPA#621489700 Improvements: Residential Property
THE UNKNOWN HEIRS OF HUBERT J. PARDON DECEASED, SHEENA M. MCDONALD SOLELY IN HER CAPACITY AS HEIR OF HUBERT J. PARDON DECEASED, ERIC D. PARDON SOLELY IN HIS CAPACITY AS HEIR OF HUBERT J. PARDON, DECEASED AND BRET H. PARDON SOLELY IN HIS CAPACITY AS HEIR OF HUBERT J. PARDON, DECEASED C.P. November Term, 2016 No. 01693 \$95,736.48 KML Law Group, P.C.

1806-356

3231 Almond St 19134 45th wd. 1,008 Sq. Ft. OPA#451278900 Improvements: Residential Property
GRZEGORZ ZAWIEJA, EXECUTOR OF THE ESTATE OF BARBARA ZAWIEJA, DECEASED C.P. September Term, 2015 No. 02645 \$109,176.01 Shapiro & DeNardo, LLC

1806-357

456 Mechanic St a/k/a 456 E Mechanic St 19144-1120 59th wd. 1,086 Sq. Ft. OPA#592023100 Improvements: Residential Property
TROY GRANT C.P. July Term, 2017 No. 01884 \$86,528.89 Phelan Hallinan Diamond & Jones, LLP

1806-358

5103 Brown St 19139 44th wd. 1,350 Sq. Ft. OPA#441278600 Improvements: Residential Property
SHIRL I. WILLIAMS C.P. April Term, 2015 No. 02816 \$39,856.55 Shapiro & DeNardo, LLC

1806-359

963 Allengrove St 19124 23rd wd. 2,500 Sq. Ft. OPA#233044800 Improvements: Residential Property
ANA L. VARGAS AND MARCOS O. VARGAS C.P. August Term, 2017 No. 03162 \$188,995.49 KML Law Group, P.C.

1806-361

7020 Matthias St 19128 21st wd. 1,548 Sq. Ft. BRT#214148260 Improvements: Residential Real Estate
DENISE WHEELER AND JOHN WHEELER C.P. June Term, 2017 No. 00155 \$297,813.54 Stern & Eisenberg PC

1806-362

2827 Holme Ave 19152 57th wd. S/D W/B GAR 1 STY MASONRY; 1,087 Sq. Ft. BRT#571028700 Improvements: Residential Dwelling
MICHAEL BURKE C.P. June Term, 2017 No. 01481 \$169,594.19 McCabe, Weisberg, & Conway, LLC

1806-363

6634 Souder St 19149 54th wd. 1,368 Sq. Ft. OPA#541215900 Improvements: Residential Property
TRACY HUA AND CHI-HUNG MU C.P. June Term, 2014 No. 01746 \$175,638.29 KML Law Group, P.C.

1806-364

1749-1751 Bigler St 19145 26th wd. 1,280

SHERIFF'S SALE

Sq. Ft. OPA#262314100 Improvements: Residential Property
LOUIS PAVONI C.P. July Term, 2012 No. 02829 \$361,898.76 Shapiro & DeNardo, LLC

1806-365

3647 Friar Rd 19154-2009 66th wd. 1,332 Sq. Ft. OPA#663392700 Improvements: Residential Property
ROBERT B. KIRGIN C.P. August Term, 2017 No. 02570 \$127,984.37 Phelan Hallinan Diamond & Jones, LLP

1806-366

5644 Osage Ave 19143 60th wd. 953 Sq. Ft. OPA#604117100 Subject to Mortgage Improvements: Residential Property
WALTER D. HALL, A/K/A WALTER HALL C.P. October Term, 2016 No. 01372 \$103,817.48 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1806-367

8953 Fairfield St 19152 57th wd. 2,856 Sq. Ft. OPA#571178700 Improvements: Residential Property
CHANDY ABRAHAM AND GRACEY ABRAHAM A/K/A GRACY ABRAHAM C.P. July Term, 2017 No. 03006 \$204,582.17 Shapiro & DeNardo, LLC

1806-368

4018 Magee St 19135 41st wd. 2,128 Sq. Ft. OPA#552137300 Improvements: Residential Property
FATMAITA N. KAMARA C.P. May Term, 2016 No. 00207 \$135,456.64 Shapiro & DeNardo, LLC

1806-369

2601 Pennsylvania Ave #321 19130-2321 88th wd. (formerly 15th wd.) 1,135 Sq. Ft. OPA#888072600 Improvements: Residential Property
STUART BARNES C.P. July Term, 2017 No. 01541 \$321,930.30 Phelan Hallinan Diamond & Jones, LLP

1806-371

6542 Ogontz Ave 19126 10th wd. 1,696 Sq. Ft. OPA#102003900 Improvements: Residential Property
CINQUETTA HOWARD C.P. November Term, 2016 No. 00966 \$160,447.21 Shapiro & DeNardo, LLC

1806-372

3628 Prince Cir 19114 66th wd. ROW B/GAR 2 STY MAS+OTHER; 1,368 Sq. Ft. BRT#661201100 Improvements: Residential Dwelling
MICHAEL LINDER, KNOWN SURVIVING HEIR OF VERNON J. LINDER, DIANE LINDER, KNOWN SURVIVING HEIR OF VERNON J. LINDER, UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA AND UNKNOWN SURVIVING HEIRS OF VERNON J. LINDER C.P. September Term, 2017 No. 03270 \$135,741.88 McCabe, Weisberg, & Conway, LLC

1806-373

13054 Townsend Rd Unit J-4 19154-1001 66th wd. 1,536 Sq. Ft. OPA#888660135 Improvements: Residential Property
LASHAWN SCOTT; CHERYL E. YATES, IN HER CAPACITY AS CO-EXECUTRIX AND DEVEISEE OF THE ESTATE OF ELIZABETH THOMPSON; DEBORAH L. SCOTT, IN HER CAPACITY AS CO-EXECUTRIX OF THE ESTATE OF ELIZABETH THOMPSON; MICHAEL G. THOMPSON, IN HIS CAPACITY AS DEVEISEE OF THE ESTATE OF ELIZABETH THOMPSON C.P. August Term, 2017 No. 00008 \$97,451.12 Phelan Hallinan Diamond & Jones, LLP

1806-374

2826 S Hutchinson St 19148 39th wd. ROW 1 STY MASONRY; 673 Sq. Ft. BRT#395243525 Improvements: Residential Dwelling
LEONARD GUERRIERO, KNOWN SURVIVING HEIR OF RUTH GUERRIERO, ANTHONY GUERRIERO, KNOWN SURVIVING HEIR OF RUTH GUERRIERO AND UNKNOWN SURVIVING HEIRS OF RUTH GUERRIERO C.P. June Term, 2016 No. 02680 \$240,611.89 McCabe, Weisberg, & Conway, LLC

1806-375

4732 Silverwood St 19128 21st wd. 1,522 Sq. Ft. OPA#211535400 Improvements: Residential Property
ROBERT M. MURRAY, JR C.P. October

SHERIFF'S SALE

Term, 2017 No. 00973 \$201,324.03
Shapiro & DeNardo, LLC

1806-377

2240 Fitzwater St 19146-1708 30th wd. 1,088 Sq. Ft. BRT#302053900 Improvements: Residential Dwelling
LEON V. HAWES A/K/A LEON HAWES AND VALERIE HAWES C.P. November Term, 2013 No. 00140 \$244,102.30 Powers, Kirm & Associates, LLC

1806-378

3852 Brown St 19104-1627 24th wd. 1,776 Sq. Ft. BRT#243066500 Improvements: Residential Dwelling
CHARLES FARLEY C.P. December Term, 2017 No. 02999 \$43,935.88 Powers, Kirm & Associates, LLC

1806-379

3648 Newberry Rd 19154-2625 66th wd. 1,440 Sq. Ft. OPA#662526300 Improvements: Residential Property
PATRICIA DEOUD C.P. July Term, 2017 No. 03909 \$173,567.94 Phelan Hallinan Diamond & Jones, LLP

1806-380

3825 N Smedley St 19140-3623 38th wd. 1,553 Sq. Ft. BRT#13-1-1885-00 Improvements: Residential Dwelling
TANEAN A. BETHAY C.P. July Term, 2015 No. 00410 \$50,170.19 Powers, Kirm & Associates, LLC

1806-381

926 Afton St 19111-3208 63rd wd. 2,080 Sq. Ft. OPA#631193600 Improvements: Residential Property
ABDUL AZIZ GHAFARY A/K/A ABDUL A. GHAFARY; ABDUL SATAR GHAFARY C.P. March Term, 2017 No. 00599 \$158,845.80 Phelan Hallinan Diamond & Jones, LLP

1806-382

1530 Levick St 19149 54th wd. 3,690 Sq. Ft. OPA#541099200 Improvements: Residential Property
GUY VILLENEUVE, A/K/A GUY J. VILLENEUVE C.P. September Term, 2017 No. 01332 \$77,492.85 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1806-383

8030 Mars Pl 19153-1112 40th wd. 1,260 Sq. Ft. OPA#405890055 Improvements: Residential Property
DENISE HAWKINS C.P. September Term, 2012 No. 00675 \$66,468.40 Phelan Hallinan Diamond & Jones, LLP

1806-384

5250 Marwood Rd E 19120-3612 42nd wd. 1,498 Sq. Ft. BRT#421547200 Improvements: Residential Real Estate
ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS AND DEVEISEES OF THE ESTATE OF ANGELA D. BENNETT C.P. November Term, 2017 No. 03072 \$42,338.76 Stern & Eisenberg PC

1806-385

7027 Wheeler St 19142-1700 40th wd. 1,012 Sq. Ft. OPA#406198400 Improvements: Residential Property
ANTHONY WILLIAMS C.P. March Term, 2017 No. 00589 \$72,734.43 Phelan Hallinan Diamond & Jones, LLP

1806-386

1523 Wynsam St 19138-1627 10th wd. 1,156 Sq. Ft. OPA#102192900 Improvements: Residential Property
FRANK BROWN, JR. C.P. October Term, 2014 No. 02903 \$139,488.94 Phelan Hallinan Diamond & Jones, LLP

1806-387

707 S 52nd St 19143-2611 46th wd. 1,792 Sq. Ft. OPA#462143000 Improvements: Residential Property
NICOLE C. MITCHELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF DEBORAH THOMAS A/K/A DEBORAH CELESTINE THOMAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBORAH THOMAS A/K/A DEBORAH CELESTINE THOMAS, DECEASED C.P. April Term, 2017 No. 04210 \$89,293.64 Phelan Hallinan Diamond & Jones, LLP

1806-388

5213 Arbor St 19120 42nd wd. 1,515 Sq. Ft. OPA#421391600 Improvements: Residential Property

SHERIFF'S SALE

GISELL JAMES C.P. October Term, 2017 No. 04129 \$105,190.37 KML Law Group, P.C.

1806-389

91 E Duval St 19144 59th wd. 1,557 Sq. Ft. OPA#592162800 Improvements: Residential Property
IVANETTE CARTER; CHARLES A. RIVERS C.P. November Term, 2014 No. 01454 \$55,862.09 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1806-390

8509 Kendrick Pl 19111 63rd wd. 2,841 Sq. Ft. OPA#632269600 Improvements: Residential Property
KEVIN CLARK C.P. December Term, 2017 No. 03319 \$208,207.13 KML Law Group, P.C.

1806-391

5836 Windsor Ave 19143 3rd wd. 973 Sq. Ft. OPA#034096100 Improvements: Residential Property
KEVIN S. JONES C.P. December Term, 2017 No. 00312 \$73,097.98 KML Law Group, P.C.

1806-392

6331 Ross St 19144 59th wd. 2,547 Sq. Ft. OPA#592274100 Improvements: Residential Property
DAUN U. SANDLIN C.P. May Term, 2017 No. 04072 \$51,274.70 KML Law Group, P.C.

1806-393

6913 N 19th St 19126 10th wd. 3,490 Sq. Ft. OPA#101112500 Improvements: Residential Property
THERESA NEAL, EXECUTRIX OF THE ESTATE OF RITA P. GRANDERSON A/K/A RITA GRANDERSON, DECEASED C.P. August Term, 2017 No. 00630 \$148,924.00 Shapiro & DeNardo, LLC

1806-394

3136 Holly Rd 19154 66th wd. 2,880 Sq. Ft. OPA#663015400 Subject to Mortgage Improvements: Residential Property
ANTHONY W. ESTES, A/K/A ANTHONY ESTES; NANCY ESTES C.P. June Term, 2016 No. 02130 \$174,970.43 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1806-395

2737 Plum St 19137 45th wd. 798 Sq. Ft. OPA#453081100 Improvements: Residential Property
ISAAC GORDON AND MICHAEL B. TOCYDLOWSKI C.P. December Term, 2017 No. 02778 \$123,180.54 KML Law Group, P.C.

1806-396

6441 N Smedley St 19126 17th wd. 1,310 Sq. Ft. OPA#172159500 Improvements: Residential Property
LYNETTE SHAW C.P. September Term, 2014 No. 03551 \$141,130.23 Shapiro & DeNardo, LLC

1806-397

5442 Discher St 19124 62nd wd. 1,137 Sq. Ft. OPA#621359800 Improvements: Residential Property
TOYANA L. VALENTINE A/K/A TOYANA VALENTINE C.P. December Term, 2017 No. 00314 \$103,670.93 KML Law Group, P.C.

1806-398

89 N. 46th St 19139-2818 6th wd. 1,854 Sq. Ft. BRT#06-1-0050-94 Improvements: Residential Dwelling
ESTATE OF VIVIAN PIERCE, DECEASED C.P. September Term, 2015 No. 00737 \$51,670.05 Pressman & Doyle, LLC

1806-399

7030 Erdrick St 19135 55th wd. 2,295 Sq. Ft. OPA#552267600 Improvements: Residential Property
MANUEL R. ALVAREZ C.P. August Term, 2017 No. 02291 \$138,144.56 KML Law Group, P.C.

1806-400

1626 Loney St 19111 56th wd. 3,169 Sq. Ft. OPA#561550000 Improvements: Residential Property
LAWRENCE J. BISSINGER C.P. June Term, 2015 No. 01621 \$113,890.94 KML Law Group, P.C.

1806-401

423 W Berks St 19122 18th wd. 1,550 Sq. Ft. OPA#183187300 Subject to Mortgage

SHERIFF'S SALE

Improvements: Residential Property
RICHARD CAMPBELL, A/K/A RICHARD A. CAMPBELL; KRISTAN CAMPBELL C.P. November Term, 2017 No. 00243 \$114,831.32 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1806-402

1247 Hellenman St 19111-5528 53rd wd. 1,224 Sq. Ft. OPA#531134000 Improvements: Residential Property
REGINA ROANE; KIA HAILEY C.P. May Term, 2013 No. 02768 \$63,803.49 Phelan Hallinan Diamond & Jones, LLP

1806-403

2513 S Juniper St 19148-4321 39th wd. 840 Sq. Ft. OPA#394462200 Improvements: Residential Property
GLORIANN P. MAROTTA C.P. December Term, 2015 No. 00412 \$39,668.51 Phelan Hallinan Diamond & Jones, LLP

1806-404

737 Longshore Ave 19111-4324 53rd wd. 3,236 Sq. Ft. BRT#532176900 Improvements: Residential Dwelling
DANIEL BERGKOETTER C.P. April Term, 2016 No. 01355 \$154,749.16 Law Office of Gregory Javardian, LLC

1806-405

1956 Devereaux Ave 19149 62nd wd. 1,706 Sq. Ft. OPA#621214800 Improvements: Residential Property
FRANCINE FOGLE C.P. February Term, 2016 No. 01256 \$102,420.05 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1806-406

421 Longshore Ave 19111-3912 35th wd. 1,472 Sq. Ft. OPA#353159600 Improvements: Residential Property
EUNHEE HUNTER; JOHN C. HUNTER C.P. March Term, 2015 No. 04312 \$154,212.93 Phelan Hallinan Diamond & Jones, LLP

1806-407

3026 McKinley St 19149 62nd wd. 991 Sq. Ft. OPA#621253000 Improvements: Residential Property
SHERRON M. MCAFEE C.P. August Term, 2017 No. 01731 \$109,292.96 KML Law Group, P.C.

1806-408

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.

1806-409

1804 Ashley St 19126 10th wd. 1,260 Sq. Ft. BRT#101356900 Improvements: Residential Real Estate
NIA S. BENNETT A/K/A NIA BENNETT C.P. October Term, 2017 No. 01660 \$140,443.50 Stern & Eisenberg PC

1806-410

2520 S 76th St 19153 40th wd. 2,503 Sq. Ft. OPA#404160121 Improvements: Residential Property
SAMUEL K. APPIAH C.P. January Term, 2017 No. 03086 \$132,722.63 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1806-411

323 Rector St 19128 21st wd. 2,143 Sq. Ft. OPA#212060600 Improvements: Residential Property
THOMAS M. MCGLAUGHLIN, JR.; FRANCINE M. MCGLAUGHLIN C.P. February Term, 2016 No. 03762 \$151,819.15 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1806-412

916 E Woodlawn Ave 19138 12th wd. 1,385 Sq. Ft. OPA#12-2-0889-00 Improvements: Residential Property
NARQUITA STEADMAN C.P. November Term, 2017 No. 02791 \$93,134.03 Shapiro & DeNardo, LLC

1806-413

1914 E Lippincott St 19134 25th wd. ROW 2 STY MASONRY; 1,272 Sq. Ft. BRT#252272200 Improvements: Residential Dwelling
KAREN MCMULLEN C.P. May Term, 2012 No. 01769 \$34,140.74 McCabe, Weisberg, & Conway, LLC

1806-414

5371 Morse St 19131 52nd wd. 1,422 Sq.

SHERIFF'S SALE

Ft. OPA#521075400 Improvements: Residential Property
DAWN NEMBARD; OWEN A. NEMBARD C.P. January Term, 2014 No. 02341 \$79,688.36 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1806-415

2328 Benson St 19152-2504 56th wd. 3,116 Sq. Ft. BRT#562136500 Improvements: Residential Dwelling
JAMMIE M. LYANI C.P. October Term, 2016 No. 01533 \$180,448.62 Law Office of Gregory Javardian, LLC

1806-416

453 Leverington Ave 19128 21st wd. 2,244 Sq. Ft. OPA#212250400 Subject to Mortgage Improvements: Residential Property
KURT C. STINE C.P. September Term, 2016 No. 02825 \$162,333.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1806-417

1723 Wharton St 19146-3035 36th wd. 1,172 Sq. Ft. OPA#365338800 Improvements: Residential Property
DIXIE LEE MICKLES C.P. November Term, 2017 No. 00087 \$56,619.67 Phelan Hallinan Diamond & Jones, LLP

1806-418

5754 Haddington St 19131 4th wd. 1,252 Sq. Ft. BRT#043224600
OLIVIA K. MYERS C.P. October Term, 2017 No. 02754 \$85,331.71 Stern & Eisenberg PC

1806-419

2524 N 29th St 19132 28th wd. 1,302 Sq. Ft. OPA#282009100 Improvements: Residential Property
YVETTE JOHNSON C.P. May Term, 2016 No. 01782 \$71,747.85 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1806-420

238 Queen St, Unit 3 19147 2nd wd. 1,135 Sq. Ft. OPA#888020613 Improvements: Residential Property
ROCHELLE SEGAR C.P. July Term, 2016 No. 01077 \$256,509.42 Shapiro & DeNardo, LLC

1806-421

2746 Emerald St 19134 25th wd. 1,204 Sq. Ft. OPA#252503300 Improvements: Residential Property
GENEVA JACKSON C.P. May Term, 2017 No. 03581 \$36,441.76 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1806-422

2557 E. Dauphin St 19125 31st wd. Land: 1,120 Sq. Ft.; Improvement: 1,744 Sq. Ft. BRT#313096200 Improvements: Residential Real Estate
THE KNOWN AND UNKNOWN HEIR(S), ADMINISTRATOR(S), EXECUTOR(S) AND DEVISEE(S) OF THE ESTATE OF ANDREW DZIALO, DECEASED C.P. October Term, 2017 No. 002756 \$16,709.10 Stern & Eisenberg PC

1806-423

514 Poplar St 19123 5th wd. 1,503 Sq. Ft. OPA#056161545 Subject to Mortgage Improvements: Residential Property
CRYSTAL MARIE STEPHENS C.P. September Term, 2009 No. 01470 \$213,384.96 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1806-424

519 Conarroe St 19128 21st wd. Improvement Area: 1,800 Sq. Ft.; Land Area: 3,829 Sq. Ft. OPA#213181600 Subject to Mortgage Improvements: Det Conv Apt 2.5 Sty Ston
TIMOTHY M. TRACY C.P. September Term, 2017 No. 03241 \$20,050.21 Brett L. Messinger, Ryan A. Gower, & Paul J. Fanelli

1806-425

1612 E Lewis St 19124 33rd wd. 1,200 Sq. Ft. OPA#332033100 Improvements: Residential Property
RUSSETTA HARRIS, EXECUTRIX OF THE ESTATE OF ROBERT P. HOLZER A/K/A ROBERT HOLZER, DECEASED C.P. October Term, 2017 No. 04103 \$24,502.74 Shapiro & DeNardo, LLC

1806-426

7259 Mansfield Ave 19138 10th wd. Land: 1,526 Sq. Ft.; Improvement: 1,152 Sq. Ft.; Total: 2,678 Sq. Ft. OPA#102360500 Improvements: Residential Property

SHERIFF'S SALE

PATRICE HOLLINGER C.P. September Term, 2014 No. 00731 \$161,142.42 Richard M. Squire & Associates, LLC

1806-427

604 Levick St 19111 35th wd. 1,733 Sq. Ft. BRT#353036700 Improvements: Residential Real Estate
WILFORD O. LANE, JR. A/K/A WILFORD LANE C.P. April Term, 2016 No. 00344 \$89,772.72 Stern & Eisenberg PC

1806-428

7531 Bingham St 19111 56th wd. 3,165 Sq. Ft. OPA#561022900 Improvements: Residential Property
LORRAINE D. RUSSELL C.P. August Term, 2016 No. 02992 \$68,046.18 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1806-429

4815 Leiper St 19124 23rd wd. 2,056 Sq. Ft. BRT#234270900 Improvements: Residential Real Estate
JEFFERY CHRISTIAN, ADMINISTRATOR OF THE ESTATE OF SHERRY MILLER C.P. November Term, 2017 No. 00494 \$104,165.93 Stern & Eisenberg PC

1806-430

1829 E. Wishart St 19134 25th wd. 735 Sq. Ft. BRT#252297100 Improvements: Residential Dwelling
BENJAMIN WILLIAMSON A/K/A BENJAMIN OWENS, KNOWN HEIR OF STELLA T. TUCKER; ESTATE OF STELLA T. TUCKER; HOWARD TUCKER, JR. KNOWN HEIR OF STELLA T. TUCKER; JAMES J. OWENS, PERSONAL REPRESENTATIVE OF THE ESTATE OF STELLA T. TUCKER; MONIQUE TUCKER, KNOWN HEIR OF STELLA T. TUCKER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANIE TUCKER A/K/A JANNIE L. TUCKER-JOHNSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER STELLA T. TUCKER C.P. July Term, 2017 No. 01130 \$114,919.31 Udren Law Offices, P.C.

1806-431

2635 S Watts St 19148-4334 39th wd. 630 Sq. Ft. BRT#394484300 Improvements: Residential Real Estate
DANTE N. COCCIA AND MARLA COCCIA C.P. September Term, 2015 No. 01652 \$108,653.88 Stern & Eisenberg PC

1806-432

5924 Weymouth St 19120 35th wd. Improvement Area: 1,266 Sq. Ft.; Land Area: 1,163 Sq. Ft. BRT#352225400 Improvements: Row B/gar 2 Sty Masonry
OLAYINKA BELL C.P. November Term, 2017 No. 01785 \$111,345.20 Brett L. Messinger, Ryan A. Gower, & Paul J. Fanelli

1806-433

7528 Valley Ave 19128 21st wd. 3,517 Sq. Ft. OPA#21-4-1944-00 Improvements: Residential Property
ELAINE MUFFLER C.P. December Term, 2017 No. 04205 \$150,361.75 Shapiro & DeNardo, LLC

1806-435

2441 S Hutchinson St 19148 39th wd. 672 Sq. Ft. BRT#393468200 Improvements: Residential Real Estate
JOSEPH SCIMECA C.P. January Term, 2018 No. 01441 \$177,970.95 Stern & Eisenberg PC

1806-436

4609 Ditman St 19124 23rd wd. Improvement Area: 930 Sq. Ft.; Land Area: 1,035 Sq. Ft. OPA#232365200 Improvements: Semi/det 2 Sty Masonry
DASHAUN RILEY C.P. October Term, 2016 No. 03563 \$63,879.66 Brett L. Messinger, Ryan A. Gower, & Paul J. Fanelli

1806-437

1054 Tyson Ave 19111-4415 35th wd. 1,170 Sq. Ft. BRT#532222200; PRCL#138-N-19-79 Improvements: Residential Dwelling
PAUL L. PFEFFER A/K/A PAUL J. PFEFFER AND LENA C. PFEFFER C.P. December Term, 2015 No. 00896 \$122,121.52 Powers, Kim & Associates, LLC

1806-438

7835 Gilbert St 19150 50th wd. 1,345 Sq.

SHERIFF'S SALE

Ft. OPA#502128600 Improvements: Residential Property
SHANTE F. GREGORY C.P. April Term, 2017 No. 00349 \$153,845.30 KML Law Group, P.C.

1806-440

2836 Newberry Rd 19154 66th wd. 6,000 Sq. Ft. BRT#662522900 Improvements: Residential Real Estate
MOHAMED ABOUAKIL AND RACHIDA MOULOUD C.P. October Term, 2016 No. 03476 \$235,830.35 Stern & Eisenberg PC

1806-441

6434 Paschall Ave 19142 40th wd. 1,314 Sq. Ft. OPA#401358700 Improvements: Residential Property
MARCUS CALHOUN, ADMINISTRATOR OF THE ESTATE OF PATRICIA CALHOUN, A/K/A PATRICIA A. CALHOUN, DECEASED C.P. March Term, 2016 No. 02373 \$33,340.70 Shapiro & DeNardo, LLC

1806-442

3017 Germantown Ave 19133-1809 37th wd. Land Area: 4,311 Sq. Ft.; Improvement Area: 6,600 Sq. Ft. OPA#871552680 Improvements: Str/off+apt 3 Sty Masonry
S.A. 3017, INC. C.P. December Term, 2017 No. 03055 \$286,985.62 Phillip D. Berger, Esq., Berger Law Group, PC

1806-443

2657 S 69th St 19142 40th wd. 1,328 Sq. Ft. OPA#40-6130700 Improvements: Residential Property
ROBERT W. ALLEN AND ANJANETTE N. ALLEN C.P. October Term, 2017 No. 01043 \$140,277.61 Shapiro & DeNardo, LLC

1806-444

3049 Cedar St 19134 25th wd. 1,212 Sq. Ft. OPA#251424100 Improvements: Residential Property
JAMES P. TRINDLE A/K/A JAMES P. TINDLE C.P. November Term, 2014 No. 01499 \$77,382.38 Shapiro & DeNardo, LLC

1806-445

3102 Capri Dr Unit 2 19145 26th wd. 1,471 Sq. Ft. OPA#888260202 Improvements: Residential Property
VINCENT INGUI C.P. December Term, 2017 No. 02817 \$364,623.04 Shapiro & DeNardo, LLC

1806-446

972 Wagner Ave 19141 49th wd. 2,564 Sq. Ft. BRT#492010600 Improvements: Residential Real Estate
BOBBIE STEVENS AND GLENN STEVENS A/K/A GLEN STEVENS C.P. November Term, 2017 No. 00853 \$36,062.68 Stern & Eisenberg PC

1806-447

649 E Westmoreland St 19134 33rd wd. 1,260 Sq. Ft. OPA#331104500 Improvements: Residential Property
CHRISTINA QUINTANA C.P. September Term, 2017 No. 03579 \$28,465.79 Shapiro & DeNardo, LLC

1806-448

4716 Salmon St 19137 45th wd. 2,000 Sq. Ft. BRT#45-3276800 Improvements: Residential Dwelling
JOHN DALY A/K/A JOHN DALY, V; JOHN DALY A/K/A JOHN DALY, VI C.P. January Term, 2016 No. 02880 \$102,972.88 Udren Law Offices, P.C.

1806-449

3526 Welsh Rd 19136-2623 64th wd. 975 Sq. Ft. OPA#642308901 Improvements: Residential Property
JOHANNA DELUCA C.P. December Term, 2017 No. 02809 \$126,693.42 Phelan Hallinan Diamond & Jones, LLP

1806-450

5942 Summer St 19139-1232 4th wd. 924 Sq. Ft. OPA#042150800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA W. STIMPSON, DECEASED C.P. January Term, 2017 No. 00748 \$62,213.44 Phelan Hallinan Diamond & Jones, LLP

1806-451

1350 Fillmore St 19124 23rd wd. 1,373

SHERIFF'S SALE

Sq. Ft. OPA#234113200 Improvements: Residential Property
MARIE C. LAFORTUNE C.P. August Term, 2017 No. 01617 \$93,991.21 KML Law Group, P.C.

1806-453

2080 E Victoria St 19134 45th wd. 724 Sq. Ft. OPA#452158500 Improvements: Residential Property
LESTER M. WILSON JR C.P. December Term, 2017 No. 03324 \$50,438.50 KML Law Group, P.C.

1806-454

4208 Saint Denis Dr 19114 65th wd. 1,630 Sq. Ft. OPA#652460500 Improvements: Residential Property
ARMAND A. CAPALDI C.P. December Term, 2017 No. 01972 \$180,930.57 KML Law Group, P.C.

1806-455

1710 Waterloo St 19122 18th wd. 643 Sq. Ft. OPA#183078300 Improvements: Residential Property
THE UNKNOWN HEIRS OF SAMUEL LEWIS, DECEASED, TYRONE FERGUSON SOLELY AND IN HIS CAPACITY AS HEIR OF SAMUEL LEWIS, DECEASED, REGINALD LEWIS SOLELY IN HIS CAPACITY AS HEIR OF SAMUEL LEWIS, DECEASED AND SANDRA SCOTT SOLELY IN HER CAPACITY AS HEIR OF SAMUEL LEWIS, DECEASED C.P. August Term, 2016 No. 04284 \$190,844.53 KML Law Group, P.C.

1806-457

5127 Arbor St 19120 42nd wd. 1,500 Sq. Ft. OPA#421389000 Improvements: Residential Property
DERRICK GARNER C.P. April Term, 2015 No. 02115 \$70,517.36 KML Law Group, P.C.

1806-458

1363 E Carey St 19124 33rd wd. 868 Sq. Ft. OPA#331248700 Improvements: Residential Property
ROSA L. WILLIAMS C.P. November Term, 2017 No. 01180 \$64,681.02 KML Law Group, P.C.

1806-459

5832 Kemble Ave 19141 17th wd. 1,408 Sq. Ft. OPA#172329700 Improvements: Residential Property
ROBERT W. WRIGHT, EXECUTOR OF THE ESTATE OF GLORIA S. BUSH A/K/A GLORIA BUSH, DECEASED C.P. July Term, 2017 No. 03175 \$21,928.25 Shapiro & DeNardo, LLC

1806-460

1305 S Carlisle St 19146 36th wd. 1,264 Sq. Ft. OPA#365018300 Improvements: Residential Property
ROSETTA BAKER C.P. November Term, 2017 No. 02597 \$80,795.05 Shapiro & DeNardo, LLC

1806-461

6317 Elmhurst St 19111 53rd wd. 1,460 Sq. Ft. OPA#531220400 Improvements: Residential Property
CHERYL D. YOUNG C.P. September Term, 2016 No. 00141 \$128,164.81 Shapiro & DeNardo, LLC

1806-462

4200 I St 19124 33rd wd. 2,822 Sq. Ft. OPA#332153700 Improvements: Residential Property
MICHAEL P. HINES C.P. January Term, 2014 No. 02787 \$72,584.16 KML Law Group, P.C.

1806-463

610 E Wensley St 19134 33rd wd. 637 Sq. Ft. OPA#331128100 Improvements: Residential Property
LANDRUSH INC. AND DAVID SCHMELTZER C.P. January Term, 2018 No. 02096 \$7,032.59 KML Law Group, P.C.

1806-465

2823 Chatham St 19134 25th wd. 861 Sq. Ft. OPA#251398600 Improvements: Residential Property
JOHN N. O'BOYLE A/K/A JOHN O'BOYLE C.P. May Term, 2017 No. 03599 \$65,795.76 KML Law Group, P.C.

1806-466

324 Queen St #B 19147-3216 2nd wd. 0 Sq. Ft. BRT#888020475 Improvements: Res Condo 3 Sty Masonry
STACY J. BROOKSTEIN AND KEITH M.

SHERIFF'S SALE

SERIVEN C.P. June Term, 2017 No. 02593 \$500,293.54 Milstead & Associates, LLC

1806-467

1808 Arnold St 19152-1825 35th wd. 2,531 Sq. Ft. BRT#562185900 Improvements: S/d W/b Gar 2 Sty Masonry ROBERT S. SWEET A/K/A ROBERT SWEET AND OLENA P. SWEET C.P. November Term, 2015 No. 02370 \$199,953.02 Milstead & Associates, LLC

1806-468

215 Buckingham Pl 19104-2920 27th wd. 1,493 Sq. Ft. BRT#272136800 Improvements: S/d Conv Apt 3 Sty Mason JOSEPH S. DIAZ A/K/A JOSEPH SEAN DIAZ, EVANGELYN E. DIAZ, EDGARDO B. EBORA AND EVELYN B. EBORA C.P. May Term, 2015 No. 03341 \$373,881.26 Milstead & Associates, LLC

1806-469

2156 E Washington Ln 19138 50th wd. 1,616 Sq. Ft. BRT#501390300 Improvements: Row B/gar 2 Sty Masonry DOROTHY L. NASH C.P. November Term, 2017 No. 01093 \$57,786.32 Milstead & Associates, LLC

1806-470

1534 Roselyn St 19141-1907 49th wd. 1,360 Sq. Ft. BRT#171216700 Improvements: Row B/gar 2 Sty Masonry ALBERTA ROYAL C.P. February Term, 2017 No. 02898 \$91,127.15 Milstead & Associates, LLC

1806-471

221 Lauriston St 19128-3720 21st wd. 1,120 Sq. Ft. OPA#213064805 Improvements: Residential Property DANIEL J. PRINCE C.P. June Term, 2017 No. 00093 \$124,802.60 Phelan Hallinan Diamond & Jones, LLP

1806-472

4235 N Darien St 19140 43rd wd. ROW 2 STY MASONRY; 1,038 Sq. Ft. BRT#433375700 Improvements: Residential Dwelling MARYANN EWERTH C.P. July Term, 2016 No. 01893 \$27,382.73 McCabe, Weisberg, & Conway, LLC

1806-473

6557 N 17th St 19126-3515 17th wd. 1,360 Sq. Ft. BRT#172202100 Improvements: Row B/gar 2 Sty Masonry REGINA ELLZY A/K/A REGINA D. ELLZY C.P. April Term, 2017 No. 02743 \$277,716.43 Milstead & Associates, LLC

1806-474

921 S 21st St 19146-2633 30th wd. 969 Sq. Ft. BRT#301423800 Improvements: Row W/gar 2.5 Sty Masonry LEE LUCKMAN AND JIM LAMB C.P. December Term, 2014 No. 03686 \$702,246.68 Milstead & Associates, LLC

1806-475

5433 Sansom St 19139 60th wd. APT 2-4 UNITS 2 STY MASON; 2,016 Sq. Ft. BRT#603019100 Improvements: Residential Dwelling RAVEN O'JOY OUTERBRIDGE A/K/A RAVEN O'JOY LEIGERTWOOD, KNOWN SURVIVING HEIR OF VENO LEIGERTWOOD, N.L. (A MINOR), KNOWN SURVIVING HEIR OF VENO LEIGERTWOOD AND UNKNOWN SURVIVING HEIRS OF VENO LEIGERTWOOD C.P. August Term, 2015 No. 02349 \$112,011.02 McCabe, Weisberg, & Conway, LLC

1806-476

930 E McPherson St a/k/a 930 McPherson St 19150-3212 50th wd. 2,611 Sq. Ft. BRT#502506400 Improvements: S/d W/b Gar 2 Sty Masonry LINDA A. COLEMAN C.P. November Term, 2017 No. 02181 \$228,404.62 Milstead & Associates, LLC

1806-477

1705 S 24th St 19145-1803 36th wd. 1,016 Sq. Ft. BRT#364139100 Improvements: Row 2 Sty Masonry LA GRACIA HENERETTA JONES A/K/A LAGRACIA HENRIETTA JONES A/K/A LAGRACIA H. JONES C.P. August Term, 2017 No. 00558 \$185,153.88 Milstead & Associates, LLC

1806-478

1418 E Hunting Park Ave 19124 33rd wd. APT 2-4 UNITS 2 STY MASON; 1,408 Sq. Ft. BRT#332073600 Improvements: Residential Dwelling

SHERIFF'S SALE

DAN ROBERT COSTO, KNOWN SURVIVING HEIR OF DORIS R. COSTO AND HELEN MARIE HUVER-DICAMILLO, KNOWN SURVIVING HEIR OF DORIS R. COSTO, AND THOMAS ANTHONY COSTO, KNOWN SURVIVING HEIR OF DORIS R. COSTO AND UNKNOWN SURVIVING HEIRS OF DORIS R. COSTO C.P. January Term, 2016 No. 01714 \$119,296.95 McCabe, Weisberg, & Conway, LLC

1806-479

9610-14 Ditman St 19114-2922 65th wd. 16,000 Sq. Ft. BRT#652294505 Improvements: Det W/d Gar 3 Sty Frame ELEANOR LARRY C.P. October Term, 2017 No. 03802 \$540,095.57 Milstead & Associates, LLC

1806-480

5217 Pentridge St 19143 51st wd. ROW B/GAR 2 STY MASONRY; 1,162 Sq. Ft. BRT#511125300 Improvements: Residential Dwelling STEVEN L. THOMAS C.P. October Term, 2017 No. 205374 \$49,455.12 McCabe, Weisberg, & Conway, LLC

1806-481

544 N Creighton St 19131-5107 1,250 Sq. Ft. BRT#44-2269700 Improvements: Residential Dwelling CHRISTINE E. JOHNSON, DECEASED AND DOROTHY M. MCCUTCHEON, DECEASED C.P. January Term, 2015 No. 03804 \$33,744.94 Powers, Kim & Associates, LLC

1806-482

164 W Wyoming Ave 19140-1638 42nd wd. 1,073 Sq. Ft. BRT#422065000 Improvements: Row 2 Sty Masonry JOSEPH HOGUE AND HOWARD HOGUE, JR. C.P. August Term, 2013 No. 03373 \$13,893.78 Milstead & Associates, LLC

1806-483

3531 Mercer St a/k/a 3532 E Thompson St 19134 45th wd. 4,860 Sq. Ft. BRT#451250000 Improvements: Residential Dwelling EUGENE JURKIEWICZ AND HARRIET JURKIEWICZ C.P. September Term, 2017 No. 00058 \$69,882.78 Law Office of Gregory Javardian, LLC

1806-484

6219 Tackawanna St 19135 55th wd. 2,009 Sq. Ft. OPA#552251000 Improvements: Residential Property SHAWN BARRETT AND FRANCES SELLECCHIA C.P. January Term, 2017 No. 02845 \$118,359.16 KML Law Group, P.C.

1806-485

1728 S 21st St 19145 36th wd. 1,056 Sq. Ft. OPA#363277100 Improvements: Residential Property EMILY R. PETERSON A/K/A EMILY PETERSON C.P. November Term, 2017 No. 02957 \$192,439.64 KML Law Group, P.C.

1806-486

6121 Reach St 19111 35th wd. 1,555 Sq. Ft. OPA#352246800 Improvements: Residential Property CHERYL L. COULTER A/K/A CHERYL L. JOHNAKIN C.P. July Term, 2017 No. 02259 \$53,688.22 KML Law Group, P.C.

1806-487

5118 Folsom St 19139 44th wd. Land: 769 Sq. Ft.; Improvement: 1,000 Sq. Ft.; Total: 1,769 Sq. Ft. OPA#61-N-88; BRT#441257300 Improvements: Residential Property CARLETTA PALMER A/K/A CARLETTA RANDOLPH A/K/A CARLETTA RANDOLPH C.P. October Term, 2017 No. 03199 \$25,748.97 Richard M. Squire & Associates, LLC

1806-488

6328 Farnsworth St a/k/a 6328 Farnsworth Ave 19149 62nd wd. 1,686 Sq. Ft. OPA#621528100 Improvements: Residential Property ROBERTO MONTERO AND ROSY SEGURA C.P. April Term, 2017 No. 01928 \$45,174.48 KML Law Group, P.C.

1806-489

3512 Joyce St 19134 45th wd. 727 Sq. Ft. BRT#452300400 Improvements: Residential Real Estate MANUEL RAMIREZ A/K/A MANUEL A. RAMIREZ C.P. November Term, 2016 No. 00120 \$41,559.96 Stern & Eisenberg PC

SHERIFF'S SALE

1806-490

6314 N Woodstock St 19138 17th wd. Land: 1,155 Sq. Ft.; Improvement: 1,158 Sq. Ft. BRT#172408300 Improvements: Residential Real Estate ANDRE JENKINS C.P. September Term, 2017 No. 002196 \$64,446.39 Stern & Eisenberg PC

1806-491

1324 Passmore St 19111 53rd wd. 1,140 Sq. Ft. OPA#531108100 Improvements: Residential Property TIFFANY S. DAWSON C.P. November Term, 2016 No. 02537 \$88,004.30 Shapiro & DeNardo, LLC

1806-492

2225 Memphis St 19125 31st wd. 1,218 Sq. Ft. BRT#312019100 Improvements: Residential Real Estate CHRISTINE VILLANUEVA AND JOSEPH VILLANUEVA C.P. October Term, 2015 No. 01878 \$237,738.50 Stern & Eisenberg PC

1806-493

6359 Reedland St 19142 40th wd. 1,140 Sq. Ft. OPA#402204800 Improvements: Residential Property ROSHELLE FREDRICK C.P. May Term, 2016 No. 00771 \$144,902.83 Shapiro & DeNardo, LLC

1806-494

1144 E Phil Ellena St 19150 50th wd. 1,616 Sq. Ft. OPA#502354600 Improvements: Residential Property STAFFORD FEARON, INDIVIDUALLY AND T/A MOONLIGHT GROCERIES AND PATRICIA MUNDY A/K/A PATRICIA N. MUNDY C.P. April Term, 2015 No. 01145 \$135,746.96 Shapiro & DeNardo, LLC

1806-495

6717 Ditman St 19135-2221 41st wd. 1,720 Sq. Ft. BRT#412358400 Improvements: Semi/det 2 Sty Masonry CHRISTINE WALLACE C.P. November Term, 2017 No. 02036 \$71,072.13 Milstead & Associates, LLC

1806-496

5373 Gainor Rd 19131 52nd wd. 9,800 Sq. Ft. OPA#521166900 Subject to Mortgage Improvements: Residential Property RAHEEM A. BEY; RONALD F. CLARKE C.P. May Term, 2014 No. 02361 \$298,998.18 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1806-497

2241 S. 15th St 19145-3920 26th wd. 1,920 Sq. Ft. BRT#261146500 Improvements: Residential Dwelling ARTHUR C. TWYMAN, JR. C.P. October Term, 2017 No. 02767 \$185,959.37 Powers, Kim & Associates, LLC

1806-498

1111 Creswood Rd 19115-3003 58th wd. 13,110 Sq. Ft. BRT#581018100 Improvements: Residential Dwelling ROBERT FRUSCO A/K/A ROBERT M. FRUSCO C.P. July Term, 2017 No. 01328 \$322,963.10 Powers, Kim & Associates, LLC

1806-499

1500 S Taylor St 19146 36th wd. 705 Sq. Ft. BRT#36-4-1882-15 Improvements: Residential Dwelling SHAMINA S. UPSHUR C.P. August Term, 2007 No. 03767 \$79,906.91 Udren Law Offices, P.C.

1806-500

115 E Courtland St 19120 42nd wd. 1,703 Sq. Ft. OPA#42-1-0261-00 Improvements: Single Family Residential Dwelling ALINA WILLIAMS C.P. December Term, 2015 No. 02152 \$35,279.28 Hladik, Onorato & Federman, LLP

1806-501

3875 L St 19124 33rd wd. 1,200 Sq. Ft. OPA#33-2-3964-00 Improvements: Two Story Masonry Row Home TIMOTHY J. OTTO C.P. October Term, 2017 No. 00659 \$102,918.77 Hladik, Onorato & Federman, LLP

1806-502

1321 N. Allison St 19131-4227 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

SHERIFF'S SALE

ALLAN H. DAVENPORT, SR C.P. April Term, 2015 No. 00860 \$100,093.51 Patrick J. Wesner, Esquire

1806-503

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

1806-504

2426 S Iseminger St 19148 39th wd. 750 Sq. Ft. OPA#39-4-4113-00 Improvements: Two Story Masonry Row Home PATRICK K. KLEIN A/K/A PATRICK KLEIN AND ANTONIETTE M. KLEIN A/K/A ANTONIETTE KLEIN C.P. August Term, 2017 No. 03150 \$183,364.10 Hladik, Onorato & Federman, LLP

1806-505

4346 Pearce St 19124 23rd wd. 8,616 Sq. Ft. OPA#23-1-0600-00 Improvements: Single Family Residential Dwelling LUIS OLMO A/K/A LUIS A. OLMO A/K/A LUIS A. OLMO-CRUZ A/K/A LUIS A. CRUZ C.P. December Term, 2017 No. 01110 \$220,570.59 Hladik, Onorato & Federman, LLP

1806-506

2538 S Hicks St 19145-4604 26th wd. 1,040 Sq. Ft. OPA#261202300 Improvements: Residential Property SUSAN CORNAGLIA; MICHAEL CORNAGLIA C.P. April Term, 2015 No. 00081 \$125,974.72 Phelan Hallinan Diamond & Jones, LLP

1806-507

5116 Master St 19131 44th wd. 2,904 Sq. Ft. OPA#44-2-1557-00 Improvements: Single Family Residential Dwelling RYAN E. BANKS C.P. September Term, 2017 No. 03543 \$96,889.89 Hladik, Onorato & Federman, LLP

1806-508

5760 N 7th St 19120-2210 61st wd. 1,164 Sq. Ft. OPA#612236000 Improvements: Residential Property ELIZABETH CARASCO C.P. April Term, 2017 No. 00347 \$57,776.51 Phelan Hallinan Diamond & Jones, LLP

1806-509

6005 N. Mascher St a/k/a 6005 Mascher St 19120 61st wd. 1,108 Sq. Ft. OPA#61-2-4460-00 Improvements: Single Family Residential Dwelling THE ESTATE OF CHERYL I. WHEELER, DECEASED BY AND THROUGH ITS ADMINISTRATRIX, ANORA GRANT C.P. October Term, 2017 No. 00398 \$119,161.04 Hladik, Onorato & Federman, LLP

1806-510

1818 Daly St 19145-3716 26th wd. 940 Sq. Ft. OPA#262239100 Improvements: Residential Property MARIE C. WEINER, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF ANTHONY PERRUPATO A/K/A ANTHONY PERRUPATO, JR; PHILLIP JEROME WEINER, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF ANTHONY PERRUPATO A/K/A ANTHONY PERRUPATO, JR; HALLEY PERRUPATO, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANTHONY PERRUPATO A/K/A ANTHONY PERRUPATO, JR; SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY PERRUPATO A/K/A ANTHONY J. PERRUPATO, JR, DECEASED C.P. February Term, 2017 No. 07619 \$102,440.45 Phelan Hallinan Diamond & Jones, LLP

1806-511

519 S 56th St 19143 46th wd. 1,392 Sq. Ft. OPA#463211000 Improvements: Residential Property KYLE SIMMONS, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF MAY SIMMONS N/K/A MAY F. HARRIS A/K/A MAY FRANCIS HARRIS; CYNTHIA SIMMONS, IN HER CAPACITY AS HEIR OF THE ESTATE OF MAY SIMMONS N/K/A MAY F. HARRIS A/K/A MAY FRANCIS HARRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MAY SIMMONS N/K/A MAY F. HARRIS A/K/A

SHERIFF'S SALE

MAY FRANCIS HARRIS, DECEASED C.P. May Term, 2017 No. 01953 \$43,819.80 Phelan Hallinan Diamond & Jones, LLP

1806-512

7601 Crittenden St F-9, a/k/a 7601 Crittenden St Apt F9 19118 9th wd. 1,566 Sq. Ft. OPA#888200588 Improvements: Residential Property ROSILYN M. THOMAS A/K/A ROSILYN M. THOMAS C.P. May Term, 2017 No. 04492 \$34,445.98 Phelan Hallinan Diamond & Jones, LLP

1806-513

6521 Marsden St 19135 41st wd. 1,050 Sq. Ft. BRT#41-1-2747-00; OPA#411274700 Improvements: Residential Dwelling EVA LARGE C.P. July Term, 2017 No. 01131 \$50,058.32 Udren Law Offices, P.C.

1806-514

725 E Rittenhouse St 19144 59th wd. ROW B/GAR 2 STY MASONRY; 1,122 Sq. Ft. BRT#591129200 Improvements: Residential Dwelling BEVERLY SCHAFFER A/K/A BEVERLY A. SCHAFFER AND MARY E. LEE C.P. January Term, 2012 No. 00670 \$89,885.65 McCabe, Weisberg, & Conway, LLC

1806-516

111 W Sharpnack St 19119-4034 22nd wd. 2,688 Sq. Ft. OPA#223045200 Improvements: Residential Property JEROME L. ROGERS C.P. October Term, 2016 No. 04510 \$235,139.39 Phelan Hallinan Diamond & Jones, LLP

1806-517

7915 Rugby St 19150-2511 50th wd. 1,172 Sq. Ft. BRT#502096900 Improvements: Residential Dwelling CHANDRA ANDREWS C.P. April Term, 2016 No. 02995 \$109,458.12 Powers, Kim & Associates, LLC

1806-518

9722 Hoff St 19115-3213 58th wd. Beginning point: Situate on the Northwest side of Hoff Street (Fifty Six feet Wide) at the distance of Sixty Eight Feet, Eights of an inch Southwest From the Southwest Side of Bowler Street (Sixty Feet Wide) OPA#581409800 Improvements: Row 2 Sty Masonry MICHAEL F. GIULIANO AND JOYCE GIULIANO C.P. May Term, 2017 No. 00791 \$276,976.90 Patrick J. Wesner, Esquire

1806-520

5407 Irving St 19139-4055 60th wd. 1,530 Sq. Ft. BRT#603054600; PRCL#022S06-0236 Improvements: Residential Dwelling GILBERT A. RICHARDSON C.P. February Term, 2015 No. 00693 \$90,704.35 Powers, Kim & Associates, LLC

1806-521

2635 S Daggett St 19142 40th wd. 992 Sq. Ft. OPA#406007600 Improvements: Residential Property GARRISON F. TOGBA, JR., IN HIS CAPACITY AS HEIR OF MARTHA D. TOGBA A/K/A MARTHA DARGBEH TOGBA, DECEASED; CHARLES C. TOGBA, IN HIS CAPACITY AS HEIR OF MARTHA D. TOGBA A/K/A MARTHA DARGBEH TOGBA, DECEASED; JOSEPHINE K. ZEON TOGBA, IN HER CAPACITY AS HEIR OF MARTHA D. TOGBA A/K/A MARTHA DARGBEH TOGBA, DECEASED; EMMANUEL N. TOGBA, IN HIS CAPACITY AS HEIR OF MARTHA D. TOGBA A/K/A MARTHA DARGBEH TOGBA, DECEASED; ALOYSIUS T. TOGBA, IN HER CAPACITY AS HEIR OF MARTHA D. TOGBA A/K/A MARTHA DARGBEH TOGBA, DECEASED; MARTITA KORKORLIE TOGBA, IN HER CAPACITY AS HEIR OF MARTHA D. TOGBA A/K/A MARTHA DARGBEH TOGBA, DECEASED; MORRISON JARNYENNEH, IN HIS CAPACITY AS HEIR OF GARRISON F. TOGBA, SR., DECEASED; EDITH J. NIMELY, IN HER CAPACITY AS HEIR OF GARRISON F. TOGBA, SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND

SHERIFF'S SALE

ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARTHA D. TOGBA A/K/A MARTHA DARGBEH TOGBA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GARRISON F. TOGBA, SR., DECEASED C.P. September Term, 2016 No. 03588 \$43,006.61 Phelan Hallinan Diamond & Jones, LLP

1806-522

1776 Brill St 19124-1248 62nd wd. 1,140 Sq. Ft. OPA#622145700 Improvements: Residential Property
TAMIKA L. RODNEY A/K/A TAMIKA RODNEY; TOMMY M. RODNEY A/K/A TOMMY RODNEY C.P. February Term, 2017 No. 07608 \$78,505.48 Phelan Hallinan Diamond & Jones, LLP

1806-523

5058 N Franklin St 19120 49th wd. 1,021 Sq. Ft. OPA#49-1-2455-00 Improvements: Two Story, Masonry Residential Dwelling
BYRON DUKES C.P. November Term, 2017 No. 01095 \$102,140.44 Hladik, Onorato & Federman, LLP

1806-524

141 W Sharpnack St 19119-4034 22nd wd. 2,688 Sq. Ft. OPA#223046700 Improvements: Residential Property
SHARON ANN KNOX A/K/A SHARON A. KNOX; JAMES KEVIN KNOX C.P. June Term, 2017 No. 00501 \$178,116.12 Phelan Hallinan Diamond & Jones, LLP

1806-525

2245 Afton St 19152 56th wd. 5,375 Sq. Ft. OPA#561437800 Subject to Mortgage Improvements: Residential Property
THAERA M JONNY; ALI HADI C.P. June Term, 2015 No. 02671 \$162,930.31 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1806-526

1411 Cliveden St 19150 10th wd. 1,978 Sq. Ft. BRT#102314700 Improvements: Residential Real Estate
BEVERLY LITTLE, ADMINISTRATRIX OF THE ESTATE OF DEONNE R. NEW-HOWARD A/K/A DEONNE NEW-HOWARD, DECEASED AND KENNETH

SHERIFF'S SALE

NEW AS ADMINISTRATOR OF THE ESTATE OF DEONNE R. NEW-HOWARD A/K/A DEONNE NEW-HOWARD, DECEASED C.P. January Term, 2018 No. 04957 \$423,431.96 Stern & Eisenberg PC

1806-527

5410 Norfolk St 19143 46th wd. 1,260 Sq. Ft. OPA#463125200 Improvements: Residential Property
DERRICK W. PALMER, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF CAROLYN PALMER A/K/A CAROLYN PALMER YUILLE; CHERYL D. WOMACK, IN HER CAPACITY AS CO-ADMINISTRATRIX AND HEIR OF THE ESTATE OF CAROLYN PALMER A/K/A CAROLYN PALMER YUILLE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAROLYN PALMER, DECEASED C.P. September Term, 2017 No. 02871 \$106,015.42 Phelan Hallinan Diamond & Jones, LLP

1806-528

6232 N 10th St 19141-3802 49th wd. 1,664 Sq. Ft. OPA#492193600 Improvements: Residential Property
KEITH G. SAVAGE C.P. January Term, 2018 No. 04138 \$146,000.14 Phelan Hallinan Diamond & Jones, LLP

1806-529

6118 N Beechwood St 19138-2408 17th wd. 1,050 Sq. Ft. OPA#172518900 Improvements: Residential Property
NATHANIEL A. HASKINS C.P. November Term, 2017 No. 02604 \$52,428.18 Phelan Hallinan Diamond & Jones, LLP

1806-530

5326 Vine St 19139-1414 44th wd. 1,760 Sq. Ft. OPA#441040200 Improvements: Residential Property
BRENDA PITTS C.P. November Term, 2017 No. 02366 \$23,786.90 Phelan Hallinan Diamond & Jones, LLP

1806-531

3330 N 22nd St 19140 11th wd. 23,054 (Land Area Sq. Ft.); 11,873 (Improvement Area Sq. Ft.) OPA#884341955 Subject to Mortgage Improvements: Ind Warehouse Masonry

SHERIFF'S SALE

3320 N. 22ND LLC C.P. August Term, 2016 No. 03036 \$208,069.78 Scott M. Klein, Esq.

1806-532

2600 Island Ave 19153 40th wd. 7,533 (Land Area Sq. Ft.) OPA#404119620 Subject to Mortgage Improvements: Vacant Land Reside < Acre
CHRISTOPHER J. CARVEL C.P. May Term, 2016 No. 00762 \$182,443.42 (plus interest from 5/4/2016 to 3/16/2018 in the amount of \$115,345.83) Scott M. Klein, Esq.

1806-533

1606 Rowan St 19140 13th wd. 893 Sq. Ft. OPA#13-2-3283-00 Improvements: Single Family Residential Dwelling
TASHIA PRICE C.P. April Term, 2017 No. 02854 \$24,690.98 Hladik, Onorato & Federman, LLP

1806-534

6618 Ditman St 19135 41st wd. S/D W/D GAR 2 STY MASONRY; 1,280 Sq. Ft. BRT#411223600 Improvements: Residential Dwelling
MARTIN RODRIGUEZ C.P. March Term, 2015 No. 00224 \$152,509.15 McCabe, Weisberg, & Conway, LLC

1806-535

6527 N Beechwood St 19138 59th wd. ROW B/GAR 2 STY MASONRY; 1,152 Sq. Ft. BRT#591024400 Improvements: Residential Dwelling
MARCELLINE R. RAMBERT C.P. October Term, 2017 No. 03620 \$96,010.36 McCabe, Weisberg, & Conway, LLC

1806-536

1238 N Leithgow St 19122 18th wd. 1,716 Sq. Ft. BRT#182238700 Improvements: Residential Real Estate
THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF CATHERINE HOOD, DECEASED AND LEANE HOOD A/K/A LEANE ALLEN SOLELY AS KNOWN HEIR TO THE ESTATE OF CATHERINE HOOD C.P. October Term, 2016 No. 03667 \$346,277.56 Stern & Eisenberg PC

1806-537

610 Gates St 19128 21st wd. DET W/B GAR 2 STY FRAME; 2,080 Sq. Ft.

SHERIFF'S SALE

BRT#213298800 Improvements: Residential Dwelling
CATHERINE M. GALLAGHER, MICHAEL F. GALLAGHER AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. June Term, 2016 No. 00033 \$166,735.66 McCabe, Weisberg, & Conway, LLC

1806-538

450 W Durham St 19119 59th wd. 1,164 Sq. Ft. OPA#092022300 Improvements: Residential Property
JEWELL L. HALL C.P. February Term, 2017 No. 03763 \$163,733.14 Brett A. Solomon, Michael C. Mazack

1806-539

5629 W Girard Ave 19131 4th wd. SEMI/DET 2 STY MASONRY; 1,440 Sq. Ft. BRT#043028100 Improvements: Residential Dwelling
JIHAN JETER-PAULING C.P. October Term, 2016 No. 03676 \$36,780.31 McCabe, Weisberg, & Conway, LLC

1806-540

2947 N 3rd St 19133 19th wd. ROW 2 STY MASONRY; 1,064 Sq. Ft. BRT#192092700 Improvements: Residential Dwelling
ROBINETTE ROBINSON, KNOWN SURVIVING HEIR OF WESLEY ROBINSON, TROY ROBINSON, KNOWN SURVIVING HEIR OF WESLEY ROBINSON, LESLIE ANN ROBINSON, KNOWN SURVIVING HEIR OF WESLEY ROBINSON, ASHLEY M. ROBINSON, KNOWN SURVIVING HEIR OF WESLEY ROBINSON, AND DEMANTHIA ROBINSON, KNOWN SURVIVING HEIR OF WESLEY ROBINSON, AND UNKNOWN SURVIVING HEIRS OF WESLEY ROBINSON C.P. April Term, 2016 No. 03030 \$45,042.62 McCabe, Weisberg, & Conway, LLC

1806-541A

3237 N. 29th St 19129 38th wd. 6,838 Sq. Ft. OPA#88-2-9225-30 Improvements: Auto Repair Shop Masonry
MARDAM, INC C.P. December Term, 2016 No. 001689 \$203,019.89 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire

1806-541B

3239 N. 29th St 19129 38th wd. 6,575 Sq. Ft. OPA#88-5-4690-60 Improvements:

SHERIFF'S SALE

Retail Car Lot - No Building
MARDAM, INC C.P. December Term, 2016 No. 001689 \$203,019.89 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire

1806-542A

2656 E Birch St 19134 25th wd. 1,800 Sq. Ft. OPA#251056200 Improvements: Residential Property
THOMAS J. FASONE A/K/A THOMAS FASONE C.P. August Term, 2016 No. 02641 \$224,472.50 Phelan Hallinan Diamond & Jones, LLP

1806-542B

2658 E Birch St 19134 25th wd. 1,280 Sq. Ft. OPA#251056305 Improvements: Residential Property
THOMAS J. FASONE A/K/A THOMAS FASONE C.P. August Term, 2016 No. 02641 \$224,472.50 Phelan Hallinan Diamond & Jones, LLP

1806-543A

6116 Tabor Ave 19111 35th wd. 1442 Sq. Ft. OPA#352335800 Improvements: Residential Property
SHOUKAT M. SUNDHU C.P. October Term, 2011 No. 01213 \$152,257.70 Shapiro & DeNardo, LLC

1806-543B

6116 Tabor Ave 19111 35th wd. 1598 Sq. Ft. OPA#352337900 Improvements: Residential Property
SHOUKAT M. SUNDHU C.P. October Term, 2011 No. 01213 \$152,257.70 Shapiro & DeNardo, LLC

1806-544A

4007 Lancaster Ave 19104-1711 6th wd. 1,617 Sq. Ft. BRT#774211010 Improvements: Hse Worship All 1 Sty Mas
RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC

1806-544B

4009-4011 Lancaster Ave 19104-1711 6th wd. 2,288 Sq. Ft. BRT#774212010 Improvements: Hse Worship All 1 Sty Mas
RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC

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