

Sheriff's Sale Notices for August 6, 2019

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, August 6, 2019, at the:

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

JUDICIAL/FORECLOSURE SALE
CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale

SHERIFF'S SALE

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. **PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.**

The "BRT #" refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006.

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on August 6, 2019.

Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

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

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

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

SHERIFF'S SALE OF TUESDAY, AUGUST 6, 2019

1908-301

7722 Thouron Ave 19150 50th wd. 1,440 Sq. Ft. OPA#502142900 Improvements: Residential Property
JERVAZZ E. BALLARD C.P. April Term, 2016 No. 02127 \$173,561.05 KML Law Group, P.C.

1908-302

1431 Ritner St 19145 26th wd. 1,536 Sq. Ft. OPA#261024600 Improvements: Residential Property
DENISE MARTIN; WILLIAM JOSEPH MARTIN C.P. January Term, 2016 No. 01072 \$149,439.25 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1908-303

4520 Wilde St 19127-1219 21st wd. 1,350 Sq. Ft. OPA#211509900 Improvements: Residential Property
RAYMOND MANCUSO, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JEFFREY M. MANCUSO A/K/A JEFFREY M. MANCUSO A/K/A JEFFREY MANCUSO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JEFFREY M. MANCUSO A/K/A JEFFREY M. MANCUSO A/K/A JEFFREY MANCUSO, DECEASED C.P. February Term, 2019 No. 01698 \$263,806.96 Phelan Hallinan Diamond & Jones, LLP

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1908-304
6453 N 17th St 19126 50th wd. 1,360 Sq. Ft. OPA#172198700 Improvements: Residential Property
ANDREA BOOZER AND SHAWN SLOAN C.P. November Term, 2018 No. 02904 \$134,356.96 KML Law Group, P.C.

1908-305
6312 N. Fairhill St a/k/a 6312 N Fairhill St 19126 61st wd. 5,766 Sq. Ft. OPA#611119800 Improvements: Residential Property
DAWN HOPSON C.P. September Term, 2015 No. 02868 \$365,100.42 KML Law Group, P.C.

1908-306
97 E Duval St 19144 59th wd. 1,160 Sq. Ft. BRT#592163100 Improvements: Residential Dwelling
JUANITA J. COOPER C.P. December Term, 2013 No. 03177 \$134,246.00 Law Office of Gregory Javardian, LLC

1908-307
7329 Ogontz Ave 19138 50th wd. 1,888 Sq. Ft. OPA#501308700 Improvements: Residential Property
ANDREA TABRON AND EARL TABRON C.P. October Term, 2012 No. 00176 \$53,904.13 KML Law Group, P.C.

1908-308
314 E Sanger St 19120 35th wd. 2,931 Sq. Ft.; Improvements: 1,620 Sq. Ft. OPA#351188600
PATRICIA FRANECKI A/K/A PAT FRANECKI, IN HER CAPACITY AS HEIR OF KATHLEEN R. GOLDERER; JAMES GOLDERER, IN HIS CAPACITY AS HEIR OF KATHLEEN R. GOLDERER; JOSEPH GOLDERER, IN HIS CAPACITY AS HEIR OF KATHLEEN R. GOLDERER; GERARD GOLDERER A/K/A JERRY GOLDERER, IN HIS CAPACITY AS HEIR OF KATHLEEN R. GOLDERER; REGINA KEYS, IN HER CAPACITY AS HEIR OF KATHLEEN R. GOLDERER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KATHLEEN R. GOLDERER C.P. December Term, 2018 No. 03303 \$132,848.88 Robert Crawley, Esquire

1908-309
6013 Tulip St 19135 41st wd. 2,980 Sq. Ft. OPA#411443300 Improvements: Residential Property
DERRICK LASSWELL SOLELY IN HIS CAPACITY AS HEIR OF MAE HART, DECEASED, KIMBERLY LASSWELL SOLELY IN HER CAPACITY AS HEIR OF MAE HART, DECEASED, MICHELLE LASSWELL SOLELY IN HER CAPACITY AS HEIR OF MAE HART, DECEASED, AND THE UNKNOWN HEIRS OF MAE HART, DECEASED C.P. April Term, 2017 No. 03546 \$81,737.65 KML Law Group, P.C.

1908-310
1014 N Lawrence St 19123 5th wd. 1,138 Sq. Ft. OPA#057128100 Improvements: Residential Property
CARMEN ROMAN A/K/A CARMEN A. ROMAN C.P. July Term, 2018 No. 01490 \$164,973.44 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1908-311
1134 S 23rd St 19146 36th wd. ROW 2 STY MASONRY; 1,320 Sq. Ft. BRT#361340300 Improvements: Residential Dwelling
DAVID RODERICK TYLER, KNOWN SURVIVING HEIR OF DEBORAH T. HAYWOOD AND UNKNOWN SURVIVING HEIRS OF DEBORAH T. HAYWOOD C.P. October Term, 2017 No. 03621 \$11,269.76 McCabe, Weisberg, & Conway, LLC

1908-312
1107 S 3rd St 19147 2nd wd. 672 Sq. Ft. BRT#021406500 Improvements: Residential Dwelling
SCOTT KNIGHT C.P. June Term, 2018 No. 03190 \$308,207.96 Law Office of Gregory Javardian, LLC

1908-313
140 E Ruscomb St 19120 1,260 Sq. Ft. OPA#421159900 Improvements: Residential
JONATHAN TOLIVER C.P. August Term,

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2018 No. 02602 \$96,369.74 Jill M. Fein, Esquire

1908-314
6337 Sylvester St 19149 54th wd. 1,263 Sq. Ft. OPA#541249900 Improvements: Residential
KARIN THOMPSON C.P. December Term, 2018 No. 00793 \$205,345.10 Stern & Eisenberg PC

1908-315
3928 Bennington St 19124 33rd wd. 1,040 Sq. Ft. BRT#332283300 Improvements: Residential
EVELYN RODRIGUEZ N/K/A EVELYN DODDS C.P. November Term, 2018 No. 02940 \$85,429.76 Stern & Eisenberg, P.C.

1908-317
1432 E Cheltenham Ave 19124 62nd wd. 1,460 Sq. Ft. BRT#621073900 Improvements: Residential Real Estate
MARIA GONZALEZ C.P. September Term, 2015 No. 01942 \$154,836.75 Stern & Eisenberg PC

1908-318
4728 Knorr St 19135 41st wd. Land: 3,375 Sq. Ft.; Improvement: 1,260 Sq. Ft.; Total: 3,375 Sq. Ft. OPA#412014000 Improvements: Residential Property
ROBERT G. ZABOROWSKI C.P. August Term, 2018 No. 01104 \$115,521.76 Richard M. Squire & Associates, LLC

1908-319
305C Shawmont Ave, Unit# 2B-2 19128 21st wd. 1,058 Sq. Ft. BRT#888210587 Improvements: Res. condo 3 Sty Mas+oth
ROBERT GRAHAM C.P. October Term, 2017 No. 01735 \$6,944.28 Michelle J. Stranen, Esquire

1908-320
239 Rochelle Ave 19128 21st wd. 2,566 Sq. Ft. (Land Area); 2,189 Sq. Ft. (Improvement Area) BRT#213013000 Subject to Mortgage
Improvements: Row Conv/apt 3 Sty Mason
JOSHUA HUIJACK C.P. October Term, 2018 No. 02641 \$135,152.88 Michelle P. Pierre, Esquire

1908-321
139 W Albanus St 19120 42nd wd. 1,050 Sq. Ft. BRT#422140100 Improvements: Residential Dwelling
LONDA EDWARDS C.P. December Term, 2018 No. 02001 \$80,647.45 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Lorraine Gazzara Doyle, Esquire

1908-322
9329 Lansford St 19114 57th wd. 3,281 Sq. Ft. OPA#572312439 Improvements: Residential Property
CAITLIN M. LOGAN A/K/A CAITLIN LOGAN AND FREDERICK J. MCCARTY A/K/A FREDERICK MCCARTY C.P. September Term, 2017 No. 00059 \$179,193.39 KML Law Group, P.C.

1908-323
1009 Arrott St 19124 23rd wd. 3,00 Sq. Ft. OPA#234068600 Improvements: Residential Property
LEAH A. GOODMAN C.P. October Term, 2016 No. 03211 \$112,948.01 KML Law Group, P.C.

1908-324
1640 Lewis St 19124 33rd wd. 1,040 Sq. Ft. OPA#332034500 Improvements: Residential Property
HILDA SANTIAGO SOLELY IN HER CAPACITY AS HEIR OF WILFREDO CARRION DECEASED AND THE UNKNOWN HEIRS OF WILFREDO CARRION DECEASED C.P. December Term, 2018 No. 02538 \$33,673.46 KML Law Group, P.C.

1908-325
3576 Stouton St 19134 45th wd. 816 Sq. Ft. OPA#452396900 Improvements: Residential Property
ASHLEY DEVLIN C.P. October Term, 2017 No. 02293 \$46,484.82 KML Law Group, P.C.

1908-326
8022 Lindbergh Blvd 19153 40th wd. 1,851

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Sq. Ft. OPA#405847516 Improvements: Residential Property
GEORGE MAY C.P. September Term, 2017 No. 03577 \$139,912.81 KML Law Group, P.C.

1908-328
7120 Limekiln Pike 19138 10th wd. 1,520 Sq. Ft. OPA#102070700 Improvements: Residential Property
EDWARD TOMLIN C.P. March Term, 2019 No. 02085 \$54,770.51 KML Law Group, P.C.

1908-329
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.

1908-330
6444 Woodcrest Ave 19151 34th wd. 1,998 Sq. Ft. OPA#344111100 Improvements: Residential Property
JEFFREY L. WALKER C.P. October Term, 2018 No. 00221 \$145,587.77 KML Law Group, P.C.

1908-332
2923 N 25th St 19132 38th wd. 925 Sq. Ft. OPA#381051400 Improvements: Residential Property
CHARMAINE TROTTIE C.P. November Term, 2018 No. 02103 \$52,779.17 KML Law Group, P.C.

1908-333
4724 Shelmore Ave 19136 65th wd. 973 Sq. Ft. OPA#651039000 Improvements: Residential Property
ANY AND ALL UNKNOWN SUCCESSOR TRUSTEES AND/OR BENEFICIARIES OF THE JOE CLAYTON HURD LIVING TRUST DATED MAY 13, 1996 AND MARY C. CHACE SUCCESSOR TRUSTEE OF THE JOE CLAYTON HURD LIVING TRUST DATED MAY 13, 1996 C.P. December Term, 2018 No. 00448 \$75,397.17 KML Law Group, P.C.

1908-334
2302 S 20th St 19145 26th wd. 966 Sq. Ft. OPA#262158700 Improvements: Residential Property
ANTHONY MASAPOLLO AND LUCIA MASAPOLLO C.P. December Term, 2014 No. 01976 \$161,325.70 KML Law Group, P.C.

1908-336
3900 Ford Rd, Unit#-S 19131 52nd wd. RES CONDO 5+ STY MASONRY; 1,230 Sq. Ft. BRT#888520072 Improvements: Condominium Dwelling
AUDREY STEVENS, KNOWN SURVIVING HEIR OF ROSABELLE PINKNEY, GENE'E BURTON, KNOWN SURVIVING HEIR OF ROSABELLE PINKNEY, SHAWN BURTON, KNOWN SURVIVING HEIR OF ROSABELLE PINKNEY, CHARMARINE RICHARDSON, KNOWN SURVIVING HEIR OF ROSABELLE PINKNEY, GERMAIN BURTON, KNOWN SURVIVING HEIR OF ROSABELLE PINKNEY AND UNKNOWN SURVIVING HEIRS OF ROSABELLE PINKNEY C.P. June Term, 2017 No. 00382 \$55,095.67 McCabe, Weisberg, & Conway, LLC

1908-337
9842 Garvey Dr 19114 65th wd. 1,812 Sq. Ft. OPA#652472200 Improvements: Residential Property
DIANE HARTMAN AND DAVID F. HARTMAN C.P. January Term, 2019 No. 00260 \$188,100.03 KML Law Group, P.C.

1908-338
2634 Memphis St 19125 31st wd. ROW 2 STY MASONRY; 1,428 Sq. Ft. BRT#312015100 Improvements: Residential Dwelling
THOMAS J. MORINI AND BERNADETTE GREDYK C.P. December Term, 2018 No. 00578 \$133,487.95 McCabe, Weisberg, & Conway, LLC

1908-339
1400 Adams Ave 19124 23rd wd. SEMI/DET 2.5 STY MASONRY; 1,072 Sq. Ft.

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BRT#234011700 Improvements: Residential Dwelling
JOSEPH K. DOUGLAS C.P. December Term, 2018 No. 00083 \$57,735.59 McCabe, Weisberg, & Conway, LLC

1908-340

3238 Fordham Rd 19114 57th wd. ROW B/GAR 2 STY MASONRY; 1,164 Sq. Ft. BRT#572101100 Improvements: Residential Dwelling
TIFFANY ANN LEADER, ADMINISTRATION OF THE ESTATE OF VINCENT D. LEADER C.P. June Term, 2018 No. 02550 \$192,083.09 McCabe, Weisberg, & Conway, LLC

1908-341

1407 N Hirst St 19151 34th wd. 810 Sq. Ft. OPA#342323300 Improvements: Residential Property
LAURA GARDINER C.P. December Term, 2018 No. 02728 \$130,663.69 KML Law Group, P.C.

1908-342

3338 Ashville St 19136 64th wd. 1,889 Sq. Ft. OPA#642273600 Improvements: Residential Property
JOHN J. MCGINNIS AND MARGARET M. MCGINNIS C.P. December Term, 2018 No. 00445 \$131,578.02 KML Law Group, P.C.

1908-343

8313 Fayette St 19150 50th wd. 1,643 Sq. Ft. OPA#501046600 Improvements: Residential Property
ANTHONY RICARDSON, SOLELY IN HIS CAPACITY AS HEIR OF CHARMAINE RICHARDSON, DECEASED AND THE UNKNOWN HEIRS OF CHARMAINE RICHARDSON, DECEASED C.P. November Term, 2017 No. 00858 \$129,157.58 KML Law Group, P.C.

1908-344

5942 N 10th St 19141 49th wd. 4,800 Sq. Ft. OPA#492187710 Subject to Mortgage Improvements: Residential Property
NADIA DARBOUZE C.P. January Term, 2019 No. 01948 \$69,139.37 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1908-345

1725 W Venango St 19140 13th wd. 1,052 Sq. Ft. OPA#131007500 Improvements: Residential Property
ANNA KELLY FLEMING AND CHARLES FLEMING C.P. February Term, 2019 No. 01890 \$23,591.91 Shapiro & DeNardo, LLC

1908-346

33 N 54th St 19139 44th wd. 1,452 Sq. Ft. OPA#441208100 Improvements: Residential Property
ALKIA LYNCH, A/K/A ALKIA N. LYNCH C.P. May Term, 2016 No. 00934 \$51,539.35 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1908-347

654 W Ellet St 19119 22nd wd. 2,937 Sq. Ft. OPA#223155400 Improvements: Residential Property
JAMES R. BRAXTON C.P. February Term, 2018 No. 02985 \$239,334.66 Shapiro & DeNardo, LLC

1908-348

203 Rosemar St 19120 61st wd. 1,050 Sq. Ft. OPA#611242300 Subject to Mortgage Improvements: Residential Property
MARIA J. FAGUNDES; JOSE JORGE FAGUNDES, A/K/A JOSE FAGUNDES C.P. December Term, 2018 No. 02759 \$88,904.40 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1908-349

5409 Erdrick St 19124 62nd wd. 1,316 Sq. Ft. OPA#622347400 Improvements: Residential Property
SHAUNDA SILBURN, A/K/A SHAUNDA L. SILBURN, A/K/A S. SILBURN C.P. January Term, 2019 No. 02857 \$89,350.01 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1908-350

328 Fountain St 19128 21st wd. 2,185 Sq. Ft. OPA#212293800 Improvements: Residential Property
LEIGH GANGLOFF C.P. December Term, 2015 No. 02521 \$130,614.48 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1908-351

1943 Plymouth St 19138 10th wd. 1,050 Sq. Ft. OPA#101320400 Improvements: Residential Property
SHELLEY DIXON C.P. October Term, 2015 No. 01963 \$66,235.95 Shapiro & DeNardo, LLC

SHERIFF'S SALE

1908-352

472 Conarroe St 19128 21st wd. 2,886 Sq. Ft. OPA#212118200 Improvements: Residential Property
ANTHONY CANCELLIERE C.P. September Term, 2016 No. 01716 \$115,744.38 Shapiro & DeNardo, LLC

1908-353

132 W Queen Ln a/k/a 132 W Queen St 19144-6272 12th wd. 1,116 Sq. Ft. OPA#123116800 Improvements: Residential Dwelling
STEPHEN HOLTS SR C.P. January Term, 2019 No. 00710 \$137,464.03 RAS Citron, LLC; Robert Crawley, Esq

1908-354

2735 N Darien St 19133 37th wd. 672 Sq. Ft. OPA#372109400 Improvements: Residential Property
LENDIA BROWN SOLELY IN HER CAPACITY AS HEIR OF CHARLIE HALL, SR. DECEASED, THE UNKNOWN HEIRS OF CHARLIE HALL, SR. DECEASED, SUSIE HALL SOLELY IN HER CAPACITY AS HEIR OF CHARLIE HALL, SR. DECEASED, TRAVIS HALL SOLELY IN HIS CAPACITY AS HEIR OF CHARLIE HALL, SR. DECEASED, KHADIJAH WILLIAMS SOLELY IN HER CAPACITY AS HEIR OF CHARLIE HALL, SR. DECEASED, NAMIA WILLIAMS SOLELY IN HER CAPACITY AS HEIR OF CHARLIE HALL, SR. DECEASED AND RAHEEM WILLIAMS SOLELY IN HIS CAPACITY AS HEIR OF CHARLIE HALL, SR. DECEASED C.P. January Term, 2018 No. 02278 \$46,586.47 KML Law Group, P.C.

1908-355

1629 Worrell St 19124 33rd wd. 1,245 Sq. Ft. OPA#332040600 Improvements: Residential Property
DORETHA CROSBY AS ADMINISTRATION OF THE ESTATE OF DAVID D. JONES DECEASED C.P. January Term, 2018 No. 02146 \$87,239.90 KML Law Group, P.C.

1908-356

1829 S 65th St 19142 40th wd. 1,729 Sq. Ft. OPA#401199800 Improvements: Residential Property
TILEE DOLO C.P. December Term, 2018 No. 02641 \$82,801.84 KML Law Group, P.C.

1908-357

3119 N Judson St 19132 11th wd. Residential Row 2 Story Masonry OPA#111422000 Improvements: Erected Thereon
DERRA V. UNDERWOOD C.P. April Term, 2018 No. 03296 \$25,334.99 Christina J. Pross, Esquire

1908-358

3005 Disston St 19149 55th wd. 1,801 Sq. Ft. OPA#551307500 Improvements: Residential Property
BRETT J. REYNOLDS C.P. December Term, 2018 No. 02030 \$124,324.55 KML Law Group, P.C.

1908-359

6408 Marsden St 19135 41st wd. Land: 1,788 Sq. Ft.; Improvement: 3,278 Sq. Ft.; Total: 3,278 Sq. Ft. OPA#411254600 Improvements: Residential Property
FATEMA SADEQUE-IQBAL AND HALEMA K. SADEQUE C.P. November Term, 2018 No. 02960 \$146,849.57 Richard M. Squire & Associates, LLC

1908-360

5337 Jackson St 19124 62nd wd. 7,751 Sq. Ft.; Improvements: 660 Sq. Ft. OPA#622410800
SANDRA L. ISLEY C.P. December Term, 2018 No. 02932 \$55,570.10 Robert Crawley, Esquire

1908-361

1645 N Allison St 19131 4th wd. 1,515 Sq. Ft. (Land Area); 1,272 Sq. Ft. (Improvement Area) BRT#041332400 Subject to Mortgage Improvements: Row 2 Sty Masonry
RENVILLE CAMPBELL C.P. February Term, 2019 No. 01762 \$36,139.10 Michelle Pierro, Esquire

1908-362

930 Marlyn Rd 19151 34th wd. 1,443 Sq. Ft. OPA#344284000 Improvements: Residential Property
MISTY E. CALEB A/K/A MISTY E. WHITAKER C.P. May Term, 2017 No. 03720 \$136,695.45 Shapiro & DeNardo, LLC

1908-363

6824 Cobbs Creek Pkwy 19142 40th wd. 2,472 Sq. Ft. OPA#403227900 Subject to Mortgage Improvements: Residential Property
AUGUSTA M. COOPER C.P. December Term, 2018 No. 01795 \$180,870.60 Justin

SHERIFF'S SALE

F. Kobeski, Esquire; Manley Deas Kochalski LLC

1908-364

5914 Nassau Rd a/k/a 5914 Nassau St a/k/a 5914 Nassua St 19151 34th wd. 1,223 Sq. Ft. OPA#342073800 Improvements: Residential Property
SCHADEANNA CUNNINGHAM A/K/A SCHADEANNA CUNNINGHAM C.P. February Term, 2017 No. 06095 \$67,887.63 Shapiro & DeNardo, LLC

1908-365

2952 N Taney St 19132 38th wd. 720 Sq. Ft. OPA#381198200 Improvements: Residential Property
TONYA KENNEDY A/K/A TONYA M. KENNEDY AND JOSEPH KENNEDY C.P. July Term, 2018 No. 00235 \$55,691.02 Shapiro & DeNardo, LLC

1908-366

13043 Townsend Rd, Unit H3 19154-1001 66th wd. 1,500 Sq. Ft. OPA#888660124 Improvements: Residential Property
DAVID A. DUNN C.P. October Term, 2018 No. 00197 \$114,924.83 Phelan Hallinan Diamond & Jones, LLP

1908-367

312 W Logan St 19144 13th wd. 2,794 Sq. Ft. OPA#133048600 Improvements: Residential Property
TIFFANI M. GUNNER A/K/A TIFFANI GUNNER A/K/A TIFFANI N. GUNNER C.P. October Term, 2018 No. 00141 \$113,441.69 Shapiro & DeNardo, LLC

1908-368

1341 Gilham St 19111 53rd wd. 1,056 Sq. Ft. OPA#531174000 Subject to Mortgage Improvements: Residential Property
CHUCK WING CHIU C.P. January Term, 2018 No. 04417 \$66,305.75 Phelan Hallinan Diamond & Jones, LLP

1908-369

329 E Cheltenham Ave 19120 35th wd. 6,250 Sq. Ft. OPA#352001100 Subject to Mortgage Improvements: Residential Property
JENNIFER A. GANDOLFO C.P. July Term, 2018 No. 00639 \$104,009.91 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1908-370

1826 E Wishart St 19134-3136 25th wd. 1,096 Sq. Ft. OPA#252289400 Improvements: Residential Property
VICTOR HOWARD C.P. December Term, 2018 No. 02910 \$49,365.83 Phelan Hallinan Diamond & Jones, LLP

1908-371

5113 Wayne Ave 19144-3525 12th wd. 4,925 Sq. Ft. OPA#123214300 Improvements: Residential Property
LEON D. CHAMBERS C.P. October Term, 2017 No. 02122 \$194,523.53 Phelan Hallinan Diamond & Jones, LLP

1908-372

1831 E Monmouth St 19134 25th wd. Improvement Area: 904 Sq. Ft.; Land Area: 936 Sq. Ft. OPA#252127600 Improvements: Row 2 Sty Masonry
JOSEPH HURST & ALICIA HURST C.P. July Term, 2018 No. 01341 \$29,666.71 Ryan A. Gower & Joseph J. Lee

1908-374

5113 N 13th St 19141-2858 49th wd. 2,025 Sq. Ft. OPA#493193300 Improvements: Residential Property
REVELLA COLES C.P. January Term, 2019 No. 02963 \$103,545.58 Phelan Hallinan Diamond & Jones, LLP

1908-375

5720 Leonard St 19149 62nd wd. Improvement Area: 1,220 Sq. Ft.; Land Area: 946 Sq. Ft. OPA#621510600 Improvements: Row 2 Sty Mason; Residential Property
JOSEPH HURST AND ALICIA HURST C.P. July Term, 2018 No. 01342 \$61,003.57 Ryan A. Gower & Joseph J. Lee

1908-376

1636 Foulkrod St 19134 23rd wd. Improvement Area: 1,260 Sq. Ft.; Land Area: 1,269 Sq. Ft. OPA#232171400 Improvements: Row 2 Sty Mason; Residential Property
JOSEPH HURST AND ALICIA HURST C.P. July Term, 2018 No. 01339 \$28,232.72 Ryan A. Gower & Joseph J. Lee

1908-377

6048 Magnolia St 19144 59th wd. 1,528 Sq. Ft. BRT#592236100 Improvements: Row 2 Sty Masonry
WILLIE FURTICK C.P. July Term, 2018 No. 00852 \$128,570.48 Milstead & Associates, LLC

SHERIFF'S SALE

1908-378

2500 Bonaffon St 19142 40th wd. 1,135 Sq. Ft. BRT#871562430 Improvements: Residential Real Estate
MAURICE HEARD C.P. June Term, 2015 No. 00557 \$136,891.02 Stern & Eisenberg PC

1908-379

2803-2805 W Allegheny Ave 19132 88th wd. 1,268 Sq. Ft. BRT#882060410 Improvements: Residential Real Estate
THOMAS FUNERAL SERVICE, INC AND ANTONIO D. THOMAS A/K/A ANTONIO THOMAS A/K/A ANTONIA THOMAS A/K/A ANTONIA D. THOMAS AND RUTHIE B. THOMAS C.P. February Term, 2016 No. 00951 \$117,832.51 Stern & Eisenberg PC

1908-380

357 Wolf St 19148 99th wd. 924 Sq. Ft. BRT#39-2153900 Improvements: Residential Dwelling
THERESA OWENS C.P. August Term, 2018 No. 02680 \$152,920.13 Powers Kirn, LLC

1908-381

5108 Duffield St 19124 62nd wd. Land: 1,980 Sq. Ft.; Improvement: 1,632 Sq. Ft.; Total: 1,980 Sq. Ft. OPA#62-2-2386-00 Improvements: Residential Property
KEATRISHA ALLEN C.P. November Term, 2017 No. 01532 \$98,001.68 Richard M. Squire & Associates, LLC

1908-382

6344 N Opal St 19141-1416 17th wd. 1,005 Sq. Ft. OPA#172368800 Improvements: Residential Property
AALIYAH SHYAN LUCAS C.P. April Term, 2018 No. 00648 \$118,965.94 Phelan Hallinan Diamond & Jones, LLP

1908-383

4656 G St 19120 42nd wd. Improvement Area: 1,500 Sq. Ft.; Land Area: 1,315 Sq. Ft. OPA#421605100 Improvements: Row B/gar 2 Sty Masonry; Residential Property
NOUH MOHAMAD C.P. December Term, 2018 No. 02539 \$108,138.31 Ryan A. Gower & Joseph J. Lee

1908-384

1013 Tasker St 19148 1st wd. 992 Sq. Ft. BRT#012252300 Improvements: Residential Dwelling
CHUN KWON CHOW A/K/A CHUN KWONG CHOW AND GUI QUN ZHOU C.P. October Term, 2018 No. 03710 \$111,284.86 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Lorraine Gazzara Doyle, Esquire

1908-385

1004 Van Kirk St 19149 35th wd. 1,132 Sq. Ft. BRT#352104200 Improvements: Residential Dwelling
MOHAMMED MOUKAOUIN, AND FATIMA HUSSAIN IN THEIR CAPACITIES AS HEIRS OF SHELLIE MOUKAOUIM, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHELLIE MOUKAOUIM, DECEASED C.P. July Term, 2018 No. 02358 \$67,263.19 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Lorraine Gazzara Doyle, Esquire

1908-386

4548 Aldine St 19136 41st wd. 1,453 Sq. Ft. OPA#412119300 Improvements: Residential Property
CHELSEA REIMAN, SOLELY IN HER CAPACITY AS HEIR OF EDWARD H. REIMAN, III, DECEASED, E.R. 1, A MINOR, SOLELY IN HER CAPACITY AS HEIR OF EDWARD H. REIMAN, III, DECEASED, IN CARE OF JENNIFER VAN HORN A/K/A JENNIFER REIMAN, THE UNKNOWN HEIRS OF EDWARD H. REIMAN, III, DECEASED, E.R. 2, A MINOR, SOLELY IN HER CAPACITY AS HEIR OF EDWARD H. REIMAN, III, DECEASED, IN CARE OF JENNIFER VAN HORN A/K/A JENNIFER REIMAN AND JENNIFER VAN HORN A/K/A JENNIFER REIMAN SOLELY IN HER CAPACITY AS HEIR OF EDWARD H. REIMAN, III, DECEASED C.P. March Term, 2018 No. 00571 \$104,725.54 KML Law Group, P.C.

1908-387

3328 Elliston Cir 19114-1206 66th wd. 1,001 Sq. Ft. OPA#661158100 Improvements: Residential Property
ADRIANN GRUNSBY A/K/A ADRIANN HAAG C.P. January Term, 2018 No. 05476 \$69,795.56 Phelan Hallinan Diamond & Jones, LLP

1908-389

3828 Patrician Dr 19154 66th wd. 2,753 Sq.

SHERIFF'S SALE

Ft. OPA#662431800 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY P. GUEST, DECEASED, SUSAN GUEST, KNOWN HEIR OF MARY P. GUEST, DECEASED, FRANCIS GUEST, KNOWN HEIR OF MARY P. GUEST, DECEASED AND CHRISTOPHER GUEST, KNOWN HEIR OF MARY P. GUEST, DECEASED C.P. May Term, 2018 No. 00119 \$208,502.59 Shapiro & DeNardo, LLC

1908-390

504 E Penn St 19144 12th wd. 1,146 Sq. Ft. OPA#12-1-1404-00 Improvements: Residential Property
ANDREA D. ELSTON C.P. December Term, 2017 No. 02101 \$104,769.73 Shapiro & DeNardo, LLC

1908-391

3621 Jasper St 19134-1511 45th wd. 1,180 Sq. Ft. OPA#452371600 Improvements: Residential Property
ELADIO DIAZ C.P. June Term, 2017 No. 01543 \$74,796.69 Phelan Hallinan Diamond & Jones, LLP

1908-392

7836 Craig St 19136 64th wd. 2,539 Sq. Ft. OPA#642057800 Improvements: Residential Property
GEORGE ST. PETER C.P. January Term, 2019 No. 00870 \$108,840.71 Shapiro & DeNardo, LLC

1908-393

426 S 44th St, #1, a/k/a 426 S 44th St, Apt. 1 19104-3967 88th wd. 2,043 Sq. Ft. OPA#888270192 Improvements: Residential Property
LINDA SCHNOLIS C.P. April Term, 2018 No. 02083 \$382,243.65 Phelan Hallinan Diamond & Jones, LLP

1908-394

7601 Crittenden St F-9, a/k/a 7601 Crittenden St Apt F9 19118 88th wd. 1,566 Sq. Ft. OPA#888200588 Improvements: Residential Property
ROSILYN M. THOMAS C.P. May Term, 2017 No. 04492 \$34,445.98 Phelan Hallinan Diamond & Jones, LLP

1908-395

190 W Lehigh Ave 19133 3,834 Sq. Ft. OPA#871102250 Improvements: Commercial
M HOME INVESTMENTS, LLC C.P. March Term, 2019 No. 00888 \$264,940.64 Jill M. Fein, Esquire

1908-396

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

1908-397

8640 Gilbert St 19150 50th wd. 1,440 Sq. Ft. OPA#502123400 Improvements: Residential Property
JAMES MOSLEY C.P. February Term, 2016 No. 01575 \$119,728.66 KML Law Group, P.C.

1908-398

437 W Roosevelt Blvd 19120 42nd wd. 2,259 Sq. Ft. OPA#422111800 Improvements: Residential Property
CLYDE MARTIN, JR C.P. March Term, 2018 No. 01830 \$92,778.61 KML Law Group, P.C.

1908-399

1966 W Spencer St 19141 17th wd. ROW B/GAR 2 STY MASONRY; 1,218 Sq. Ft. BRT#171254400 Improvements: Residential Dwelling
ADISHA N. WILLIAMS-MOORE A/K/A ADISHA WILLIAMS-MOORE C.P. May Term, 2018 No. 01872 \$115,339.62 McCabe, Weisberg, & Conway, LLC

1908-400

1553 N Alden St 19131-3814 4th wd. 1,350 Sq. Ft. OPA#043294100 Improvements: Residential Property
MILDRED ROBINSON C.P. January Term, 2019 No. 01043 \$120,661.58 Phelan Hallinan Diamond & Jones, LLP

1908-401

5815 Catharine St 19143-2417 3rd wd. 1,280 Sq. Ft. OPA#032185200 Improvements: Residential Property
JANEE N. SPADY-JONES C.P. September Term, 2018 No. 00003 \$66,757.43 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1908-402
1828 W Venango St 19140 11th wd. (formerly part of the 38th wd.) 2,080 Sq. Ft. OPA#112128300 Improvements: Residential Property
 BRUCE GORDON HOFFMAN A/K/A BRUCE G. HOFFMAN C.P. July Term, 2017 No. 03007 \$53,452.13 KML Law Group, P.C.

1908-403
2338 Dickinson St 19146 36th wd. 1,035 Sq. Ft. OPA#364036700 Improvements: Residential Property
 BRENDA EADY SOLELY IN HER CAPACITY AS HEIR OF JOSIE GRAY DECEASED, GREGORY GRAY SOLELY IN HIS CAPACITY AS HEIR OF JOSIE GRAY DECEASED AND WILLEAN GRAY SOLELY IN HER CAPACITY AS HEIR OF JOSIE GRAY DECEASED C.P. December Term, 2018 No. 00481 \$243,728.81 KML Law Group, P.C.

1908-404
7433 Sommers Rd 19138 50th wd. 1,768 Sq. Ft.; Improvements: 1,564 Sq. Ft. OPA#501330200
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LILLIE THOMAS A/K/A LILLIE B. THOMAS; KENNETH THOMAS, IN HIS CAPACITY AS HEIR OF LILLIE B THOMAS, DECEASED; GREGORY THOMAS IN HIS CAPACITY AS HEIR OF LILLIE B THOMAS, DECEASED; DEREK THOMAS, IN HIS CAPACITY AS HEIR OF LILLIE B. THOMAS, DECEASED; ROSETTA THOMAS, KNOWN HEIR OF LILLIE THOMAS A/K/A LILLIE B. THOMAS AS C.P. October Term, 2017 No. 02667 \$111,566.27 Robert Crawley, Esquire

1908-405
1842 N 21st St 19121 32nd wd. 1,403 Sq. Ft. OPA#322056700 Improvements: Residential Property
 CARMELLA MACK CRAWFORD SOLELY IN HER CAPACITY AS HEIR OF JANET DEBRO, DECEASED, DONALD DEBRO, SOLELY IN HIS CAPACITY AS HEIR OF JANET DEBRO, DECEASED, RODGER DEBRO, SOLELY IN HIS CAPACITY AS HEIR OF JANET DEBRO, DECEASED, THERESA DEBRO, SOLELY IN HER CAPACITY AS HEIR OF JANET DEBRO, DECEAED AND THE UNKNOWN HEIRS OF JANET DEBRO, DECEASED C.P. September Term, 2018 No. 00328 \$131,848.79 KML Law Group, P.C.

1908-406
4913 Chancellor St 19139 60th wd. SEMI/DET 3 STY MASONRY; 2,010 Sq. Ft. BRT#601051900 Improvements: Residential Dwelling
 GORDON JONES C.P. August Term, 2016 No. 01989 \$200,417.53 McCabe, Weisberg, & Conway, LLC

1908-407
4107 Passmore St 19135 55th wd. ROW B/GAR 2 STY MASONRY; 928 Sq. Ft. BRT#552098700 Improvements: Residential Dwelling
 JILLIAN L. FITZGERALD AND PHILIP FITZGERALD C.P. December Term, 2018 No. 03583 \$101,288.77 McCabe, Weisberg, & Conway, LLC

1908-408
7347 Dicks Ave 19153 40th wd. 1,120 Sq. Ft. OPA#404328400 Improvements: Residential Property
 FREDERICK J. CARROLL C.P. April Term, 2018 No. 03280 \$86,155.82 KML Law Group, P.C.

1908-409
915 S 51st St a/k/a 913-15 S 51st St 19143 51st wd. DET W/D GAR 2 STY MASONRY; 2,720 Sq. Ft. BRT#511021100 Improvements: Residential Dwelling
 CHARLES COX, KNOWN SURVIVING HEIR OF NATHAN C. COX AND UNKNOWN SURVIVING HEIRS OF NATHAN C. COX C.P. November Term, 2018 No. 01764 \$168,903.31 McCabe, Weisberg, & Conway, LLC

1908-410
2128 W Shunk St 19145 26th wd. 2,995 Sq. Ft. OPA#262297300 Improvements: Residential Property
 KEREN TAL AND MICHAEL TUONO C.P. January Term, 2019 No. 00761 \$352,951.33 KML Law Group, P.C.

1908-411
189 Rosemar St 19120-1942 61st wd. 1,020 Sq. Ft. OPA#611243000 Improvements: Residential Property
 MARIA J. FAGUNDES; JOSE FAGUNDES A/K/A JOSE JORGE FAGUNDES C.P. January Term, 2019 No. 00640 \$84,842.63 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1908-412
1813 E Airdrie St 19124-5607 45th wd. 1,209 Sq. Ft. OPA#452206100 Improvements: Residential Property
 SANTOS CLAUDIO; EVELYN DEJESUS C.P. July Term, 2018 No. 03132 \$62,643.67 Phelan Hallinan Diamond & Jones, LLP

1908-413
1911 S 18th St 19145 48th wd. 1,173 Sq. Ft. OPA#481249500 Improvements: Residential Property
 SON LAM A/K/A SON CHI LAM C.P. September Term, 2017 No. 02866 \$94,762.27 KML Law Group, P.C.

1908-414
7171 19th St a/k/a 7171 N 19th St 19126 10th wd. (formerly 42nd wd.) 1,414 Sq. Ft. BRT#101115900 Improvements: Residential Dwelling
 ZAKIYYAH MARRERO C.P. September Term, 2016 No. 03757 \$115,853.44 Powers Kim, LLC

1908-415
1507 S 29th St 19146-4429 36th wd. 1,280 Sq. Ft. OPA#364397000 Improvements: Residential Property
 MICHAEL HENNING C.P. October Term, 2018 No. 00354 \$83,547.53 Phelan Hallinan Diamond & Jones, LLP

1908-416
3208 Fanshawe St 19149-2610 55th wd. 1,392 Sq. Ft. OPA#551116500 Improvements: Residential Property
 THOMAS MABIN C.P. January Term, 2019 No. 01212 \$109,578.13 Phelan Hallinan Diamond & Jones, LLP

1908-417
6651 Erdrick St 19135 55th wd. 1,088 Sq. Ft. OPA#552277900 Improvements: Residential Property
 SCOTT WENDEL; ELIZABETH P. WENDEL A/K/A ELIZABETH P. DETKIEWICZ C.P. November Term, 2009 No. 03981 \$98,242.41 Phelan Hallinan Diamond & Jones, LLP

1908-418
5222 Church Rd 19131-1413 52nd wd. 1,700 Sq. Ft. OPA#521212000 Improvements: Single Family, Residential Dwelling
 DEON BROWNING, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT THORNTON, DECEASED AND SHAMIR REESE, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ESTATE OF ROBERT THORNTON, DECEASED C.P. December Term, 2018 No. 01495 \$55,418.33 Hladik, Onorato, & Federman, LLP

1908-419
6624 Lebanon Ave 19151 34th wd. ROW 2 STY MASONRY; 1,040 Sq. Ft. BRT#344051300 Improvements: Residential Dwelling
 RAYMOND A. BANNISTER A/K/A RAYMOND BANNISTER C.P. October Term, 2018 No. 04102 \$133,533.83 McCabe, Weisberg, & Conway, LLC

1908-420
1225 Bridge St 19124-1810 62nd wd. 1,576 Sq. Ft. OPA#62-1-0312-00 Improvements: Single Family Residence Dwelling
 MONICA MASON C.P. October Term, 2018 No. 02934 \$132,469.18 Hladik, Onorato, & Federman, LLP

1908-421
8033 Ferndale St 19111 63rd wd. 5,000 Sq. Ft. OPA#631135400 Improvements: Residential Property
 KARL J. O'GORMAN C.P. December Term, 2018 No. 02036 \$179,258.12 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1908-422
1828 Frankford Ave 19125-2450 18th wd. 4,230 Sq. Ft. OPA#183050100 Improvements: Residential Property
 JEFFREY C. MARSHALL C.P. October Term, 2018 No. 00204 \$138,266.89 Phelan Hallinan Diamond & Jones, LLP

1908-423
1941 Church Ln 19141-1321 17th wd. 1,121 Sq. Ft. OPA#171244600 Improvements: Residential Property
 ANGEL NICHOLLS, IN HER CAPACITY AS HEIR OF LAURA JONES A/K/A LAURA M. JONES, DECEASED; GREGORY JONES, IN HIS CAPACITY AS HEIR OF LAURA JONES A/K/A LAURA M. JONES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAURA JONES A/K/A LAURA M. JONES, DECEASED C.P. January Term, 2019 No.

SHERIFF'S SALE

01522 \$64,973.40 Phelan Hallinan Diamond & Jones, LLP

1908-424
5522 Westford Rd 19120 42nd wd. ROW B/GAR 2 STY MASONRY; 1,140 Sq. Ft. BRT#421402400 Improvements: Residential Dwelling

JOSEPH W. RAMIREZ, KNOWN SURVIVING HEIR OF MICHELLE S. CARR A/K/A MICHELE S. CARR A/K/A MICHELE H. SANTIN A/K/A MICHELE SANTIN-MONK A/K/A MICHELE CARR, MICHAEL A. RAMIREZ, KNOWN SURVIVING HEIR OF MICHELLE S. CARR A/K/A MICHELE S. CARR A/K/A MICHELE H. SANTIN A/K/A MICHELE SANTIN-MONK A/K/A MICHELE CARR, ROBERT S. RAMIREZ, KNOWN SURVIVING HEIR OF MICHELLE S. CARR A/K/A MICHELE S. CARR A/K/A MICHELE H. SANTIN A/K/A MICHELE SANTIN-MONK A/K/A MICHELE CARR, ALBION CORRECTIONAL FACILITY, JONATHAN MONK, KNOWN SURVIVING HEIR OF MICHELLE S. CARR A/K/A MICHELE S. CARR A/K/A MICHELE S. CARR A/K/A MICHELE H. SANTIN A/K/A MICHELE SANTIN-MONK A/K/A MICHELE CARR, VICTORVILLE MEDIUM I FCI, AND UNKNOWN SURVIVING HEIRS OF MICHELLE S. CARR A/K/A MICHELE S. CARR A/K/A MICHELE H. SANTIN A/K/A MICHELE SANTIN-MONK A/K/A MICHELE CARR C.P. May Term, 2017 No. 01435 \$92,230.11 McCabe, Weisberg, & Conway, LLC

1908-425
13069 Dorothy Dr 19116 58th wd. 2,483 Sq. Ft. OPA#583130926 Improvements: Residential Property
 SAMANTHA MARIE GUMPPER AS ADMINISTRATRIX OF THE ESTATE OF JAMES C. GUMPPER DECEASED C.P. December Term, 2018 No. 02663 \$196,418.94 KML Law Group, P.C.

1908-426
3417 F St 19134 33rd wd. 1,148 Sq. Ft. OPA#331293800 Improvements: Residential Property
 BANESSA BENITEZ SOLELY IN HER CAPACITY AS HEIR OF CARMEN I. MONTANEZ DECEASED, BENJAMIN SOSA SOLELY IN HIS CAPACITY AS HEIR OF CARMEN I. MONTANEZ DECEASED AND CARMEN SOSA SOLELY IN HER CAPACITY AS HEIR OF CARMEN I. MONTANEZ DECEASED C.P. September Term, 2018 No. 03026 \$44,798.59 KML Law Group, P.C.

1908-427
3317 Argyle St 19134 33rd wd. 602 Sq. Ft. OPA#331367500 Improvements: Residential Property
 AEISHA D. BAKER A/K/A AEISHA BAKER C.P. November Term, 2017 No. 00475 \$15,752.26 KML Law Group, P.C.

1908-428
6046 W Oxford St 19151 34th wd. 1,470 Sq. Ft. BRT#342091400 Improvements: Row B/gar 3 Sty Masonry
 JEFFREY WHITE C.P. November Term, 2015 No. 01115 \$111,964.78 Milstead & Associates, LLC

1908-429
4138 W Girard Ave 19104 6th wd. 1,697 Sq. Ft. BRT#062169300 Improvements: Row Conv/apt 3 Sty Mason
 DOUGLAS HART A/K/A DOUGLAS HART, JR. C.P. August Term, 2018 No. 00492 \$134,726.01 Milstead & Associates, LLC

1908-430
4632 Oakland St 19124-3126 23rd wd. 1,492 Sq. Ft. OPA#234228900 Improvements: Residential Property
 AMINA GALLASHAW C.P. October Term, 2017 No. 02749 \$129,996.06 Phelan Hallinan Diamond & Jones, LLP

1908-431
4722 Oakland St 19124-2913 23rd wd. 2,250 Sq. Ft. OPA#234231000 Improvements: Residential Property
 JACOB E. MATTHEWS C.P. January Term, 2019 No. 01209 \$19,497.57 Phelan Hallinan Diamond & Jones, LLP

1908-433
4452 N 7th St 19140-2322 43rd wd. 1,140 Sq. Ft. OPA#433321900 Improvements: Residential Property
 ALAN G. PETTY, SR A/K/A ALAN G. PETTY; CARMELA PETTY A/K/A CARMELA U. PETTY C.P. November Term, 2009 No. 05299 \$81,123.70 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1908-434
402 Diamond St 19122-1515 18th wd. 1,340 Sq. Ft. OPA#183216700 Improvements: Residential Property
 SONIA RODRIGUEZ C.P. August Term, 2018 No. 01002 \$12,709.04 Phelan Hallinan Diamond & Jones, LLP

1908-435
824 Marlyn Rd 19151-3318 34th wd. 1,662 Sq. Ft. OPA#34-4-2813-00 Improvements: Residential Property
 ISHA T. BELNAVIS C.P. January Term, 2019 No. 02205 \$149,734.66 Phelan Hallinan Diamond & Jones, LLP

1908-436
405 W Stafford St 19144-4407 59th wd. 2,604 Sq. Ft. OPA#593007400 Improvements: Residential Property
 PHILIP DAVIDSON; GABRIELLE E. DAVIDSON C.P. March Term, 2017 No. 00384 \$202,238.00 Phelan Hallinan Diamond & Jones, LLP

1908-437
4022 Marple St 19136-3635 65th wd. 1,040 Sq. Ft. OPA#651087800 Improvements: Residential Property
 ALICIA KENTZ; GREGORY KENTZ C.P. December Term, 2018 No. 02432 \$49,511.29 Phelan Hallinan Diamond & Jones, LLP

1908-438
2452 N 30th St 19132-3002 28th wd. 1,575 Sq. Ft. OPA#282078500 Improvements: Residential Property
 ELIZABETH SHABAZZ C.P. November Term, 2018 No. 02716 \$47,689.17 Phelan Hallinan Diamond & Jones, LLP

1908-439
7204 Briar Rd 19138-1326 50th wd. 1,086 Sq. Ft. OPA#501332600 Improvements: Residential Property
 MICHELLE L. MCGUIRE C.P. February Term, 2018 No. 03147 \$142,992.93 Phelan Hallinan Diamond & Jones, LLP

1908-440
35 E Collom St assessed as 35 Collom St 19144 12th wd. 1,153 Sq. Ft. OPA#12-1-0671-00 Improvements: Residential Property
 RYAN PRESSLEY C.P. February Term, 2019 No. 02408 \$36,808.72 Shapiro & DeNardo, LLC

1908-441
6126 Chestnut St 19139 3rd wd. 1,746 Sq. Ft. OPA#031033300 Improvements: Residential Property
 VIOLETTA KIDD, KNOWN HEIR OF ELOISE HILL, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELOISE HILL, DECEASED C.P. December Term, 2018 No. 02903 \$61,969.07 Shapiro & DeNardo, LLC

1908-443
1026 E Sydney St 19150 50th wd. 3,510 Sq. Ft. OPA#50-2467100 Improvements: Residential Property
 DJEFFLY DINVIL A/K/A DJEFFY DINVIL C.P. October Term, 2017 No. 02786 \$303,952.65 Shapiro & DeNardo, LLC

1908-444
12712 Medford Rd 19154 66th wd. 2,000 Sq. Ft. OPA#663245600 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM A. QUIGLEY, DECEASED, RYAN K. QUIGLEY A/K/A BRIAN K. QUIGLEY, KNOWN HEIR OF WILLIAM A. QUIGLEY, DECEASED AND DENNIS P. QUIGLEY, KNOWN HEIR OF WILLIAM A. QUIGLEY, DECEASED C.P. June Term, 2018 No. 00151 \$85,347.77 Shapiro & DeNardo, LLC

1908-445
1500 A Marcy Pl 19115 56th wd. 0 Sq. Ft. OPA#888560525 Improvements: Residential Property
 JUNG K. KIM A/K/A JUNG KYUM KIM C.P. January Term, 2019 No. 01882 \$132,856.15 KML Law Group, P.C.

1908-446
1819 N Natrona St 19121 32nd wd. 1,048 Sq. Ft. OPA#323329900 Improvements: Residential Property
 JAY TRUESDALE AS ADMINISTRATOR OF THE ESTATE OF WILLIE TRUESDALE, JR., DECEASED C.P. February Term, 2018 No. 00059 \$69,455.38 KML Law Group, P.C.

1908-447
1833 Strahle St 19152 56th wd. 2,198 Sq. Ft. OPA#562167500 Improvements: Residential Property

SHERIFF'S SALE

BETTY JANE SULPIZIO A/K/A BETTY J. SULPIZIO C.P. January Term, 2019 No. 01916 \$101,448.92 KML Law Group, P.C.

1908-448
8317 Temple Rd 19150 50th wd. 1,170 Sq. Ft. BRT#501105800 Improvements: Residential Real Estate
 DEVONT ALLEN C.P. January Term, 2017 No. 02178 \$158,898.02 Stern & Eisenberg PC

1908-449
852 N Markoe St 19139 6th wd. 810 Sq. Ft. BRT#062398700 Improvements: Row 2 Sty Masonry
 REGINA HUDSON C.P. October Term, 2017 No. 03615 \$57,832.68 Milstead & Associates, LLC

1908-450
6619 N Uber St 19138 50th wd. 1,183 Sq. Ft. BRT#102022200 Improvements: Row B/gar 2 Sty Masonry
 JOHN H. JOHNSON A/K/A JOHN HENRY JOHNSON JR. A/K/A JOHN JOHNSON, DECEASED C.P. December Term, 2018 No. 00433 \$50,278.51 Milstead & Associates, LLC

1908-451
1225 Clymer St 19147 2nd wd. 1,199 Sq. Ft. BRT#022194349 Improvements: Row 2.5 Sty Masonry
 ROCHELLE BURNS C.P. July Term, 2018 No. 00354 \$270,134.46 Milstead & Associates, LLC

1908-452
7619 Jay Pl 19153 40th wd. 2,636 Sq. Ft. BRT#405832100
 ANTONIO R. CLAY A/K/A ANTONIO CLAY C.P. January Term, 2018 No. 03280 \$215,817.22 Milstead & Associates, LLC

1908-453
6734 Oakley St 19111 35th wd. 4,090 Sq. Ft. BRT#353216400 Improvements: Semi/det 2.5 Sty Masonry
 BERTHA MARSHALL C.P. January Term, 2019 No. 00094 \$158,829.72 Milstead & Associates, LLC

1908-454
3357 Emerald St 19134-2550 45th wd. 1,260 Sq. Ft. OPA#452320600 Improvements: Residential Property
 REYNALDO MEDINA-RUCCI C.P. January Term, 2019 No. 00910 \$53,311.90 Phelan Hallinan Diamond & Jones, LLP

1908-455
2120 Vista St 19152-4215 56th wd. 1,344 Sq. Ft. OPA#561320100 Improvements: Residential Property
 TAICHA F. JEAN; GEORGES R. NOEL C.P. October Term, 2018 No. 00579 \$253,396.54 Phelan Hallinan Diamond & Jones, LLP

1908-456
841 N Wynnewood Rd, a/k/a 841 Wynnewood Rd 19151-3452 34th wd. 2,710 Sq. Ft. OPA#344212900 Improvements: Residential Property
 JOAN M. THOMAS A/K/A JOAN MARIE THOMAS C.P. September Term, 2018 No. 02285 \$67,000.97 Phelan Hallinan Diamond & Jones, LLP

1908-457
2447 76th Ave 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1,578 Sq. Ft. BRT#501414400 Improvements: Residential Dwelling
 DAVID P. MCFARLIN AND MARLENE JONES C.P. January Term, 2016 No. 02115 \$143,497.33 McCabe, Weisberg, & Conway, LLC

1908-458
2537 N Marston St 19132 28th wd. ROW 2 STY MASONRY; 1,200 Sq. Ft. BRT#281083900 Improvements: Residential Dwelling
 PURTINA HILL, KNOWN SURVIVING HEIR OF GERALDINE WILLIAMS, LISA WILLIAMS, KNOWN SURVIVING HEIR OF GERALDINE WILLIAMS, AND UNKNOWN SURVIVING HEIRS OF GERALDINE WILLIAMS C.P. December Term, 2017 No. 02094 \$46,089.17 McCabe, Weisberg, & Conway, LLC

1908-459
8623 Forrest Ave 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1,155 Sq. Ft. BRT#502235200 Improvements: Residential Dwelling
 UNKNOWN SURVIVING HEIRS OF MARCELLA F. NELSON C.P. December Term, 2017 No. 02773 \$103,682.27 McCabe, Weisberg, & Conway, LLC

SHERIFF'S SALE**1908-460**

5117 Locust St 19139 60th wd. SEMI/DET 2 STY MASONRY; 1,650 Sq. Ft. BRT#602075300 Subject to Mortgage Improvements: Residential Dwelling
MODI DOUCOURE C.P. July Term, 2014 No. 00483 \$119,129.86 McCabe, Weisberg, & Conway, LLC

1908-461

4937 N Fairhill St 19120 49th wd. 2,000 Sq. Ft. OPA#491170400 Improvements: Residential Property
URIEL MONTENEGRO, A/K/A ORIEL MONTENEGRO, AS BELIEVED HEIR AND/OR ADMINSTRATOR TO THE ESTATE OF DONNA MAIELLANO, A/K/A DONNA MAIEILANO; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DONNA MAIELLANO, A/K/A DONNA MAIEILANO C.P. February Term, 2017 No. 02899 \$80,902.90 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1908-462

299 Shawmont Ave, Unit 3C3 a/k/a 299 D Shawmont Ave, Unit 3C3 19128 21st wd. N/A BRT#888210576 Improvements: Res Condo 3 Sty Mas+oth
DARRON BUSCIO A/K/A DARRIN BUSCIO C.P. January Term, 2019 No. 00848 \$132,648.72 Milstead & Associates, LLC

1908-463

9042 Wesleyan Rd 19136 57th wd. 1,623 Sq. Ft. OPA#572230600 Improvements: Residential Property
THOMAS F. HANRATTY, III AND RHIANNON M. DOYLE C.P. June Term, 2018 No. 02343 \$86,161.43 Shapiro & DeNardo, LLC

1908-464

1227 Kerper St 19111 53rd wd. 1,781 Sq. Ft. OPA#532105800 Improvements: Residential Property
STEVEN J. HAAS AND JOANN HAAS C.P. January Term, 2017 No. 04909 \$154,444.06 Shapiro & DeNardo, LLC

1908-465

7010 Passyunk Ave assessed as 7010 W. Passyunk Ave 19142 40th wd. 7,012 Sq. Ft. OPA#406301600 Improvements: Residential Property
KRISTINE KINSOLVING C.P. November Term, 2018 No. 01887 \$13,224.67 Shapiro & DeNardo, LLC

1908-466

253 E Mayfield St 19134 7th wd. (formerly part of the 33rd wd.) 840 Sq. Ft. BRT#071254800 Improvements: Residential Dwelling
NICOMEDES GONZALEZ, DECEASED AND CEFERINA GONZALEZ A/K/A CEFERINA GONZALEZ SANTIAGO A/K/A CEFERINA GONZALEZ CRUZ SANTIAGO, DECEASED C.P. November Term, 2018 No. 01140 \$4,278.89 Powers Kirn, LLC

1908-467

129 W Rittenhouse St 19144-2713 59th wd. 1,575 Sq. Ft. OPA#593030800 Improvements: Residential Property
WILLIAM C. MITCHELL, IN HIS CAPACITY AS HEIR OF DEBORAH MITCHELL, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBORAH MITCHELL, DECEASED C.P. June Term, 2017 No. 01846 \$187,704.96 Phelan Hallinan Diamond & Jones, LLP

1908-468

128 Sigel St 19148 1st wd. Land Area: 675 Sq. Ft.; Improvement Area: 750 Sq. Ft. OPA#011162500 Improvements: Residential Dwelling
SAM A. SAM C.P. January Term, 2019 No. 01362 \$136,923.42 RAS Citron, LLC; Robert Crawley, Esq

1908-469

7429-31 Rising Sun Ave 19111 56th wd. 5,779 Sq. Ft. BRT#561005300 Improvements: Residential Dwelling

SHERIFF'S SALE

ROBERT P. ALBESER, PERSONAL REPRESENTATIVE OF THE ESTATE OF EDWARD J. ALBESER, DECEASED C.P. August Term, 2018 No. 00090 \$232,371.17 Law Office of Gregory Javardian, LLC

1908-470

6923 Paschall Ave 19142 40th wd. Land Area: 1,600 Sq. Ft.; Improvement Area: 1,664 Sq. Ft. OPA#403313500
CATHERINE YALARTAI A/K/A CATHERINE R. YALARTAI C.P. July Term, 2018 No. 01780 \$102,206.41 Robert Crawley, Esquire

1908-471

2167 Wakeling St 19124 62nd wd. Land Area: 3,869 Sq. Ft.; Improvement Area: 1,928 Sq. Ft. OPA#622014300
DION ALLICOCK C.P. January Term, 2019 No. 00186 \$109,511.87 Robert Crawley, Esquire

1908-472

6110 W Jefferson St 19151 34th wd. 2,153 Sq. Ft. BRT#342061000 Improvements: Residential Dwelling
LAWRENCE W. TILGHMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARIA D. WILLIAMS-BARBER A/K/A MARIA D. BARBER A/K/A MARIA DENISE WILLIAMS-BARBER, DECEASED C.P. November Term, 2018 No. 02984 \$69,740.94 Law Office of Gregory Javardian, LLC

1908-473

1502 S. Wilton St 19143 51st wd. 825 Sq. Ft. OPA#512056000 Improvements: Residential Dwelling
ANDREW C. WRIGHT, DECEASED; ANDREA M. WRIGHT, ADMINISTRATOR OF THE ESTATE C.P. March Term, 2017 No. 03280 \$29,026.43 Joseph R. Loverdi, Esquire

1908-474

4908 Parkside Ave 19131 52nd wd. 1,776 Sq. Ft. OPA#521090800 Subject to Mortgage Improvements: Residential Property
ALL KNOWN HEIRS OF ELTON NOCK AND ALL UNKNOWN HEIRS OF ELTON NOCK C.P. July Term, 2018 No. 01627 \$56,754.69 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1908-475

6341 Algon Ave 19111 53rd wd. 2,644 Sq. Ft. BRT#531217000 Improvements: Residential Property
DALAL MANSOUR AND MAJDI UTQI C.P. December Term, 2018 No. 03302 \$191,042.66 Stern & Eisenberg PC

1908-476

6865 N 19th St 19126 10th wd. 2,550 Sq. Ft. OPA#101110100 Improvements: Residential Property
COLLIN G. DIXON C.P. July Term, 2017 No. 04021 \$148,503.94 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1908-477

5737 Wyndale Ave 19131 52nd wd. 1,745 Sq. Ft. OPA#522137000 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES NELSON, DECEASED, TONIA NELSON, KNOWN HEIR OF JAMES NELSON, DECEASED AND TINA NELSON, KNOWN HEIR OF JAMES NELSON, DECEASED C.P. May Term, 2018 No. 00121 \$144,300.44 Shapiro & DeNardo, LLC

1908-478

3915 N Delhi St 19140 43rd wd. 960 Sq. Ft. BRT#433151000 Improvements: Residential Dwelling
YVONNE B. VENNEY C.P. October Term, 2018 No. 03057 \$12,792.28 Powers Kirn, LLC

1908-479

5619 Wyndale Ave 19131 52nd wd. 2,458 Sq. Ft. OPA#522133700 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR

SHERIFF'S SALE

ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOROTHY THORNTON, DECEASED C.P. May Term, 2016 No. 01955 \$197,852.95 Robert Crawley, Esquire

1908-480

5371 Wingohocking Terr 19144-5831 12th wd. 2,162 Sq. Ft. BRT#122189900 Improvements: Residential
MARCIA E. STUBBS C.P. July Term, 2018 No. 01981 \$125,606.11 Stern & Eisenberg PC

1908-481

1961 Ashley Rd a/k/a 1961 Ashley St 19138 10th wd. 1,246 Sq. Ft. OPA#101368700 Improvements: Residential Dwelling
KEVIN LOFTON A/K/A KEVIN LOFTON, JR. A/K/A KEVIN T. LOFTON, JR. A/K/A KEVIN TROY LOFTON A/K/A KEVIN TROY LOFTON, JR. C.P. May Term, 2018 No. 01399 \$85,741.95 RAS Citron, LLC; Robert Crawley, Esq

1908-482

3159 Belgreen Rd 19154 66th wd. 1,700 Sq. Ft.; Improvements: 1,400 Sq. Ft. OPA#663089700
ANTHONY PARKER A/K/A ANTHONY B. PARKER; BARBARA J. PARKER C.P. February Term, 2018 No. 00971 \$215,618.46 Robert Crawley, Esquire

1908-483

3414 Salmon St 19134-6015 N/A 697 Sq. Ft. OPA#45-1-1841-00 Improvements: Single Family Residential Dwelling
JOSEPH HRITZ C.P. September Term, 2018 No. 00661 \$130,980.06 Hladik, Onorato, & Federman, LLP

1908-484

519 E Courtland St 19120 52nd wd. ROW 2 STY MASONRY; 1,050 Sq. Ft. BRT#421027700 Improvements: Residential Dwelling
YOLANDA CARABALLO C.P. April Term, 2018 No. 02011 \$59,666.21 McCabe, Weisberg, & Conway, LLC

1908-485

2508 Federal St 19146 36th wd. 984 Sq. Ft. (Land Area Sq. Ft.); 880 Sq. Ft. (Improvement Area Sq. Ft.) OPA#361263400 Improvements: Row 2 Sty Masonry
TESTA AND SON, CONTRACTOR, LLC C.P. May Term, 2018 No. 02902 \$306,198.02 Scott M. Klein, Esq.

1908-486

40 S 62nd St 19139-2903 3rd wd. Land Area 2,021 Sq. Ft.; Improvements: 2,044 Sq. Ft. OPA#031191300 Subject to Mortgage Improvements: 2,044 Sq. Ft.
CARLTON J. STEWART C.P. December Term, 2017 No. 01961 \$64,100.29 Philip Yampolsky, Esquire

1908-487

4842 N Camac St 19141 RESIDENTIAL ROW 2 STORY MASONRY BRT#491491500 Improvements: Erected Thereon
BRIDGET GRAHAM C.P. February Term, 2018 No. 03018 \$194,489.94 Christina J. Pross, Esquire

1908-488

123 E 64th Ave a/k/a 123 E. 64th Ave North 19120-1022 61st wd. 2,304 Sq. Ft. OPA#611336400 Improvements: Single Family Residential Dwelling
GERALDINE OLIVER C.P. June Term, 2018 No. 00239 \$135,545.54 Hladik, Onorato, & Federman, LLP

1908-489

1463 N 57th St 19131 4th wd. 1,152 Sq. Ft. BRT#043094140 Improvements: Residential Dwelling
VERTE SHORT C.P. October Term, 2018 No. 1068 \$73,512.82 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1908-490

106 Overhill Ave 19116 58th wd. 4,968 Sq. Ft. OPA#583044905 Improvements: Resi-

SHERIFF'S SALE

dential Property
REGINA KOSTIKOVA AND SERGEI GAVRILOV A/K/A SERGUEI GAVRILOV A/K/A S. GAVRILOV C.P. June Term, 2018 No. 02700 \$345,693.76 Shapiro & DeNardo, LLC

1908-491

1026 Westview St 19119 21st wd. Land Area: 39,298 Sq. Ft.; Improvement Area: 6,880 Sq. Ft. OPA#213114700 Improvements: Residential Dwelling
ANTHONY MOORE A/K/A ANTHONY K. MOORE; HENRI GILLIAM MOORE; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE C.P. June Term, 2017 No. 03029 \$1,010,361.98 RAS Citron, LLC; Robert Crawley, Esq

1908-492

6056 W Girard Ave 19151-4325 34th wd. 1,540 Sq. Ft. OPA#341057400 Improvements: Residential Property
DANA T. ANDREWS A/K/A DANA ANDREWS, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ELIZABETH MORGAN; ELVERA MORGAN, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELIZABETH MORGAN; LORENE MORGAN, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELIZABETH MORGAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELIZABETH MORGAN, DECEASED C.P. January Term, 2019 No. 02301 \$35,494.78 Phelan Hallinan Diamond & Jones, LLP

1908-493

1710 N Robinson St 19151 34th wd. 1,727 Sq. Ft. BRT#342290300 Improvements: Residential Dwelling
ROBERT PHILLIPS C.P. November Term, 2018 No. 02878 \$44,530.57 Powers Kirn, LLC

1908-494

120 W Ruscomb St 19120 42nd wd. ROW 2 STY MASONRY; 1,200 Sq. Ft. BRT#422148100 Improvements: Residential Dwelling
ISISCES WIGGINS, IN HER CAPACITY AS REAL OWNER AND ADMINISTRATRIX OF THE ESTATE OF RONALD C. HOLMAN C.P. September Term, 2018 No. 00084 \$54,033.84 McCabe, Weisberg, & Conway, LLC

1908-496

3701-3711 K St, a/k/a 3701-11 K St 19124 33rd wd. 2,340 Sq. Ft. OPA#331397500 Subject to Mortgage Improvements: Residential Property
CARMEN L. MOORE C.P. March Term, 2019 No. 01424 \$10,152.53 Phelan Hallinan Diamond & Jones, LLP

1908-497

2529 S Alder St 19148 39th wd. 665 Sq. Ft. BRT#394124500 Improvements: Residential Real Estate
JOHN DESALIS AND NANCY DESALIS A/K/A ANNUNZIATA DESALIS C.P. March Term, 2017 No. 02741 \$199,513.65 Stern & Eisenberg PC

1908-498

1427 Jerome St 19140 13th wd. 979 Sq. Ft. BRT#132273400 Improvements: Residential
PATRICIA MURRAY SMITH AND CHARLES SMITH C.P. December Term, 2018 No. 01803 \$30,675.96 Stern & Eisenberg PC

1908-499

6607 Horrocks St 19149 54th wd. 1,322 Sq. Ft. BRT#541236400 Improvements: Residential Real Estate
DARRYL BELL C.P. January Term, 2019 No. 00234 \$134,497.56 Stern & Eisenberg PC

1908-500

1501 Dyre St 19124-1902 23rd wd. 1,650 Sq. Ft. OPA#621009605 Improvements: Residential Property
CASSANDRA ROBINSON A/K/A CASSAN-

SHERIFF'S SALE

DRO ROBINSON C.P. February Term, 2014 No. 00744 \$57,406.84 Phelan Hallinan Diamond & Jones, LLP

1908-501A

1331 W Ruscomb St 19141 49th wd. 2,038 Sq. Ft. OPA#491140701 Improvements: Apt. 2-4 Units 2 Sty Mason
PONTIAC PROPERTIES, LLC C.P. June Term, 2011 No. 01076 \$415,033.47 Amar A. Agrawal, Esquire

1908-501B

5420 Warrington Ave 19143 51st wd. 1,110 Sq. Ft. OPA#514056500 Improvements: Row B/gar 2 Sty Masonry
PONTIAC PROPERTIES, LLC C.P. June Term, 2011 No. 01076 \$415,033.47 Amar A. Agrawal, Esquire

1908-502A

558 E Godfrey Ave 19120 35th wd. 1,242 Sq. Ft. OPA#35-1094800 Improvements: Residential Dwelling
MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. November Term, 2011 No. 01501 \$2,903,849.15 Ellen B. Koopman, Esq. Buckley, Brion, McGuire & Morris, LLP

1908-502B

2239 Brighton St 19149 54th wd. 1,796 Sq. Ft. OPA#54-2102600 Improvements: Residential Dwelling
MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. November Term, 2011 No. 01501 \$2,903,849.15 Ellen B. Koopman, Esq. Buckley, Brion, McGuire & Morris, LLP

1908-503A

7127 Montague St 19135 41st wd. 1,241 Sq. Ft. OPA#41-2261900 Improvements: Residential Dwelling
MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. November Term, 2011 No. 01501 \$2,903,849.15 Ellen B. Koopman, Esq. Buckley, Brion, McGuire & Morris, LLP

1908-503B

6340 Martins Mill Rd 19111 35th wd. 2,545 Sq. Ft. OPA#35-3297500 Improvements: Residential Dwelling
MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. November Term, 2011 No. 01501 \$2,903,849.15 Ellen B. Koopman, Esq. Buckley, Brion, McGuire & Morris, LLP

1908-504A

355 Gilham St 19111 35th wd. 2,500 Sq. Ft. OPA#35-3090190 Improvements: Residential Dwelling
MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. November Term, 2011 No. 01501 \$2,903,849.15 Ellen B. Koopman, Esq. Buckley, Brion, McGuire & Morris, LLP

1908-504B

1232 Greeby St 19111 53rd wd. 1,122 Sq. Ft. OPA#53-1139000 Improvements: Residential Dwelling
MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. November Term, 2011 No. 01501 \$2,903,849.15 Ellen B. Koopman, Esq. Buckley, Brion, McGuire & Morris, LLP

1908-505A

6327 Martins Mill Rd 19111 35th wd. 3,004 Sq. Ft. OPA#35-3302900 Improvements: Residential Dwelling
MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. November Term, 2011 No. 01501 \$2,903,849.15 Ellen B. Koopman, Esq. Buckley, Brion, McGuire & Morris, LLP

1908-505B

1326 Greeby St 19111 53rd wd. 1,272 Sq. Ft. OPA#53-1141900 Improvements: Residential Dwelling
MOHAMMAD AMIR CHUGHTAI AND FARZANNA A. CHUGHTAI C.P. November Term, 2011 No. 01501 \$2,903,849.15 Ellen B. Koopman, Esq. Buckley, Brion, McGuire & Morris, LLP

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