

Sheriff’s Sale Notices for July 10, 2018

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>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.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, July 10, 2018 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EDT) Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>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.</p> <p>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</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>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.</p> <p>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</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>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 10, 2018</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>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.</p> <p>EXPLANATION</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF’S SALE OF TUESDAY, JULY 10, 2018</p> <p>1712-312 1148 S 60th St 19143 3rd wd. ROW 2 STY MASONRY; 1,576 Sq. Ft. BRT#033215100 Improvements: Residential Dwelling JAIME WEATHERBE AND MICHAEL WEATHERBE C.P. January Term, 2017 No. 02188 \$162,937.90 McCabe, Weisberg,& Conway, P.C.</p> <p>1807-302 1306 N 76th St a/k/a 1306 N Seventy-Sixth St 19151 34th wd. 1,602 Sq. Ft. OPA#343305100 Improvements: Residential Property JACQUELINE BELL C.P. July Term, 2017 No. 00284 \$139,139.28 KML Law Group, P.C.</p> <p>1807-304 7652 Gilbert St 19150 10th wd. 1,261 Sq. Ft. OPA#102483100 Improvements: Residential Property SHANNON M. SIBLEY C.P. April Term, 2016 No. 01211 \$175,566.85 KML Law Group, P.C.</p> <p>1807-305 2004 Widener Pl 19138 17th wd. 1,127 Sq. Ft. OPA#171187100 Improvements: Residential Property WALTER C. BORUM C.P. January Term, 2016 No. 01933 \$75,342.98 KML Law Group, P.C.</p>	<p>1807-306 3132 Barnett St 19149 55th wd. 960 Sq. Ft. OPA#551009200 Improvements: Residential Property ROSEANN BRUTOSKY C.P. May Term, 2017 No. 01947 \$60,028.92 Phelan Hallinan Diamond & Jones, LLP</p> <p>1807-307 4202 Oakmont St 19136 65th wd. 1,404 Sq. Ft. OPA#651058200 Improvements: Residential Property JENNIFER L. GROVES C.P. November Term, 2016 No. 02872 \$60,581.17 KML Law Group, P.C.</p> <p>1807-308 4642 Reach St 19120 42nd wd. 1,212 Sq. Ft. OPA#421597000 Improvements: Residential Property STACEE L. SAMS C.P. March Term, 2017 No. 01340 \$10,955.79 KML Law Group, P.C.</p> <p>1807-309 5702 Sprague St 19138 59th wd. 931 Sq. Ft. OPA#591210500 Improvements: Residential Property TINA MARIE HALL-JORDAN ADMINISTRATRIX C.T.A. OF THE ESTATE OF DEBBIE A. DOWNING DECEASED C.P. October Term, 2016 No. 01256 \$26,513.94 KML Law Group, P.C.</p> <p>1807-310 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 Hallinan Diamond & Jones, LLP</p> <p>1807-311 1132 Rosalie St 19149 35th wd. 904 Sq. Ft. OPA#352034100 Improvements: Residential Property P.A.C. RENTALS, LLC AND DAVID RODRIGUEZ C.P. July Term, 2017 No. 00962 \$26,903.64 KML Law Group, P.C.</p> <p>1807-312 6518 Guyer Ave 19142 40th wd. 1,061 Sq. Ft. OPA#406320900 Improvements: Residential Property CHARLOTTE CLYDE A/K/A CHARLOTTE L. CLYDE C.P. July Term, 2017 No. 03714 \$91,263.88 KML Law Group, P.C.</p> <p>1807-313 638 Welsh Rd 19115-2821 63rd wd. 1,509 Sq. Ft. OPA#632034600 Improvements: Residential Property FRANCINE H. BORCK; HAROLD BORCK A/K/A HAROLD R. BORCK C.P. January Term, 2015 No. 02497 \$619,797.60 Phelan Hallinan Diamond & Jones, LLP</p> <p>1807-314 142 Mayland St 19144 59th wd. Improvement Area: 1,584 Sq. Ft.; Land Area: 1,944 Sq. Ft. BRT#592124700 Improvements: Row 2 Sty Masonry REGINA FAGANS A/K/A REGINA FE-GANS C.P. May Term, 2017 No. 00517 \$74,184.38 Brett L. Messinger, Esquire; Ryan A. Gower, Esquire; & Paul J. Fanelli, Esquire.</p> <p>1807-316 5041 Arch St 19139-2733 44th wd. 1,720 Sq. Ft. OPA#441018000 Improvements: Residential Property LORRAINE SMALLEY; TYESE SMALLEY C.P. April Term, 2013 No. 01793 \$63,138.69 Phelan Hallinan Diamond & Jones, LLP</p> <p>1807-317 3324 Willits Rd Unit 9 19136 57th wd. 2,000 Sq. Ft. OPA#572064545 Subject to Mortgage Improvements: Residential Property JUSTIN M. ADAMS C.P. December Term, 2017 No. 01553 \$186,191.38 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p>	<p>1807-318 1825 W Ashdale St 19141-1006 17th wd. 1,060 Sq. Ft. OPA#17-1-0548-00 Improvements: Residential Property GUY M. SCHOOLFIELD AND MELISSA V. SCHOOLFIELD C.P. March Term, 2012 No. 02611 \$35,966.01 Phelan Hallinan Diamond & Jones, LLP</p> <p>1807-319 6723 N 18th St 19126-2603 10th wd. 1,336 Sq. Ft. OPA#101085200 Improvements: Residential Property RAINFORD THOMAS C.P. March Term, 2013 No. 00160 \$141,981.43 Phelan Hallinan Diamond & Jones, LLP</p> <p>1807-320 11730 Denman Rd 19154-3616 66th wd. 1,288 Sq. Ft. OPA#662241700 Improvements: Residential Property DOUGLAS J. CAMPBELL AND LINDA M. CAMPBELL C.P. October Term, 2013 No. 01595 \$92,957.18 Phelan Hallinan Diamond & Jones, LLP</p> <p>1807-321 225 Daly St 19148 39th wd. 871 Sq. Ft. OPA#391094400 Subject to Mortgage Improvements: Residential Property ANGELA QUINN C.P. February Term, 2017 No. 02511 \$118,034.84 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1807-322 2330 78th Ave 19150 50th wd. 1,920 Sq. Ft. BRT#501434200 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY WOODS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER QUEEN WOODS C.P. May Term, 2017 No. 01893 \$109,740.80 Udren Law Offices, P.C.</p> <p>1807-323 2638 S 67th St 19142 40th wd. 1,107 Sq. Ft. OPA#406063500 Subject to Mortgage Improvements: Residential Property FELIX CORONA-ARIAS, A/K/A FELIX A. CORONA-ARIAS, A/K/A FELIX ANTONIO CORONA-ARIAS, A/K/A FELIX CORONA C.P. December Term, 2017 No. 01112 \$75,458.61 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1807-325 342 N 52nd St 19139 44th wd. 2,400 Sq. Ft. OPA#441355600 Subject to Mortgage Improvements: Residential Property JOHN POLOSKY C.P. May Term, 2009 No. 00306 \$214,816.70 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1807-326 471 E Howell St 19120 35th wd. 2,813 Sq. Ft. OPA#352135100 Improvements: Residential Property LOUIS GREGOIRE, A/K/A LOUIS J. GREGOIRE C.P. August Term, 2017 No. 02893 \$114,163.02 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1807-327 1412 Wharton St 19146-4824 36th wd. 1,740 Sq. Ft. OPA#365340100 Improvements: Residential Property THELMA WRIGHT C.P. May Term, 2015 No. 02236 \$290,479.85 Phelan Hallinan Diamond & Jones, LLP</p> <p>1807-328 2731 Elbridge St 19149-2936 62nd wd. 1,200 Sq. Ft. OPA#621304600 Improvements: Residential Property GUS BOGIATZIS, IN HIS CAPACITY AS HEIR OF ANGELIKI BOGIATZIS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGELIKI BOGIATZIS, DECEASED C.P. September Term, 2014</p>	<p>No. 01445 \$139,005.58 Phelan Hallinan Diamond & Jones, LLP</p> <p>1807-329 2233 S Garnet St 19145 26th wd. 700 Sq. Ft. OPA#262131400 Improvements: Residential Property CATHERINE R. CREMONA C.P. November Term, 2015 No. 03985 \$117,514.92 KML Law Group, P.C.</p> <p>1807-330 4737 Meridian St 19136 65th wd. 1,056 Sq. Ft. OPA#651163000 Improvements: Residential Property JERRY HODGES C.P. June Term, 2014 No. 04502 \$92,161.54 KML Law Group, P.C.</p> <p>1807-331 2129 Stenton Ave 19138 10th wd. 1,155 Sq. Ft. OPA#102338500 Improvements: Residential Property KORI J. WOMACK C.P. May Term, 2016 No. 01004 \$99,632.69 KML Law Group, P.C.</p> <p>1807-332 4303 Fairhill St 19140 43rd wd. 720 Sq. Ft. OPA#433249100 Improvements: Residential Property OSCAR VELEZ C.P. November Term, 2017 No. 02165 \$40,437.86 KML Law Group, P.C.</p> <p>1807-333 109 W Nedro Ave 19120 61st wd. 1,037 Sq. Ft. OPA#612107200 Improvements: Residential Property ROGER WALKER AND LISA R WALKER C.P. February Term, 2017 No. 03503 \$40,246.97 KML Law Group, P.C.</p> <p>1807-334 546 N 63rd St 19151 34th wd. 1,810 Sq. Ft. OPA#343051200 Improvements: Residential Property PAUL WATKINS C.P. September Term, 2017 No. 01955 \$60,834.54 KML Law Group, P.C.</p> <p>1807-335 4640 Mulberry St 19124 23rd wd. 1,716 Sq. Ft. OPA#232309560 Improvements: Residential Property EMANUEL DANIELS C.P. April Term, 2016 No. 01842 \$54,205.78 KML Law Group, P.C.</p> <p>1807-336 2644 S 61st St 19142-3514 40th wd. 960 Sq. Ft. OPA#402068400 Improvements: Residential Property SAMUEL EDWARDS, IN HIS CAPACITY AS HEIR OF JERONA A. EDWARDS A/K/A JERONA EDWARDS, DECEASED; TROY EDWARDS, IN HIS CAPACITY AS HEIR OF JERONA A. EDWARDS A/K/A JERONA EDWARDS, DECEASED; RICARDO EDWARDS, IN HIS CAPACITY AS HEIR OF JERONA A. EDWARDS A/K/A JERONA EDWARDS, DECEASED; MARVA EDWARDS, IN HER CAPACITY AS HEIR OF JERONA A. EDWARDS A/K/A JERONA EDWARDS, DECEASED; JAMES EDWARDS, IN HIS CAPACITY AS HEIR OF JERONA A. EDWARDS A/K/A JERONA EDWARDS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JERONA A. EDWARDS, DECEASED C.P. June Term, 2017 No. 01107 \$28,472.15 Phelan Hallinan Diamond & Jones, LLP</p> <p>1807-337 6115 Irving St 19139 3rd wd. 880 Sq. Ft. OPA#031104900 Improvements: Residential Property GWENDOLYN N. PEACE C.P. August Term, 2017 No. 00257 \$72,556.60 KML Law Group, P.C.</p> <p>1807-339 7126 N Broad St 19126-1726 10th wd. 1,440 Sq. Ft. OPA#101006600 Improvements: Residential Property</p>

SHERIFF'S SALE

ARNOLD WYNN C.P. September Term, 2017 No. 01576 \$95,002.48 Phelan Hallinan Diamond & Jones, LLP

1807-340

382 Milne St a/k/a 382 W Milne St 19144-4206 13th wd. 960 Sq. Ft. OPA#133004400 Improvements: Residential Property
KIM STEWART C.P. October Term, 2017 No. 03609 \$35,206.69 Phelan Hallinan Diamond & Jones, LLP

1807-341

6239 Reedland St 19142-2909 40th wd. 1,200 Sq. Ft. OPA#402201300 Improvements: Residential Property
KENNETH M. MANNING A/K/A KENNETH MANNING; OLGA E. MANNING A/K/A OLGA MANNING C.P. April Term, 2017 No. 02768 \$29,870.08 Phelan Hallinan Diamond & Jones, LLP

1807-342

6636 N Bouvier St 19126 10th wd. 1,262 Sq. Ft. OPA#101075000 Improvements: Residential Property
ROBERT W. PERKINS, JR A/K/A ROBERT PERKINS, JR C.P. September Term, 2017 No. 00832 \$104,539.50 Phelan Hallinan Diamond & Jones, LLP

1807-343

4753 Hartel Ave 19136-3306 65th wd. 1,088 Sq. Ft. OPA#651198800 Improvements: Residential Property
JOSEPH C. GRANDINETTI C.P. January Term, 2017 No. 03398 \$104,539.50 Phelan Hallinan Diamond & Jones, LLP

1807-344

2058 Albright St 19134 45th wd. 1,162 Sq. Ft. OPA#452184000 Improvements: Residential Property
PEDRO CORREA C.P. June Term, 2017 No. 03190 \$71,298.53 Shapiro & DeNardo, LLC

1807-345

5440 Windsor Ave assessed as 5440 Windsor St 19143 51st wd. 1,200 Sq. Ft. OPA#514079100 Improvements: Residential Property
SHARON CARRIKER C.P. October Term, 2017 No. 00981 \$69,564.23 Shapiro & DeNardo, LLC

1807-347

6445 Torresdale Ave 19135-3320 41st wd. 1,260 Sq. Ft. OPA#411319400 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MIGUEL DEYNE, JR A/K/A MIGUEL A. DEYNE, JR., DECEASED C.P. September Term, 2017 No. 01233 \$159,923.42 Phelan Hallinan Diamond & Jones, LLP

1807-348

7027 Saybrook Ave a/k/a 7027 Saybrook 19142-1123 40th wd. 1,140 Sq. Ft. OPA#403299500 Improvements: Residential Property
KENNETH M. MANNING AND OLGA E. MANNING C.P. February Term, 2017 No. 04332 \$21,677.75 Phelan Hallinan Diamond & Jones, LLP

1807-349

3120 N Carlisle St 19132-2313 11th wd. 962 Sq. Ft. OPA#111151700 Improvements: Residential Property
BERNADETTE STOUT C.P. April Term, 2017 No. 00718 \$37,708.23 Phelan Hallinan Diamond & Jones, LLP

1807-350

1616 W Diamond St a/k/a 1616 Diamond St 19121-2313 32nd wd. 1,647 Sq. Ft. OPA#321038010 Improvements: Residential Property
DANNY C. TAYLOR C.P. December Term, 2017 No. 04217 \$226,581.98 Phelan Hallinan Diamond & Jones, LLP

1807-351

207 S 49th St 19139-4304 46th wd. 2,040 Sq. Ft. OPA#461223700 Improvements: Residential Property
PAUL JEFFERSON, IN HIS CAPACITY AS HEIR OF CLEMENTINE JEFFERSON, DECEASED; PEARL TALLEY, IN HER CAPACITY AS HEIR OF CLEMENTINE JEFFERSON, DECEASED; MATTHEW JEFFERSON, IN HIS CAPACITY AS HEIR OF CLEMENTINE JEFFERSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS,

SHERIFF'S SALE

FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CLEMENTINE JEFFERSON, DECEASED C.P. June Term, 2015 No. 01841 \$126,947.09 Phelan Hallinan Diamond & Jones, LLP

1807-352

2000 Lavear St 19138-3038 50th wd. 1,217 Sq. Ft. BRT#171297700 Improvements: Residential Dwelling
ROBERT MONROE PATTERSON, KNOWN HEIR OF CLARENCE M. MONROE, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CLARENCE M. MONROE, SR. C.P. December Term, 2017 No. 03383 \$35,285.60 Udren Law Offices, P.C.

1807-353

6612 Leeds St 19151 34th wd. 1,500 Sq. Ft. OPA#344030900 Improvements: Residential Property
WILLIAM B. JOHNSON AND MELISSA ROSE C.P. May Term, 2014 No. 01992 \$63,919.34 KML Law Group, P.C.

1807-354

7330 Drexel Rd 19151 34th wd. 1,485 Sq. Ft. BRT#344144200 Improvements: Residential Real Estate
TAMIKA PATTON C.P. June Term, 2017 No. 01251 \$146,325.08 Stern & Eisenberg PC

1807-355

902 Bridge St 19124-1711 35th wd. 930 Sq. Ft. BRT#351147200 Improvements: Residential Dwelling
STEPHANIE LUNDY C.P. February Term, 2015 No. 00232 \$106,267.58 Law Office of Gregory Javardian, LLC

1807-357

3425 Old York Rd 19140 43rd wd. Land: 1,515 Sq. Ft.; Improvement: 1,736 Sq. Ft.; Total: 3,251 Sq. Ft. OPA#431138300 Improvements: Residential Property
DAVID PATTERSON AND GLORETTA PATTERSON C.P. April Term, 2017 No. 00112 \$26,961.98 Richard M. Squire & Associates, LLC

1807-359

5721 Pemberton St 19143 46th wd. 1,128 Sq. Ft. BRT#463062700 Improvements: Residential Real Estate
GREGORY JOSEPH GIBSON C.P. December Term, 2017 No. 02089 \$67,910.27 Stern & Eisenberg PC

1807-361

3025 Redner St 19121 29th wd. 843 Sq. Ft. OPA#292220600 Improvements: Residential Property
CHARLES KANE C.P. November Term, 2016 No. 02989 \$155,393.82 KML Law Group, P.C.

1807-362

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

1807-363

612 N 23rd St 19130 15th wd. 1,296 Sq. Ft. OPA#151169400 Improvements: Residential Property
JOHN M. WILLIS C.P. January Term, 2017 No. 01703 \$65,310.11 KML Law Group, P.C.

1807-364

99 W Sedgwick St 19119 22nd wd. 1,669 Sq. Ft. BRT#223143400 Improvements: Residential Real Estate
ALLAN J. BRADLEY A/K/A ALLAN BRADLEY AND JUANITA BRADLEY F/K/A JUANITA PFAFF A/K/A JUANITA J. BRADLEY C.P. February Term, 2017 No. 07371 \$178,037.94 Stern & Eisenberg PC

1807-365

915 Pratt St 19124-0000 35th wd. 930 Sq. Ft. OPA#351118500 Improvements: Residential Property
EDWIN PACE C.P. October Term, 2017 No. 02263 \$92,799.99 KML Law Group, P.C.

1807-366

7634 Burholme Ave 19111 63rd wd. 2,775 Sq. Ft. OPA#631009300 Improvements: Residential Property
SANDRA RILEY AND SEAN RILEY C.P.

SHERIFF'S SALE

May Term, 2017 No. 02090 \$197,069.99 KML Law Group, P.C.

1807-367

5423 Upland Way 19131 52nd wd. 5,164 Sq. Ft. BRT#522000400 Improvements: Residential Real Estate
ALL KNOWN AND UNKNOWN HEIRS TO THE ESTATE OF LUCIUS MCCREA C.P. February Term, 2018 No. 00973 \$71,724.78 Stern & Eisenberg PC

1807-368

5417 N Fairhill St 19120 61st wd. 2,012 Sq. Ft. OPA#612302600 Improvements: Residential Property
NICOLE L. BARBRY-GOCKING AND ERSKINE EARL GOCKING C.P. February Term, 2017 No. 07739 \$92,946.88 KML Law Group, P.C.

1807-369

2053 N Wanamaker St 19131-3020 52nd wd. 1,238 Sq. Ft. BRT#522228700 Improvements: Residential Real Estate
ALL KNOWN AND UNKNOWN HEIRS TO THE ESTATE OF LUCIUS MCCREA C.P. February Term, 2018 No. 01000 \$82,105.88 Stern & Eisenberg PC

1807-370

1508 W Seybert St 19121 47th wd. 729 Sq. Ft. OPA#471077000 Improvements: Residential Property
LESLEY NASIR AND TARIK NASIR C.P. August Term, 2008 No. 03061 \$87,304.43 KML Law Group, P.C.

1807-371

120 W Sharpnack St 19119 22nd wd. 1,997 Sq. Ft. OPA#223037300 Improvements: Residential Property
COLIN BOLLERS, JOHAN BOLLERS AND SHAMANE J. CAVE A/K/A SHAMANE CAVE C.P. August Term, 2017 No. 02887 \$222,403.03 KML Law Group, P.C.

1807-372

185 W Louden St 19120 42nd wd. 988 Sq. Ft. OPA#422092100 Improvements: Residential Property
ELSA RODRIGUEZ C.P. January Term, 2018 No. 02109 \$63,135.34 KML Law Group, P.C.

1807-374

5718 Pentridge St 19143 51st wd. Land: 900 Sq. Ft.; Improvement: 1,024 Sq. Ft.; Total: 1,924 Sq. Ft. OPA#513239000 Improvements: Residential Property
EMMERSON A. ALLEYNE AND JOAN J. ALLEYNE C.P. December Term, 2017 No. 04121 \$40,055.76 Richard M. Squire & Associates, LLC

1807-375

9860 Verree Rd 19115 58th wd. 6,000 Sq. Ft. BRT#581249400 Subject to Mortgage Improvements: Residential Dwelling
MICHAEL W. FURLOW C.P. August Term, 2017 No. 01411 \$9,798.46 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1807-376

30 N. Robinson St 19139 34th wd. 996 Sq. Ft. BRT#341179500 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CLAUDE ANDERSON C.P. November Term, 2017 No. 01679 \$37,737.10 Udren Law Offices, P.C.

1807-377

3 N. Christopher Columbus Blvd, Unit 429 19106 5th wd. 1,300 Sq. Ft. OPA#888061612 Subject to Mortgage Improvements: Residential Condominium Unit
SWAMINATHAN RATHRIAKUMAR C.P. January Term, 2016 No. 002966 \$15,780.99 Elliot H. Berton, Esquire

1807-378

5612 Baynton St 19144 12th wd. 5,921 Sq. Ft. BRT#122148800 Subject to Mortgage Improvements: Residential Dwelling
STEPHEN W GERRICK C.P. October Term, 2017 No. 00053 \$43,878.06 Udren Law Offices, P.C.

1807-379

3521 Oakmont St 19136 64th wd. ROW B/GAR 2 STY MASONRY; 1,568 Sq. Ft.

SHERIFF'S SALE

BRT#642195500 Improvements: Residential Dwelling
CHARLES M. COYNE A/K/A CHARLES P. COYNE, COLEEN P. COYNE AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. October Term, 2017 No. 04127 \$34,467.11 McCabe, Weisberg, & Conway, LLC

1807-380

2220 Morris St 19145-1917 36th wd. 2,640 Sq. Ft. OPA#364084400 Improvements: 2 Story Mason
RAE LAMBRIGHT, INDIVIDUALLY, AS ADMINISTRATRIX FOR THE ESTATE OF RACHEL LAMBRIGHT, AND AS TRUSTEE FOR JAMILL'AH LAMBRIGHT C.P. July Term, 2017 No. 02614 \$58,520.69 + \$1,041.60 (interest from March 20, 2018, until sale, July 10, 2018 - \$9.30 per diem) Jill M. Fein, Esquire; Hill Wallack LLP

1807-381

5046 Copley Rd 19144 13th wd. 1,791 Sq. Ft. OPA#133166400 Improvements: Residential Property
STEVEN E. SYKES, A/K/A STEVEN ERIC SYKES, A/K/A STEVEN S. SYKES; RED DOOR INTERNATIONAL LLC C.P. July Term, 2017 No. 02500 \$52,977.20 Cristina L. Connor, Esquire; Manley Deas Kachalski, LLC

1807-382

1717S 7th St 19148 1st wd. ROW 2 STY MASONRY; 1,216 Sq. Ft. BRT#012173700 Improvements: Residential Dwelling
MIGDALIA H. HERNANDEZ, KNOWN SURVIVING HEIR OF JUAN HERNANDEZ AND UNKNOWN SURVIVING HEIRS OF JUAN HERNANDEZ C.P. February Term, 2016 No. 00543 \$165,396.39 McCabe, Weisberg, & Conway, LLC

1807-383

7240 Hegerman St 19135-1211 65th wd. 1,119 Sq. Ft. OPA#651280900 Improvements: Residential Property
JOSEPH JACKOWSKI C.P. December Term, 2016 No. 00543 \$78,631.84 Phelan Hallinan Diamond & Jones, LLP

1807-384

5030 Chestnut St 19139-3529 46th wd. 2,217 Sq. Ft. BRT#602030200 Improvements: Residential Dwelling
HELEN V. HILL A/K/A HELEN P. HILL, DECEASED C.P. March Term, 2017 No. 03538 \$145,211.71 Powers, Kirn & Associates, LLC

1807-386

2419 N 20th St 19132-3720 16th wd. 1,424 Sq. Ft. OPA#162135300 Improvements: Residential Property
KEMBERLEY D. CAMP C.P. December Term, 2011 No. 02876 \$46,350.86 Phelan Hallinan Diamond & Jones, LLP

1807-387

3215 N Newkirk St 19129 38th wd. ROW 2 STY MASONRY; 1,192 Sq. Ft. BRT#381265300 Improvements: Residential Dwelling
ANNIE P. LEMAR, KNOWN SURVIVING HEIR OF BEATRICE WYCHE, MICHAEL D. WYCHE, KNOWN SURVIVING HEIR OF BEATRIC WYCHE, DENISE M. WYCHE, KNOWN SURVIVING HEIR OF BEATRICE WYCHE, ANGELA W. THOMAS, KNOWN SURVIVING HEIR OF BEATRICE WYCHE, DONNA M. WYCHE, KNOWN SURVIVING HEIR OF BEATRICE WYCHE, WILLIE F. WYCHE, KNOWN SURVIVING HEIR OF BEATRICE WYCHE AND UNKNOWN SURVIVING HEIRS OF BEATRICE WYCHE C.P. November Term, 2016 No. 02979 \$70,700.06 McCabe, Weisberg, & Conway, LLC

1807-390

1330 S. Lindenwood St 19143-4315 40th wd. 1,170 Sq. Ft. BRT#511221200 Improvements: Residential Dwelling
THOMAS A. JONES A/K/A THOMAS A. JONES, JR C.P. August Term, 2017 No. 01618 \$42,041.43 Powers, Kirn & Associates, LLC

1807-391

1137 Herbert St 19124-2932 23rd wd. 1,288 Sq. Ft. OPA#234088300 Improvements: Residential Property
CIERRA MOON, IN HER CAPACITY AS HEIR OF MOSADI HOBSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT,

SHERIFF'S SALE

TITLE OR INTEREST FROM OR UNDER MOSADI HOBSON, DECEASED C.P. May Term, 2017 No. 03594 \$107,941.93 Phelan Hallinan Diamond & Jones, LLP

1807-392

3033 Page St 19121-1827 32nd wd. 1,166 Sq. Ft. BRT#323096700 Improvements: Residential Dwelling
DONNIE GRACE C.P. April Term, 2017 No. 04198 \$74,782.70 Powers, Kim & Associates, LLC

1807-393

5419 Marvin St a/k/a 5419 N Marvin St 19141 49th wd. 1,230 Sq. Ft. OPA#493087400 Improvements: Residential Property
SEAN FISHER, AS ADMINISTRATOR TO THE ESTATE OF TRESSA FISHER C.P. October Term, 2017 No. 00391 \$47,449.37 Justin F. Kobeski, Esquire; Manley Deas Kachalski LLC

1807-394

2285 Bryn Mawr Ave 19131-2509 52nd wd. (formerly part of 34th wd.) 37,500 Sq. Ft. BRT#521266700 Improvements: Residential Dwelling
TARANI A. JOHNSON C.P. April Term, 2010 No. 01188 \$392,000.00 Powers, Kim & Associates, LLC

1807-395

3049 N Sydenham St 19132-2330 11th wd. 1,134 Sq. Ft. OPA#111180000 Improvements: Residential Property
GIA N. SCOTT C.P. May Term, 2013 No. 02300 \$34,315.29 Phelan Hallinan Diamond & Jones, LLP

1807-396

2829 S Simpson St 19142-3319 40th wd. 1,520 Sq. Ft. BRT#406001245 Improvements: Residential Dwelling
MADELINE HAIGH C.P. December Term, 2017 No. 00228 \$65,451.00 Powers, Kim & Associates, LLC

1807-397

1828 Bainbridge St 19146-1807 30th wd. 1,398 Sq. Ft. BRT#301060100 Improvements: Residential Dwelling
MITCHELL R. EPPS, JR. C.P. November Term, 2015 No. 02662 \$900,743.28 Powers, Kim & Associates, LLC

1807-398

446 Olive St 19123-2824 5th wd. 1,650 Sq. Ft. OPA#056150300 Improvements: Residential Property
BENNU REALTY GROUP, LLC C.P. November Term, 2017 No. 00817 \$476,776.59 Phelan Hallinan Diamond & Jones, LLP

1807-399

2436 E Hazzard St 19125-3113 31st wd. 1,176 Sq. Ft. OPA#314114000 Improvements: Residential Property
THOMAS NOLAN C.P. July Term, 2017 No. 00953 \$151,714.50 Phelan Hallinan Diamond & Jones, LLP

1807-400

6260 Cottage St 19135-3214 55th wd. 1,440 Sq. Ft. BRT#552386800 Improvements: Residential Dwelling
SALVATORE M DE PALMA A/K/A SALVATORE M DEPALMA C.P. May Term, 2017 No. 03317 \$46,837.29 Powers, Kim & Associates, LLC

1807-401

6013 Agusta St 19149-3229 53rd wd. 1,138 Sq. Ft. OPA#531258200 Improvements: Residential Property
SHANTEL LOMAX A/K/A SHANTEL A. LOMAX C.P. December Term, 2017 No. 03785 \$165,568.58 Phelan Hallinan Diamond & Jones, LLP

1807-403

5431 Beaumont Ave 19143-4819 51st wd. 1,089 Sq. Ft. BRT#513277300 Improvements: Residential Dwelling
MARY E. CARNEY, AS CO-ADMINISTRATRIX OF THE ESTATE OF FRANCES L. WEST, DECEASED AND RUSSELL T. WEST, AS CO-ADMINISTRATOR OF THE ESTATE OF FRANCES L. WEST, DECEASED C.P. August Term, 2017 No. 02227 \$56,217.40 Powers, Kim & Associates, LLC

1807-404

8049 Leon St 19136 64th wd. 1,144 Sq. Ft. OPA#642045700 Subject to Mortgage Improvements: Residential Property
ALBERT QUAINANCE, EXECUTOR OF THE ESTATE OF THERESA P. QUAIN-

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>TANCE, A/K/A THERESA QUAINANCE C.P. January Term, 2018 No. 01191 \$53,122.82 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p>	<p>1807-413 5655 Upland Way 19131 52nd wd. 1,434 Sq. Ft. BRT#522005200 Improvements: Residential Real Estate ALL KNOWN AND UNKNOWN HEIRS TO THE ESTATE OF LUCIUS MCCREA C.P. February Term, 2018 No. 00990 \$66,470.19 Stern & Eisenberg PC</p>	<p>OPA#642045700 Improvements: Residen- tial Property ALBERT QUAINANCE AS EXECUTOR OF THE ESTATE OF THERESA P. QUAIN- TANCE DECEASED C.P. January Term, 2018 No. 02145 \$14,085.16 KML Law Group, P.C.</p>	<p>GINA FREDERIQUE; KEVIN COMP- TON C.P. April Term, 2013 No. 04335 \$157,839.77 Phelan Hallinan Diamond & Jones, LLP</p>	<p>Sq. Ft. BRT#73 N 12-120; BRT#44-2-3565- 00 Improvements: Residential Dwelling LULA P. BUTLER A/K/A LULU P. BUT- LER C.P. November Term, 2014 No. 02502 \$59,020.16 Powers, Kim & As- sociates, LLC</p>
<p>1807-405 5621 Whitby Ave 19143 51st wd. 1,280 Sq. Ft. BRT#513122200 Improvements: Residential Dwelling TINA JIMPERSON C.P. December Term, 2017 No. 02796 \$66,453.17 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosen- stiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>	<p>1807-414 605 Edison Ave B, a/k/a 605 Edison Ave #605B, a/k/a 605 Edison Ave Unit 605B 19116-1259 58th wd. 1,040 Sq. Ft. OPA#888581350 Improvements: Residen- tial Property DAVID POLI C.P. February Term, 2018 No. 00104 \$138,123.00 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1807-426 6337 Burbridge St 19144 59th wd. 3,625 Sq. Ft. OPA#593161800 Improvements: Residential Property YVETTE DE CAROL HAMILTON AND CALVIN TAYLOR JR. C.P. July Term, 2013 No. 01970 \$172,007.68 KML Law Group, P.C.</p>	<p>1807-438 4626 Reach St 19120 42nd wd. 1,206 Sq. Ft. OPA#421596200 Improvements: Resi- dential Property IVELISSE LAHOZ C.P. February Term, 2018 No. 00058 \$64,677.21 KML Law Group, P.C.</p>	<p>1807-454 56 N Farson St 19139 44th wd. 773 Sq. Ft. BRT#441075900 Improvements: Residen- tial Dwelling TAMMI N. WASHINGTON-HALL, KNOWN HEIR OF LORRIANE A. WASH- INGTON; UNKNOWN HEIRS, SUCCES- SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LORRIANE A. WASHING- TON C.P. October Term, 2017 No. 02124 \$56,045.97 Udren Law Offices, P.C.</p>
<p>1807-406 7241 Vandike St 19135 65th wd. 3,300 Sq. Ft. BRT#65-1-2760-00 Improvements: Residential Dwelling CHARLES DANZA, PERSONAL REPRE- SENTATIVE OF THE ESTATE OF ROBERT MEDORO A/K/A ROBERT P. MEDORO A/K/A ROBERT PAUL MEDORO; CHRIS- TOPHER MORGAN, KNOWN HEIR OF ROBERT MEDORO A/K/A ROBERT P. MEDORO A/K/A ROBERT PAUL ME- DORO; ESTATE OF ROBERT MEDORO A/K/A ROBERT P. MEDORO A/K/A ROB- ERT PAUL MEDORO; FRANCES ME- DORO, KNOWN HEIR OF ROBERT ME- DORO A/K/A ROBERT P. MEDORO A/K/A ROBERT PAUL MEDORO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA- TIONS CLAIMING RIGHT, TITLE, OR IN- TEREST FROM OR UNDER ROBERT ME- DORO A/K/A ROBERT P. MEDORO A/K/A ROBERT PAUL MEDORO C.P. October Term, 2017 No. 02965 \$93,488.35 Udren Law Offices, P.C.</p>	<p>1807-415 4339 Bleigh Ave 19136 41st wd. 2,158 Sq. Ft. BRT#412156600 Improvements: Resi- dential Real Estate DEBORAH S. PEGG C.P. August Term, 2017 No. 02344 \$171,706.50 Stern & Eisenberg PC</p>	<p>1807-427 6128 Lensen St 19144 59th wd. 1,528 Sq. Ft. BRT#592276500 Improvements: Resi- dential Real Estate SHELLY K. CHAPPELL C.P. July Term, 2017 No. 00946 \$184,151.05 Stern & Eisenberg PC</p>	<p>1807-439 2029 Knorr St 19149 54th wd. 2,116 Sq. Ft. OPA#542008800 Improvements: Resi- dential Property FERMIN LATORRE JR. C.P. June Term, 2016 No. 01574 \$57,673.61 KML Law Group, P.C.</p>	<p>1807-455 7803 Fairfield St 19152 64th wd. 5,807 Sq. Ft. OPA#641020300 Improvements: Resi- dential Property TERRENCE T. LAPPE AND KIMBERLY A. LAPPE C.P. October Term, 2017 No. 01813 \$64,207.48 Shapiro & DeNardo, LLC</p>
<p>1807-407 381 Livezey St 19128 21st wd. 5,300 Sq. Ft. OPA#212340400 Subject to Mortgage Im- provements: Residential Property THOMAS A. DIGIACOMO, III; HEATHER L. DIGIACOMO C.P. August Term, 2017 No. 02879 \$194,962.38 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p>	<p>1807-416 7020 Gillespie St 19135-1804 55th wd. 1,440 Sq. Ft. OPA#552439300 Improve- ments: Residential Property ELIZABETH BUCHTER A/K/A BETH LOWRY, IN HER CAPACITY AS HEIR OF ROBERT L. BUCHTER, DECEASED; THOMAS BUCHTER A/K/A TOM BU- CHTER, IN HIS CAPACITY AS HEIR OF ROBERT L. BUCHTER, DECEASED; RICHARD BUCHTER A/K/A RICH LANGE, IN HIS CAPACITY AS HEIR OF ROBERT L. BUCHTER, DECEASED; CLAIRE BUCHTER A/K/A CLAIRE SWEENEY, IN HER CAPACITY AS HEIR OF ROBERT L. BUCHTER, DECEASED; ROBERT BUCHTER, JR A/K/A BOB BU- CHTER, IN HIS CAPACITY AS HEIR OF ROBERT L. BUCHTER, DECEASED; MI- NOR DEFENDANT 1, IN THEIR CAPAC- ITY AS HEIR OF ROBERT L. BUCHTER, DECEASED; MINOR DEFENDANT 2, IN THEIR CAPACITY AS HEIR OF ROBERT L. BUCHTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA- TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT L. BUCHTER, DECEASED C.P. June Term, 2017 No. 03550 \$41,460.02 Phelan Hal- linan Diamond & Jones, LLP</p>	<p>1807-428 6734 Ditman St 19135 41st wd. 1,530 Sq. Ft. OPA#412348000 Improvements: Resi- dential Property ELIU NIEVES A/K/A ELUI NIEVES AND ISABELL ORTIZ A/K/A ISABEL OR- TIZ C.P. August Term, 2017 No. 01084 \$130,252.97 KML Law Group, P.C.</p>	<p>1807-440 1967 Beyer Ave 19115 56th wd. S/D W/B FAR 2 STY MASONRY; 1,400 Sq. Ft. BRT#562307100 Improvements: Residen- tial Dwelling AMANDA L. COONEY AND JOHN F. COONEY A/K/A JOHN S. COONEY C.P. August Term, 2017 No. 00388 \$178,470.31 McCabe, Weisberg, & Conway, LLC</p>	<p>1807-456 111 S 15th St 308 a/k/a 111 S 15th St Unit P308 19102-2505 8th wd. 0 Sq. Ft. BRT#888087492 Improvements: Res Condo 5+ Sty Masonry KEVIN JONES A/K/A KEVIN K. JONES C.P. March Term, 2015 No. 02570 \$434,135.92 Milstead & Associates, LLC</p>
<p>1807-408 212 S 59th St 19139 3rd wd. 1,040 Sq. Ft. BRT#031129100 Improvements: Residen- tial Real Estate KAREN M. MCCREA A/K/A KAREN M. DAVIS C.P. February Term, 2018 No. 01008 \$56,801.01 Stern & Eisenberg PC</p>	<p>1807-417 5937 Washington Ave 19143-3023 3rd wd. 2,700.63 Sq. Ft. BRT#03-3-1058-00 Im- provements: Residential Dwelling ERIC M. NORMAN C.P. April Term, 2014 No. 03904 \$57,522.75 Powers, Kim & Associates, LLC</p>	<p>1807-430 4662 James St 19137 45th wd. 1,051 Sq. Ft. OPA#453409200 Improvements: Residen- tial Property WILLIAM A GRABER AND DONNA M. GRABER C.P. May Term, 2015 No. 02490 \$55,545.81 KML Law Group, P.C.</p>	<p>1807-441 616 E Johnson St 19138 22nd wd. ROW B/GAR 2 STY MASONRY; 1,260 Sq. Ft. BRT#221010900 Improvements: Residen- tial Dwelling JEROME T. WASHINGTON C.P. March Term, 2017 No. 00752 \$81,150.00 Mc- Cabe, Weisberg, & Conway, LLC</p>	<p>1807-457 907 S 58th St 19143-2737 46th wd. 1,256 Sq. Ft. BRT#463286100 Improvements: Row 2 Sty Masonry JAMAR HILL AND RAYMOND E. HILL, DECEASED C.P. June Term, 2016 No. 00624 \$48,712.60 Milstead & Associ- ates, LLC</p>
<p>1807-409 2213 N Delhi St 19133 37th wd. 1,074 Sq. Ft. BRT#371137800 Improvements: Resi- dential Dwelling LEON PINKNEY C.P. April Term, 2017 No. 03675 \$41,882.95 Udren Law Of- fices, P.C.</p>	<p>1807-418 4652 Bergen St 19136 65th wd. 3,804 Sq. Ft. OPA#652086400 Improvements: Resi- dential Property JOHN PISKORSKI C.P. October Term, 2017 No. 03143 \$141,098.86 KML Law Group, P.C.</p>	<p>1807-432 6623 Edmund St 19135 41st wd. 1,364 Sq. Ft. OPA#411414700 Improvements: Resi- dential Property HETTIE MANSFIELD C.P. July Term, 2017 No. 03034 \$84,646.41 KML Law Group, P.C.</p>	<p>1807-443 6148 Erdrick St 19135 55th wd. 2,008 Sq. Ft. OPA#552258700 Improvements: Resi- dential Property CHRISTINA M. BROWN A/K/A CHRIS- TINA BROWN C.P. April Term, 2017 No. 01437 \$122,182.45 KML Law Group, P.C.</p>	<p>1807-458 4837 Fairmount Ave 19139-2137 44th wd. 1,305 Sq. Ft. BRT#441230100 Improve- ments: Row 2 Sty Masonry ANTHONY NIX AND LINDA NIX C.P. August Term, 2017 No. 00093 \$58,873.59 Milstead & Associates, LLC</p>
<p>1807-410 135 W Washington Ln 19144 22nd wd. 1,128 Sq. Ft. BRT#593089200 Improve- ments: Residential Real Estate AHMAD ALAMIN A/K/A AHMAD AL- AMIN C.P. October Term, 2012 No. 00317 \$273,574.01 Stern & Eisenberg PC</p>	<p>1807-419 7528 Fayette St 19150 50th wd. 1,600 Sq. Ft. OPA#501016900 Improvements: Resi- dential Property KAREN L. LETT A/K/A KAREN LETT C.P. December Term, 2017 No. 00310 \$119,212.99 KML Law Group, P.C.</p>	<p>1807-433 3823 N Smedley St 19140 13th wd. 1,240 Sq. Ft. OPA#131188400 Improvements: Residential Property ELIZABETH SINGLETARY AND HILDA SINGLETARY C.P. November Term, 2003 No. 00209 \$51,285.41 KML Law Group, P.C.</p>	<p>1807-444 1036 S 54th St 19143 51st wd. ROW B/ GAR 2STY MASONRY; 1,344 Sq. Ft. BRT#513126200 Improvements: Residen- tial Dwelling DANIEL S. TOE, SR. AND LULA M. WIL- SON-TOE C.P. February Term, 2014 No. 00852 \$78,867.59 McCabe, Weisberg, & Conway, LLC</p>	<p>1807-459 6259 Cottage St 19135 41st wd. 1,444 Sq. Ft. BRT#552406600 Improvements: Resi- dential Dwelling UNKNOWN HEIRS, SUCCESSORS AND ASSIGNS, REPRESENTATIVES, DEVI- SEES AND ALL PERSONS, FIRMS, AND ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MICHAEL CARUSO A/K/A MICHAEL R. CARUSO C.P. October Term, 2016 No. 04346 \$83,305.18 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>
<p>1807-411 9849 Haldeman Ave 19115 58th wd. 2,936 Sq. Ft. BRT#58-1345800 Subject to Mort- gage Improvements: Residential Dwelling POLA MICHAELS, KNOWN HEIR OF RIA DORA SEGALOW A/K/A DORA SEGA- LOW; RICKY SEGALOW, KNOWN HEIR OF RIA DORA SEGALOW A/K/A DORA SEGALOW; RIA DORA SEGALOW A/K/A DORA SEGALOW, LAST RECORD OWN- ER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UN- DER RIA DORA SEGALOW A/K/A DORA SEGALOW C.P. September Term, 2014 No. 03075 \$207,518.31 Udren Law Of- fices, P.C.</p>	<p>1807-420 210 Locust St Apt 9C 19106-3908 5th wd. OPA#888052115 Improvements: Res Condo 5+sty Mas+oth MAUREEN FLANIGAN C.P. April Term, 2017 No. 02745 \$106,053.75 Patrick J. Wesner, Esquire</p>	<p>1807-434 7960 Bayard St 19150 50th wd. 1,425 Sq. Ft. OPA#501202900 Improvements: Resi- dential Property CAMARA J. THORPE C.P. October Term, 2015 No. 02059 \$141,208.82 KML Law Group, P.C.</p>	<p>1807-447 3915 Lawndale St 19124 33rd wd. 1,142 Sq. Ft. OPA#332269400 Improvements: Residential Property JESSICA TORRALES C.P. November Term, 2016 No. 00964 \$112,462.07 Sha- piro & DeNardo, LLC</p>	<p>1807-460 6710 Anderson St 19119 22nd wd. 9,972 Sq. Ft. BRT#22-2-2530-00 Improvements: Residential Dwelling JAMES WHITE, III, PERSONAL REPRE- SENTATIVE OF THE ESTATE OF BAR- BARA SELBY; ESTATE OF BARBARA SELBY; SICILY SELBY SMITH, KNOWN HEIR OF BARBARA SELBY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIA- TIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BARBARA SELBY C.P. August Term, 2017 No. 03160 \$199,662.69 Udren Law Offices, P.C.</p>
<p>1807-412 1818 Pennington Rd 19151-2017 34th wd. 1,120 Sq. Ft. OPA#343332400 Improve- ments: Residential Property VINCENT HARCOURT RAWLINS C.P. April Term, 2017 No. 00571 \$114,247.61 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1807-422 6282 Large St 19149 54th wd. 1,789 Sq. Ft. OPA#541178900 Improvements: Residen- tial Property RHONDA A. ANTHONY AND GRAHAM J. WILKINS C.P. March Term, 2017 No. 00124 \$134,175.05 KML Law Group, P.C.</p>	<p>1807-436 2943 Lardner St 19149-3507 62nd wd. 1,136 Sq. Ft. OPA#621193700 Improve- ments: Residential Property KRISTEN RACHEL NIELDS, IN HER CAPACITY AS ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF WILLIAM COONEY A/K/A WILLIAM J. COONEY C.P. February Term, 2018 No. 01839 \$118,086.18 Phelan Hallinan Dia- mond & Jones, LLP</p>	<p>1807-448 3825 Arendell Ave 19114 57th wd. 3,796 Sq. Ft. OPA#57-2143700 Improvements: Residential Property SHARON V. WOODS C.P. December Term, 2014 No. 00597 \$205,737.25 Sha- piro & DeNardo, LLC</p>	<p>1807-461 9029 Convent Ave 19136 10th wd. 1,955 Sq. Ft. BRT#572224900 Improvements: Residential Real Estate KEVIN K. KEALEY AND MICHELLE L. KEALEY C.P. September Term, 2017 No. 01954 \$193,856.10 Stern & Eisenberg PC</p>
	<p>1807-423 852 Brill St 19124-1006 35th wd. 1,068 Sq. Ft. BRT#351174000 Improvements: Resi- dential Dwelling JOSEPH KENNETH ARNOLD C.P. March Term, 2017 No. 01870 \$28,129.71 Law Office of Gregory Javardian, LLC</p>	<p>1807-437 822 Brighton St 19111-4127 53rd wd. 1,551 Sq. Ft. OPA#532245800 Improve- ments: Residential Property</p>	<p>1807-451 5009 Ogden St 19139-1642 44th wd. 1,100 Sq. Ft. BRT#442023000 Improvements: Residential Dwelling THOMAS E. MURPHY C.P. October Term, 2013 No. 01022 \$62,049.69 Pow- ers, Kim & Associates, LLC</p>	<p>1807-462 643 N 57th St 19131-4805 4th wd. 1,350 Sq. Ft. OPA#043086300 Improvements: Residential Property JACQUELINE FOX A/K/A JACQUELINE S. FOX C.P. October Term, 2015 No. 02029 \$86,188.92 Phelan Hallinan Dia- mond & Jones, LLP</p>
	<p>1807-425 8049 Leon St 19136 64th wd. 1,372 Sq. Ft.</p>		<p>1807-453 1239 N 54th St 19131-4337 44th wd. 1,536</p>	<p>1807-463 1943 Plymouth St 19138 10th wd. 1,200 Sq. Ft. OPA#101320400 Improvements:</p>

SHERIFF'S SALE

Residential Property
SHELLEY DIXON C.P. October Term,
2015 No. 01963 \$66,235.95 Shapiro &
DeNardo, LLC

1807-464
7601 Crittenden St #F9 19118 9th wd.
1,566 Sq. Ft. OPA#888200588 Subject
to Mortgage Improvements: Residential
Property
ROSILYN M. THOMAS C.P. June Term,
2017 No. 00061 \$101,372.03 Shapiro &
DeNardo, LLC

1807-465
183 W Roselyn St 19120 61st wd.
ROW 2 STY MASONRY; 1,140 Sq. Ft.
BRT#612188600 Improvements: Residen-
tial Dwelling
CARL REGINALD JOHNSON, ADMIN-
ISTRATOR OF THE ESTATE OF IRVIN
GOVENS C.P. February Term, 2017 No.
00537 \$97,222.06 McCabe, Weisberg, &
Conway, LLC

1807-466
254 E. Comly St 19120 35th wd. Land:
2,057 Sq. Ft.; Improvement: 1,258 Sq. Ft.;
Total: 3,315 Sq. Ft. OPA#352139500 Im-
provements: Residential Property
RASHIDA THOMPSON C.P. December
Term, 2017 No. 02932 \$117,696.11 Rich-
ard M. Squire & Associates, LLC

1807-467
3152 Barnett St 19149 55th wd. Land:
1,519 Sq. Ft.; Improvement: 1,200 Sq. Ft.;
Total: 2,719 Sq. Ft. OPA#551010300 Im-
provements: Residential Property
JANET BUSCH AND WILLIAM J.
BUSCH C.P. January Term, 2018 No.
01987 \$77,285.54 Richard M. Squire &
Associates, LLC

1807-468
7032 Walker St 19135 41st wd. 2,250 Sq.
Ft. OPA#552320000 Subject to Mortgage
Improvements: Semi/det 2 Sty Masonry
LANIECE HALE-BLACKWELL AND JEF-
FREY BLACKWELL C.P. March Term,
2017 No. 550 \$90,923.52, plus interest
through the date of the sheriff's sale, plus
costs William J. Levant, Esquire

1807-469
1721 Dallas Rd 19126 10th wd. 1,344 Sq.
Ft. OPA#101289600 Subject to Mortgage
Improvements: Residential Property
AMIR WILLIAMS; NAFEESA ABDUL
MALIK, A/K/A NAFEESA A. MALIK,
A/K/A NAFEESA MALIK C.P. Decem-
ber Term, 2015 No. 01254 \$156,750.54
Meredith H. Wooters, Esquire; Manley Deas
Kochalski, LLC

1807-470
1921 Tasker St 19145 36th wd. 1,180 Sq. Ft.
OPA#363061900 Improvements: Residen-
tial Real Estate
NICHOLLA ANDERSON C.P. May
Term, 2014 No. 03511 \$57,479.29 Stern
& Eisenberg PC

1807-471
4607 Frankford Ave 19124 23rd wd. 2,140
Sq. Ft. OPA#871111800 Subject to Mort-
gage Improvements: Row W/office Or Store
3 Story Mason
KEVIN PHELAN C.P. January Term,
2018 No. 04893 \$138,144.60 Jennifer D.
Gould, Esq.; Stark & Stark, PC

1807-472
2328 S 20th St 19145 26th wd. 1,364 Sq. Ft.
OPA#262160000 Subject to Mortgage Im-
provements: Residential Property
WILLIAM SCHMIDT, A/K/A WILLIAM
A. SCHMIDT; KRISTIN SCHMIDT, A/K/A
KRISTIN A. SCHMIDT C.P. December
Term, 2017 No. 04054 \$179,383.49 Mer-
edith H. Wooters, Esquire; Manley Deas Ko-
chalski, LLC

1807-473
1235 S 21st St 19146-4348 36th wd. 1,206
Sq. Ft. OPA#361209300 Improvements:
Residential Dwelling
GLORIA S. TROWER C.P. February
Term, 2015 No. 2482 \$47,745.58 Weber
Gallagher Simpson Stapleton Fires & Newby,
LLP, Sarah A. Elia, Esq.

1807-474
3471 Eden St 19114 57th wd. 3,373.5 Sq.
Ft. BRT#572163143 Improvements: Resi-
dential Dwelling
WILLIAM B. JENKINS A/K/A WILLIAM
JENKINS AND JUNE M. JENKINS C.P.
May Term, 2014 No. 03164 \$55,880.38
Martha E. Von Rosenstiel, P.C., Martha E.

SHERIFF'S SALE

Von Rosenstiel, Esquire, Heather Riloff,
Esquire, Tyler J. Wilk, Esquire

1807-475
4120 N 6th St 19140-2510 43rd wd. 1,090
Sq. Ft. OPA#433271400 Improvements:
Residential Property
BEVERLY THOMISON-SADIA A/K/A
BEVERLY THOMISON A/K/A BEVER-
LEY THOMISON SADIA C.P. August
Term, 2017 No. 03375 \$54,336.93 Phelan
Hallinan Diamond & Jones, LLP

1807-476
637 N Frazier St 19131-4810 4th wd. 1,434
Sq. Ft. OPA#043063300 Improvements:
Residential Property
KAI COMER C.P. March Term, 2017
No. 02735 \$87,426.68 Phelan Hallinan
Diamond & Jones, LLP

1807-477
1710 N Peach St 19131 52nd wd. 1,219 Sq.
Ft. BRT#521342000 Improvements: Resi-
dential Dwelling
MICHAEL C NZE C.P. July Term,
2017 No. 01129 \$64,586.61 Udren Law
Offices, P.C.

1807-478
1837 Glenifer St 19141-1077 17th wd.
1,108 Sq. Ft. OPA#171018700 Improve-
ments: Residential Property
GINA AYERS, IN HER CAPACITY AS
HEIR OF RONALD NEAL, DECEASED;
UNKNOWN HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
RONALD NEAL, DECEASED C.P. Oc-
tober Term, 2017 No. 03777 \$74,362.37
Phelan Hallinan Diamond & Jones, LLP

1807-479
3529 N 19th St 19140 11th wd. 1,874 Sq.
Ft. BRT#11-2270300 Subject to Mortgage
Improvements: Residential Dwelling
JAMES LEWIS C.P. November Term,
2017 No. 00095 \$119,930.96 Udren Law
Offices, P.C.

1807-480
460 Van Kirk St 19120-1121 35th wd. Im-
provement Area: 1,376 Sq. Ft.; Land Area:
1,920 Sq. Ft. OPA#352094400 Improve-
ments: Row B/gar 2 Sty Masonry
OLEGARIO AZCONA, DECEASED,
DAISY FONTANEZ AZCONA, IN HER
CAPACITY AS KNOWN HEIR, DEVISE
AND/OR DISTRIBUTE OF THE ESTATE
OF OLEGARIO AZCONA, DECEASED,
ALEJANDRO AZCONA, IN HIS CAPAC-
ITY AS KNOWN HEIR, DEVISE AND/
OR DISTRIBUTE OF THE ESTATE OF
OLEGARIO AZCONA, DECEASED, AND
MIGUEL AZCONA, IN HIS CAPAC-
ITY AS KNOWN HEIR, DEVISE AND/OR
DISTRIBUTE OF THE ESTATE OF OLE-
GARIO AZCONA, DECEASED C.P.
April Term, 2017 No. 00582 \$110,530.14
Brett L. Messinger, Ryan A. Gower, & Paul
J. Fanelli

1807-481
11833 Brandon Rd 19154 66th wd. 4,275
Sq. Ft. BRT#66-2032200 Subject to Mort-
gage Improvements: Residential Dwelling
CRAIG WOODS A/K/A CRAIG S.
WOODS; LINDA BORDEN A/K/A LINDA
M. WOODS C.P. October Term, 2017
No. 02761 \$197,608.33 Udren Law Of-
fices, P.C.

1807-483
1256 Elbridge St 19111-5509 53rd wd.
1,116 Sq. Ft. OPA#531091000 Improve-
ments: Residential Property
THERESA M. HORNER; KENNETH A.
HORNER C.P. January Term, 2018 No.
01930 \$85,744.17 Phelan Hallinan Dia-
mond & Jones, LLP

1807-484
6211 Ogontz Ave 19141-1412 17th wd.
1,386 Sq. Ft. OPA#172242700 Improve-
ments: Residential Property
VIOLA MARTIN C.P. October Term,
2017 No. 03179 \$36,947.97 Phelan Hal-
linan Diamond & Jones, LLP

1807-485
8030 Rodney St 19150 50th wd. S/D W/B
GAR 2 STY MASONRY; 1,452 Sq. Ft.
BRT#502039400 Improvements: Residen-
tial Dwelling
HERBERT MANNINGS AND DENISE M.
SCOTT A/K/A DENISE M. SCOTT-FISH-
ER C.P. February Term, 2015 No. 02041
\$300,449.21 McCabe, Weisberg, & Con-
way, LLC

SHERIFF'S SALE

1807-486
5530 Catharine St 19143 46th wd.
ROW 2 STY MASONRY; 1,486 Sq. Ft.
BRT#463105200 Improvements: Residen-
tial Dwelling
SHARON KAY ALLSTON, KNOWN SUR-
VIVING HEIR OF AMY M. ALLSTON
AND UNKNOWN SURVIVING HEIRS OF
AMY M. ALLSTON C.P. May Term, 2016
No. 00635 \$86,870.42 McCabe, Weis-
berg, & Conway, LLC

1807-487
7172 Glenloch St 19135 41st wd. ROW
B/GAR 2 STY MASONRY; 1,350 Sq. Ft.
BRT#412332400 Improvements: Residen-
tial Dwelling
LAMIN BANGURA AND KADIATU BAN-
GURA C.P. November Term, 2015 No.
03046 \$180,196.23 McCabe, Weisberg,
& Conway, LLC

1807-488
1819 Nedro Ave a/k/a 1819 W. Nedro Ave 19141 17th wd. 1,446 Sq. Ft.
BRT#171171500 Improvements: Residen-
tial Real Estate
MICHA L. WILSON C.P. September
Term, 2016 No. 02928 \$123,880.72 Stern
& Eisenberg PC

1807-489
2314 Emerald St 19125 31st wd. Land: 720
Sq. Ft.; Improvement: 1,380 Sq. Ft.; Total:
2,100 Sq. Ft. OPA#311068000 Improve-
ments: Residential Property
DEBRA J. GARDNER AND ELIOT B.
KAROL C.P. September Term, 2017 No.
00106 \$129,561.24 Richard M. Squire &
Associates, LLC

1807-490
6457 N. Smedley St 19126 17th wd.
RESIDENTIAL ROW 2 STY MASONRY
BRT#172160300 Improvements: Erected
Thereon
BRENDA M. MITCHELL AND ALVIN J.
MITCHELL C.P. June Term, 2017 No.
03203 \$51,998.63 Robert W. Williams,
Esquire

1807-491
3453 Jasper St 19134-2001 45th wd. 1,145
Sq. Ft. OPA#452364800 Improvements:
Residential Property
CHERYL ANNE HESTON, IN HER CA-
PACITY AS HEIR OF JOSEPH J. HESTON
JR., A/K/A JOSEPH JAMES HESTON,
JR., DECEASED; JOSEPH JAMES HES-
TON, III, IN HIS CAPACITY AS HEIR
OF JOSEPH J. HESTON, JR. A/K/A JO-
SEPH JAMES HESTON, JR., DECEASED;
UNKNOWN HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
JOSEPH J. HESTON, JR A/K/A JOSEPH
JAMES HESTON, JR. DECEASED C.P.
January Term, 2017 No. 03390 \$21,343.98
Phelan Hallinan Diamond & Jones, LLP

1807-492
6562 Limekiln Pike 19138-3103 10th wd.
1,196 Sq. Ft. OPA#102063600 Improve-
ments: Residential Property
CATHERINE BROWN C.P. February
Term, 2018 No. 02802 \$99,539.78 Phelan
Hallinan Diamond & Jones, LLP

1807-493
6155 Wheeler St 19142 40th wd. 1,216 Sq.
Ft. OPA#402171700 Improvements: Resi-
dential Property
FRANCES LYLES C.P. October Term,
2017 No. 03775 \$19,432.78 Shapiro &
DeNardo, LLC

1807-494
1243 S 24th St 19146 36th wd. 1,298 Sq.
Ft. more or less BRT#361367400 Subject to
Mortgage Improvements: Residential Home
For Rent
ATS PROPERTIES, LLC C.P. October
Term, 2017 No. 00936 \$75,621.64 Scott
P. Shectman, Esquire; Klehr Harrison Harvey
Branzburg LLP

1807-495
1405 71st Ave f/k/a 1405 W 71st St 19126
10th wd. 2,500 Sq. Ft. OPA#101278800
Improvements: Residential Property
TAMEKA MARSHALL-HOLMES A/K/A
TAMIKA HOLMES C.P. September
Term, 2017 No. 00723 \$122,113.61 Sha-
piro & DeNardo, LLC

1807-496
325 Lodge Rd 19128 21st wd. 3,528 Sq. Ft.
OPA#212338775 Improvements: Residen-
tial Dwelling

SHERIFF'S SALE

KATHLEEN A. TURNER AND JAMISON
P. TURNER C.P. March Term, 2017 No.
03282 \$260,196.57 Joseph R. Loverdi,
Esquire

1807-497
9335 Campus Ln 19114 57th wd. 6,000 Sq.
Ft. OPA#572289500 Improvements: Resi-
dential Dwelling
STACEY JUSTINE STRAUSS C.P. Au-
gust Term, 2017 No. 02993 \$104,430.82
Joseph R. Loverdi, Esquire

1807-498
14 E Sharpnack St 19119 22nd wd. Land:
1,315 Sq. Ft.; Improvement: 1,396 Sq. Ft.;
Total: 2,711 Sq. Ft. OPA#221105100 Im-
provements: Residential Property
JUNE GREEN A/K/A JUNE GREEN,
TRUSTEE FOR RAMONA GREEN, LATI-
TIA GREEN, GRETCHEN GREEN, RAY-
MOND GREEN AND LORY GREEN C.P.
October Term, 2017 No. 03202 \$17,187.85
Richard M. Squire & Associates, LLC

1807-499
2053 Federal St 19146-2829 36th wd. 21
feet 7 inches by 64 feet 5 and 3/4 inches
OPA#361035300 Subject to Mortgage Im-
provements: Three Story Masonry Building
CHRISTOPHER KLING C.P. August
Term, 2017 No. 02883 \$161,850.57 Jay
E. Kivitz, Esq.

1807-500
901 N. Penn St, Unit F-201 19123-3109 5th
wd. 0 Sq. Ft. BRT#888062310 Improve-
ments: Res Condo 5+ Sty Masonry
TOBI SIMONE C.P. April Term, 2017
No. 02840 \$248,783.34 plus \$24.72 per day
from 2/16/2018 Laurence A. Mester; Mes-
ter & Schwartz, P.C.

1807-501
6577 N Woodstock St 19138-3114 10th wd.
Beginning Point: Intersection of the South
side of 66th Avenue North and the East side
of Woodstock Street OPA#102078800 Im-
provements: Row 2 Sty Masonry
LESLIE KIMBLE C.P. May Term, 2017
No. 02583 \$114,454.62 Patrick J. Wesner,
Esquire

1807-502
8112 Thouron Ave 19150 50th wd. Begin-
ning Point: at a point on the Southwesterly
side of Thouron Avenue (70 feet wide) at the
distance of 245 feet 9 1/2 inches Southwest-
wardly measured along the said side of Thou-
ron Avenue from the Southeasterly side of Mt.
Pleasant Ave (60 feet wide) OPA#502152500
Improvements: Single Family Home
I.C. HYDRICK, NOW DECEASED, BEV-
ERLY MCCALLA, SOLELY IN HER CA-
PACITY AS HEIR OF I.C. HYDRICK,
DECEASED AND JALONDA SHARP, AS
CO-ADMINISTRATOR OF THE ESTATE
OF VALARIE SHARP, DECEASED AND
LAWRENCE SHARP, AS CO-ADMIN-
ISTRATOR OF THE ESTATE OF VALA-
RIE SHARP, DECEASED AND KEVIN
A. WALKER, SOLELY IN HIS CAPAC-
ITY AS HEIR OF I.C. HYDRICK, DE-
CEASED C.P. April Term, 2013 No.
04854 \$111,055.02 Makenna E. Porch

1807-503
2433 S 74th St 19153-1404 40th wd. 1,159
Sq. Ft. BRT#40-4129800 Improvements:
Residential Dwelling
PAUL L. JONES C.P. December Term,
2017 No. 02902 \$88,880.56 Powers, Kirm
& Associates, LLC

1807-504
5406 Saul St 19124 62nd wd. Land: 1,553
Sq. Ft.; 1,338 Sq. Ft. BRT#621453800 Im-
provements: Residential Real Estate
ROBERT J. SWANLUND AND SHARON
SWANLUND C.P. January Term, 2018
No. 002739 \$62,623.67 Stern & Eisen-
berg PC

1807-505
4087 1/2 Lancaster Ave 19104 6th
wd. BRT#871066300 Improvements:
Commercial & Apartment(s)
C.P. January Term, 2018 No. 03972
\$78,649.79 Brian H. Smith, Esquire

1807-506
515 E Cheltenham Ave 19120-1701 35th
wd. 1,298 Sq. Ft. OPA#352005200 Im-
provements: Residential Property
PATRICK FETUS C.P. December Term,
2017 No. 01321 \$93,390.88 Phelan Hal-
linan Diamond & Jones, LLP

SHERIFF'S SALE

1807-507
501 E Haines St 19144-1214 59th wd. 2,223
Sq. Ft. OPA#592008000 Improvements:
Residential Property
SARAH REID-WRIGHT; ORAL WRIGHT
C.P. August Term, 2015 No. 00570
\$89,798.73 Phelan Hallinan Diamond &
Jones, LLP

1807-508
9921 Bustleton Ave, Unit X3 19115
58th wd. 654 Sq. Ft. BRT#160N12-207;
OPA#888580930 Improvements: Residen-
tial Dwelling
DONALD OLAH C.P. October Term,
2017 No. 04105 \$69,706.76 Udren Law
Offices, P.C.

1807-509
6614 N 17th St 19126-2733 10th wd. 1,352
Sq. Ft. OPA#101049800 Improvements:
Residential Property
VIVENNE SHACKLEFORD, IN HER
CAPACITY AS HEIR OF GERALDINE
WRIGHT-HENRY A/K/A GERALDINE
D. WRIGHT A/K/A GERALDINE D.
WRIGHT-HENRY, DECEASED; ARLLICK
WRIGHT, IN HIS CAPACITY AS HEIR
OF GERALDINE WRIGHT-HENRY A/K/A
GERALDINE D. WRIGHT A/K/A GERAL-
DINE D. WRIGHT-HENRY, DECEASED;
GEORGETTE HUGHES, IN HER CAPAC-
ITY AS HEIR OF GERALDINE WRIGHT-
HENRY A/K/A GERALDINE D. WRIGHT
A/K/A GERALDINE D. WRIGHT-HENRY,
DECEASED; JUNELE WRIGHT, IN
HER CAPACITY AS HEIR OF GERAL-
DINE WRIGHT-HENRY A/K/A GERAL-
DINE D. WRIGHT A/K/A GERALDINE
D. WRIGHT-HENRY, DECEASED; LOR-
RAINE MCLEOD, IN HER CAPACITY AS
HEIR OF GERALDINE WRIGHT-HENRY
A/K/A GERALDINE D. WRIGHT A/K/A
GERALDINE D. WRIGHT-HENRY, DE-
CEASED; UNKNOWN HEIRS, SUCCE-
SORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE, OR INTEREST FROM OR
UNDER GERALDINE WRIGHT-HENRY
A/K/A GERALDINE D. WRIGHT A/K/A
GERALDINE D. WRIGHT-HENRY, DE-
CEASED C.P. August Term, 2017 No.
03153 \$112,697.87 Phelan Hallinan
Diamond & Jones, LLP

1807-510A
8036 Fairview St 19136-2202 64th wd.
1,850 Sq. Ft. OPA#642013400 Improve-
ments: Residential Property
MICHAEL FARRELL; REGINA ANN FAR-
RELL A/K/A REGINA FARRELL; LORET-
TA P. FARRELL C.P. July Term, 2014
No. 04007 \$229,288.32 Phelan Hallinan
Diamond & Jones, LLP

1807-510B
8040 Fairview St 19136-2202 64th wd.
1,850 Sq. Ft. OPA#642013500 Improve-
ments: Residential Property
MICHAEL FARRELL; REGINA ANN FAR-
RELL A/K/A REGINA FARRELL; LORET-
TA P. FARRELL C.P. July Term, 2014
No. 04007 \$229,288.32 Phelan Hallinan
Diamond & Jones, LLP

1807-511
1756 S 60th St 19142 3rd wd. ROW B/
GAR 2 STY MASONRY; 1,538 Sq. Ft.
BRT#034139400 Subject to Mortgage
Improvements: Residential Dwelling
JAMES A. UBOTEE C.P. July Term, 2012
No. 02561 \$155,009.93 McCabe, Weis-
berg, & Conway, LLC

1807-512
3750 Clarendon Ave, #214 19114 10th wd.
Condominium OPA#8886670 Subject to
Mortgage Improvements: Condominium
ANNE PANNEPRESSO A/K/A ANNE PAN-
EPRESSO C.P. January Term, 2015 No.
05465 \$9,117.21 Jay E. Kivitz, Esq.

1807-513
244-48 N. 3rd St, Units 2C and 2D 19106-1113 5th wd. Condominium Unit
OPA#888053468 - Unit 2C; OPA#999053469
- Unit 2D Subject to Mortgage Improve-
ments: Condominium Unit
CAROLYN C. BRANDHORST C.P.
August Term, 2016 No. 4249 \$5,665.67
Jay E. Kivitz, Esq.

1807-514
51 E Durham St 19119-1821 22nd wd. 931
Sq. Ft. BRT#222161200 Improvements:
Row 2 Sty Masonry
DAVINA A. GOULD C.P. January Term,
2017 No. 03468 \$141,935.66 Milstead &
Associates, LLC