Sheriff's Sale Notices for July 2, 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.

FIRST PUBLICATION

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

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

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff

The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.

A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.

The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.

The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.

be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of 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 descrip tive information about the property from the BRT website. Effective Date: July 7, 200

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 July 2, 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: O.S., Court of Quarter Sessions: C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

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

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

SHERIFF'S SALE OF TUESDAY, **JULY 2, 2019**

1907-301

7203 Buist Ave 19142 40th wd. 1,120 Sq. Ft. BRT#404279800 Improvements: Residential

BRYAN L. BROWN C.P. November Term, 2017 No. 00537 \$56.215.19 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk,

1907-302

7906 Cadillac Ln 19128 21st wd. 7,209 Sq. Ft. OPA#214247608 Improvements: Residential Property

MARK JOSEPH LIPAROTA AND ELLEN COLEMAN SOLVIBILE C.P. September Term, 2018 No. 00884 \$230,638.15 Shapiro & DeNardo, LLC

1907-303

7030 City Ave 19151 34th wd. 2,323 Sq. Ft. BRT#344188312 Improvements: Residential

ANTHONY WATTS C.P. September Term, 2018 No. 02916 \$267,931.50 Stern & Eisenberg PC

1907-304

6125 Hegerman St 19135 41st wd. 1,330 Sq. Ft. BRT#411378900 Improvements: Row 2

LORETTA SCHAFFER C.P. August Term, 2018 No. 01210 \$46,753.13 Milstead & Associates, LLC

SHERIFF'S SALE 1907-306

10912 Kirby Dr 19154 66th wd. 2,902 Sq. Ft. BRT#662189300 Improvements: Residential Dwelling

JAMIE M. MILES C.P. March Term, 2017 No. 03048 \$285,052.40 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk,

1907-307

1543 N Bouvier St 19121 47th wd. 1,062 Sq. Ft. BRT#471275400 Improvements: Row 3 Sty Masonry OMAR FISHER C.P. October Term, 2017 No. 00970 \$252,202.43 Milstead & Associates, LLC

1907-308

7013 Marsden St 19135 41st wd. 1,740 Sq. Ft. OPA#412386900 Improvements: Residential Property

EDWARD S. ROCK; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREA-SURY, INTERNAL REVENUE SERVICE C.P. November Term, 2017 No. 02248 \$98,358.98 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1907-309

341 N Redfield St 19139 4th wd. 660 Sq. Ft. OPA#042249000 Improvements: Residential

DIANNE CLAITT C.P. October Term, 2018 No. 04538 \$50,789.15 KML Law Group,

1907-310

2612 Wilmot St 19137 10th wd. 1,348 Sq. Ft. BRT#453087700 Improvements: Residential

JOSHUA J. KUCOWSKI A/K/A JOSHUA KUCOWSKI AND KELLY A. KUCOWSKI A/K/A KELLY KUCOWSKI vember Term, 2018 No. 00808 \$131,464.63 Powers Kirn, LLC

1907-311

5922 Bustleton Ave 19149 62nd wd. 2,048 Sq. Ft. OPA#621503000 Residential Property

RUTH BARRETO: MARIA SERRANO C.P. March Term, 2017 No. 02378 \$129,438.28 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1907-312

3714 N 10th St 19140 43rd wd. BRT#43-

PERRY GOODWIN AND UNKNOWN HEIRS, DEVISEES AND PERSONAL REP-RESENTATIVES OF ELIZABETH BELL AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND IN-TEREST C/O PERRY GOODWIN September Term, 2018 No. 02364 \$42,969.88 Emmanuel J. Argentieri, Esquire

1907-314

1139 E Price St 19138 59th wd. Land Area 1,816 Sq. Ft.; Improvement Area: 1,080 sq. ft. OPA#591095700 Improvements: Residential Dwelling

JACQUELYNNE SAMMONS, A/K/A JAC-QUELYNNE G. JOHNSON IN HER CAPAC-ITY AS HEIR OF HELYNN LEWIS A/K/A HELEN LEWIS, DECEASED; UNKNOWN HEIRS SUCCESSORS ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HELYNN LEWIS A/K/A HELEN LEWIS, DECEASED C.P. November Term, 2018 No. 00911 \$126,290.61 Robert Crawley, Esq. ID 319712

2739-41 Pratt St 19137-2103 45th wd. 2.344 Sq. Ft. BRT#453146600 Improvements: Residential Dwelling C.P. October DONNA I WHITEHOUSE

Term, 2018 No. 01558 \$116,484.02 Law Office of Gregory Javardian, LLC

6820 Guyer Ave 19142 40th wd. 1,184 Sq. Ft. OPA#406329200 Improvements: Residential

DIABY VAKARAMOKO A/K/A VAKAR-AMOKO DIABY C.P. March Term, 2018 No. 02736 \$60,577.93 Shapiro & DeNardo,

SHERIFF'S SALE

1907-317 1907 S 19th St 19145 48th wd. 1,056 Sq. Ft. BRT#481277800 Improvements: Row Conv/ apt 2 Sty Mason

VINCENT HUNT JR. A/K/A VINCENT L. HIINT IR C.P. October Term, 2018 No 04499 November Term 2018 \$150,014.84 Milstead & Associates, LLC

1907-318

1506 S 24th St 19146-4002 36th wd. 930 Sq. Ft. BRT#364142400 Improvements: Residential Dwelling

DAMARY MESTRE C.P. April Term, 2018 No. 02183 \$117,500.11 Law Office of Gregory Javardian, LLC

3333 Emerald St 19134-2550 45th wd. 1,003 Sq. Ft. BRT#452319400 Improvements: Residential Dwelling

MAMADOU TRAORE C.P. August Term, 2016 No. 00163 \$63,493.53 Law Office of Gregory Javardian, LLC

1907-320

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

5044 Homestead St 19135 41st wd. 1,275 Sq. Ft. BRT#411113600 Improvements: Row 2 Sty Masonry

JOSE L. RIVERA LOPEZ A/K/A JOSE RI-VERA LOPEZ, MAGDALENA DEJESUS AND RAMON LUIS RIVERA C.P. October Term, 2016 No. 02944 \$104.499.72 Milstead & Associates, LLC

1907-322

2138 W Cheltenham Ave 19138 50th wd. Beginning Point: Situate on the Southwesterly side of Cheltenham Avenue (45 feet wide) at the distance of 26 feet 2 inches Northwestward from the Northwesterly side of Walnut Lane (60 feet wide). OPA#501265400 Improvements: Row B/gar 2 Sty Masonry

STANLEY O. DOCKERY C.P. November Term, 2018 No. 00912 \$178,173.80 Patrick J. Wesner, Esquire

1907-323

2441 S Arcola St 19153 40th wd. 3,755 Sq. Ft. OPA#404156267 Subject to Mortgage provements: Residential Property

ALFRED MAYO, JR. (DECEASED); AL-FREDA MAYO C.P. January Term, 2018 No. 01988 \$139,778.53 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1907-326

1632 Harrison St 19124 23rd wd. 2,015 Sq. Ft. OPA#232198800 Improvements: Residential Property

JUSTINA GONZALEZ AND JULIO GONZA-C.P. October Term, 2018 No. 04338 \$15,708.93 Shapiro & DeNardo, LLC

1907-327

1921 E Madison St 19134-2529 45th wd. 1,188 Sq. Ft. OPA#452018200 Subject to Mortgage Improvements: Residential Prop-

ELEUTERIO J. RODRIGUEZ, JR A/K/A ELEUTERIO J. RODRIGUEZ, INDIVIDU-ALLY AND IN HIS CAPACITY AS HEIR OF ELBA MONROIG, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS LAIMING RIGHT TITLE OR INTER-EST FROM OR UNDER ELBA MONROIG, DECEASED C.P. August Term, 2018 No. 03124 \$17,152.02 Phelan Hallinan Diamond & Jones, LLP

4611 N Marvine St 19140 49th wd. 1,200 Sq. Ft. OPA#491419600 Improvements: Residential Property C.P. December Term, 2018 No. 03060 \$102,432.54 Shapiro &

1907-329

DeNardo, LLC

13358 Susan Terr 19116 58th wd. 8,611 Sq.

SHERIFF'S SALE

Ft. OPA#583109430 dential Property

MICHAEL MIHOS C.P. October Term. 2018 No. 03926 \$239,566.94 Group, P.C.

1907-330

4326 Potter St 19124 33rd wd. 1,152 Sq. Ft. OPA#332559600 Improvements: Residential Property

TOMASA GARCIA C.P. July Term, 2012 No. 04242 \$68,630.74 Phelan Hallinan Diamond & Jones, LLP

5929 Belmar St 19143-5210 3rd wd. 1,130 Sq. Ft. BRT#034104400 Improvements: Residential Dwelling

ERNEST ROBERTS C.P. February Term, 2018 No. 02622 \$46,426.69 Law Office of Gregory Javardian, LLC

1907-332

1125 Columbia Ave, Unit 203 a/k/a East 1125 Columbia Ave, Unit 203 a/k/a 1125 E Columbia Ave, #P11 19125-4211 18th wd. 1,513 Sq. Ft. OPA#888180342 Improvements: Resi dential Property

CAROL ANN DRUMSTAS A/K/A CAROL DRUMSTAS C.P. August Term, 2018 No. 00545 \$308,178.13 Phelan Hallinan Diamond & Jones, LLP

1907-333

838 Bridge St 19124 35th wd. 1,038 Sq. Ft. OPA#351144100 Improvements: Residential

LEAH BROWN SOLELY IN HER CAPAC-ITY AS HEIR OF JEDIDIAH JAY BROWN DECEASED AND ERICA BROWN-YOUNG SOLELY IN HER CAPACITY AS HEIR OF JEDIDIAH JAY BROWN DECEASED C.P. October Term, 2018 No. 04363 \$34,421.19 KML Law Group, P.C.

6154 N Lambert St 19138 17th wd. Land Area: 1,064 Sq. Ft.; Improvement Area: 896 sq. ft. OPA#172431800 Improvements: Residential Dwelling

ERNEST L. GREENWOOD, JR., KNOWN HEIR OF BEN GRAY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PER-SONS, FIRMS, OR ASSOCIATIONS CLAIM-ING RIGHT, TITLE, OR INTEREST FROM OR UNDER BEN GRAY C.P. November Term, 2016 No. 01119 \$54,043.84 Robert Crawley, Esq ID No. 319712

1907-335

7439 Walnut Ln a/k/a 7439 E Walnut Ln **19138** 10th wd. 1,260 Sq. Ft. OPA#101204000 Subject to Mortgage Improvements: Residential Property

JAREL W. DANIELS C.P. February Term, 2017 No. 07607 \$144,527.33 Phelan Hallinan Diamond & Jones, LLP

1907-336

5412 N 11th St 19141 49th wd. 1,284 Sq. Ft. OPA#493069800 Improvements: Residential

GEORGE CHRISTIAN. EXECUTOR OF THE ESTATE OF IRENE B. COLEMAN, C.P. August Term, 2017 No. DECEASED 02224 \$15,155.43 KML Law Group, P.C.

1907-337

1209 S Broad St 19147-4401 2nd wd. 3.000 Sq. Ft. OPA#021633300 Improvements: Residential Property

CHARLES THOMAS BOBROFF A/K/A CHARLES T. BOBROFF C.P. November Term, 2013 No. 02365 \$821,510.46 Phelan Hallinan Diamond & Jones, LLP

1907-339

12622 Knight Pl 19154 66th wd. Land Area: 3,085 Sq. Ft.; Improvement Area: 1,368 sq. ft. OPA#663364300 Improvements: Row B/gar 2 Sty Masonry

DEVINDER SINGH C.P. August Term No. 00701 \$67,670.31 plus interest and attorney fees Max L. Lieberman, Esquire; Max L. Lieberman & Associates, P.C.

1907-340

2641 S Watts St 19148 39th wd. 630 Sq. Ft. OPA#394484600 Improvements: Residential

IAN THOMAS C.P. June Term, 2018 No. 02876 \$139,985.11 Shapiro & DeNardo, LLC

1907-341

4635 Naples St 19124 23rd wd. 1,267 Sq. Ft. OPA#234216500 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THEODORE R. BAUER, DECEASED C.P. December Term, 2018 No. 03081 \$94,691.00 Shapiro & DeNardo, LLC

1907-342

1112 Kenwyn St 19124 23rd wd. 2,750 Sq. Ft. OPA#234172200 Improvements: Residential Property

NAFIS K. TYNDALE A/K/A NAFIS TYNDALE AND SADIKA THOMAS C.P. February Term, 2019 No. 01225 \$205,610.93 Shapiro & DeNardo, LLC

1907-343

3217 Hamilton St 19104 24th wd. 2,154 Sq. Ft. BRT#241187700 Improvements: Residential Real Estate

W.N.B. INVESTMENTS, LLC C.P. January Term, 2019 No. 00314 \$265,984.63 Stern & Eisenberg PC

1907-345

6209 Chestnut St 19139 3rd wd. 2,110 Sq. Ft. OPA#031025900 Improvements: Residential Property

VERMILLE C. BLAKE C.P. July Term, 2017 No. 00212 \$66,655.44 KML Law Group, P.C.

1907-346

631 E Locust Ave assessed at 631 Locust Ave 19144 12th wd. 3,220 Sq. Ft. OPA#122073300

Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR
ASSOCIATIONS CLAIMING RIGHT, TITLE,
OR INTEREST FROM OR UNDER JOHN H.
KENDRICK, DECEASED AND RUTH KENDRICK PRINGLE, KNOWN HEIR OF JOHN
H. KENDRICK, DECEASED C.P. October
Term, 2018 No. 02320 \$126,406.02 Shapiro
& DeNardo, LLC

1907-347

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

KEVIN M. MCNULTY C.P. August Term,

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

1907-348

7252-60 Woodland Ave 19142 40th wd. OPA#882970120 Improvements: Auto Repair Shop Masonry

JERON GODDARD, SINCLAIR GODDARD A/K/A ALDIS SINCLAIR GODDARD AND CLARENCE GODDARD A/K/A CLARENCE CHRISTIAN C.P. July Term, 2012 No. 001012 \$139,152.89 Christina J. Pross, Esquire; Robert W. Williams, Esquire

1907-34

3434-3456 Weymouth St, (187'x57') 3434 Weymouth 19134 33rd wd. 10,659 Sq. Ft. Land Area; 7,040 sq. ft. Improvement Area OPA#884462600

ROBERT F. DIGIANVITTORIO C.P. November Term, 2017 No. 0259 \$70,355.39 principal amount of judgment plus interest (\$6,275.95) and costs IFight4Justice Law Offices of Predrag Filipovic

1907-350

7624 Wyndale Ave 19151 34th wd. 2,152 Sq. Ft. OPA#343178000 Improvements: Residential Property

FRANCES E. TILLMAN A/K/A FRANCIS E. TILLMAN C.P. February Term, 2018 No. 02883 \$70,718.33 KML Law Group, P.C.

1907-351

2001 Hamilton St, Apt 302 19130 8th wd. 1,440 Sq. Ft. OPA#888091602 Improvements: Residential Property

MARIETOU FANNY C.P. June Term, 2016 No. 00003 \$560,052.34 KML Law Group, P.C.

1907-352

2533 S Shields St 19142 40th wd. 1,360 Sq. Ft. BRT#406023700 Improvements: Residential Real Estate

JAMES C. JONES A/K/A JAMES JONES C.P. January Term, 2019 No. 01922 \$38,553.14 Stern & Eisenberg PC

1907-353

7309 Brookhaven Rd 19151 34th wd. 1,478 Sq. Ft. OPA#344153300 Improvements: Residential Property

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LARRY PEARSON C.P. July Term, 2018 No. 01842 \$74,870.63 KML Law Group, P.C.

SHERIFF'S SALE

1907-354

227 Daly St 19148 39th wd. 742 Sq. Ft. OPA#391094500 Improvements: Residential Property

LYNDA LONGO A/K/A LYNDA OUSLA-TI C.P. December Term, 2015 No. 01883 \$107,266.25 KML Law Group, P.C.

1907-355

6026 N 2nd St 19120 61st wd. 1,514 Sq. Ft. OPA#612421800 Improvements: Residential Property

TERESA G. BROOKS C.P. January Term, 2018 No. 03974 \$41,641.76 KML Law Group, P.C.

1907-356

347 E Gorgas Ln 19119 22nd wd. 4,820 Sq. Ft. OPA#222115600 Subject to Mortgage Improvements: Residential Property NATHANIEL HINES, JR., A/K/A NATHANIEL HINES; ROBIN HINES A/K/A ROBIN R. HINES A/K/A ROBYN R. HINES C.P. October Term, 2018 No. 03060 \$211,001.44 Justin F. Kobeski, Esquire; Manley Deas Ko-

1907-357

3100 Cedar St 19134 25th wd. 1,096 Sq. Ft. OPA#251444600 Improvements: Residential Property

MICHELLE BUTLER C.P. March Term, 2018 No. 00567 \$116,296.22 KML Law Group, P.C.

1907-359

6630 Elmwood Ave 19142 40th wd. 1,136 Sq. Ft.; Improvments: 1,056 sq. ft. OPA#406230100

MAMUD JALLOH C.P. October Term, 2014 No. 03158 \$93,135.81 Robert Crawley

1907-360

6627 N Gratz St 19126 10th wd. 1,472 Sq. Ft. OPA#101099200 Improvements: Residential Property

DS A MINOR SOLELY IN HER CAPACITY AS HEIR OF KATHERINE R. MORELAND A/K/A KATHERINE MORELAND, DE-CEASED. DUANE JOHNSON SOLELY IN HIS CAPACITY AS HEIR OF KATHERINE R. MORELAND A/K/A KATHERINE MO-RELAND, DECEASED, THE UNKNOWN HEIRS OF KATHERINE R. MORELAND A/K/A KATHERINE MORELAND DE-CEASED, GABRILLA MORELAND SOLE-LY IN HER CAPACITY AS HEIR OF KATH-ERINE R. MORELAND A/K/A KATHERINE MORELAND, DECEASED AND MAJESTY MORELAND SOLELY IN HER CAPAC-ITY AS HEIR OF KATHERINE R. MORE-LAND A/K/A KATHERINE MORELAND, DECEASED C.P. August Term, 2018 No. 02589 \$115,203.01 KML Law Group, P.C.

1907-361

1101 Hortter St n/k/a 1101 E. Hortter St 19150 50th wd. Land Area: 4,083 Sq. Ft.; Improvement Area: 1,100 sq. ft. OPA#502345100 DERRICK ADDISON; MARIA ADDISON C.P. March Term, 2018 No. 02620 \$131,692.47 Robert Crawley, Esq.

1907-362

1621 Orthodox St 19124 23rd wd. 2,880 Sq. Ft. OPA#871602670 Subject to Mortgage Improvements: Residential Property

AAMIR SIMPSON; JIHAD SIMPSON C.P. March Term, 2018 No. 00469 \$140,883.62 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1907-363

2036 Emily St 19145-2823 48th wd. 658 Sq. Ft. OPA#48-1-1205-00 Improvements: Single Family Residential Dwelling

CHAZ HENRY, AS SURVIVING HEIR OF BETTY HENRY, DECEASED AND DEVIN HENRY, AS SURVIVING HEIR OF BETTY HENRY DECEASED, AND WILLIAM HENRY, AS SURVIVING HEIR OF BETTY HENRY, DECEASED AND UNKNOWN SURVIVING HEIRS OF BETTY HENRY, DECEASED C.P. October Term, 2018 No. 01333 \$45,080.17 Hladik, Onorato & Federman, LLP

1907-364

5520 Warrington Ave 19143 51st wd. Land: 1,139 Sq. Ft.; Improvement: 1,062 sq. ft.; Total: 1,139 sq. ft. OPA#514059400 Improvements: Residential Property

JOSEPH GILLIAM A/K/A JOSEPH GIL-

JOSEPH GILLIAM A/K/A JOSEPH GILLIAM, JR., INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROSE GILLIAN; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ROSE GILLIAM C.P. April Term, 2018 No. 05037 \$81,118.70 Richard M. Squire & Associates, LLC

1907-365

SHERIFF'S SALE

7514 Thouron Ave 19150 10th wd. 1,320 Sq. Ft. OPA#102494500 Improvements: Residential Property

LORRAINE POOLE-NARANJO A/K/A DR. LORRAINE POOLE-NARANJO, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF L.V. LEWIS A/K/A L. VINMAR LEWIS A/K/A LARNIE VINMAR LEWIS; VALERIE RANSOM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF L.V. LEWIS A/K/A L. VINMAR LEWIS A/K/A LARNIE VINMAR LEWIS C.P. December Term, 2018 No. 02026 \$68,680.84 Phelan Hallinan Diamond & Jones, LLP

1907-366

7344 Sommers Rd 19138-1330 50th wd. 1,210 Sq. Ft. OPA#501319600 Improvements: Residential Property

RODNEY A. GRIER; ÉRIĆA L. GRIER C.P. December Term, 2018 No. 00208 \$68,308.19 Phelan Hallinan Diamond & Jones, LLP

1907-367

8009 Forrest Ave 19150 50th wd. 3,969 Sq. Ft. OPA#50-2-2224-00 Improvements: Residential Dwelling

IRIS PUGH, INDIVIDUALLY AND AS TRUSTEE OF RICHARD PUGH, III AND RHONDA PUGH, RICHARD PUGH III AND RHONDA PUGH C.P. February Term, 2016 No. 02387 \$98,576.82 Pressman & Doyle, LLC

1907-368

2527 W Harold St 19132-3608 28th wd. 1,096 Sq. Ft. OPA#281323400 Improvements: Residential Property
LORENZO BAILEY; VERON ACKRIDGE

LORENZO BAILEY; VERON ACKRIDGE A/K/A VERNON ACKRIDGE C.P. September Term, 2018 No. 02614 \$33,610.19 Phelan Hallinan Diamond & Jones, LLP

1907-369

6402 Oxford Ave 19111-5327 35th wd. 1,632 Sq. Ft. OPA#353308420 Subject to Mortgage Improvements: Residential Property

GIL VAISBERG C.P. December Term, 2018 No. 01248 \$103,657.41 Phelan Hallinan Diamond & Jones, LLP

1907-370

2022 68th Ave 19138 10th wd. 898 Sq. Ft. BRT#10-2438100 Improvements: Residential Dwelling
JAMES H. EDWARDS, III C.P. January

Tambering C.P. January Term, 2017 No. 01704 \$110,734.28 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1907-371

7417 Rockwell Ave 19111 63rd wd. 3,000 Sq. Ft. BRT#631113000 Improvements: Residential Dwelling

dential Dwelling
EUGENE R. BAUERLE
C.P. November
Term, 2017 No. 02557 \$186,349.44 Martha
E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J.
Wilk, Esquire

1907-372

3900 Ford Rd, Unit 16L 19131 52nd wd. 0 Sq. Ft. together with a proportionate undivided interest in the common elements (as defined in said Declaration and Amendments) BRT#888520236 Improvements: Residential Dwelling

LONNIE H. MOORE A/K/A LONNIE H. MOORE, III IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF EDITH MOORE STEPHENS, DECEASED C.P. January Term, 2019 No. 01928 \$99,508.02 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1907-373

1324 Locust St, Unit 1002 19107 5th wd. 0 Sq. Ft. BRT#888115664 Improvements: Res Condo 5+ Sty Masonry

LISA L. TALLEY C.P. January Term, 2019 No. 00836 \$114,554.83 Milstead & Associates, LLC

1907-374

8400 Fayette St 19150 50th wd. 2,408 Sq. Ft. OPA#502297700 Improvements: Residential Property

BRIAN REED C.P. March Term, 2018 No. 00827 \$180,885.82 KML Law Group, P.C.

1907-375

4830 A St 19120 42nd wd. 1,669 Sq. Ft.; Improvments: 1,350 sq. ft. OPA#421292600 WESLEY THOMAS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAISY HALL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAISY HALL, DECEASED; REGINA PATRICIA HALL, KNOWN HEIR OF DAISY

HALL; FATIMA CHARMAINE HALL, KNOWN HEIR OF DAISY HALL; LAKITA MONIQUE HALL, KNOWN HEIR OF DAI-SY HALL; ESTATE OF DAISY HALL C.P. March Term, 2013 No. 03529 \$35,925.25 Robert Crawley

SHERIFF'S SALE

1907-376

21 E Herman St a/k/a 21 Herman St 19144 59th wd. 1,416 Sq. Ft. BRT#592085005 Improvements: Row 3 Sty Masonry

provements: Row 3 Sty Masonry SAMANTHA L. LOMAX A/K/A SAMAN-THA LOMAX C.P. August Term, 2017 No. 00986 \$86,613.82 Milstead & Associates, LLC

1907-377

6017 Tackawanna St 19135 62nd wd. 1,267 Sq. Ft. OPA#622323500 Improvements: Residential Property LEONARD V. WARD C.P. September Term, 2018 No. 03610 \$101,173.10 KML Law Group, P.C.

1907-378

2230 S Felton St 19142-2306 40th wd. 1,128 Sq. Ft. OPA#401162800 Improvements: Residential Property

LAWRENCE J. THREADGILL, JR, IN HIS CAPACITY AS HEIR OF LAWRENCE THREADGILL, DECEASED; TIMOTHY L. THREADGILL, DECEASED; TIMOTHY AS HEIR OF LAWRENCE THREADGILL, DECEASED; CHARLENE MICHELE THREADGILL, IN HER CAPACITY AS HEIR OF LAWRENCE THREADGILL, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAWRENCE THREADGILL, DECEASED C.P. April Term, 2018 No. 03545 \$60,603.08 Phelan Hallinan Diamond & Jones, LLP

1907-379

5905 Devon Pl 19138-1509 59th wd. 1,890 Sq. Ft. OPA#592312900 Improvements:

Residential Property
CORLISS STRICKLAND-ALSTON, IN
HER CAPACITY AS HEIR OF FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED; TERRI HUNTER-DIAZ, IN HER CAPACITY AS HEIR OF FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED; DON-ALD ASTWOOD-STRICKLAND IN HIS CAPACITY AS HEIR OF FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED; LISA STRICKLAND-JOHNSON, IN HER CAPACITY AS HEIR OF FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED; PATTI DONNA STRICKLAND-ANDERSON, IN HER CAPACITY AS HEIR OF FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED; NICOLE JOHNSON, IN HER CAPACITY AS HEIR OF FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED; BENJAMIN ALSTON, IN HIS CAPACITY AS HEIR OF FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED; THOMAS HALSTEAD, IN HIS CAPACITY AS HEIR OF FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED; WAYNE DAVID, IN HIS CAPACITY AS HEIR OF FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED; UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FAYE SNOW A/K/A FAYE BERYL SNOW A/K/A FAYE B. SNOW, DECEASED C.P. August Term, 2018 No. 01894 \$220,105.73 Phelan Hallinan Diamond & Jones, LLP

1907-380

2415 80th Ave 19150-1415 50th wd. 1,502 Sq. Ft. OPA#501462200 Improvements: Residential Property

LORRAINE POOLE-NARANJO, IN HIS CA-PACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF L.V. LEWIS A/K/A LARNIE VINMAR LEWIS C.P. February Term, 2019 No. 00731 \$118,968.09 Phelan Hallinan Diamond & Jones. LLP

1907-381

6037 Lansdowne Ave 19151 34th wd. 1,520 Sq. Ft. OPA#342051900 Improvements: Residential Property
DOROTHY DAVID AND MICHAEL DAVID C.P. March Term, 2012 No. 00742 \$86,309.26

1907-382

KML Law Group, P.C.

212 E Sedgwick St 19119-1806 22nd wd. 1,450 Sq. Ft. OPA#222126300 Improvements: Residential Property
GAIL SCOTT-HARRIS C.P. October Term, 2018 No. 03376 \$97,384.51 Phelan Hallinan Diamond & Jones, LLP

1907-383

SHERIFF'S SALE

2801 Willits Ave, a/k/a 2801 Willits Rd 19114 57th wd. 1,584 Sq. Ft. OPA#572079710 Improvements: Residential Property

DOLORES P. SHRIVER; KENNETH T. SHRIVER
\$C.P. May Term, 2018 No. 02767
\$202,328.27 Phelan Hallinan Diamond & Jones, LLP

1907-384

4620 Naples St 19124 23rd wd. 1,426 Sq. Ft. OPA#234212900 Improvements: Residential Property

CYNTHIA N. RAMOS C.P. November Term, 2016 No. 01238 \$100,848.80 KML Law Group, P.C.

1907-385

1222 Fillmore St 19124 10th wd. 1,859 Sq. Ft. BRT#23-4110100 Improvements: Residential Dwelling
EILEEN SEGARRA C.P. October Term,
2018 No. 00804 \$128,952.86 Powers Kirn,

100= 200

1907-386 4242 Maywood St 19124 33rd wd. 1,188 Sq. Ft. BRT#332482100 Improvements: Residential Dwelling

YVETTE PAGAN C.P. June Term, 2017 No. 01415 \$107,387.86 Powers Kirn, LLC

 1907-387

 233-235
 N 65th
 St a/k/a
 233
 N 65th
 St

 #235
 19139-1007
 34th
 vd.
 3,629
 Sq.
 Ft.

 OPA#343112500
 Subject to Mortgage
 Improvements: Residential Property

 STEPHANIE BARNES
 C.P. August Term,

 2018 No. 01893
 \$214,758.32
 Phelan Hal

linan Diamond & Jones, LLP

1907-388 2839 Benner St 19149 62nd wd. 1,224 Sq. Ft.
OPA#621154500 Improvements: Residential
Property

JORGE TORRES C.P. November Term, 2018 No. 01697 \$147,754.31 KML Law Group, P.C.

100= 200

1907-389 5456 Sansom St 19139 60th wd. 1,920 Sq. Ft. BRT#603022300 Improvements: Residential

KEITH HARRIS C.P. May Term, 2018 No. 02323 \$58,768.00 Powers Kirn, LLC

1907-390

955 E Sanger St a/k/a 955 Sanger St 19124-1039 35th wd. 1,116 Sq. Ft. OPA#351225100 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIA M. FARMER, DECEASED; ADAM KURAL A/K/A ADEM KURAL, IN HIS CAPACITY AS HEIR OF ROSEMARIE KURAL A/K/A ROSEMARIE C. KURAL, DECEASED AND IN HIS CAPACITY AS HEIR OF MARIA M. FARMER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROSEMARIE KURAL A/K/A ROSEMARIE C. KURAL, DECEASED C.P. October Term, 2017 No. 03215 \$70,523.35 Phelan Hallinan Diamond & Jones, LLP

1907-391

6214 Wheeler St 19142-2914 40th wd. 1,116 Sq. Ft. OPA#402185600 Subject to Mortgage Improvements: Residential Property

HELEN BEYER C.P. February Term, 2019 No. 00732 \$27,586.01 Phelan Hallinan Diamond & Jones, LLP

1907-392

4006 N 12th St 19140 43rd wd. 1,169 Sq. Ft. OPA#433163700 Improvements: Residential Property

THE UNKNOWN HEIRS OF ALICE HUBBARD DECEASED AND WILLIE MAE GREEN SOLELY IN HER CAPACITY AS HEIR OF ALICE HUBBARD DECEASED C.P. November Term, 2018 No. 00978 \$16,584.51 KML Law Group, P.C.

1907-393

4740 Melvale St 19137 45th wd. 1,278 Sq. Ft. OPA#453326200 Improvements: Residential Property

BRIAN D. BENDLER AND JOY D. BENDLER C.P. June Term, 2018 No. 01775 \$63,590.39 KML Law Group, P.C.

1907-394

1927 Haworth St 19124 62nd wd. 1,312 Sq. Ft. OPA#622031500 Improvements: Residential Property
OLGA MARRERO AND MARIA RODRI-

OLGA MARKERO AND MARIA RODRI-GUEZ C.P. April Term, 2017 No. 02249 \$86,688.78 KML Law Group, P.C.

SHERIFF'S SALE

1907-395

3211 Aramingo Ave 19134 45th wd. 1,073 Sq. Ft. OPA#451392300 Improvements: Residential Property

ARMINDA L. PAZ C.P. June Term, 2016 No. 00302 \$137,573.21 KML Law Group,

1907-397

1625 E Hunting Park Ave a/k/a 1625 Hunting Park Ave 19124 33rd wd. 1,306 Sq. Ft. OPA#332087600 Improvements: Residential

RAYMOND D. MCCRAY C.P. June Term. 2015 No. 02226 \$46,378.18 KML Law Group, P.C.

1907-398

1736 N 61st St 19151 34th wd. 1,455 Sq. Ft. OPA#342265100 Improvements: Residential

DANIELLE L. WHITE ROBINSON February Term, 2016 No. 00367 \$81,122.05 KML Law Group, P.C.

1907-399

3913 Arcadia St 19124 Land: 693 Sq. Ft.; Improvements: 968 sq. ft. OPA#453165100 Improvements: Single Family Dwelling YVES PROSPER; ROSE DANIELLE ETI-

ENNE C.P. August Term, 2018 No. 2073 \$71,599.96 Adam Nachmani, Esquire; Sirlin Lesser & Benson, P.C.

1907-400

1719 Arnold St 19152 56th wd. 1,554 Sq. Ft. OPA#562188800 Improvements: Residential

DIANE MILLER C.P. August Term, 2018 No. 00658 \$150,325.74 Phelan Hallinan Diamond & Jones, LLP

1907-401

3910 L St 19124 33rd wd. 1,172 Sq. Ft. OPA#332382500 Improvements: Residential Property

LESHAWN D.B. GOMILLION AND OMAR SANTOS-RIVERA C.P. July Term, 2018 No. 03973 \$68,381.43 KML Law Group,

1907-402

3531 Teton Rd 19154-1511 66th wd. 3,500 Sq. Ft. BRT#663137800 Improvements: Residential Real Estate

DENEEN A. RISPO C.P. July Term, 2018 No. 03396 \$175,908.82 Stern & Eisenberg

1907-403

3123 Teesdale St 19152 64th wd. 2,447 Sq. Ft. OPA#641164800 Improvements: Residential Property

DONNA DONOHOE AND BRIAN M. DONO-HOE A/K/A BRIAN DONOHOE C.P. November Term, 2017 No. 02775 \$217,346.04 KML Law Group, P.C.

1907-404

9826 Garvey Dr 19114 65th wd. 1,404 Sq. Ft. BRT#652471400 Improvements: Residential

MAUREEN B. CRONIN A/K/A MAUREEN CRONIN AND WILLIAM J. CRONIN C.P. August Term, 2018 No. 01363 \$194,569.54 Stern & Eisenberg PC

1907-405

6634 Souder St 19149 54th wd. 1,368 Sq. Ft. OPA#541215900 Improvements: Residential

TRACY HUA AND CHI-HUNG MU C.P. June Term, 2014 No. 01746 \$162,959.16 KML Law Group, P.C.

1907-406

547 E Locust Ave 19144 12th wd. 3.130 Sq. Ft. BRT#122071200 Improvements: Residential Real Estate

MARVETTA PALMER A/K/A MARVETA PALMER C.P. July Term, 2018 No. 02359 \$171,795.90 Stern & Eisenberg PC

1907-407

3642 N Percy St 19140 43rd wd. 1,174 Sq. Ft. OPA#432121800 Subject to Mortgage Improvements: Residential Property JASON COLON C.P. September Term, 2016

56 31 Justin F Koh \$42 Esquire; Manley Deas Kochalski LLC

1026 Knorr St 19111 53rd wd. 2,937 Sq. Ft. OPA#532118200 Improvements: Residential Property

ROXANNE STUART AS EXECUTRIX OF THE ESTATE OF PHYLLIS FELDMAN DE-CEASED C.P. April Term, 2014 No. 01865 \$90,491.05 KML Law Group, P.C.

1907-409

5738 Hasbrook Ave 19120-1622 35th wd. 2,000 Sq. Ft. OPA#351312200 Improvements: Residential Property

GREGORY WILLIAMS, JR C.P. February Term, 2019 No. 00434 \$146,339.05 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1907-410

 $626\,\mathrm{E}\,\mathrm{Locust}\,\mathrm{Ave}$ a/k/a $626\,\mathrm{Locust}\,\mathrm{Ave}$ 19144-1310 12th wd. 1.450 Sq. Ft. OPA#122062900 Subject to Mortgage Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK FLEMING, JR., DECEASED. C.P. December Term, 2018 No. 02435 \$39,678,16 Phelan Hallinan Diamond & Jones, LLP

1907-411

1645 N 59th St 19151 52nd wd. 2,030 Sq. Ft. OPA#043307900 Improvements: Residential Property

C.P. August Term, TYRA H. WALKER 2018 No. 01725 \$54,824.42 KML Law Group, P.C.

1907-412

6346 N 18th St 19141-1450 17th wd. 1,200 Sq. Ft. OPA#172282500 Improvements: Residential Property

DECARLO B. FREEMAN, JR Term, 2017 No. 02580 \$120,231.15 Phelan Hallinan Diamond & Jones, LLP

1907-413

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 \$66,468.44 Phelan Hallinan Diamond & Jones, LLP

1907-415

600 Lindley Ave 19120 49th wd. Land Area: 6,000 Sq. Ft.; Improvement Area: 1,600 sq. ft. OPA#491145500 Improvements: Row B/ off-str 3 Stv Mason

GTO PROPERTIES, LLC C.P. December Term, 2014 No. 03404 \$190,518.09 Ryan A. Gower and Paul J. Fanelli

1907-417

3512 Woodhaven Rd 19154 66th wd. 1,674 Sq. Ft. OPA#662615000 Improvements:

Residential Property
UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LLOYD S. HIGGS, BRET HIGGS, RECORD OWNER AND BENEFICIARY OF THE ESTATE OF LLOYD S. HIGGS, BYRON HIGGS, RE-CORD OWNER AND BENEFICIARY OF THE ESTATE OF LLOYD S. HIGGS, KAY-ANA HIGGS, RECORD OWNER AND BEN-EFICIARY OF THE ESTATE OF LLOYD S. HIGGS, MARK HIGGS, RECORD OWNER AND BENEFICIARY OF THE ESTATE OF LLOYD S. HIGGS, VALERIE ANN HIGGS, RECORD OWNER AND BENEFICIARY OF THE ESTATE OF LLOYD S. HIGGS, ESTATE OF LLOYD S. HIGGS C/O TONI V. HIGGS, EXECUTRIX, TONI V. HIGGS, RE-CORD OWNER AND EXECUTRIX OF THE ESTATE OF LLOYD S. HIGGS AND BON-NIE RENEE LEFTWICH, RECORD OWNER AND BENEFICIARY OF THE ESTATE OF LLOYD S. HIGGS C.P. March Term, 2014 No. 02641 \$86,600.33 KML Law Group,

1907-418

2401 N 50th St 19131 52nd wd. 10,637 Sq. Ft. OPA#521251500 Improvements: Residential

SHELIA GREEN, A/K/A SHELIA GREEN BATCHELOR C.P. April Term, 2018 No. 04917 \$389,259.53 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1907-419

3050 N 16th St 19132-2310 11th wd. 1,350 Sq. Ft. OPA#111195900 Improvements: Residential Property

TUTO INVESTMENT LLC; ALEXANDER BARNES C.P. May Term, 2018 No. 01553 \$44,250.83 Phelan Hallinan Diamond & Jones, LLP

1907-420

9908 Bustleton Ave, Unit C9 19115 58th wd. RES CONDO + 2 STY MASONRY; 978 Sq. Ft. BRT#888580331 Improvements: Residential Dwelling

ANTHONY COIA, KNOWN SURVIVING HEIR OF SHEILA COIA, ELIZABETH QUINN, KNOWN SURVIVING HEIR OF SHEILA COIA AND UNKNOWN SURVIV-ING HEIRS OF SHEILA COIA C.P. July Term, 2018 No. 00923 \$150,800.14 Mc-Cabe, Weisberg, & Conway, LLC

1907-421

4538 Tolbut St 19136 65th wd. ROW B/ GAR 2 STY MASONRY; 1,120 Sq. Ft.

BRT#652095900 Improvements: Residential Dwelling

KATHLEEN SWAVELY AND ROBERT SWAVELY C.P. October Term, 2018 No. 03862 \$126,443.42 McCabe, Weisberg, & Conway, LLC

1907-422

6738 Paschall Ave 19142-1809 40th wd. 960 Sq. Ft. OPA#403173700 Improvements: Residential Property WILLIAM BUTLER C.P. February Term, 2014 No. 01393 \$74,714.43 Phelan Hal-

1907-423

linan Diamond & Jones, LLP

2038 W Tioga St 19140-3972 11th wd. 2,808 Sq. Ft. OPA#112089900 Improvements Residential Property CLAIRE L. BURRIS; GREGORY K. BUR-

C.P. December Term, 2018 No. 02025 \$71 930 59 Phelan Hallinan Diamond & Jones, LLP

1907-424

4622 Oakland St 19124 23rd wd. 1230 Sq. Ft. BRT#234228300 Subject to Mortgage Improvements: Residential Dwelling ALEXANDER LOPEZ AND KATHERINE

LOPEZ C.P. May Term, 2018 No. 025498 \$121,793.48 McCabe, Weisberg, & Conway, LLC

1907-425

5232 Castor Ave 19124-1723 23rd wd. 1,432 Sq. Ft. OPA#233131600 Improvements: Residential Property

KOW ANGUAH A/K/A KOW G. ANGUAH C.P. April Term, 2018 No. 01012 \$93,276.48 Phelan Hallinan Diamond & Jones, LLP

1907-426

5516 Windsor Ave a/k/a 5516 Windsor St 19143 51st wd. ROW B/GAR 2 STY MA-SONRY; 1,062 Sq. Ft. BRT#514080800 Im-

provements: Residential Dwelling CHESTER HOLLAND, JR., MORTGAGOR, REAL OWNER AND IN HIS CAPACITY AS KNOWN SURVIVING HEIR OF IRIS E. HOLLAND AND UNKNOWN SURVIVING HEIRS OF IRIS E. HOLLAND C.P. February Term, 2018 No. 036120 \$53,435.54 Mc-Cabe, Weisberg, & Conway, LLC

1907-427

2827 Norcross Ln 19114-3455 57th wd. 1,847 Sq. Ft. OPA#572095553 Improvements: Residential Property

FELIX T. HAMMOND A/K/A FELIX HAM-MOND C.P. October Term, 2013 No. 03142 \$76,285.92 Phelan Hallinan Diamond & Jones, LLP

1907-428

6524 Chew Ave 19119 22nd wd. ROW 2 STY MASONRY; 1,312 Sq. Ft. BRT#221253000 Improvements: Residential Dwelling MARCEL FOX, KNOWN SURVIVING HEIR OF ERICA FOX A/K/A ERICA N. FOX AND UNKNOWN SURVIVING HEIRS OF ERICA FOX A/K/A ERICA N. FOX C.P. July Term, 2017 No. 02191 \$101,718.89

1907-429

Weisberg, & Conway, LLC

& Eisenberg PC

5708 Kingsessing Ave 19143 1,211 Sq. Ft. OPA#401126500 Improvements: Residential MARGARET PORTER C.P. October Term, 2018 No. 04010 \$44,243.05 Jill M. Fein, Esquire

1907-431

7121 Cedar Park Ave 19138 10th wd. 1,450 Sq. Ft. BRT#102511600 Improvements: Residential Real Estate MONICA M. BUCKNER C.P. October Term, 2018 No. 01644 \$203,467.59 Stern

1907-432

78 E Penn St 19144-2308 12th wd. 11,733.44 Sq. Ft. BRT#121135600 Improvements Residential Dwelling DAVID TILSON AND PAMELA TILSON

C.P. April Term, 2015 No. 01716 \$273,562.84 Powers Kirn, LLC

1907-433

1205 Kater St 19147 On the Northerly Side of Kater St, 33ft. 1/4 in. Westerly of Twelfth St. Front: 21 ft. 2 3/4 in. Depth: 60ft. 1/4 in. OPA#023173515 Improvements: Residential

ALPHA UNITED, LP, A PENNSYLVANIA LIMITED PARTNERSHIP LIMITED PARTNERSHIP C.P. March Term, 2018 No. 01172 \$798,453.60 plus legal interest in the amount of \$177,992.36 for a subtotal of \$976,445.96 Leona Mogavero,

1907-434

4514 Regent St 19143 46th wd. 1,615 Sq. Ft. OPA#461134700 Improvements: Residential Property

THE UNKNOWN HEIRS OF EUGENE R. HINES DECEASED AND HENRY HINES SOLELY IN HIS CAPACITY AS HEIR OF EUGENE R. HINES, DECEASED C.P. December Term, 2017 No. 02071 \$409,593.94 KML Law Group, P.C.

SHERIFF'S SALE

1907-435

5021 N Camac St 19141 49th wd. 1,315 Sq. Ft. OPA#491479500 Improvements: Residential Property

ANNE EDOUARD AND MARTIN ED-OUARD C.P. December Term, 2018 No. 00870 \$80,069.91 KML Law Group, P.C.

1907-436

2629 Wilder St 19146 36th wd. 672 Sq. Ft. OPA#364233500 Improvements: Residential

Property
THE UNKNOWN HEIRS OF ALVIN D. WIL-LIAMS, SR. A/K/A ALVIN WILLIAMS DE-CEASED, DIANNA JONES SOLELY IN HER CAPACITY AS HEIR OF ALVIN D. WIL-LIAMS, SR. A/K/A ALVIN WILLIAMS DE-CEASED, GREGORY WILLIAMS SOLELY IN HIS CAPACITY AS HEIR OF ALVIN D. WILLIAMS, SR. A/K/A ALVIN WILLIAMS DECEASED AND ALVIN D. WILLIAMS, JR. SOLELY IN HIS CAPACITY AS HEIR OF ALVIN D. WILLIAMS, SR. A/K/A ALVIN WILLIAMS DECEASED C.P. April Term, 2018 No. 00132 \$64,086.54 KML Law Group, P.C.

1907-437

6657 Erdrick St 19135 55th wd. 1,293 Sq. Ft. OPA#552278200 Improvements: Residential

NIKKI DYER C.P. November Term, 2018 No. 02919 \$81,707.60 KML Law Group,

1907-438

421-423 E Rittenhouse St 19144 22nd wd. 3,113 Sq. Ft. BRT#591127000 Improvements: Residential Dwelling

TAMARA GUILMOUTDINOV AND AR-TOUR GUILMOUTDINOV C.P. November Term, 2018 No. 01779 \$175,094.01 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1907-439

113 E 64th Ave 19120 61st wd. 1,768 Sq. Ft. OPA#611335900 Improvements: Residential

Property CHANTAL L. MCKELTON AS EXECUTRIX OF THE ESTATE OF GENEVA W. MCKEL-TON A/K/A GENEVA W. MCKEETON DE-CEASED C.P. November Term, 2018 No. 03386 \$107,934.68 KML Law Group, P.C.

1907-440

6220 Dickens Ave 19142 40th wd. 1,455 Sq. Ft. BRT#402241400 Improvements: Residential Dwelling

ANGELA JOHNSON C.P. April Term, 2018 No. 02244 \$54,796.09 Powers Kirn, LLC

1907-441

7313 Hiola Rd 19128 21st wd. Land: 2,342 Sq. Ft.; Improvement: 1,548 sq. ft.; Total: 2,342 sq. ft. BRT#214218500 Improvements: Residential Property

UNKNOWN HEIRS OF THE ESTATE OF JAMES W. TRIGNANI, DECEASED C.P. May Term, 2017 No. 01938 \$185,522.75 Richard M. Squire & Associates, LLC

514 Mckean St 19148 39th wd. 1,115 Sq. Ft. OPA#392033300 Improvements: Residential

FRÊDREKA LONG SOLELY IN HER CA-PACITY AS HEIR OF WILLIE MAE LONG A/K/A WILLIE LONG, DECEASED AND THE UNKNOWN HEIRS OF WILLIE MAE LONG A/K/A WILLIE LONG DE-CEASED C.P. October Term, 2016 No. 01261 \$172,573.60 KML Law Group, P.C.

1907-443

1601 Worrell St a/k/a 1601 E Worrell St 19124 33rd wd. 1,339 Sq. Ft. OPA#332039205 Improvements: Residential Property FELIX A. DEMURO C.P. October Term, 2016 No. 01486 \$151,386.57 KML Law

1907-444

4714 Sheldon St 19127 21st wd. 1,766 Sq. Ft. OPA#211524700 Improvements: Residential Property

JEFFREY ISACKMAN AND JAIME R. SHEPHERDSON C.P. February Term, 2018 No. 00405 \$200,243.61 KML Law Group,

1907-445

1850 E Tulpehocken St 19138 10th wd. Land: 1,656 Sq. Ft.; Improvement: 1,506 sq. ft.; Total: 1,656 sq. ft. OPA#102209100 Improvements: Residential Property

DOMINGA GOODWIN, SR. AND SHYRA GODWIN & UNKNOWN HEIRS OF THE ESTATE OF DOMINGA GOODWIN, JR. C.P. June Term, 2018 No. 02701 \$140,453.94 Richard M. Squire & Associates, LLC

SHERIFF'S SALE

1907-446

9414 Torresdale Ave 19114 65th wd. 7,950 Sq. Ft. OPA#652326500 Improvements: Residential Property

JEFFREY L. PROBST AND KATHLEEN V. PROBST C.P. April Term, 2018 No. 01904 \$290,149.35 KML Law Group, P.C.

1907-447

6512 Wyncote Ave 19138 59th wd. ROW B/GAR 2 STY MASONRY; 1,008 Sq. Ft. BRT#591022300 Improvements: Residential Dwelling

HAROLD FELDER, JR. KNOWN SURVIV-ING HEIR OF JULIA B. FELDER A/K/A JU-LIA M. FELDER, RUTH FELDER, KNOWN SURVIVING HEIR OF JULIA B. FELDER A/K/A JULIA M. FELDER. AND UN-KNOWN SURVIVING HEIRS OF JULIA B. FELDER A/K/A JULIA M. FELDER August Term, 2017 No. 02743 \$78,015.54 McCabe, Weisberg, & Conway, LLC

1907-448

1636 Pennington Rd 19151 34th wd. 1,525 Sq. Ft. OPA#343330900 Improvements: Residential Property

THE UNKNOWN HEIRS OF ROBERT L. JENKINS, DECEASED AND GARY JENKINS, SOLELY IN HIS CAPACITY AS HEIR OF ROBERT L. JENKINS, DECEASED C.P. May Term, 2018 No. 01068 \$100,997.20 KML Law Group, P.C.

1907-449

2111 S 58th St 19143 40th wd. 1,140 Sq. Ft. OPA#401052300 Improvements: Residential

WILLIAM D. THOMPSON JR. Term, 2013 No. 01868 \$129,557.45 KML Law Group, P.C.

1907-450

5338 Haverford Ave 19139 44th wd. 1,888 Sq. Ft. OPA#441048700 Improvements: Residential Property SYBELLEDIS ROSS C.P. November Term, 2018 No. 02932 \$49,029.23 KML Law

Group, P.C.

1907-451 **7120 Rutland St 19149** 54th wd. 1,413 Sq. Ft. OPA#542159300 Improvements: Residential

THE UNKNOWN HEIRS OF JOSEPH MI-CHAEL PETROCELLI DECEASED C.P. December Term, 2018 No. 02570 \$90,663.35 KML Law Group, P.C.

1907-452 1618 W Glenwood Ave 19132 11th wd. BRT#11-1020700

SENECA T. WILLOUGHBY, SR. September Term, 2018 No. 02237 \$45,831.53 Emmanuel J. Argentieri, Esquire

1907-453

5910 Cobbs Creek Pkwy 19143 46th wd. BRT#03-3159800 MICHAEL GLENN AND CRYSTAL GLENN C.P. May Term, 2016 No. 02987 \$163,104.22

Emmanuel J. Argentieri, Esquire

\$84,229.43 Robert Crawley

1907-454 7625 Elmwood Ave 19153 40th wd. 1,168 Sq. Ft.; Improvements: 1,056 sq. ft. OPA#404229700 FESTUS MARK ETTAH A/K/A F. MARK

ETTAH C.P. October Term, 2018 No. 02920

1907-455 5703 Pine St 19143 60th wd. 1,224 Sq. Ft. OPA#604094300 Improvements: Residential Property

ANTOINETTE STITH-BYRD C.P. November Term, 2018 No. 02922 \$83,871.82 KML Law Group, P.C.

1907-458

2211 N 51st St 19131 52nd wd. 9,971 Sq. Ft. OPA#521274000 Improvements: Residential Property

Term, 2014 No. 01445 \$317,963.86 KML Law Group, P.C.

1907-459

5346 Spruce St 19139 60th wd. 1,319 Sq. Ft.; Improvements: 1 484 sq. ft OPA#871255450 DENNIS O. CARTER, JR. ADMINISTRA-TOR OF THE ESTATE OF DENNIS O. CARTER, SR.; UNKNOWN SURVIVING HEIRS OF RUTH M. CARTER C.P. February Term, 2016 No. 04447 \$120,213.99 Robert Crawley

1907-460

8509 Kendrick Pl 19111 63rd wd. 2,841 Sq.

Ft. OPA#632269600 Improvements: Residential Property KEVIN CLARK C.P. November Term, 2018

No. 02902 \$204,841.33 KML Law Group,

1907-461

5612 Walton Ave 19143 46th wd. 900 Sq. Ft. OPA#463085000 Improvements: Residential

RUDOLPH S. BALLARD SOLELY IN HIS CAPACITY AS HEIR OF LOIS BALLARD DECEASED AND THE UNKNOWN HEIRS OF LOIS BALLARD DECEASED C.P November Term, 2018 No. 02911 \$112,211.30 KML Law Group, P.C.

1907-464

949 Foulkrod St a/k/a 949 and 951 Foulkrod St 19124 23rd wd. (formerly part of th 35th wd.) 5,000 Sq. Ft. BRT#233037300 www.j.yooo gar. Fr. Briezissoy in-provements: Residential Dwelling ANTHONY WOODARD AND SAMANTHA WOODARD C.P. June Term, 2018 No. 02016 \$74,705.21 Powers Kirn, LLC

1907-465

1141 Passmore St 19111-5411 53rd wd. 1,278 Sq. Ft. OPA#531111700 Improvements: Residential Property TIMOTHY J. CERVINO C.P. October Term, 2010 No. 00504 \$117,007.27 Phelan Hallinan Diamond & Jones, LLP

1907-466

4830 Hazel Ave 19143 46th wd. 2,460 Sq. Ft. OPA#461069400 Improvements: Residential Property KAREN VANN C.P. April Term, 2013 No.

04167 \$412,442.04 Shapiro & DeNardo,

1907-467

3033 Baltz St 19121 29th wd. 810 Sq. Ft. BRT#292202200 Improvements: Residential Real Estate

ALSON ALSTON C.P. July Term, 2018 No. 00925 \$138,983.33 Stern & Eisenberg PC

1907-468

12016 Elmore Rd 19154 66th wd. 7,828 Sq. Ft. BRT#662207100 Improvements: Residential DEAN MAHON C.P. March Term, 2018 No. 01633 \$280,758.27 Stern & Eisen-

1907-469

6401 Torresdale Ave 19135 41st wd. 16,500 Sq. Ft. (land area); 1,956 sq. ft. (improvement area) BRT#882970610 Subject to Mortgage KRISHAVTAR, INC C.P. June Term, 2017 No. 03382 \$555,942.96 Weir & Partners, LLP; Steven E. Angstreich, Esquire; Amy R. Brandt, Esquire

1907-470

330 N 53rd St 19139 44th wd. 1,800 Sq. Ft. OPA#441361100 Improvements: Residential Property

JADE POWELL C.P. January Term, 2016 No. 03194 \$63,101.09 KML Law Group,

1907-471

330 W Logan St 19144 13th wd. 2,784 Sq. Ft. OPA#133049500 Improvements: Residential

MELODY CALLOWAY, AS EXECUTRIX OF THE ESTATE OF EVELYN E. LIVINGSTON A/K/A EVELYN LIVINGSTON, DECEASED AND WILLIAM G. GOSLEE C.P. December Term, 2017 No. 02090 \$135,090.94 KML Law Group, P.C.

1907-472

6335 N 13th St, a/k/a 6335-37 N 13th St 19141-3309 49th wd. 1,600 Sq. Ft. OPA#493209200 Improvements: Residential Property DYE C.P. January Term, 2019 No. \$54,056.80 Phelan Hallinan Dia-CAL V. DYE mond & Jones, LLP

1907-473

1532 Church St 19124-3935 23rd wd. 1,196 Sq. Ft. OPA#232037200 Improvements: Residential Property ALIREA RODRIGHEZ Term, 2018 No. 01017 \$64,504.96 Phelan Hallinan Diamond & Jones, LLP

1907-474 6323 Palmetto St 19111 35th wd. 1,890 Sq. Ft. BRT#353266900 Improvements: Residential Real Estate C.P. February ELIZABETH URBINA Term, 2019 No. 00523 \$123,605.04 Stern & Eisenberg PC

1907-475

 $\textbf{1755 S Avondale St } \textbf{19142} \hspace{0.1cm} \textbf{40th wd. } 1,607 \hspace{0.1cm} \textbf{Sq.}$ Ft. OPA#401180600 Improvements: Residential Property

KEHINDE AKANO C.P. October Term, 2011 No. 02687 \$63.045.80 Justin F. Ko-

beski, Esquire; Manley Deas Kochalski LLC 1907-476

SHERIFF'S SALE

116 W Rockland St 19120-4236 42nd wd. 1,350 Sq. Ft. OPA#422113600 Improvements: Residential Property JOSEPH MARIO BOLANOS cember Term, 2018 No. 01798 \$80,439.99 Phelan Hallinan Diamond & Jones, LLP

1907-477

5267 Burton St 19124 62nd wd. 1,151 Sq. Ft. BRT#622434500 Improvements: Row B/gar

2 Sty Masonry MARY E. TUCKER, KNOWN HEIR AND ADMINISTRATRIX FOR THE ESTATE OF SARAH TUCKER A/K/A SARAH A. TUCK-ER DECEASED AND SARAH A TUCK-ER C.P. February Term, 2019 No. 00217 \$53,046.43 Milstead & Associates, LLC

1907-478

118 E Colonial St 19120 61st wd. 1,632 Sq. Ft. BRT#61-1-3193-00 DELORES HERBERT C.P. April Term, 2018 No. 03419 \$63,526.96 Milstead & Associates, LLC

1907-479

3313 Princeton Ave 19149-1631 55th wd. 1,769 Sq. Ft. OPA#551396100 Improvements: Residential Property WILLIAM T. ULMER C.P. November Term, 2018 No. 03319 \$124,493.72 Phelan C.P. November Hallinan Diamond & Jones, LLP

1907-480

8030 Ditman St. Unit 145, a/k/a 8030 Ditman St. Unit 145Z, a/k/a 800 Ditman St Apt 145. a/k/a 800 Ditman St Apt 145Z 19136 88th wd. 784 Sq. Ft. OPA#888651045 Improve-

ments: Residential Property
GWENDOLYN D. WATERS A/K/A GWEN-DOLYN WATERS C.P. November Term, 2016 No. 00505 \$90,418.15 Phelan Hallinan Diamond & Jones, LLP

1907-481

5225 N 15th St 19141-1601 17th wd. 1,768 Sq. Ft. OPA#172044600 Improvements: Residential Property
LOUISE MILBURN C.P. October Term,
2018 No. 00744 \$109,715.51 Phelan Hal-

linan Diamond & Jones, LLP

1907-482 **6224 N Park Ave 19141-3330** 49th wd. 1,980 Sq. Ft. OPA#493240500 Improvements: Residential Property

SYLVESTER BROWN, JR C.P. November Term, 2018 No. 03147 \$108,782.83 Phelan Hallinan Diamond & Jones, LLP

1907-483

2764 Cranston Rd 19131-2804 52nd wd. 1,864 Sq. Ft. OPA#521393500 Improvements: Residential Property

MISTY S. BULLOCK C.P. December Term, 2018 No. 00801 \$137,437.15 Phelan Hallinan Diamond & Jones, LLP

1907-484

7387 Wheeler St 19153-1420 40th wd. 1,056 Sq. Ft. OPA#404213500 Improvements: Residential Property SARA-JANE RICE A/K/A RICE SARA-

JANE C.P. August Term, 2015 No. 01989 Phelan Hallinan Diamond & \$90,680.35 Jones, LLP

1907-485

4335 L St 19124-4323 33rd wd. 715 Sq. Ft. OPA#332404400 Subject to Mortgage Improvements: Residential Property
ANNETTE LIGHTNER C.P. May Term,
2018 No. 01985 \$72,258.45 Phelan Hallinan Diamond & Jones, LLP

1907-486

4726 Princeton Ave 19135-1930 41st wd. 1,280 Sq. Ft. OPA#412049700 Improvements: Residential Property ANNA MARY BLANKENSHIP vember Term, 2018 No. 01426 \$122,657.82 Phelan Hallinan Diamond & Jones, LLP

1907-487

4847 Hoopes St 19139 44th wd. 994 Sq. Ft. OPA#442039200 Improvements: Residential

JEFFREY SANDERS C.P. December Term, 2018 No. 03878 \$56,722.43 Shapiro & DeNardo, LLC

1907-488

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

SHERIFF'S SALE 1907-489

MONDAY, JUNE 10, 2019

1200 Fenwick Rd 19115 58th wd. 4,212 Sq. Ft. OPA#581156400 Improvements: Residential Property

FRANCIS PEMPER AND BRENDA PEM-C.P. March Term, 2017 No. 02621 \$244,991.16 Shapiro & DeNardo, LLC

1907-490

5524 Hunter St 19131 4th wd. 1,472 Sq. Ft. OPA#041260300 Improvements: Residential

MYRA JENKINS. KNOWN HEIR OF MA-BEL C. JENKS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MABEL C. JEN-KINS, DECEASED AND JOHN J. JENKINS, KNOWN HEIR OF MABEL C. JENKINS, DECEASED C.P. August Term, 2017 No. 00005 \$95,479.05 Shapiro & DeNardo,

1907-491

4625 Morris St 19144 13th wd. Land Area: 1,466 Sq. Ft.; Improvement Area: 1,310 sq. ft. OPA#133139600 Improvements: Rsa-5 DARIUS JOHNS AND RAELYSE JOHNS, POSSIBLE HEIRS TO THE ESTATE OF JAMES W. JOHNS, JR., DECEASED AND UNKNOWN HEIRS ET AL. OF JAMES W. JOHNS, JR., DECEASED C.P. August Term, 2018 No. 00343 \$41,224.50 plus interest to date of sale Robert J. Wilson, Esq., Wilson Law Firm

1907-492

1948 N Hollywood St 19121 32nd wd. ROW 2 STY MASONRY; 1,020 Sq. Ft. BRT#323245300 Improvements: Residential Dwelling

TIMOTHY E.C. THOMPSON, JR. AND JOC-ELYN THOMPSON C.P. January Term, 2018 No. 03187 \$37,794.52 McCabe, Weisberg, & Conway, LLC

1907-494

5021 W Girard Ave 19131-4515 44th wd. 1,860 Sq. Ft. OPA#442086800 Improvements: Residential Property

LAURA JENKINS A/K/A LAURA B. JEN-KINS, IN HER CAPACITY AS ADMINIS-TRATRIX CTA AND DEVISEE OF THE ES-TATE OF ELIZA E JOHNSON A/K/A ELIZA JOHNSON-JENKINS A/K/A ELIZA JEN-KINS A/K/A ELIZA JOHNSON JENKINS; ETTA P. JENKINS IN HER CAPACITY AS DEVISEE OF THE ESTATE OF ELIZA JOHNSON A/K/A ELIZA JOHNSON-JEN-KINS A/K/A ELIZA JENKINS A/K/A ELIZA JOHNSON JENKINS C.P. July Term, 2018 No. 00834 \$50,511.93 Phelan Hallinan Diamond & Jones, LLP

1907-495

6306 Woodbine Ave 19151-2630 34th wd. 3,204 Sq. Ft. OPA#344125400 Improvements: Residential Property

DONNA M. SWEENEY C.P. March Term, 2019 No. 00619 \$343,601.50 Phelan Hallinan Diamond & Jones, LLP

1907-496

814 Wynnewood Rd 19151 34th wd. SEMI/ DET 3 STY MASONRY; 2,710 Sq. Ft. BRT#344228100 Improvements: Residential Dwelling

TAWANDA N. WILSON A/K/A TAWANDA N. BROWN C.P. June Term, 2018 No. 00648 \$118,563.00 McCabe, Weisberg, & Conway, LLC

1907-497

429 N 62 St a/k/a 429 N 62nd St 19151-4310 34th wd. 1,888 Sq. Ft. OPA#341217900 Improvements: Residential Property

ANTHONY CARDWELL; CORNELLA GOOD CARDWELL A/K/A CORNELLA A. CARDWELL C.P. December Term, 2018 No. 01799 \$55,922.00 Phelan Hallinan Diamond & Jones, LLP

1907-498

4622 Kendrick St 19136-2110 65th wd. 1,296 Sq. Ft. OPA#652069600 Improvements: Residential Property

JAMES R. KITCHEN; KELLY A. KITCH-EN C.P. September Term, 2013 No. 00706 \$87,428.86 Phelan Hallinan Diamond & Jones, LLP

1907-499

2317 E Sargeants St, a/k/a 2317 E Sergeant St & 2316 E Hazzard St 19125-2247; 19125 31st wd. 2,904 Sq. Ft. OPA#314094500 Im-

provements: Residential Property
ANTHONY CANCELLIER A/K/A AN-THONY CANCELLIERE; THOMAS KANE C.P. December Term, 2018 No. 02024 \$180,843.99 Phelan Hallinan Diamond & Jones, LLP

1907-500

SHERIFF'S SALE

4523 Hurley St 19120-4528 42nd wd. 1,050 Sq. Ft. OPA#421442500 Improvements: Residential Property DENNIS MALLON C.P. March Term, 2019 No. 00817 \$59,663.21 Phelan Hallinan Diamond & Jones, LLP

1907-501

1076 Alcott St 19149 35th wd. 1,192 Sq. Ft. OPA#352062900 Improvements: Residential Property

GABRIELLA POLIDORO, IN HER CAPAC-ITY AS EXECUTRIX OF THE ESTATE OF RICHARD HETTINGER C.P. February Term, 2019 No. 01697 \$14,887.35 Phelan Hallinan Diamond & Jones, LLP

1907-502

1234 Greeby St 19111-5525 53rd wd. 1,040 Sq. Ft. OPA#531139100 Improvements: Residential Property LINKNOWN HEIRS SUCCESSORS AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TI-TLE, OR INTEREST FROM OR UNDER RE-NEE COSOM, DECEASED C.P. August Term, 2018 No. 02842 \$132,171.66 Phelan Hallinan Diamond & Jones, LLP

1907-504

7440 Georgian Rd 19138 42nd wd. 3,606 Sq. Ft. OPA#10-1-1361-00 Improvements: Residential Dwelling HENRY JACKSON, SURVIVING TENANT BY ENTIRETIES C.P. January Term, 2018 No. 03282 \$73,823.71 Pressman & Doyle,

1907-505

5434 Addison St 19143 60th wd. 1,120 Sq. Ft. BRT#603115700 Improvements: Residential Real Estate

CHERYL JACKSON C.P. October Term, 2018 No. 02354 \$47,043.73 Stern & Eisen-

1907-506

277 E Walnut Park Dr 19120-1038 61st wd. 1,152 Sq. Ft. OPA#611366600 Improvements: Residential Property
LISA M. HLUCHAN C.P. October Term,
2018 No. 03594 \$76,700.79 Phelan Hal-

linan Diamond & Jones, LLP

4140 Longshore Ave a/k/a 4140 Longshore St 19135-2118 55th wd. 3,104 Sq. Ft. OPA#552173400 Improvements: Residential

Property JUNE A. WARREN A/K/A JUNE WARREN C.P. May Term, 2017 No. 01702 \$34,648.63 plus interest in the amount of \$3,930.24 Andrew R. Stoll, Esquire

1907-508

8052 Mars Pl 19153 40th wd. 2,890 Sq. Ft. BRT#405890066 Improvements: Residential Dwelling

BRIAN D. HOPKINS, CO-PERSONAL REP-RESENTATIVE OF THE ESTATE OF FRAN-CINE M. CAULK, DECEASED AND TERRI L. WILLIAMS, CO-PERSONAL REPRESEN-TATIVE OF THE ESTATE OF FRANCINE M. CAULK, DECEASED C.P. January Term, 2017 No. 02984 \$67,399.25 Law Office of Gregory Javardian, LLC

1907-509

2328 Benson St 19152 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

1907-510

5213 N Marshall St 19120 49th wd. OPA#492113800 Improvements: Erected

LAN TOUNG LY C.P. January Term, 2018 No. 04946 \$56,230.14 Christina J. Pross, Esquire; Robert W. Williams, Esquire

1907-511

2069 Larue St 19124 41st wd. 1,111 Sq. Ft. BRT#411013300 Improvements: Residential Dwelling

Term, 2017 No. 01041 \$32,870.09 Law Office of Gregory Javardian, LLC

6743 Guyer Ave 19142 40th wd. 1,105 Sq. Ft. BRT#406313400 Improvements: Residential Dwelling

MARY JOANNA WOOD, MADELINE AN-DREWS, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM J. WOOD A/K/A WILLIAM JOSEPH WOOD, DECEASED AND DONNIE ANDREWS, CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM J. WOOD A/K/A WIL-LIAM JOSEPH WOOD, DECEASED C.P.

January Term, 2018 No. 00872 \$36,738.03 Law Office of Gregory Javardian, LLC

SHERIFF'S SALE

1907-513

1326 S Broad St, Apt 1F 19146 36th wd. 429 Sq. Ft. OPA#888010148 Improvements: Residential Property MELISSA A. HERD C.P. September Term, 2016 No. 03017 \$242,912.94 Meredith H. Wooters, Esquire; Manley Deas Kochalski,

1907-514

4334 Marple St 19136 65th wd. 1,157 Sq. Ft. BRT#651092200 Improvements: Residential Dwelling

ELIZABETH Y. WATSON C.P. April Term, 2013 No. 00701 \$29,581.30 Law Office of Gregory Javardian, LLC

1907-515

1446 Creston St 19149 54th wd. 1,271 Sq. Ft. OPA#541007300 Subject to Mortgage Improvements: Residential Property JESSICA COTTO, A/K/A JESSICA M. COT-

TO; ALEXANDER LEBRON C.P. January Term, 2017 No. 04381 \$67,349.93 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1907-516

2018 N 25th St 19121-1302 32nd wd. Situate on the West side of 25th Street at the distance of 145 feet Northwardly from the North side of Norris Street. Containing in front or breadth on 25th Street, 16 feet and extending width in length or depth Westward between parallel lines at right angels with 25th Street, 70 feet to a 3 feet wide alley which leads Southwardly into Norris Street and Northwardly into another 3 feet wide alley which leads Eastwardly into 25th Street OPA#322181100 Subject to Mortgage Improvements: None

PAMLA D. SMITH C.P. September Term, 2018 No. 002249 \$28,927.56

1907-517

8124 Thouron Ave 19150-2417 50th wd. 1,534 Sq. Ft. OPA#502153100 Improve-

ments: Residential Property
UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF QUEENIE CARTER A/K/A QUEENIE ESTHER CA-NADY CARTER A/K/A QUEENIE ESTER CARTER, DECEASED: REGINA D. KO-RNEGAY, IN HER CAPACITY AS HEIR OF QUEENIE CARTER A/K/A QUEENIE ES-THER CANADY CARTER A/K/A QUEENIE ESTER CARTER, DECEASED; ROBERT D. KORNEGAY, II, IN HIS CAPACITY AS HEIR OF QUEENIE CARTER A/K/A QUEENIE ESTHER CANADY CARTER A/K/A QUEENIE ESTER CARTER, DE-CEASED; BRIDGETTE C. KORNEGAY, IN HER CAPACITY AS HEIR OF QUEENIE CARTER A/K/A QUEENIE ESTHER CA-NADY CARTER A/K/A QUEENIE ESTER CARTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PER-SONS, FIRMS, OR ASSOCIATIONS CLAIM-ING RIGHT. TITLE, OR INTEREST FROM OR UNDER QUEENIE CARTER A/K/A QUEENIE ESTHER CANADY CARTER A/K/A QUEENIE ESTER CARTER, DE-CEASED; GERMAINE KORNEGAY, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MAURICE M. KORNEGAY A/K/A MAURICE MILTON KORNEGAY, DECEASED ADMINIS-TRATOR AND HEIR OF THE ESTATE OF QUEENIE CARTER A/K/A QUEENIE ES-THER CANADY CARTER A/K/A QUEENIE ESTER CARTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTER-EST FROM OR UNDER MAURICE M. KO-RNEGAY A/K/A MAURICE MILTON KO-RNEGAY, DECEASED ADMINISTRATOR AND HEIR OF THE ESTATE OF QUEENIE CARTER A/K/A QUEENIE ESTHER CA-NADY CARTER A/K/A QUEENIE ESTER CARTER, DECEASED C.P. October Term, 2016 No. 01471 \$257,786.87 Phelan Hallinan Diamond & Jones, LLP

3019 Fairdale Rd 19154-1803 66th wd. 1,152 Sq. Ft. OPA#663024200 Improvements: Residential Property

TIMOTHY J. ALGEO, JR C.P. November Term, 2017 No. 02912 \$177,401.94 Phelan Hallinan Diamond & Jones, LLP

1907-519 **6523 Tulip St 19135-2823** 41st wd. 1,046 Sq. Ft. OPA#411450100 Subject to Mortgage Improvements: Residential Property

GREGORY BOYD C.P. May Term, 2017 No. 04680 \$74,135.19 Phelan Hallinan Diamond & Jones, LLP

1907-520

753 Bergen St 19111-1328 63rd wd. 1.572 Sq. Ft. OPA#632031400 Improvements:

Residential Property TINATIN ZUBASHVILI; GABRIELLE A WARD C.P. September Term, 2017 No. 03182 \$221,971.80 Phelan Hallinan Diamond & Jones, LLP

1907-521

3303 Gransback St 19134-1712 7th wd. 942 Sq. Ft. OPA#073162900 Improvements: Residential Property

MIRNA M. HERNANDEZ FUENTES C.P. December Term, 2018 No. 03522 \$29,828.07 Phelan Hallinan Diamond & Jones, LLP

1907-522

6529 Kingsessing Ave 19142-1906 40th wd. 1,120 Sq. Ft. OPA#403115700 Improvements: Residential Property

JAMES SARR BORWARD, JR, IN HIS CA-PACITY AS HEIR OF JAMES BORWARD A/K/A JAMES SARR BORWARD A/K/A JAMES S. BORWARD, DECEASED; MATU BORWARD, IN HER CAPACITY AS HEIR OF JAMES BORWARD A/K/A JAMES SARR BORWARD A/K/A JAMES S. BORWARD, DECEASED; UNKNOWN HEIRS, SUC-CESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES BORWARD A/K/A JAMES SARR BORWARD, DECEASED C.P. Sep-\$55,134.76 tember Term, 2018 No. 03024 Phelan Hallinan Diamond & Jones, LLP

1907-523

1414 S Napa St 19146-3405 36th wd. 1,024 Sq. Ft. OPA#364443100 Improvements: Residential Property

TONY DIXON, IN HIS CAPACITY AS HEIR OF ANNIE M. DIXON A/K/A ANNIE DIXON A/K/A ANNIE MAE DIXON, DECEASED: UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNIE M. DIXON A/K/A ANNIE DIXON, C.P. December Term, 2018 DECEASED No. 01562 \$16,800.58 Phelan Hallinan Diamond & Jones, LLP

5032 Locust St 19139 60th wd. 1,760 Sq. Ft. **7626 Wyndale Ave 19151-2707** 34th wd.

SHERIFF'S SALE

OPA#602081100 Improvements: Residential

KINSHASA HUNTER A/K/A KINSHASA K. HUNTER C.P. April Term, 2018 No. 02081 \$181,464.69 Phelan Hallinan Diamond & Jones, LLP

1907-525

4811-13 Garden St 19137 45th wd. 1.472 Sq. Ft. OPA#453343000 Improvements: Residential Property

MICHELLE MINCH C.P. February Term, 2019 No. 00307 \$191,762.32 Phelan Hallinan Diamond & Jones LLP

1907-526

1234 Marlborough St 19125-3921 18th wd. 1,584 Sq. Ft. OPA#181056700

ments: Residential Property CHERYL LUTTS. IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ES-TATE OF CARL LUTTS, SR; CARL LUTTS, JR, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF CARL LUTTS, SR; BRENDA LUTTS, IN HER CAPACITY AS HEIR OF THE ESTATE OF CARL LUTTS, SR \$96,708.78 July Term, 2012 No. 01198 Phelan Hallinan Diamond & Jones, LLP

1907-527

3020 N Ringgold St 19132-1328 38th wd. 1,000 Sq. Ft. OPA#381027900 ments: Residential Property

ROBIN HIGHSMITH, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ELLEN HIGHSMITH A/K/A ELLEN RAE HIGHSMITH: RHONDA D. HIGHSMITH, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELLEN HIGH-SMITH A/K/A ELLEN RAE HIGHSMITH; UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELLEN HIGHSMITH A/K/A ELLEN RAE HIGHSMITH, DECEASED C.P. March Term, 2018 No. 00700 \$24,108.46 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1,120 Sq. Ft. OPA#343178100 ments: Residential Property CRYSTAL Y. LIGHT A/K/A CRYSTAL

C.P. October Term, 2010 No. 01104 \$104,366.28 Phelan Hallinan Diamond &

1907-529

2526 W Cumberland St a/k/a 2526 W. Cumberland St 19132 28th wd. 1,726 Sq. Ft. BRT#281268000 Improvements: Residential Dwelling

ROBERT G. RILEY C.P. July Term, 2018 No. 00310 \$49,812.78 Powers Kirn, LLC

501 E Tulpehocken St 19144 59th wd. Land Area: 3,077 Sq. Ft.; Improvement Area: 2,048 sq. ft. OPA#592119200

CHAUNTAE HOPKINS; DARRIN K. HOP-\$182,749.14 Robert Crawley, KINS, SR

1907-531

2639 S Felton St 19142 40th wd. 1,148 Sq. Ft. BRT#402115800 Improvements: Row 2 Sty Masonry

PATRICK S. CARRIGAN AND DAVID COL-LETTA C.P. October Term, 2017 No. 00079 \$51,777.81 Milstead & Associates, LLC

1907-532

1917-223 W Oxford St 19121 47th wd. 10,556 Sq. Ft.; 17,456 sq. ft. OPA#881439750 Improvements: Apt. Boarding Home Masonry OXFORD INVESTMENTS, LP C.P. April Term, 2019 No. 00655 \$2,090,338.47 Phillip D. Berger, Esq., Berger Law Group, PC

1907-533A

1944 E. Westmoreland St 19134 45th wd. 718 Sq. Ft. BRT#452034900 Improvements: Row 2 Sty Masonry

ANTHONY PIZZARO Term, 2015 No. 03086 \$100,000 plus interest from 03/26/2019 in the amount of \$1,627.56Laurence A. Mester: Mester & Schwartz, P.C.

1907-533B

1946 E. Westmoreland St 19134 45th wd. 778 Sq. Ft. BRT#884349900 Improvements:

Row 2 Sty Masonry ANTHONY PIZZARARO C.P. November Term, 2015 No. 03086 \$100,000 plus interest from 03/26/2019 in the amount of \$1,627.56 Laurence A. Mester; Mester & Schwartz, P.C.

SHERIFF'S SALE

1907-534A

270 W Washington Ln 19144 59th wd. 4,897 Sq. Ft. OPA#593083000 Improvements: Residential Property

JAMES J. CLARK, SR. SOLELY IN HIS CA-PACITY AS HEIR OF JAMES J. CLARK, DECEASED, THE UNKNOWN HEIRS OF JAMES F. MORITZ, DECEASED, JEFF MORITZ SOLELY IN HIS CAPACITY AS HEIR OF JAMES F. MORITZ, DECEASED AND BERTA NELL CLARK SOLELY IN HER CAPACITY AS HEIR OF JAMES J. CLARK, DECEASED C.P. March Term, \$92,886.29 2017 No. 02615 KML Law Group, P.C.

1907-534B

 $\mathbf{270} \ \mathbf{W} \ \mathbf{Washington} \ \mathbf{Ln} \ \ \mathbf{19144} \ \ \mathbf{59th} \ \mathbf{wd.} \ \mathbf{4,897}$ Sq. Ft. OPA#593083100 Residential Property

JAMES J. CLARK, SR. SOLELY IN HIS CA-PACITY AS HEIR OF JAMES J. CLARK, DECEASED, THE UNKNOWN HEIRS OF JAMES F. MORITZ, DECEASED, JEFF MORITZ SOLELY IN HIS CAPACITY AS HEIR OF JAMES F. MORITZ, DECEASED AND BERTA NELL CLARK SOLELY IN HER CAPACITY AS HEIR OF JAMES J. CLARK, DECEASED C.P. March Term, 2017 No. 02615 \$92,886.29 KML Law Group, P.C.

777 S. 3rd St #1, 777 S 3rd St #2, 228-230 Catharine St Rear #4 19147 2nd wd. 766 Sq. Ft. OPA#022134120 Improvements: Residential Property

RICHARD BRAUDE C.P. November Term, 2018 No. 00988 \$105,659.54 Group, P.C.

1907-535B

777 S 3rd St #2 19147 2nd wd. 766 sq. ft. OPA#022134130 Improvements: Residential

SHERIFF'S SALE

RICHARD BRAUDE C.P. November Term, 2018 No. 00988 \$105,659.54 KML Law Group, P.C.

1907-535C

228-230 Catharine St Rear #4 19147 2nd wd. 253 sq. ft. OPA#022045650 Improvements: Residential Property

C.P. November Term, RICHARD BRAUDE 2018 No. 00988 \$105,659.54 KML Law Group, P.C.

1907-536

6069 Frankford Ave 19135 62nd wd. Improvement Area: 1472 Sq. Ft.; Land Area: 1280 Sq. Ft. OPA#622221100 Improvements: Row B/gar 2 Sty Masonry; Residential Property UNKNOWN HEIR(S) OF THE ESTATE OF CATHERINE P. MITCHELL, DECEASED, AND THE ESTATE OF CATHERINE P. MITCHELL, DECEASED Term, 2018 No. 02351 \$119,340.27 Ryan A. Gower & Joseph J. Lee; Duane Morris LLP

3618 Belgrade St 19134 45th wd. Improvement Area: 717 Sq. Ft.; Land Area: 896 Sq. Ft. OPA#451339500 Improvements: Row 2 Sty Masonry; Residential Property

GINA FARRENY A/K/A GINA DILAUREN-TIS FARRENY, IN HER CAPACITY AS SOLE KNOWN HEIR OF THE ESTATE OF JOYCE DILAURENTIS, DECEASED C.P. March Term, 2018 No. 03299 \$58,685.25 Ryan A. Gower & Joseph J. Lee; Duane Morris LLP

1907-538A

3241 Joyce St 19134 45th wd. 6,100 Sq. Ft. BRT#452290900 Improvements: Residential

TINA M. NAPLES C.P. July Term, 2012 No. 00577 \$127,148.52 Powers Kirn, LLC

1907-538B

3243 Joyce St 19134 45th wd. 6.100 Sq. Ft. BRT#452291000 Improvements: Residential Dwelling

TINA M. NAPLES C.P. July Term, 2012 No. 00577 \$127,148.52 Powers Kirn, LLC

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