

SHERIFF'S SALE

FROM OR UNDER DOUGLAS KELLEY, DECEASED C.P. January Term, 2016 No. 02785 \$76,496.37 Phelan Hallinan Diamond & Jones, LLP

1708-509

6205 Lansdowne Ave 19151 34th wd. Northerly side of Lansdowne Avenue; Front: 16 feet Depth: 87 feet OPA#342054700 Improvements: Single Family Residence JANELLE SMITH C.P. November Term, 2016 No. 01644 \$105,758.68 Stephen M. Hladik, Esq.

1708-510

1023 Fillmore St 19124 23rd wd. Northeast side of Fillmore St; Front: 25 feet Depth: 89 feet 9 inches OPA#234115000 Improvements: Single Family Residence KARIN TUCKER, ADMINISTRATRIX OF THE ESTATE OF WILBERT E. MCKOY A/K/A WILBERT EARL MCKOY, DECEASED C.P. February Term, 2017 No. 04789 \$74,031.42 Stephen M. Hladik, Esq.

1708-511

814 Griffith St 19111 63rd wd. (formerly 35th wd.) 1,082 Sq. Ft. BRT#631262900 Improvements: Residential Dwelling JOHN F. SHERIDAN, DECEASED AND RITA SHERIDAN, DECEASED C.P. September Term, 2016 No. 00933 \$197,367.61 Powers, Kirm & Associates, LLC

1708-512

7160 Edmund St 19135 65th wd. 1,328 Sq. Ft. OPA#651287400 Improvements: Residential Building MICHAEL CARPINO C.P. March Term, 2012 No. 00335 \$30,268.49 with interest from 9/12/17 Drew Salaman, Esquire

1708-513

898 Granite St 19124 35th wd. Lot: 110, Block 139N2, Tax Map of Philadelphia, Pennsylvania OPA#871161100 Improvements: Commercial Real Estate CHRISTOPHER A. WILLIAMS C.P. March Term, 2012 No. 001819 \$36,908.15 Kristofer B. Chiesa, Esquire

1708-514

2335 E Fletcher St 19125 31st wd. (Land) 800 Sq. Ft.; (improvements) 940 Sq. Ft. BRT#313059900 GEOFF THOMPSON C.P. May Term, 2017 No. 01430 \$355,508.77 Dana S. Plon, Esquire

1708-515

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

1708-516

5521 Catharine St 19143 46th wd. ROW 2 STY MASONRY; 1,320 Sq. Ft. BRT#463093200 Improvements: Residential Dwelling BONNIE HALL C.P. September Term, 2016 No. 0955 \$163,976.83 McCabe, Weisberg, & Conway, P.C.

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1708-517

1845 N Ringgold St 19121-2016 32nd wd. 964 Sq. Ft. OPA#322154700 Improvements: Residential Property ERNEST JENIFER AND DENISE JENIFER C.P. September Term, 2016 No. 03259 \$108,608.73 Phelan Hallinan Diamond & Jones, LLP

1708-518

6760 Linmore Ave 19142-1807 40th wd. 1,216 Sq. Ft. OPA#403185300 Improvements: Residential Property TIAH SLANGER C.P. December Term, 2011 No. 00458 \$57,795.76 Phelan Hallinan Diamond & Jones, LLP

1708-519

219 Widener St 19120-1840 61st wd. 1,050 Sq. Ft. OPA#612122800 Improvements: Residential Property ERICA SHUBERT C.P. February Term, 2012 No. 03591 \$75,980.42 Phelan Hallinan Diamond & Jones, LLP

1708-520

2620 S 65th St 19142-2813 40th wd. 1,236 Sq. Ft. OPA#406002800 Improvements: Residential Property JUDY MCCOLLUM C.P. February Term, 2016 No. 02375 \$45,612.80 Phelan Hallinan Diamond & Jones, LLP

1708-521

6271 Frankford Ave 19135 41st wd. 6,417 Sq. Ft. OPA#882963085 Subject to Mortgage Improvements: Commercial Building YVONNE HU C.P. February Term, 2012 No. 03780 \$289,265.02 Drew Salaman, Esquire

1708-522

847 Atwood Rd 19151-3307 34th wd. 1,172 Sq. Ft. OPA#344323100 Improvements: Residential Property TANYA A. LAWHORN C.P. October Term, 2016 No. 03266 \$45,205.13 Phelan Hallinan Diamond & Jones, LLP

1708-523

5807 Newtown Ave 19120-1135 35th wd. 1,132 Sq. Ft. OPA#352212500 Improvements: Residential Property SADIE I. FINNEY C.P. August Term, 2016 No. 02517 \$144,920.69 Phelan Hallinan Diamond & Jones, LLP

1708-524

1716 Widener Pl 19141-1334 17th wd. 1,360 Sq. Ft. OPA#171183400 Improvements: Residential Property STEPHEN V. JOHNSON A/K/A STEVEN JOHNSON C.P. October Term, 2016 No. 00504 \$82,002.43 Phelan Hallinan Diamond & Jones, LLP

1708-525

929 W Butler St 19140-3128 43rd wd. 1,280 Sq. Ft. OPA#432226600 Improvements: Residential Property JULIET JACKSON AND JERMAINE WHITEHEAD C.P. October Term, 2016 No. 02662 \$41,425.23 Phelan Hallinan Diamond & Jones, LLP

1708-526

1617 N Newkirk St 19121-2712 32nd wd. 1,058 Sq. Ft. OPA#324150901 Improvements: Residential Property JANIE LOUISE SHIPPEN A/K/A JANIE L. SHIPPEN C.P. April Term, 2009 No. 02034 \$47,267.65 Phelan Hallinan Diamond & Jones, LLP

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1708-527

3428 Emerald St 19134 45th wd. 903 Sq. Ft. BRT#452338100 Improvements: Residential Dwelling APRIL CANDELET A/K/A APRIL M. CANDELET AND STEVEN M. WALKER C.P. June Term, 2016 No. 00588 \$60,646.36 McCabe, Weisberg, & Conway, P.C.

1708-528

1333 McKinley St 19111 53rd wd. 1,139 Sq. Ft. OPA#531027500 Improvements: Residential Property CARMEN J. ALICEA C.P. June Term, 2015 No. 02822 \$69,059.26 KML Law Group, P.C.

1708-529

1875 Conlyn St 19141 49th wd. 0.84 acres BRT#171146200 Improvements: Residential Property C.P. March Term, 2015 No. 04415 \$70,359.08 Scott A. Dieterick, Esq.; Kathryn L. Mason, Esquire

1708-530

127 Wharton St 19147 2nd wd. 1,120 Sq. Ft. OPA#021338000 Subject to Mortgage Improvements: Residential Property THOMAS J. BROWN AND GERTRUDE BROWN C.P. April Term, 2015 No. 02422 \$279,933.23 Brett A. Solomon, Michael C. Mazack

1708-531

5726 Chester Ave 19143 40th wd. 1,457 Sq. Ft. OPA#401120400 Improvements: Residential Property THE UNKNOWN HEIRS OF NELLA REID DECEASED, ALLYSON GAYLE SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED, ANTOINETTE SIMON SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED, IRMA MOHAMMED SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED, MERLYN SIFONTIS SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED, MONICA RAMBERAN SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED, PATRICIA NICHOLSON SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED AND BERNADETTE FORDE SOLELY IN HER CAPACITY AS HEIR OF NELLA REID, DECEASED C.P. August Term, 2016 No. 03079 \$83,292.15 KML Law Group, P.C.

1708-532

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

1708-533

2001 Lardner St 19149 62nd wd. Land: 2,930 Sq. Ft.; Improvement: 1,188 Sq. Ft.; Total: 4,118 Sq. Ft. BRT#621180400 Improvements: Residential Property NAWRAJ LAMA AND VANNY OL C.P. November Term, 2016 No. 02948 \$19,692.24 Richard M. Squire & Associates, LLC

1708-534

5818 Washington Ave 19143 3rd wd. 1,280 Sq. Ft. OPA#033113900 Improvements: Residential Property THE UNKNOWN HEIRS OF MARIAN D. MOORE, DECEASED, BENJAMIN MOORE, SOLELY IN HIS CAPACITY AS HEIR OF MARIAN D. MOORE,

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DECEASED, JOEL MOORE JR. SOLELY IN HIS CAPACITY AS HEIR OF MARIAN D. MOORE, DECEASED AND LOIS BRAITHWAITE SOLELY IN HIS CAPACITY AS HEIR OF MARIAN D. MOORE, DECEASED C.P. February Term, 2014 No. 00788 \$79,786.33 KML Law Group, P.C.

1708-535

1100-1106 Shackamaxon St, Unit 2B 19125 18th wd. RES CONDO 3 STY MAS+OTH; 921 Sq. Ft. BRT#888180260 Improvements: Residential Dwelling CHARLES AARON WILLIAMS, III AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. August Term, 2016 No. 02362 \$196,103.51 McCabe, Weisberg, & Conway, P.C.

1708-536A

1951 Wakeling St 19124 62nd wd. 2,000 Sq. Ft. OPA#622009100 Improvements: Residential Building LISA CREEDON C.P. April Term, 2005 No. 00186 \$59,561.37 with interest after 8/1/17 Drew Salaman, Esquire

1708-536B

2045 Granite St 19124 62nd wd. 815 Sq. Ft. OPA#622088500 Improvements: Residential Building LISA CREEDON; TERRE TENANT: DERRY O. SMITH A/K/A DERY O. SMITH A/K/A DARRY O. SMITH C.P. April Term, 2005 No. 00186 \$59,561.37 with interest after 8/1/17 Drew Salaman, Esquire

1708-536C

6759 Hegerman St 19135 41st wd. 750 Sq. Ft. OPA#412435100 Improvements: Residential Building LISA CREEDON C.P. April Term, 2005 No. 00186 \$59,561.37 with interest after 8/1/17 Drew Salaman, Esquire

1708-537

1036 S 54th St 19143 51st wd. ROW B/GAR 2STY MASONRY; 1,344 Sq. Ft. BRT#513126200 Improvements: Residential Dwelling LULA M. WILSON-TOE AND DANIEL S. TOE, SR C.P. February Term, 2014 No. 00852 \$78,867.59 McCabe, Weisberg, & Conway, P.C.

1708-538

2900 Walnut Hill St 19152 57th wd. S/D W/B GAR 1 STY MASONRY; 1,095 Sq. Ft. BRT#571076000 Improvements: Residential Dwelling KATHLEEN LOMBARDO, ADMINISTRATRIX OF THE ESTATE OF MICHAEL MARKOW C.P. November Term, 2016 No. 01273 \$239,328.68 McCabe, Weisberg, & Conway, P.C.

1708-539

5657 Boyer St 19138-1732 12th wd. 1,200 Sq. Ft. OPA#122254400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LUTHER ALLEN, DECEASED C.P. April Term, 2016 No. 03384 \$47,039.36 Phelan Hallinan Diamond & Jones, LLP

1708-540

4285 Leidy Ave 19104-1016 6th wd. 1,436 Sq. Ft. OPA#062203500 Improvements: Residential Property

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ANITA E. WILLIAMS, INDIVIDUALLY AND IN CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF LERONDYA WILLIAMS; LATERRA D. RUFFIN, INDIVIDUALLY AND IN CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF LERONDYA WILLIAMS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LERONDYA WILLIAMS, DECEASED C.P. December Term, 2016 No. 01508 \$28,356.02 Phelan Hallinan Diamond & Jones, LLP

1708-541A

Premise A - 4200 Chester Ave 19104 3rd wd. improvement area 6,820 Sq. Ft. OPA#871299720 Subject to Mortgage Subject to Rent Improvements: Str/off; 3 Story Masonry Apartments 4200-02 CHESTER ASSOCIATES LLC; JOHN J. GILLESPIE; LYNETTE M. GILLESPIE; GILLESPIE PROPERTIES LLC, UVC, INC. C.P. December Term, 2016 No. 00765 \$1,502,202.32 Lawrence J. Avallone, Esq

1708-541B

Premise B - 4202 Chester Ave 19104 3rd wd. Land area 4,752 Sq. Ft. OPA#871286300 Subject to Mortgage Subject to Rent Improvements: Str/off; 3 Story Masonry Apartments 4200-02 CHESTER ASSOCIATES LLC; JOHN J. GILLESPIE; LYNETTE M. GILLESPIE; GILLESPIE PROPERTIES LLC, UVC, INC. C.P. December Term, 2016 No. 00765 \$1,502,202.32 Lawrence J. Avallone, Esq

1708-542

534-542 W Olney Ave 19120 42nd wd. 8,104 Sq. Ft. BRT#882928115 Subject to Rent Improvements: Str/off 2 Sty Masonry DANIEL C. WILLIAMS C.P. August Term, 2016 No. 000486 \$246,337.66 McElroy, Deutsch, Mulvaney & Carpenter LLP

1708-543

2604 Gerritt St 19146 36th wd. OPA#36-4-2263-00 Subject to Mortgage Improvements: Unknown PAUL JONES AND MARGARET JONES A/K/A MARGARET HOLMES JONES C.P. May Term, 2014 No. 02718 \$35,424.24 Richard A. Gutman, Esquire

1708-544

6340 Ardleigh St 19138 22nd wd. 2,404 Sq. Ft. BRT#221291900 Improvements: Residential Real Estate VIVIAN SHELTON, ADMINISTRATRIX OF THE ESTATE OF JOHN ISAAC A/K/A JOHN WALTER ISAAC, DECEASED C.P. March Term, 2017 No. 00875 \$180,144.79 Stern & Eisenberg PC

1708-545

300 W Byberry Rd, Unit 217 19116 58th wd. 439 Sq. Ft. and a 1.0% undivided interest in the common elements, as more fully described in the Declaration of Condominium of the Stonebridge Condominium dated 10/24/1989 and recorded on 10/25/1989 in Deed Book FHS 1511 page 442 OPA#888582299 Subject to Mortgage Improvements: Residential Condominium RANDY KOPF C.P. May Term, 2016 No. 134153 \$11,300.00 Glenn M. Ross, Esquire

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