

# Sheriff's Sale Notices for September 10, 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, September 10, 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 September 10, 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](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, SEPTEMBER 10, 2019

### 1909-301

**3019 Holme Ave 19136** 57th wd. Land: 1,610 Sq. Ft.; Improvement: 1,152 Sq. Ft.; Total: 1,610 Sq. Ft. OPA#572030100 Improvements: Residential Property  
ALEXIS RIVERA C.P. May Term, 2018 No. 01396 \$158,244.16 Richard M. Squire & Associates, LLC

### 1909-302

**12552 Nanton Dr 19154** 66th wd. BRT#66-3374800  
DIANN M. CAMPBELL A/K/A DIANN CAMPBELL AND ROBERT F. CAMPBELL C.P. March Term, 2018 No. 03023 \$189,407.29 Emmanuel J. Argentieri, Esquire

### 1909-303

**4410 N 19th St 19140** 13th wd. BRT#132209600  
JOHN BELLINGER C.P. December Term, 2018 No. 00077 \$97,893.63 Emmanuel J. Argentieri, Esquire

### 1909-304

**8648 Pickering Ave 19150** 50th wd. BRT#50-1233200  
ANDRE STATON A/K/A ANDRE E. STATON C.P. June Term, 2018 No. 01917 \$142,213.45 Emmanuel J. Argentieri, Esquire

### 1909-305

**7223 Haverford Ave 19151** 34th wd. Land Area: 1,849 Sq. Ft.; Improvement Area: 1,828

## SHERIFF'S SALE

Sq. Ft. OPA#344008019 Improvements: Residential Dwelling  
DIANA THOMAS-JOHNSON C.P. February Term, 2019 No. 00395 \$52,620.60 Robert Crawley, Esq

### 1909-306

**6434 Dorcas St 19111** 53rd wd. 3,630 Sq. Ft. BRT#531200700 Improvements: Residential Dwelling  
WILLIAM KITTRELL A/K/A WILLIAM S. KITTRELL C.P. July Term, 2018 No. 03970 \$124,613.82 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Lorraine Gazzara Doyle, Esquire

### 1909-307

**2216 S 69th St 19142** 69th wd. 15 feet width x 81 feet depth OPA#403203700 Improvements: Residential Property  
E.G. FOUNDATION, LLC C.P. April Term, 2019 No. 04663 \$34,246.65 Robert S. Esposito, Esquire

### 1909-308

**4563 N 15th St 19140** 49th wd. 1,259 Sq. Ft. BRT#132044300 Improvements: Residential Dwelling  
RUFUS L. GIST C.P. April Term, 2019 No. 00157 \$20,868.43 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Lorraine Gazzara Doyle, Esquire

### 1909-309

**2736 Maxwell St 19136** 57th wd. 2,181 Sq. Ft. OPA#571129300 Improvements: Residential Property  
SANDRA Y. AMARO, INDIVIDUALLY AND AS THE KNOWN HEIR OF JOSE AMARO, DECEASED C.P. January Term, 2019 No. 01929 \$134,813.64 Shapiro & DeNardo, LLC

### 1909-310

**11035 Knights Rd 19154** 66th wd. 4,500 Sq. Ft. BRT#662218830 Improvements: Residential Real Estate  
EDWARD C. TOMASZEWSKI, JR. C.P. January Term, 2018 No. 004890 \$232,623.62 Stern & Eisenberg PC

### 1909-311

**3320 N. Bailey St 19129-1308** 38th wd. 906 Sq. Ft. OPA#381183400 Improvements: Single Family Residential Dwelling  
MARYSE CARTER, ADMINISTRATRIX OF THE ESTATE OF EDWARD CARTER A/K/A EDWARD J. CARTER A/K/A EDWARD JAMES CARTER, DECEASED C.P. January Term, 2019 No. 03303 \$16,978.50 Hladik, Onorato & Federman, LLP

### 1909-312

**4745 N Mascher St 19120** 42nd wd. 1,455 Sq. Ft. OPA#422354600 Improvements: Residential Property  
CAROL A. CLARK C.P. January Term, 2019 No. 01876 \$44,518.11 KML Law Group, P.C.

### 1909-313

**1614 Ellsworth St 19146** 36th wd. 1,280 Sq. Ft. OPA#365273900 Improvements: Residential Property  
THE UNKNOWN HEIRS OF EUGENE HEWLETT DECEASED AND NICHOLA HEWLETT SOLELY IN HER CAPACITY AS HEIR OF EUGENE HEWLETT DECEASED C.P. February Term, 2016 No. 03127 \$211,319.62 KML Law Group, P.C.

### 1909-314

**3642 N 11th St 19140** 43rd wd. 1,213 Sq. Ft. OPA#432142200 Improvements: Residential Property  
ANTHONY LEE WILSON AS ADMINISTRATOR OF THE ESTATE OF ALBERTA WILSON DECEASED C.P. November Term, 2017 No. 00563 \$48,958.90 KML Law Group, P.C.

### 1909-315

**6925 Lindbergh Blvd 19142** 40th wd. Land: 1,719 Sq. Ft.; Improvement: 1,296 Sq. Ft.; Total: 1,719 Sq. Ft. OPA#49S01-125; BRT#406558100 Improvements: Residential Property  
RALPH C. SAVAGE AND VENUS A. SAVAGE A/K/A VENUS A. SAVAGE C.P. February Term, 2016 No. 04603 \$135,391.57 Richard M. Squire & Associates, LLC

## SHERIFF'S SALE

**1909-316**  
**5233 Burton St 19124** 62nd wd. 945 Sq. Ft. OPA#622432800 Improvements: Row 2 Sty Masonry  
ESTATE OF ANGELA BLASH C.P. February Term, 2019 No. 03101 \$48,059.25 Amar A. Agrawal, Esquire

### 1909-317

**12055 Covert Rd 19154** 66th wd. BRT#66-2162200  
DAVID M. FERNANDEZ JR. A/K/A DAVID FERNANDEZ AND TAMARA J. FERNANDEZ A/K/A TAMARA FERNANDEZ A/K/A TAMARA MYERS C.P. June Term, 2016 No. 01833 \$138,743.42 Emmanuel J. Argentieri, Esquire

### 1909-318

**8529 Castor Ave 19152** 56th wd. 4,462 Sq. Ft. OPA#562409700 Improvements: Residential Property  
SHAUN SHUFORD C.P. January Term, 2019 No. 01873 \$160,982.48 KML Law Group, P.C.

### 1909-319

**7662 Brentwood Rd 19151** 34th wd. 1,304 Sq. Ft. OPA#343227000 Improvements: Residential Property  
JAMES L. HAYES C.P. July Term, 2011 No. 01819 \$44,462.66 KML Law Group, P.C.

### 1909-320

**6828 N 9th St 19126** 61st wd. 2,690 Sq. Ft. OPA#611175500 Improvements: Residential Property  
DAWN S. HUGHES C.P. September Term, 2013 No. 01530 \$51,423.76 KML Law Group, P.C.

### 1909-321A

**1947 Palethorp St 19122** 18th wd. Premises "A" Beginning Point: Situate on the East side of Palethorp Street 74 feet 6 inches more or less South of Norris Street OPA#183270400 Improvements: Vacant Land Reside <acre  
DIANA EVETTE RAMOS C.P. December Term, 2018 No. 03162 \$189,784.74 Patrick J. Wesner, Esquire

### 1909-321B

**1944 N Hancock St 19122** 18th wd. Premises "B" Beginning Point: Situate on the West side of Hancock Street at the distance of 74 feet 5 inches Southward from the South side of Norris Street OPA#183265600 Improvements: Row 3 Sty Masonry  
DIANA EVETTE RAMOS C.P. December Term, 2018 No. 03162 \$189,784.74 Patrick J. Wesner, Esquire

### 1909-322A

**155-57 E. Chelton Ave 19144** 59th wd. 3,169 Sq. Ft. OPA#591001910 Improvements: Apt 2-4 Units, 3 Sty Masonry  
GELT PROPERTIES LLC C.P. September Term, 2018 No. 03217 \$345,481.95 plus interest from 5/9/2019 in the amount of \$5,111.10 Laurence A. Mester, Mester & Schwartz, P.C.

### 1909-322B

**159 E Chelton Ave 19144** 59th wd. 900 Sq. Ft. OPA#591002000 Improvements: Row 3 Sty Masonry  
GELT PROPERTIES LLC C.P. September Term, 2018 No. 03217 \$345,481.95 plus interest from 5/9/2019 in the amount of \$5,111.10 Laurence A. Mester, Mester & Schwartz, P.C.

### 1909-322C

**161-63 E. Chelton Ave 19144** 59th wd. 900 Sq. Ft. OPA#885603140 Improvements: Vacant Land  
GELT PROPERTIES LLC C.P. September Term, 2018 No. 03217 \$345,481.95 plus interest from 5/9/2019 in the amount of \$5,111.10 Laurence A. Mester, Mester & Schwartz, P.C.

### 1909-323

**12716 Verda Dr 19154** 66th wd. 1,987 Sq. Ft. OPA#663373900 Improvements: Residential Property  
JOHN P. RODRIGUEZ A/K/A JOHN P. RODRIGUEZ; FRANCISCO RODRIGUEZ, A/K/A FRANCISCO RODRIGUEZ C.P. January Term, 2019 No. 00144 \$123,193.41 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

### 1909-324

**2400 N 52nd St 19131** 52nd wd. 11,700 Sq. Ft. OPA#521306800 Improvements:

## SHERIFF'S SALE

Residential Property  
KARTEEK PULAPAKA C.P. December Term, 2017 No. 01327 \$484,784.96 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

### 1909-325

**932 N Lawrence St 19123** 5th wd. 1,760 Sq. Ft. OPA#057125600 Subject to Mortgage Improvements: Residential Property  
LINDA ANN FARRELL A/K/A LINDA A. FARRELL; KEVIN P. FARRELL C.P. July Term, 2018 No. 00480 \$218,826.50 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

### 1909-326

**2964 Ella St 19134** 7th wd. 1,120 Sq. Ft. OPA#071376600 Subject to Mortgage Improvements: Residential Property  
MARJORIE A. HOLDEN, A/K/A MARJORIE HOLDEN C.P. December Term, 2018 No. 01115 \$26,231.99 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

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The following properties are being re-advertised for sale on September 10, 2019. Each of these properties has been listed for sale previously but were postponed until the September, 2019 Sheriff Sale.

### 1708-484

**1916 S 68th St 19142-1214** 40th wd. 1,024 Sq. Ft. OPA#403188300 Improvements: Residential Property  
ANTOINETTE MARSHALL AND JONATHAN COUSINS C.P. October Term, 2011 No. 03495 \$87,215.62 Phelan Hallinan, LLP

### 1709-337

**5228 N Front St 19120-3532** 42nd wd. 1,920 Sq. Ft. OPA#422319100 Improvements: Residential Property  
ALBERT WAYNE CHRISTIAN C.P. February Term, 2016 No. 04919 \$73,080.34 Phelan Hallinan, LLP

### 1711-530

**5627 N 11th St Unit 1 19141-3607** 49th wd. 1,092 Sq. Ft. OPA#492238400 Improvements: Residential Property  
DIANE WHITEHEAD A/K/A DIANE EVANS C.P. October Term, 2016 No. 01737 \$75,584.12 Phelan Hallinan, LLP

### 1712-375

**4115-19 Gypsy Ln 19129-5529** 21st wd. 1,200 Sq. Ft. OPA#213221000 Improvements: Residential Property  
GREGORY C. WASHINGTON C.P. September Term, 2016 No. 00219 \$1,004,903.51 Phelan Hallinan, LLP

### 1712-501

**455 Martin St 19128-3423** 21st wd. 1,600 Sq. Ft. OPA#212091100 Improvements: Residential Property  
JONATHAN A. THOMAS C.P. October Term, 2016 No. 01728 \$241,284.82 Phelan Hallinan, LLP

### 1801-463

**4236 Passmore St 19135-3104** 55th wd. 1,110 Sq. Ft. OPA#552097300 Improvements: Residential Property  
BRYAN H. BOLDS C.P. November Term, 2015 No. 04594 \$78,194.16 Phelan Hallinan, LLP

### 1801-559

**2646 S Massey St, a/k/a 2646 Massey St 19142-2124** 40th wd. 960 Sq. Ft. OPA#406124200 Improvements: Residential Property  
JOHN T. YARSIAH C.P. June Term, 2014 No. 03037 \$59,259.75 Phelan Hallinan, LLP

### 1802-412

**1444 W Loudon St 19141** 13th wd. 1,472 Sq. Ft. BRT#132401300 Improvements: Residential Real Estate  
CRYSTAL ARTHUR, ADMINISTRATRIX OF THE ESTATE OF KRISTIAN ARTHUR, DECEASED C.P. September Term, 2017 No. 03575 \$77,607.97 Stern & Eisenberg PC

### 1802-469

**6962 Cedar Park Ave 19138-2002** 10th wd.

## SHERIFF'S SALE

1,409 Sq. Ft. BRT#102502100 Improvements: Row B/gar 2 Sty Masonry  
**PRESTINA E. ALEXANDER A/K/A PRESTINA ALEXANDER, DECEASED** C.P. February Term, 2017 No. 03393 \$101,196.33 Milstead & Associates, LLC

## 1803-408

**4450 N 12th St 19140** 49th wd. 1,372 Sq. Ft. BRT#491456500 Improvements: Residential Real Estate  
**ALANA BELL** C.P. August Term, 2014 No. 02148 \$58,139.47 Stern & Eisenberg PC

## 1803-471

**209 W Chestnut Hill Ave 19118** 9th wd. Approximately 278,784 sq. ft. of land (approximately 16,581 sq. ft. of improvement area) OPA#092227010; BRT#09-2-2270-00; BRT#88-6-0855-00; BRT#77-5-1110-00 Subject to Mortgage Improvements: Commercial Building  
**GREYLOCK HOLDINGS, LLC** C.P. September Term, 2015 No. 00796 \$1,152,554.84 plus interest at the rate of \$198.31 per diem from and after August 31, 2015, and costs Mester & Schwartz PC Operating Account

## 1805-524

**2245 Wharton St 19146** 36th wd. 744 Sq. Ft. BRT#361297700; OPA# 361297700 Improvements: Residential Dwelling  
**MARGARET COLE** C.P. October Term, 2017 No. 00055 \$95,317.90 Udren Law Offices, P.C.

## 1805-567

**1400 Lindley Ave 19141** 17th wd. 2,796 Sq. Ft. OPA#171060400 Improvements: Residential Property  
**ALTHEA UNDERWOOD** C.P. November Term, 2016 No. 02827 \$158,996.70 Tucker Arsenberg, P.C.

## 1806-386

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

## 1806-539

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

## 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, LLP

## 1807-339

**7126 N Broad St 19126-1726** 10th wd. 1,440 Sq. Ft. OPA#101006600 Improvements: Residential Property  
**ARNOLD WYNN** C.P. September Term, 2017 No. 01576 \$95,002.48 Phelan Hallinan, LLP

## 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

## 1807-374

**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

## 1807-415

**4339 Bleigh Ave 19136** 41st wd. 2,158 Sq. Ft. BRT#412156600 Improvements: Residential Real Estate  
**DEBORAH S. PEGG** C.P. August Term, 2017 No. 02344 \$171,706.50 Stern & Eisenberg PC

## 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, LLP

## 1807-470

**1921 Tasker St 19145** 1,180 Sq. Ft.

## SHERIFF'S SALE

OPA#363061900 Improvements: Residential Real Estate  
**NICHOLLA ANDERSON** C.P. May Term, 2014 No. 03511 \$57,479.29 Stern & Eisenberg PC

## 1807-486

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

## 1808-303

**7215 Guyer Ave 19153** 40th wd. 1,244 Sq. Ft. BRT#40-4347600 Subject to Mortgage Improvements: Residential Dwelling  
**EDWARD MORRIS A/K/A EDWARD J. MORRIS, JR. A/K/A EDWARD JOHN MORRIS, JR., INDIVIDUALLY AND AS A KNOWN HEIR OF BETTY LOU MORRIS; RENEE M. CLARK, KNOWN HEIR OF BETTY LOU MORRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER BETTY LOU MORRIS** C.P. September Term, 2017 No. 02888 \$78,224.34 Udren Law Offices, P.C.

## 1808-322

**201 N 36th St 19104** 24th wd. 1,800 Sq. Ft. BRT#871530080 Improvements: 3 Story Masonry Store/office With Apt  
**CHRISTY GARRETT A/K/A CHRISTY D. GARRETT** C.P. October Term, 2017 No. 01659 \$391,208.49 Eisenberg, Gold & Cetei, PC

## 1808-336

**3331 Kayford Cir 19114** 66th wd. 2,508 Sq. Ft. BRT#661117100 Improvements: Residential Real Estate  
**MICHAEL PERRY AND JUANITA PERRY** C.P. September Term, 2017 No. 01444 \$206,428.37 Stern & Eisenberg PC

## 1808-404

**2009 Eastburn Ave 19138** 10th wd. SEMT/DET 2 STY MASONRY; 1,530 Sq. Ft. BRT#102106000 Improvements: Residential Dwelling  
**TONYA FOUNTAINE, ADMINISTRATRIX OF THE ESTATE OF LINDA JUANITA FOUNTAINE BAILEY A/K/A LINDA BAILEY** C.P. January Term, 2017 No. 03204 \$41,220.82 McCabe, Weisberg, & Conway, LLC

## 1808-414

**5930 Avonhoe Rd 19138-1504** 59th wd. 1,572 Sq. Ft. OPA#592310130 Improvements: Residential Property  
**MILDRED M. UNGER A/K/A MILDRED M. BAILEY** C.P. December Term, 2017 No. 02058 \$170,738.77 Phelan Hallinan, LLP

## 1808-521

**2925 Brighton St 19149** 55th wd. 1,899 Sq. Ft. OPA#55-1-3633-00 Improvements: Single Family, Residential Dwelling  
**PEDRO TORRES AND MONICA VELASQUEZ TORRES** C.P. January Term, 2018 No. 02810 \$159,604.29 Hladik, Onorato & Federman, LLP

## 1808-559

**114 E Mayland St 19144** 59th wd. Land: 1,937 Sq. Ft.; Improvement: 1,584 Sq. Ft.; Total: 3,521 Sq. Ft. OPA#592123300 Improvements: Residential Property  
**THE UNKNOWN HEIRS OF CHRISTINE WILLIAMS, DECEASED AND ROSA JONES** C.P. August Term, 2014 No. 00359 \$31,461.86 Richard M. Squire & Associates, LLC

## 1808-582

**7335 N 19th St 19126-1541** 10th wd. 1,344 Sq. Ft. OPA#101116400 Improvements: Residential Property  
**CYNTHIA COOPER** C.P. October Term, 2017 No. 02112 \$83,260.30 Phelan Hallinan, LLP

## 1808-590

**2651 E. Auburn St 19134** 25th wd. Land: 1,000 Sq. Ft.; Improvement: 564 Sq. Ft.; Total: 1,564 Sq. Ft. OPA#251026700 Improvements: Residential Property  
**DAVID GALLAGHER AND EILEEN GALLAGHER** C.P. February Term, 2016 No. 02050 \$123,436.19 Richard M. Squire & Associates, LLC

## 1808-592

**8008 Gilbert St 19150** 50th wd. BRT#50-2116800  
**SABRINA M. SPEIGHT** C.P. February Term, 2015 No. 02060 \$304,573.45 Romano, Garubo & Argentieri

## SHERIFF'S SALE

**1808-598**  
**1629 E Tulpehocken St 19138-1605** 10th wd. 1,212 Sq. Ft. OPA#102214400 Improvements: Residential Property  
**MARQUETA SMITH** C.P. February Term, 2018 No. 00567 \$174,538.09 Phelan Hallinan, LLP

## 1808-606A

**3601 Lancaster Ave 19104** 24th wd. 1,220 Sq. Ft. BRT#87114750 Improvements: 3 Story Masonry Store/office With Apt  
**CHRISTY GARRETT A/K/A CHRISTY D. GARRETT** C.P. October Term, 2017 No. 01659 \$391,208.49 Eisenberg, Gold & Cetei, PC

## 1808-606B

**3525 Lancaster Ave 19104** 24th wd. 916 Sq. Ft. BRT#871530030 Improvements: 3 Story Masonry Store/office With Apt  
**CHRISTY GARRETT A/K/A CHRISTY D. GARRETT** C.P. October Term, 2017 No. 01659 \$391,208.49 Eisenberg, Gold & Cetei, PC

## 1808-607A

**1345 E Airdrie St 19124-554** 33rd wd. on north side of Airdrie Street at the distance of 90 Feet 0 inches eastward from the east side of Floyd Street; Front: 15 ft. 0 in; Depth: 98 ft. 6 in. OPA#331241300 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-607B

**2568 E Auburn St 19134-4739** 25th wd. on the southwesterly side of Auburn Street at the distance of 48 Feet 1 Inch southeastwardly from the southeasterly side of Livingston Street; Front: 11 ft. 11 in; Depth: 37 ft. 6 in. OPA#251023200 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg, & Conway, LLC

## 1808-607C

**4320 Cloud St 19124-4007** 23rd wd. on the Northwesterly side of Cloud Street (formerly Spring) laid out 30 feet wide on said plan at the distance of 160 Feet 9 5/8 inches northeasterly from the northeasterly side of Church Street as laid out 50 feet wide; Front: 107 ft 1 1/4 in; Depth: 20 ft. 5/8 in OPA#232298200 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-608A

**5214 Hawthorne St 19124** 62nd wd. on Northwesterly side of Hawthorne Avenue at the distance of 131 Feet 9 inches northeastwardly from the northeasterly side of Pratt Street; Front: 14 ft 11 in; Depth: 99 ft 1 in OPA# 622252000 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-608B

**4813 N Howard St 19120-4217** 42nd wd. on the east side of Howard Street at the distance of 84 Feet, 10 1/2 inches northward from the north side of Loudon Street; Front: 14 ft. 1 in; Depth: 38 ft. 5 3/8 in. OPA#422329500 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-608C

**5114 James St 19137-1209** 45th wd. on the northwardly side of James Street in Frankford, beginning at a point at the distance of 32 Feet 10 7/8 Inches westwardly from the westerly side of Ann Street; Front: 38 ft. 0 in; Depth: 16 ft. 1/8 in OPA#453411800 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-609A

**3096 Janney St 19134-3716** 25th wd. On the Northwest Side of Janney Street (40 feet wide) at a distance of on Northwesterly side of Hawthorne Avenue at the distance of 49 Feet 6 inches southwestward from the southwest side of Clearfield St; Front: 13 ft 1 in; Depth: 55 ft 2 in OPA#252416200 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at

## SHERIFF'S SALE

the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-609B

**310 W Raymond St 19140-1512** 42nd wd. on the south side of Raymond Street (40 feet wide) at the distance of 84 Feet 2 inches westward from the west side of 3rd St; Front: 16 ft. 9 in.; Depth: 45 ft. 0 in. OPA#422023600 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-609C

**4711 Tacony St 19137-1123** 45th wd. on the southeasterly side of Tacony Street (now 50 feet wide), beginning at a distance of 88 Feet 4 inches northeastwardly from the northeasterly side of Margaret Street; Front: 14 ft. 1 in.; Depth: 100 ft. 0 in. OPA#453435400 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-610A

**1914 E Thayer St 19134-2512** 45th wd. on the southwest side of Thayer Street at the distance of 91 Feet southward from the southeast side of Jasper Street; Front: 14 ft. 0 in; Depth: 70 ft. 0 in OPA#452065300 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-610B

**1938 E Tioga St 19134-2040** 45th wd. on the southwest side of Tioga Street at the distance of 16 Feet northwestward from the northwest side of Emerald Street; Front: 14 ft. 5 3/8 in.; Depth: 82 ft. 0 in. OPA#452102800 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-610C

**5528 Torresdale Ave 19124-1638** 41st wd. on the northwesterly side of Torresdale Avenue, at the distance of 65 feet southwestwardly from the southwesterly side of Anchor Street; Front: 15 ft. 8 in.; Depth: 75 ft. 0 in OPA#411281500 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-611A

**2919 Weikel St 19134-4106** 25th wd. on the southeasterly side of Weikel Street at a distance of 464 Feet 11 1/4 inches southwesterly from the southwesterly side of Ann Street; Front: 14 ft. 4 in.; Depth: 62 ft. 0 in. OPA#252380400 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1808-611B

**406 W Wellens St 19120-3329** 42nd wd. on the south side of Wellens Street (also known as Wellens Avenue) at the distance of 43 Feet westward from the west side of 4th Street; Front: 14 ft. 0 in.; Depth: 64 ft. 6 in OPA#422230800 Subject to Mortgage  
**MICHAEL J. SABATO** C.P. August Term, 2017 No. 01211 \$727,663.02 plus interest at the per diem rate of \$104.58 from 8/16/17 forward and all costs of this action McCabe, Weisberg & Conway, P.C.

## 1809-326

**9276 Darlington Rd 19115** 63rd wd. DET 2 STY MASONRY + OTHER; 1,979 Sq Ft BRT#632219400 Subject to Mortgage Improvements: Residential Dwelling  
**MARY BERARDI F/K/A MARY COLAVITA AND BRUNO BERARDI** C.P. October Term, 2015 No. 01974 \$240,730.78 McCabe, Weisberg & Conway, P.C.

## 1809-328

**1670 E Walnut Ln 19138** 10th wd. ROW CONV/APT 2 STY MASON; 1,660 Sq Ft BRT#102154600 Improvements: Residential Dwelling  
**KIMBERLY A. RYKARD, KNOWN SURVIVING HEIR OF HELEN RYKARD AND UNKNOWN SURVIVING HEIRS OF HELEN RYKARD** C.P. March Term, 2017 No. 02368 \$153,633.64 McCabe, Weisberg & Conway, P.C.

## SHERIFF'S SALE

## 1809-406

**2002 Stenton Ave 19138-3028** 50th wd. 1,280 Sq Ft BRT#171346100 Improvements: Residential Dwelling  
**TAMARA REID** C.P. August Term, 2017 No. 01285 \$153,339.61 Powers, Kim & Associates, LLC

## 1809-434

**5436 Gainer Rd 19131-3112** 52nd wd. 1,912 Sq Ft OPA#522101400 Improvements: Residential Property  
**RHONDA I. COLLINS, IN HER CAPACITY AS DEVISEE OF LAST WILL AND TESTAMENT OF JOSEPH W. EVANS; JOSEPH D. EVANS, IN HER CAPACITY AS DEVISEE OF LAST WILL AND TESTAMENT OF JOSEPH W. EVANS; WADE CHERRY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOSEPH W. EVANS; WENDELL SHINES, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOSEPH W. EVANS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH W. EVANS A/K/A JOSEPH WENDELL EVANS, DECEASED** C.P. August Term, 2017 No. 00554 \$153,964.74 Phelan Hallinan, LLP

## 1809-505

**2529 S Camac St 19148-4311** 39th wd. 780 Sq Ft BRT#39-4338500 Improvements: Residential Dwelling  
**DANA A. BERGAMESCO** C.P. May Term, 2016 No. 03864 \$117,982.09 Powers, Kim & Associates, LLC

## 1809-510

**1934 74th Ave 19138** 42nd wd. 1,138 Sq Ft BRT#101386400 Improvements: Row B/gar 2 Sty Masonry  
**ETHEL O. BOYD A/K/A ETHEL WHITE LOWERY BOYD** C.P. January Term, 2016 No. 00941 \$40,535.01 Milstead & Associates, LLC

## 1809-515

**2210 N Salford St 19131** 52nd wd. 1,495 Sq Ft OPA#522265700 Subject to Mortgage Improvements: \$57,364.00  
**DIANE BROWN** C.P. January Term, 2018 No. 04166 \$103,564.82 Ras Citron, LLC

## 1810-324

**500 W Mount Airy Ave 19119** 9th wd. On a corner formed by the intersection of the South-easterly Side of Mount Airy Avenue and Southwesterly side of Cherokee Street (formerly Jefferson) Front: 37 ft. 0 in. Depth: 175 ft. 0 in. OPA#092053700 Improvements: Residential Dwelling  
**JULIE ANN CUNNINGHAM AND MONTE MARTIN PAYETTE** C.P. September Term, 2015 No. 00841 \$242,428.20 plus legal interest of \$29,868.14 and costs of \$2,079.00 for a subtotal of \$274,375.34 Freidman, Schuman, Applebaum, Nemeroff & Kilkenny, PC

## 1810-326

**8446 Bayard St 19150** 50th wd. Land: 2,555 Sq. Ft.; Improvement: 1,120 Sq. Ft.; Total: 3,675 Sq. Ft. BRT#501206600 Improvements: Residential Property  
**DWIGHT MEREDITH, SOLELY AS HEIR TO EMMA R. MEREDITH, DECEASED, LAWRENCE MEREDITH, JR., SOLELY AS ADMINISTRATOR OF THE ESTATE OF EMMA R. MEREDITH, DECEASED, VANESSA D. MORANCY, SOLELY AS CO-ADMINISTRATRIX OF THE ESTATE OF EMMA R. MEREDITH, DECEASED, VENITA KELLERY, SOLELY AS CO-ADMINISTRATRIX OF THE ESTATE OF EMMA R. MEREDITH, DECEASED, YOLANDA R. FOSTER, SOLELY AS HEIR TO EMMA R. MEREDITH, DECEASED, YVETTE MEREDITH, SOLELY AS HEIR TO EMMA R. MEREDITH, DECEASED, AND MALIK L. MEREDITH** C.P. September Term, 2016 No. 01815 \$67,707.72 Richard M. Squire & Associates, LLC

## 1810-453

**8012 Ogontz Ave 19150-1412** 50th wd. 2,280 Sq. Ft. OPA#871231700 Improvements: Residential Property  
**TANIKA S. DAVIS A/K/A TANIKA DAVIS** C.P. November Term, 2015 No. 00773 \$150,690.38 Phelan Hallinan, LLP

## 1811-352

**2126-2128 S 70th St 19142** 40th wd. Land: 6,300 Sq. Ft.; Improvement: 2,352 Sq. Ft.; Total: 8,652 Sq. Ft. OPA#403212200 Improvements: Residential Property  
**KATARSHA SAUNDERS AND GERALDINE SAUNDERS** C.P. April Term, 2018 No. 02437 \$119,829.70 Richard M. Squire & Associates, LLC

## SHERIFF'S SALE

TELITHA FRAZIER, KNOWN SURVIVING HEIR OF PHYLLIS N. FRAZIER-WARE A/K/A PHYLLIS WARE, ELIZABETH M. LOMAS, KNOWN SURVIVING HEIR OF PHYLLIS FRAZIER-WARE A/K/A PHYLLIS WARE, AUDRA E. FRAZIER, KNOWN SURVIVING HEIR OF PHYLLIS N. FRAZIER-WARE A/K/A PHYLLIS WARE AND UNKNOWN SURVIVING HEIRS OF PHYLLIS N. FRAZIER-WARE A/K/A PHYLLIS WARE C.P. October Term, 2016 No. 04194 \$36,588.31 McCabe, Weisberg & Conway, P.C.

## 1811-411

**6130 Columbia Ave 19151-3417** 34th wd. Land Area: 6,000 Sq. Ft. BRT#342110300 Improvements: Det W/d Gar 3 Sty Stone ECKARD A. GARVIN A/K/A ECKARD GARVIN C.P. March Term, 2018 No. 04169 \$97,914.73 Milstead & Associates, LLC

## 1811-475

**5926 Chew Ave 19138** 22nd wd. 2,802 Sq. Ft. OPA#592298300 Subject to Mortgage Improvements: Residential Property CHARMAINE LEWIS C.P. July Term, 2015 No. 00986 \$43,843.08 Tucker Arensberg, P.C.

## 1811-561A

**1131 S. Sydenham St 19146-3113** 36th wd. 658 sq. ft. (Land Area); 728 sq. ft. (Improvement Area) OPA#365087600 Improvements: Row 2 Sty Masonry 2MORROWS SOLUTIONS 2DAY LLC C.P. May Term, 2018 No. 00165 \$225,082.35 Brown McGarry Nimeroff LLC

## 1811-561B

**6727 N 16th St 19126-2731** 10th wd. 1,801 sq. ft. (Land Area); 1,512 sq. ft. (Improvement Area) OPA#101026800 Improvements: Row B/gar 2 Sty Masonry 2MORROWS SOLUTIONS 2DAY LLC C.P. May Term, 2018 No. 00165 \$225,082.35 Brown McGarry Nimeroff LLC

## 1812-326

**2006 W Cheltenham Ave 19138** 10th wd. 1,800 sq. ft. OPA#10-1-4085-00 Improvements: 2 Story Row Masonry - Residential ANTHONY MORSE C.P. May Term, 2017 No. 04204 \$63,791.17 Hladik, Onorato & Federman, LLP

## 1812-454

**3640 E Allen St 19134** 45th wd. 2 STY MASONRY; 1,200 sq. ft. BRT#451128200 Improvements: Residential Dwelling CARLOS VARONA, JR C.P. April Term, 2017 No. 03162 \$30,157.37 McCabe, Weisberg & Conway, P.C.

## 1812-456

**10230 Selmer Pl 19116-3628** 58th wd. 3,154 sq. ft. BRT#582464100 Improvements: Residential Dwelling ZAZA GABUNIYA AND EKA BARBAKADZE A/K/A EKA DERENOVSKY C.P. September Term, 2016 No. 03013 \$191,379.25 Powers, Kim & Associates, LLC

## 1812-470

**6214 Gillespie St 19135-3215** 55th wd. Beginning Point: on the Northwesterly side of Gillespie Street (40 feet wide) at the distance of 457 feet 7-1/2 inches measured Southwesterly along the said side of Gillespie Street from its intersection with the Southwesterly side of Robbins Street (60 feet wide) OPA#552425400 Improvements: Row B/gr 2 Sty Masonry RUBIN BONNY AND BRENDA J. MOON C.P. February Term, 2018 No. 00800 \$107,487.90 Parker McCay, Esquire

## 1812-526

**1419 N 18th St 19121** 47th wd. 1,880 sq. ft. OPA#471289910 Improvements: Single Family Row 3 Story Masonry RHEA A. GAINES C.P. October Term, 2016 No. 01434 \$103,218.40 Hladik, Onorato & Federman, LLP

## 1901-302

**147 Harvey St 19144** 59th wd. 5,503 Sq. Ft. OPA#593054600 Improvements: Residential Property IDRIS ABDUS-SABER C.P. March Term, 2015 No. 01131 \$321,632.68 Manley Deas Kochalski, LLC

## 1901-314

**2319 S Croskey St 19145** 48th wd. 1,120 Sq. Ft. OPA#482216800 Improvements: Residential Property MICHAEL THOMPSON; LYNDA A. THOMPSON, A/K/A LYNDA THOMPSON C.P. April Term, 2016 No. 02359 \$72,370.48 Manley Deas Kochalski, LLC

## 1901-331

**8211 Narvon St 19136** 57th wd. 4,321 Sq. Ft.

## SHERIFF'S SALE

BRT#572197907 Improvements: Residential Dwelling DEBRA A. PAGANO C.P. October Term, 2017 No. 00462 \$208,986.02 Stern & Eisenberg, P.C.

## 1901-342

**3132 Livingston St 19134-5129** 25th wd. 928 Sq. Ft. OPA#251328600 Improvements: Residential Property KEVIN P. BARR C.P. August Term, 2017 No. 02568 \$100,735.53 Phelan Hallinan, LLP

## 1901-405

**5628 Belmar St 19143-4713** 51st wd. On the Southeasterly Side of Belmar St.; 196ft. 0in. Southwestwardly from the Southwesterly side of 56th St.; Front: 16ft. 0in. Depth: 63ft. 6in. OPA#51-4-1052-00 MAURICE NESMITH C.P. March Term, 2016 No. 001516 \$63,958.21 Phelan Hallinan, LLP

## 1901-411

**3316 N Fairhill St 19140** 19th wd. ROW 2 STY MASONRY; 1,098 Sq. Ft. BRT#193175700 Improvements: Residential Dwelling TERESA HARRIS C.P. May Term, 2018 No. 00257 \$67,078.25 McCabe, Weisberg & Conway, P.C.

## 1901-414

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

## 1901-426

**9725 Portis Rd 19115-1904** 58th wd. 5,800 Sq. Ft. BRT#581209700 Improvements: Residential Dwelling ALFIE NATALE C.P. November Term, 2015 No. 03506 \$276,990.39 Powers, Kim & Javardian, LLC

## 1901-440

**108 Hickory Hill Rd 19154-4306** 66th wd. 1,296 Sq. Ft. OPA#662308700 Improvements: Residential Property THOMAS J. HOLZER; ELEANOR E. HOLZER C.P. February Term, 2018 No. 03206 \$78,527.99 Phelan Hallinan, LLP

## 1902-321

**5512 Rising Sun Ave 19120-3011** 42nd wd. BRT#871402945 Improvements: Residential Dwelling VIVIAN BYERS AND THE UNITED STATES OF AMERICA C.P. February Term, 2017 No. 03057 \$94,794.01 Powers, Kim & Associates, LLC

## 1902-323

**905 Granite St 19124** 35th wd. 930 sq. ft. BRT#351140200 Improvements: Residential Real Estate SHEILA TAGGART A/K/A SHELIA TAGGART C.P. April Term, 2018 No. 00557 \$76,568.86 Stern & Eisenberg PC

## 1902-325

**522 S 55 St 19143-1902** 46th wd. 1,416 sq. ft. OPA#463195100 Improvements: Residential Property LORETTA GRACIA C.P. June Term, 2018 No. 03661 \$100,389.17 Phelan Hallinan, LLP

## 1902-337

**6816 Finch Pl 19142** 40th wd. 1,624 sq. ft. OPA#406577500 Improvements: Residential Property ELSIE NICHOLS; BOBBIE GIVENS; THE UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE C.P. February Term, 2017 No. 04211 \$87,133.46 Manley Deas Kochalski, LLC

## 1902-338

**2601 W Somerset St 19132** 34th wd. unknown BRT#871553540 & City Registry No. 035N23-0394 Subject to Mortgage Subject to Rent Improvements: Mixed Use (commercial/residential) Property MAO KHAI VAN C.P. May Term, 2018 No. 02301 \$220,349.69 Grim, Biehn & Thatcher

## 1902-379

**1336 Jackson St 19148** 39th wd. 1,037 sq. ft.; Improvements: 1431 sq. ft. OPA#394284600 JAMES DEMARCO A/K/A JAMES DE MARCO C.P. May Term, 2018 No. 03087 \$139,148.76 Ras Citron, LLC

## 1902-380

**6208 Lansdowne Ave 19151** 34th wd. unknown BRT#34-2046700, 34-2046800 & 34-2046900 & City Registry No. 068N24-0142, 068N24-0143, & 068N24-0138 Subject to Mortgage Subject to Rent Improvements: Residential Property

## SHERIFF'S SALE

VAN THUY TRUONG C.P. May Term, 2018 No. 02319 \$224,885.76 Grim, Biehn & Thatcher

## 1902-387

**125 Mifflin St 19148-1903** 1st wd. 915 sq. ft. BRT#011169700 Improvements: Row 2 Sty Masonry PATRICK BANNING AND JENNIFER C. BANNING C.P. November Term, 2017 No. 02949 \$166,078.57 McCabe, Weisberg & Conway, P.C.

## 1902-403

**235 Byberry Rd 19116** 58th wd. S/D W/B GAR 1 STY MAS+OTH; 1,000 sq. ft. BRT#583000705 Improvements: Residential Dwelling SEAN P. ROMSDAHL C.P. May Term, 2018 No. 02028 \$213,914.70 McCabe, Weisberg & Conway, P.C.

## 1902-492

**4123 K St 19124** 1,138 sq. ft. OPA#332328200 Improvements: Residential KATHLEEN A. MCCROREY C.P. September Term, 2017 No. 02863 \$39,155.90 Hill Wallack, LLP

## 1902-511

**6720 Dorel St 19142-2607** 40th wd. 1,170 sq. ft. OPA#406350000 Improvements: Residential Property RASHEED J. GILLIARD; GIOAVONDA L. GILLIARD C.P. June Term, 2013 No. 00283 \$131,471.98 Phelan Hallinan, LLP

## 1902-534

**4824 Summerdale Ave 19124** 35th wd. 1,833 sq. ft. BRT#351387305 Improvements: Residential Dwelling AXEL RODRIGUEZ C.P. May Term, 2017 No. 1703 \$46,296.98 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

## 1902-541A

**400 Leverington Ave 19120** 21st wd. 1,419 sq. ft. lot OPA#871105200 Subject to Mortgage Subject to Rent Improvements: 2.216 Sq. Ft. Mixed-use Commercial And Residential Building JOHN BENHAM, III AND JOANNE BENHAM C.P. November Term, 2017 No. 02657 \$295,000.00 Gibson & Perkins, P.C.

## 1902-541B

**4107 Mitchell St 19128** 21st wd. 1,800 sq. ft. lot OPA#212203000 Subject to Mortgage Improvements: 2 Story Masonry Rowhome (1,200 Sq. Ft.) JOHN BENHAM, III C.P. November Term, 2017 No. 02657 \$295,000.00 Gibson & Perkins, P.C.

## 1903-311

**7734 Fayette St 19150** 50th wd. 1,424 Sq. Ft. BRT#501021600 Improvements: Residential Real Estate CHONTEA KYLI SCOTT A/K/A CHONTEA K. SCOTT C.P. May Term, 2018 No. 02704 \$109,361.45 Stern & Eisenberg PC

## 1903-312

**4116 Pechin St 19128-3514** 21st wd. 2,600 Sq. Ft. BRT#212159800 Improvements: Residential Real Estate JOHN WRIGHT AND TERESA WRIGHT C.P. February Term, 2018 No. 00481 \$242,424.77 Stern & Eisenberg PC

## 1903-329

**608 Kingsley St 19128-2709** 21st wd. 1,719 Sq. Ft. OPA#213094520 Improvements: Residential Property STEPHEN J. MATTEO A/K/A STEPHEN MATTEO; KAREN MATTEO A/K/A KAREN MORAN C.P. July Term, 2018 No. 03126 \$389,802.41 Phelan Hallinan, LLP

## 1903-332

**715 Fisher St a/k/a 715 W Fisher Ave 19120-2725** 49th wd. 1,076 Sq. Ft. OPA#492048300 Improvements: Residential Property CHERITA M. BROWN C.P. December Term, 2017 No. 01299 \$87,642.64 Phelan Hallinan, LLP

## 1903-336

**2645 Parma Rd 19131-2708** 52nd wd. 1,152 Sq. Ft. OPA#521239600 Improvements: Residential Property WILLIAM T. SMITH C.P. September Term, 2015 No. 02073 \$85,157.75 Phelan Hallinan, LLP

## 1903-338

**6725 N 7th St 19126-3024** 61st wd. 2,205 Sq. Ft. OPA#611150100 Improvements: Residential Property CHRISTOPHER ELSETINOW; LYDIA E. ELSETINOW C.P. September Term, 2018 No. 02497 \$188,486.34 Phelan Hallinan, LLP

## 1903-352

**5133 Oxford Ave 19124-2521** 62nd wd. 1,516

## SHERIFF'S SALE

Sq. Ft. OPA#621310900 Improvements: Residential Property ERIC JONES C.P. July Term, 2015 No. 01572 \$132,570.15 Phelan Hallinan, LLP

## 1903-361

**933 E. Gorgas Ln 19150** 50th wd. BRT#502418900 GERALDINE DODD C.P. December Term, 2014 No. 02526 \$251,792.51 Romano, Garubo & Argentieri

## 1903-376

**4805 Rosalie St 19135** 41st wd. 900 Sq. Ft. OPA#411087100 Improvements: Residential Property TIMOTHY E. SILER C.P. March Term, 2016 No. 00040 \$65,445.90 Shapiro & DeNardo, LLC

## 1903-381

**7048 N Broad St 19126** 10th wd. 2,400 Sq. Ft.; Improvements: 1,900 Sq. Ft. OPA#101005400 BETTY TAYLOR A/K/A BETTY JEAN TAYLOR; UNITED STATES OF AMERICA, DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE C.P. December Term, 2015 No. 01247 \$152,547.21 Ras Citron, LLC

## 1903-398

**9017 Eastview St 19152** 57th wd. 4,225 Sq. Ft. BRT#571306800 Improvements: S/d W/b Gar 2 Sty Mas+oth ABDOLAVE DIALLO C.P. July Term, 2018 No. 03249 \$198,522.67 Milstead & Associates, LLC

## 1903-401

**1516 N 62nd St 19151** 34th wd. Land Area: 1,842 Sq. Ft.; Improvement Area: 1,632 Sq. Ft. OPA#342311200 ALEXIS MOLINO C.P. November Term, 2017 No. 02952 \$68,268.41 Ras Citron, LLC

## 1903-403

**7823 Temple Rd 19150** 50th wd. 938 Sq. Ft. BRT#501090600 Improvements: Residential Real Estate ALL KNOWN AND UNKNONWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVICES OF THE ESTATE OF RICHARD E. MACK C.P. July Term, 2018 No. 03658 \$55,717.79 Stern & Eisenberg PC

## 1903-406

**5118 Hazel Ave 19143** 46th wd. OPA#462028300 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LUCILLE DAVIS, DECEASED, CHESTER DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS, CHRISTOPHER DAVIS IN HIS CAPACITY AS HEIR OF LUCILLE DAVIS, DECEASED, DOROTHY DAVIS INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF LUCILLE DAVIS, DECEASED, GEORGE DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS, GREGORY DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS, JEANETTE L. DAVIS IN HER CAPACITY AS HEIR OF LUCILLE DAVIS, DECEASED AND RICHARD W. DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS C.P. October Term, 2015 No. 03297 \$199,198.86 KML Law Group, P.C.

## 1903-407

**1226 Atwood Rd 19151** 34th wd. 1,331 Sq. Ft.; Improvements: 1,256 Sq. Ft. OPA#344340200 RAFHIA R. FOSTER C.P. July Term, 2018 No. 03534 \$109,636.81 Ras Citron, LLC

## 1903-419

**3718 Conshohocken Ave, a/k/a 3718 Conshohocken State 19131-2823** 52nd wd. 2,074 Sq. Ft. OPA#521440000 Improvements: Residential Property JAMES J. ZERGANI; MOJGAN RIAHFARD ZERGANI A/K/A MOJGAN R. ZERGANI C.P. March Term, 2017 No. 02367 \$140,818.97 Phelan Hallinan, LLP

## 1903-422

**716 Byberry Rd 19116-2112** 58th wd. 2,604 Sq. Ft. OPA#582360900 Improvements: Residential Property DANIEL VILLAFANE; ELIKA L. VILLAFANE C.P. August Term, 2017 No. 00908 \$187,605.49 Phelan Hallinan, LLP

## 1903-425

**9164 Old Newtown Rd 19115-4937** 56th wd. 2,300 Sq. Ft. OPA#562441820 Improvements: Residential Property MYRA ESTERMAN; BARRY ESTERMAN; JACQUELINE MILLER C.P. August Term, 2014 No. 01177 \$356,990.18 Phelan Hallinan, LLP

## SHERIFF'S SALE

**1903-446**  
**925 Granite St 19124-1730** 35th wd. 1,104 Sq. Ft. OPA#351141200 Improvements: Residential Property JEAN MARY GEORGES-MILORD C.P. February Term, 2015 No. 00207 \$77,319.12 Phelan Hallinan, LLP

## 1903-449

**137 W 65th Ave 19120-1026** 61st wd. (formerly 50th wd.) 1,328 Sq. Ft. OPA#611395600 Improvements: Residential Property ANTHONY WIMMS, SR C.P. June Term, 2018 No. 00017 \$118,585.72 Phelan Hallinan, LLP

## 1903-466

**9315 Spice Bush Ln 19115** 63rd wd. (formerly part of 57th wd.) BRT#632216400 Improvements: Residential Dwelling BASEM HAMAD C.P. December Term, 2014 No. 00605 \$394,364.28 Powers, Kim & Associates, LLC

## 1903-474

**1548 McKean St 19145** 48th wd. BRT#481104900 Subject to Mortgage Improvements: Commercial FINACARO-MAGLIO, INC. C.P. December Term, 2017 No. 0179 \$4,567.97 McCabe, Weisberg & Conway, P.C.

## 1903-475

**1550 McKean St 19145** 48th wd. BRT#882937275 Subject to Mortgage Improvements: Commercial FINACARO-MAGLIO, INC. C.P. December Term, 2017 No. 0178 \$410,199.33 McCabe, Weisberg & Conway, P.C.

## 1903-478

**4821 N Mascher St a/k/a 4821 Mascher St 19120-4219** 42nd wd. 1,350 Sq. Ft. OPA#422356500 Improvements: Residential Property ENEIDA L. MELENDEZ, IN HER CAPACITY AS HEIR OF ENEIDA ORTEGA, DECEASED; DAMARIS ORTIZ, IN HER CAPACITY AS HEIR OF ENEIDA ORTEGA, DECEASED; SHARON EMY MARTINEZ-ORTEGA, IN HER CAPACITY AS HEIR OF ENEIDA ORTEGA, DECEASED; OSCAR J. MARTINEZ, IN HIS CAPACITY AS HEIR OF ENEIDA ORTEGA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ENEIDA ORTEGA, DECEASED C.P. April Term, 2017 No. 02772 \$65,425.39 Phelan Hallinan, LLP

## 1903-490

**6303 Crittenden St 19138** 22nd wd. 1,760 Sq. Ft. OPA#221316500 Improvements: Residential Property MELISSA CARTER C.P. April Term, 2017 No. 02765 \$139,359.21 Phelan Hallinan, LLP

## 1903-491

**153 Tree St 19148** 39th wd. Land: 752 Sq. Ft.; Improvement: 960 Sq. Ft.; Total: 960 Sq. Ft. OPA#391082700 Improvements: Residential Property PATRICIA ROGERS C.P. July Term, 2018 No. 00882 \$176,220.27 Richard M. Squire & Associates, LLC

## 1903-503

**4606 Wayne Ave 19144-3624** 13th wd. OPA#13-3-0904-00 Improvements: Single Family Residential PAULINE BRONNER C.P. December Term, 2016 No. 00931 \$101,512.80 Hladik, Onorato & Federman, LLP

## 1904-356

**1528 68th Ave 19126-2747** 10th wd. 1,440 Sq. Ft. OPA#101248800 Improvements: Residential Property RHONDA L. MILLER A/K/A RHONDA LATOYA MILLER C.P. March Term, 2018 No. 01236 \$167,094.14 Phelan Hallinan, LLP

## 1904-407

**4211 Tudor St 19136** 41st wd. 1,460 Sq. Ft. OPA#412138200 Subject to Mortgage Improvements: Residential Property CRAIG R. HECHLER; JOANNE K. HECHLER, A/K/A JOANNE HECHLER C.P. May Term, 2018 No. 01266 \$131,710.32 Manley Deas Kochalski, LLC

## 1904-425

## SHERIFF'S SALE

OPA#531147500 Improvements: Residential Property  
SHERIAN BYAM C.P. October Term, 2016 No. 03828 \$136,260.76 KML Law Group, P.C.

## 1904-441

**3634 Edgemont St 19134-5507** 45th wd. 1,152 Sq. Ft. OPA#451224500 Improvements: Residential Property  
EDWARD ANTONELLI C.P. August Term, 2015 No. 04068 \$273,442.34 Phelan Hallinan, LLP

## 1904-450

**2836-38 W. Girard Ave 19130** 29th wd. 2,580 Sq. Ft. OPA#882023600 Improvements: Residential Property  
ALSON ALSTON C.P. August Term, 2008 No. 03084 \$537,088.70 KML Law Group, P.C.

## 1904-455

**2554 S 67th St 19142** 40th wd. 1,112 Sq. Ft. OPA#406061400 Improvements: Residential Property  
KANEESHA DANIELS C.P. March Term, 2018 No. 01576 \$62,568.23 Shapiro & DeNardo, LLC

## 1904-484A

**1237-45 W College Ave 19121** 29th wd. 16,245 Sq. Ft. OPA#885264380 Improvements: Retail Car Lot No Building  
SHINDER PAL C.P. March Term, 2017 No. 01594 \$2,437,384.64 Eisenberg, Gold & Cetei, PC

## 1904-484B

**1247-59 N 26th St 19121** 29th wd. 20,120 Sq. Ft. OPA#882017640 Subject To Mortgage Yes - Scott Finance Company in the original principal amount of \$65,500.00 Improvements: Auto Repair Shop  
SHINDER PAL C.P. March Term, 2017 No. 01594 \$2,437,384.64 Eisenberg, Gold & Cetei, PC

## 1904-487

**2159 Homer St 19138** 50th wd. ROW B/GAR 2 STY MASONRY; 1,188 Sq. Ft. BRT#102140100 Improvements: Residential Dwelling  
NAIPHESA HILLIARD C.P. August Term, 2018 No. 01681 \$195,961.17 McCabe, Weisberg & Conway, P.C.

## 1905-301

**5243 Westford Rd 19120** 42nd wd. 1,496 Sq. Ft. OPA#421408700 Improvements: Residential Property  
SADIE PEREZ C.P. March Term, 2017 No. 03487 \$130,157.99 KML Law Group, P.C.

## 1905-303

**4351 Pearce St 19124** 23rd wd. 2,588 Sq. Ft. OPA#231062800 Improvements: Residential Property  
KEITH JELLEYMAN AND CHRISTI M. STRUNK C.P. January Term, 2017 No. 03730 \$164,816.90 KML Law Group, P.C.

## 1905-311

**5023 W Girard Ave 19131** 44th wd. 1,220 Sq. Ft. OPA#442086900 Improvements: Commercial Property  
LAURA B. JENKINS C.P. November Term, 2018 No. 02915 \$54,141.03 KML Law Group, P.C.

## 1905-318

**7759 Hasbrook Ave 19111** 63rd wd. SEMI/DET 2 STY MASONRY; 1,560 Sq. Ft. BRT#631091200 Improvements: Residential Dwelling  
NAISHA R. LANIER C.P. September Term, 2018 No. 00534 \$161,980.60 McCabe, Weisberg & Conway, P.C.

## 1905-332

**5917 A St 19120** 61st wd. 1,377 Sq. Ft. BRT#612497100 Improvements: Residential Real Estate  
ANGEILA MCBETH C.P. May Term, 2018 No. 03604 \$144,303.42 Stern & Eisenberg PC

## 1905-334

**613 E Wishart St 19134** 33rd wd. 700 Sq. Ft. OPA#331028100 Improvements: Residential Property  
MELISSA COLON DAVILA C.P. May Term, 2017 No. 04068 \$43,204.19 KML Law Group, P.C.

## 1905-338

**966 Wakeling St 19124** 23rd wd. 2,508 Sq. Ft. OPA#233047000 Improvements: Residential Property  
UNKNOWN HEIRS AND/OR ADMINSTRATORS OF THE ESTATE OF MICHAEL MATZELT, A/K/A MICHAEL A. MATZELT C.P. October Term, 2018 No. 00260 \$46,271.69 Manley Deas Kochalski, LLC

## SHERIFF'S SALE

**1905-348**  
**5336 Ella St 19120-3026** 42nd wd. 1,872 Sq. Ft. OPA#421308400 Improvements: Residential Property  
MELROSE ROBINSON C.P. July Term, 2016 No. 01999 \$119,438.30 Phelan Hallinan, LLP

## 1905-354

**6959 E Wister St 19138** 10th wd. 1,440 Sq. Ft.; Improvements: 1,136 Sq. Ft. OPA#102132800  
EUNICE EVANS C.P. May Term, 2017 No. 03404 \$85,367.70 Ras Citron, LLC

## 1905-363

**5256 Sylvester St 19124** 62nd wd. 1,578 Sq. Ft. BRT#621364600 Improvements: Residential Dwelling  
ERNESTINE BOLTON C.P. April Term, 2018 No. 03980 \$81,177.79 Martha E. Von Rosenstiel, P.C.

## 1905-365

**3471 Eden St 19114** 57th wd. 3,373.5 Sq. Ft. BRT#572163143 Improvements: Residential 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.

## 1905-371

**6551 N Lambert St 19138** 10th wd. 1,134 Sq. Ft. BRT#102083700 Improvements: Residential Real Estate  
BOBBIE E. WILLIAMS C.P. August Term, 2018 No. 02977 \$86,503.83 Stern & Eisenberg PC

## 1905-374

**9445 Lansford St 19114** 57th wd. 3,590 Sq. Ft. OPA#572312483 Improvements: Residential Property  
JOSEPH W. THOMPSON C.P. February Term, 2018 No. 00686 \$181,689.98 Shapiro & DeNardo, LLC

## 1905-378

**1472 McKinley St 19149** 54th wd. 1,515 Sq. Ft. OPA#541071700 Improvements: Residential Property  
JADE A. LEE C.P. December Term, 2016 No. 00610 \$179,010.49 Shapiro & DeNardo, LLC

## 1905-384

**3732 N 15th St 19140-3602** 13th wd. 2,301 Sq. Ft. OPA#131147800 Improvements: Residential Property  
TANISHA HOLMES C.P. January Term, 2018 No. 04161 \$93,257.27 Phelan Hallinan, LLP

## 1905-391

**732 Brighton St 19111-4028** 53rd wd. 1,551 Sq. Ft. OPA#532244100 Improvements: Residential Property  
NATACHA E. AUDAIN A/K/A NATACHA AUDAIN C.P. October Term, 2017 No. 00075 \$156,773.50 Phelan Hallinan, LLP

## 1905-395

**1213 Haworth St 19124** 23rd wd. 2,608 Sq. Ft. OPA#2341659000 Improvements: Residential Property  
HILARIO DURAN C.P. February Term, 2018 No. 03142 \$110,723.43 KML Law Group, P.C.

## 1905-407

**7817 Forrester Ave 19150** 50th wd. 1,088 Sq. Ft. OPA#502220600 Improvements: Residential Property  
CASSANDRA WRIGHT C.P. July Term, 2018 No. 00629 \$128,565.28 Phelan Hallinan, LLP

## 1905-408

**8130 Lexington Ave 19152-3106** 64th wd. 1,025 Sq. Ft. OPA#641112000 Improvements: Residential Property  
SALVATORE B. COSTANZO A/K/A SALVATORE COSTANZO C.P. September Term, 2017 No. 03565 \$137,176.05 Phelan Hallinan, LLP

## 1905-411

**6731 Limekiln Pike a/k/a 6731 Limekiln Turnpike 19138-3129** 10th wd. 1,094 Sq. Ft. OPA#10-2-0535-00 Improvements: Attached Single Family Residential Dwelling  
DERRICK WITHERSPOON AND SHANEL WITHERSPOON C.P. July Term, 2018 No. 01038 \$137,041.37 Hladik, Onorato, & Federman, LLP

## 1905-412

**2647 N 30th St 19132** 28th wd. 977 Sq. Ft. OPA#282072400 Improvements: Residential Property  
CLAUDEL PIERRE-LOUIS C.P. May Term, 2018 No. 01362 \$78,323.15 KML Law Group, P.C.

## 1905-413

**2954 Weikel St 19134** 25th wd. 867 Sq. Ft.

## SHERIFF'S SALE

OPA#252392700  
JUDY HERBAUGH, IN HER CAPACITY AS SURVIVING HEIR OF SUE ANN SWISHER, DECEASED AND UNKNOWN SURVIVING HEIRS OF SUE ANN SWISHER, DECEASED C.P. October Term, 2018 No. 00743 \$19,762.79 Hladik, Onorato, & Federman, LLP

## 1905-417

**510 E Wildey St 19125** 18th wd. 809 Sq. Ft. OPA#181321600 Improvements: Residential Property  
MARY MACLEOD C.P. February Term, 2018 No. 03017 \$70,843.05 KML Law Group, P.C.

## 1905-418

**3617 Prince Cir 19114** 66th wd. 2,506 Sq. Ft. OPA#661202800 Improvements: Residential Property  
JENNIFER ISSEL C.P. September Term, 2018 No. 00129 \$174,396.16 KML Law Group, P.C.

## 1905-420

**1633 N 59th St 19151** 4th wd. 2,030 Sq. Ft. OPA#043307200 Improvements: Residential Property  
TERESA M. MILLER C.P. March Term, 2018 No. 02217 \$47,397.86 KML Law Group, P.C.

## 1905-434

**7109 Phoebe Pl 19153** 40th wd. ROW B/GAR 2 STY MASONRY; 1,360 Sq. Ft. BRT#406646400 Improvements: Residential Dwelling  
SHEILA MUHAMMAD C.P. January Term, 2017 No. 02350 \$94,615.85 McCabe, Weisberg, & Conway, LLC

## 1905-436

**8021 Rodney St 19150** 50th wd. SEMI/DET 1 STY MASONRY; 1,555 Sq. Ft. BRT#502045300 Improvements: Residential Dwelling  
GLORIA V. PRICE A/K/A GLORIA PRICE C.P. April Term, 2018 No. 02389 \$121,768.86 McCabe, Weisberg & Conway, P.C.

## 1905-438

**6733 N. 17th St 19126** 10th wd. On East Side of 17th St; 260ft. 0 in.; North side of 67th Avenue North; Front: 16 ft. 0in.; Depth: 78ft. 8in. OPA#101046800 Subject to Mortgage Improvements: Residential Dwelling  
TAHEERA HEARD C.P. January Term, 2018 No. 05489 \$36,634.92 plus legal interest in the amount of \$1,005.34 for a subtotal of \$37,640.26 Friedman, Schuman, Applebaum & Nemeroff, P.C.

## 1905-439

**5126 N 15th St 19141-1623** 17th wd. 1,700 Sq. Ft. OPA#172058600 Improvements: Residential Property  
CURTIS FRIERSON C.P. April Term, 2018 No. 04463 \$79,922.85 Phelan Hallinan, LLP

## 1905-457

**2642 E Ann St 19134** 25th wd. 1,284 Sq. Ft. BRT#251066100 Improvements: Residential Property  
CHARLEEN J. WERWINSKI A/K/A CHARLENE J. WERWINSKI C.P. June Term, 2015 No. 02232 \$137,750.57 Powers, Kirn & Associates, LLC

## 1905-458

**2844 S Simpson St 19142** 40th wd. 1512 Sq. ft BRT#406001280 Improvements: Residential Dwelling  
KATHRYN G. ROACH C.P. October Term, 2018 No. 00584 \$77,344.68 Powers, Kirn & Associates, LLC

## 1905-463

**322 E Loudon St 19120** 42nd wd. 1,120 Sq. Ft. OPA#421079800 Subject to Mortgage Improvements: Residential Property  
LEON J. GUISBURG, A/K/A LEON J. GUISBURG C.P. November Term, 2018 No. 02709 \$38,985.40 Manley Deas Kochalski, LLC

## 1905-464

**7156 Montague St 19135-1109** 41st wd. 1,120 Sq. Ft. OPA#412256800 Improvements: Residential Property  
DOROTHY E. GRAZIOSO C.P. May Term, 2018 No. 01797 \$53,031.56 Phelan Hallinan, LLP

## 1905-466

**4751 N 13th St 19141** 49th wd. 806 Sq. Ft. BRT#491502700 Improvements: Semi/det 2 Sty Masonry  
JOHN A. CARR, DECEASED C.P. October Term, 2018 No. 03565 \$46,212.98 Milstead & Associates, LLC

## 1905-467

**2472 77th Ave 19150** 50th wd. 1,909 Sq. Ft.

## SHERIFF'S SALE

BRT#501421800 Improvements: Row B/gar 2 Sty Masonry  
TARA J. CARTER, DECEASED C.P. September Term, 2018 No. 03210 \$150,882.56 Milstead & Associates, LLC

## 1905-470

**324 Queen St B 19147** 2nd wd. 0 Sq. Ft. BRT#888020475 Improvements: Res Condo 3 Sty Masonry  
STACY J. BROOKSTEIN AND KEITH M. SCRIVEN C.P. June Term, 2017 No. 02593 \$500,293.54 Milstead & Associates, LLC

## 1905-471

**1704 W Champlost Ave 19141** 17th wd. 1,464 Sq. Ft. OPA#171201500 Improvements: Residential Property  
MAURICE K. MOORE C.P. November Term, 2017 No. 02608 \$92,198.78 Phelan Hallinan, LLP

## 1905-474

**8918 Maxwell Pl 19152** 57th wd. 1,476 Sq. Ft. OPA#571268200 Improvements: Residential Property  
ABRAHAM A. SWARAY, SR; HELENA W. SWARAY C.P. March Term, 2017 No. 01337 \$343,559.19 Phelan Hallinan, LLP

## 1905-478

**611 McKinley St 19111** 35th wd. 3,000 Sq. Ft. BRT#353013830 Improvements: S/d W/b Gar 1 Sty Masonry  
ESSA-AISHA A. PURNELL AND ABDOU GUEYE A/K/A ABDOU RAZAKH GUEYE C.P. July Term, 2018 No. 00877 \$89,274.83 Milstead & Associates, LLC

## 1905-488

**2756 Clayton St 19152-2103** 57th wd. 1,440 Sq. Ft. OPA#571103000 Improvements: Residential Property  
SONIA COLLAZO C.P. June Term, 2018 No. 00278 \$186,200.02 Phelan Hallinan, LLP

## 1905-492

**523 N 63rd St 19151-4134** 34th wd. 1,628 Sq. Ft. OPA#341273900 Improvements: Residential Property  
ZAFIR A. SMITH C.P. July Term, 2017 No. 03474 \$89,184.82 Phelan Hallinan, LLP

## 1905-493

**5001 N Warnock St 19141** 49th wd. 1,561 Sq. Ft. OPA#491372600 Improvements: Residential Property  
LINH T. NGUYEN C.P. July Term, 2018 No. 01091 \$140,284.82 Shapiro & DeNardo, LLC

## 1905-495

**436 E Rockland St 19120** 42nd wd. 2,400 Sq. Ft. OPA#421116700 Improvements: Residential Property  
NAKOMIS STANSBURY; HARRIS STANSBURY C.P. July Term, 2006 No. 02174 \$63,934.56 Phelan Hallinan, LLP

## 1905-499

**5409 Angora Terr 19143-3115** 51st wd. 2,144 Sq. Ft. OPA#513058900 Improvements: Residential Property  
RHONDA M. TAYLOR-FLOWERS, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF ELIZABETH OWENS GOLPHIN; MICHAEL GOLPHIN, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ELIZABETH OWENS GOLPHIN; ANGEL GOLPHIN, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF ELIZABETH OWENS GOLPHIN C.P. December Term, 2018 No. 01254 \$45,784.48 Phelan Hallinan, LLP

## 1905-502

**6629 Limekiln Pike 19138-3127** 10th wd. 1,056 Sq. Ft. OPA#102050900 Improvements: Residential Property  
ELLSURZE OLIVER, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF ESTATE AND DEVISEE OF THE ESTATE OF MARY E. BARNES A/K/A MARY BARNES A/K/A MARY ELIZABETH BARNES C.P. October Term, 2018 No. 00837 \$56,904.62 Phelan Hallinan, LLP

## 1905-503

**2425 S. Arcola St 19142** 40th wd. Land Area: 4,274 Sq. Ft.; Building Area: 1,084 Sq. Ft.; ROW B/GAR 2 STY MASONRY OPA#404156259 Subject to Mortgage Improvements: Residential Property (owner Occupied)  
DONNA M. SMITH C.P. January Term, 2018 No. 01385 \$45,940.24 Bernstein-Burkley, P.C.

## 1905-504

**5719 Willows Ave 19143-4516** 51st wd. 1,140 Sq. Ft. OPA#513210900 Improvements: Residential Property  
RICHARD HURST; LASHAWN Y. HURST C.P. April Term, 2018 No. 02723 \$81,142.02 Phelan Hallinan, LLP

## SHERIFF'S SALE

**1905-505**  
**5023 McKean Ave 19144-4124** 13th wd. 3,838 Sq. Ft. OPA#133147400 Improvements: Residential Property  
NICOLE D. JAMES C.P. November Term, 2018 No. 00865 \$112,862.27 Phelan Hallinan, LLP

## 1905-509

**870 N. 28th St, Unit 116 19130** 88th wd. 840 Sq. Ft. OPA#88152800 Improvements: Residential Property  
THE BREWERY CONDOMINIUM ASSOCIATION C.P. December Term, 2009 No. 00671 \$299,928.61 Phelan Hallinan, LLP

## 1905-513

**153 E Washington Ln 19144** 9th wd. Beginning Point: in the Northwesterly side of east Washington Lane at the distance of 598 feet 9-1/4 inches Northeastwardly from the northeastwardly side of Baynton (formerly Hancock) Street in Germantown OPA#592147600 Improvements: Semi/det 3 Sty Masonry  
MILDRED HAWKINS-LASSITER A/K/A MILDRED LASSITER C.P. June Term, 2016 No. 01491 \$193,821.60 Parker McCay, Esquire

## 1905-516

**6129 N 6th St 19120** 61st wd. 1,904 Sq. Ft. BRT#611125100 Improvements: Row B/gar 2 Sty Masonry  
THOMAS BRYANT JR. A/K/A THOMAS BRYANT AND KATHRYN BRYANT C.P. August Term, 2014 No. 00358 \$68,376.44 Milstead & Associates, LLC

## 1905-522

**5516 Cedar Ave 19143** 46th wd. 1,600 Sq. Ft. BRT#463049000 Improvements: Semi/det 2 Sty Masonry  
EVELYN CHRISTIAN F/K/A EVELYN JEAN BAXTER, DECEASED C.P. July Term, 2018 No. 01765 \$54,777.22 Milstead & Associates, LLC

## 1905-523

**907 S 58th St 19143** 46th wd. 1,256 Sq. Ft. BRT#463286100 Improvements: Row 2 Sty Masonry  
JARMAR HILL AND RAYMOND E. HILL, DECEASED C.P. June Term, 2016 No. 00624 \$48,712.60 Milstead & Associates, LLC

## 1905-527

**9555 Tulip St 19114-3011** 65th wd. 2,416 Sq. Ft. OPA#652395815 Improvements: Residential Property  
PATRICK M. EVERMAN A/K/A PATRICK EVERMAN; NICOLE B. EVERMAN A/K/A NICOLE EVERMAN C.P. December Term, 2018 No. 03435 \$310,208.78 Phelan Hallinan, LLP

## 1906-307

**7124 Oxford Ave 19111** 35th wd. 5,874 Sq. Ft. OPA#353315100 Improvements: Residential Property  
JENNIFER CHYBINSKI C.P. May Term, 2018 No. 03449 \$138,270.09 Shapiro & DeNardo, LLC

## 1906-309

**7828 Thouron Ave 19150** 50th wd. 1,337 Sq. Ft. OPA#502145300 Improvements: Residential Property  
LUTISSUA BALLARD AS ADMINISTRATRIX OF THE ESTATE OF HORACE MCALLISTER DECEASED, KEISHA HENDERSON, ANTHONY MCALLISTER AS ADMINISTRATOR OF THE ESTATE OF HORACE MCALLISTER DECEASED AND DERRICK WASHINGTON C.P. March Term, 2018 No. 00458 \$200,747.79 KML Law Group, P.C.

## 1906-328

**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

## 1906-334

**3035 Boudinot St a/k/a 3**

## SHERIFF'S SALE

BETHANN QUIRK A/K/A BETH QUIRK, SOLELY IN HER CAPACITY AS HEIR OF JAMES J. QUIRK, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES J. QUIRK, DECEASED C.P. March Term, 2018 No. 02621 \$13,880.10 Powers, Kim & Associates, LLC

## 1906-354

**1117 Wallace St 19123** 14th wd. 1,150 Sq. Ft. OPA#141295600 Improvements: Residential Property  
ANGELA F. VENABLE AS ADMINISTRATRIX OF THE ESTATE OF WILLIAM VENABLE, JR. DECEASED C.P. October Term, 2018 No. 02614 \$268,078.67 KML Law Group, P.C.

## 1906-359

**1517 E Berks St 19125** 18th wd. 865 Sq. Ft. OPA#181208300 Improvements: Residential Property  
MICHAEL JOSEPH DEVINE AND CAROLYN A. FLYNN A/K/A CAROLIN A. FLYNN. C.P. October Term, 2018 No. 01927 \$43,455.44 KML Law Group, P.C.

## 1906-362

**8849 E Roosevelt Blvd 19152** 57th wd. 3,396 Sq. Ft. OPA#571162500 Improvements: Residential Property  
FREDERICK C. JAMES C.P. November Term, 2017 No. 01556 \$141,139.98 KML Law Group, P.C.

## 1906-369

**335 E Rockland St 19120** 42nd wd. 1,281 Sq. Ft. OPA#421122200 Subject to Mortgage Improvements: Residential Property  
UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF JAMES J. MATTOS C.P. September Term, 2018 No. 03214 \$63,159.82 Manley Deas Kochalski, LLC

## 1906-374

**3333 Comly Rd Unit 42 19154** 66th wd. 900 Sq. Ft. OPA#888660683 Subject to Mortgage Improvements: Residential Property  
PAUL WARNER C.P. October Term, 2018 No. 01190 \$66,560.72 Manley Deas Kochalski, LLC

## 1906-376

**7206 Horrocks St 19149** 54th wd. 1,485 Sq. Ft. OPA#542342100 Improvements: Residential Property  
DAVID A. SMITH AS ADMINISTRATOR OF THE ESTATE OF DENISE M. SMITH DECEASED C.P. July Term, 2018 No. 02479 \$71,452.55 KML Law Group, P.C.

## 1906-379

**1544 Womrath St 19124** 23rd wd. 1121 Sq. Ft. OPA#232008900 Improvements: Residential Property  
NELSON COLON AND ANTOINETTE ORTIZ C.P. February Term, 2015 No. 01115 \$56,675.31 KML Law Group, P.C.

## 1906-381

**5014 N 15th St 19141** 17th wd. 1,376 Sq. Ft. OPA#172055600 Subject to Mortgage Improvements: Residential Property  
JOSEPH WILSON C.P. June Term, 2018 No. 03073 \$61,907.80 Manley Deas Kochalski, LLC

## 1906-389

**242 S 56th St 19139** 60th wd. 1,238 Sq. Ft. OPA#604214700 Improvements: Residential Property  
SHIRLENE CHOWYUK SOLELY IN HER CAPACITY AS HEIR OF ROBERT L. HARRIS, DECEASED, ANITA HARRIS SOLELY IN HER CAPACITY AS HEIR OF ROBERT L. HARRIS DECEASED, MARLO HARRIS SOLELY IN HIS CAPACITY AS HEIR OF ROBERT L. HARRIS DECEASED, ROBERT HARRIS, III SOLELY IN HIS CAPACITY AS HEIR OF ROBERT L. HARRIS DECEASED AND THE UNKNOWN HEIRS OF ROBERT L. HARRIS DECEASED C.P. April Term, 2018 No. 03318 \$61,668.48 KML Law Group, P.C.

## 1906-418

**1321 N. Allison St 19131** 52nd wd. Beginning Point: Situate on the East of Allison Street at the distance of one hundred forty-five feet Northward from the North side of Thompson Street OPA#041325400 Improvements: Row 2 Sty Masonry  
ALLAN H. DAVENPORT, SR. C.P. April Term, 2015 No. 00860 \$100,093.51 Parker McCay, Esquire

## 1906-420

**7041 Buist Ave 19142** 40th wd. 1,200 Sq. Ft. OPA#406254100 Improvements: Residential Property  
GEORGE AKANNO C.P. October Term,

## SHERIFF'S SALE

2013 No. 01637 \$55,955.78 KML Law Group, P.C.

## 1906-442

**6432 Haverford Ave 19151** 34th wd. 1,554 Sq. Ft. OPA#343040300 Improvements: Residential Property  
PAULA HARRIS, A/K/A PAULA M. HARRIS, BEVERLY STANFORD-HARRIS, A/K/A BEVERLY R. STANFORD-HARRIS C.P. October Term, 2018 No. 01034 \$61,546.33 Manley Deas Kochalski, LLC

## 1906-447

**145 Widener St 19120** 61st wd. 1,260 Sq. Ft. BRT#612126700 Improvements: Residential Dwelling  
YVETTE JAMES, INDIVIDUALLY AND AS HEIR OF THE ESTATE OF WALTON JAMES, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WALTON JAMES, DECEASED C.P. May Term, 2018 No. 01262 \$125,453.53 Powers, Kim & Associates, LLC

## 1906-448

**12034 Glenfield St 19154** 66th wd. 3,105 Sq. Ft. BRT#66-2183400 Improvements: Residential Dwelling  
RYAN C. HAYES C.P. March Term, 2018 No. 00713 \$202,875.95 Powers, Kim & Associates, LLC

## 1906-459

**516 Cross St 19147-6513** 1st wd. 1,112 Sq. Ft. OPA#011292100 Improvements: Residential Property  
ROSALIND MCCREA A/K/A ROSALIND C. MCCREA C.P. January Term, 2012 No. 00378 \$168,747.99 Phelan Hallinan, LLP

## 1906-463

**607 E Hortter Pl a/k/a 607 Hortter Pl 19119** 22nd wd. 1,080 Sq. Ft. OPA#221185600 Improvements: Residential Property  
THELMA BROOKS C.P. August Term, 2005 No. 03071 \$251,954.59 Phelan Hallinan, LLP

## 1906-483

**5122 N. 11th St 19141** 49th wd. 2,163 Sq. Ft. BRT#493067100 Improvements: Semi/det 2 Sty Masonry  
HELEN REYNOLDS AND ROXANNE BARKLEY C.P. December Term, 2017 No. 03952 \$54,350.86 Milstead & Associates, LLC

## 1906-491

**9946 Woodfern Rd 19115-2019** 58th wd. 1,107 Sq. Ft. OPA#581268700 Improvements: Residential Property  
UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF JOSEPH SICILIA, DECEASED HEIR OF ADEL SICILIA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ADEL SICILIA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER FRANK SICILIA, DECEASED HEIR OF ADEL SICILIA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH SICILIA, DECEASED HEIR OF ADEL SICILIA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RONALD SICILIA, DECEASED HEIR OF ADEL SICILIA; PATRICIA LEE SICILIA, IN HER CAPACITY AS HEIR OF RONALD SICILIA, DECEASED HEIR OF ADEL SICILIA; LEE-ANN WARNAKA, IN HER CAPACITY AS HEIR OF RONALD SICILIA, DECEASED HEIR OF ADEL SICILIA; RONALD BART SICILIA, IN HIS CAPACITY AS HEIR OF RONALD SICILIA, DECEASED HEIR OF ADEL SICILIA C.P. November Term, 2015 No. 00772 \$99,767.39 Phelan Hallinan, LLP

## 1906-499

**1943 Georgian Rd 19138** 10th wd. 1,872 Sq. Ft. OPA#101273800 Improvements: Residential Property  
SHARON HOLMES C.P. July Term, 2012 No. 02345 \$135,637.80 Shapiro & DeNardo, LLC

## 1906-503

**4644 Locust St 19139-4414** 46th wd. 2,400 Sq. Ft. OPA#461011100 Improvements:

## SHERIFF'S SALE

Residential Property  
BETTY H. REAVIS C.P. March Term, 2015 No. 04115 \$82,551.17 Phelan Hallinan, LLP

## 1906-505

**1921 S Croskey St 19145** 48th wd. 765 Sq. Ft. BRT#482208700 Improvements: Residential Dwelling  
STEPHEN M. PERRY AND MAE PERRY, DECEASED C.P. July Term, 2012 No. 01114 \$32,139.86 Law Office of Gregory Javardian, LLC

## 1907-301

**7203 Buist Ave 19142** 40th wd. 1,120 Sq. Ft. BRT#404279800 Improvements: Residential Dwelling  
BRYAN L. BROWN C.P. November Term, 2017 No. 00537 \$56,215.19 Martha E. Von Rosenstiel, P.C.

## 1907-302

**7906 Cadillac Ln 19128** 21st wd. 7,209 Sq. Ft. OPA#214247608 Improvements: Residential Property  
MARK JOSEPH LIPAROTA AND ELLEN COLEMAN SOLVIBILE C.P. September Term, 2018 No. 00884 \$230,638.15 Shapiro & DeNardo, LLC

## 1907-306

**10912 Kirby Dr 19154** 66th wd. 2,902 Sq. Ft. BRT#662189300 Improvements: Residential Dwelling  
JAMIE M. MILES C.P. March Term, 2017 No. 03048 \$285,052.40 Martha E. Von Rosenstiel, P.C.

## 1907-310

**2612 Wilmot St 19137** 10th wd. 1,348 Sq. Ft. BRT#453087700 Improvements: Residential Dwelling  
JOSHUA J. KUCOWSKI A/K/A JOSHUA KUCOWSKI AND KELLY A. KUCOWSKI A/K/A KELLY KUCOWSKI C.P. November Term, 2018 No. 00808 \$131,464.63 Powers, Kim & Associates, LLC

## 1907-318

**1506 S 24th St 19146-4002** 36th wd. 930 Sq. Ft. BRT#364142400 Improvements: Residential Dwelling  
DAMARY MESTRE C.P. April Term, 2018 No. 02183 \$117,500.11 Law Office of Gregory Javardian, LLC

## 1907-321

**5044 Homestead St 19135** 41st wd. 1,275 Sq. Ft. BRT#41113600 Improvements: Row 2 Sty Masonry  
JOSE L. RIVERA LOPEZ A/K/A JOSE RIVERA LOPEZ, MAGDALENA DEJESUS AND RAMON LUIS RIVERA C.P. October Term, 2016 No. 02944 \$104,499.72 Milstead & Associates, LLC

## 1907-328

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

## 1907-330

**4326 Potter St 19124** 33rd wd. 1,152 Sq. Ft. OPA#332559600 Improvements: Residential Property  
TOMASA GARCIA C.P. July Term, 2012 No. 04242 \$68,630.74 Phelan Hallinan, LLP

## 1907-342

**1112 Kenwyn St 19124** 23rd wd. 2,750 Sq. Ft. OPA#234172200 Improvements: Residential Property  
NAFIS K. TYNDALE A/K/A NAFIS TYNDALE AND SADIKA THOMAS C.P. February Term, 2019 No. 01225 \$205,610.93 Shapiro & DeNardo, LLC

## 1907-343

**3217 Hamilton St 19104** 24th wd. 2,154 Sq. Ft. BRT#241187700 Improvements: Residential Real Estate  
W.N.B. INVESTMENTS, LLC C.P. January Term, 2019 No. 00314 \$265,984.63 Stern & Eisenberg PC

## 1907-345

**6209 Chestnut St 19139** 3rd wd. 2,110 Sq. Ft. OPA#031025900 Improvements: Residential Property  
VERMILLE C. BLAKE C.P. July Term, 2017 No. 00212 \$66,655.44 KML Law Group, P.C.

## 1907-346

**631 E Locust Ave assessed at 631 Locust Ave 19144** 12th wd. 3,220 Sq. Ft. OPA#122073300 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE,

## SHERIFF'S SALE

OR INTEREST FROM OR UNDER JOHN H. KENDRICK, DECEASED AND RUTH KENDRICK PRINGLE, KNOWN HEIR OF JOHN H. KENDRICK, DECEASED C.P. October Term, 2018 No. 02320 \$126,406.02 Shapiro & DeNardo, LLC

## 1907-347

**2701 Lardner St 19149** 62nd wd. 1,541 Sq. Ft. OPA#621185700 Improvements: Residential Property  
KEVIN M. MCNULTY C.P. August Term, 2017 No. 03071 \$127,769.05 Shapiro & DeNardo, LLC

## 1907-348

**7252-60 Woodland Ave 19142** 40th wd. OPA#882970120 Improvements: Auto Repair Shop Masonry  
JERON GODDARD, SINCLAIR GODDARD A/K/A ALDIS SINCLAIR GODDARD AND CLARENCE GODDARD A/K/A CLARENCE CHRISTIAN C.P. July Term, 2012 No. 001012 \$139,152.89 Mattleman, Weinroth & Miller, P.C.

## 1907-349

**3434-3456 Weymouth St, (187'x57') 3434 Weymouth 19134** 33rd wd. 10,659 Sq. Ft. Land Area; 7,040 sq. ft. Improvement Area OPA#884462600  
ROBERT F. DIGIANVITTORIO C.P. November Term, 2017 No. 0259 \$70,355.39 principal amount of judgment plus interest (\$6,275.95) and costs Predrag Filipovic, Esquire

## 1907-357

**3100 Cedar St 19134** 25th wd. 1,096 Sq. Ft. OPA#251444600 Improvements: Residential Property  
MICHELLE BUTLER C.P. March Term, 2018 No. 00567 \$116,296.22 KML Law Group, P.C.

## 1907-359

**6630 Elmwood Ave 19142** 40th wd. 1,136 Sq. Ft.; Improvements: 1,056 sq. ft. OPA#406230100  
MAMUD JALLOH C.P. October Term, 2014 No. 03158 \$93,135.81 Ras Citron, LLC

## 1907-360

**6627 N Gratz St 19126** 10th wd. 1,472 Sq. Ft. OPA#101099200 Improvements: Residential Property  
DS A MINOR SOLELY IN HER CAPACITY AS HEIR OF KATHERINE R. MORELAND A/K/A KATHERINE MORELAND, DECEASED, DUANE JOHNSON SOLELY IN HIS CAPACITY AS HEIR OF KATHERINE R. MORELAND A/K/A KATHERINE MORELAND, DECEASED, THE UNKNOWN HEIRS OF KATHERINE R. MORELAND A/K/A KATHERINE MORELAND DECEASED, GABRILLA MORELAND SOLELY IN HER CAPACITY AS HEIR OF KATHERINE R. MORELAND A/K/A KATHERINE MORELAND, DECEASED AND MAJESTY MORELAND SOLELY IN HER CAPACITY AS HEIR OF KATHERINE R. MORELAND A/K/A KATHERINE MORELAND, DECEASED C.P. August Term, 2018 No. 02589 \$115,203.01 KML Law Group, P.C.

## 1907-361

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

## 1907-364

**5520 Warrington Ave 19143** 51st wd. Land: 1,139 Sq. Ft.; Improvement: 1,062 sq. ft.; Total: 1,139 sq. ft. OPA#514059400 Improvements: Residential Property  
JOSEPH GILLIAM A/K/A JOSEPH GILLIAM, JR., INDIVIDUALLY AND AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF ROSE GILLIAM; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF ROSE GILLIAM C.P. April Term, 2018 No. 05037 \$81,118.70 Richard M. Squire & Associates, LLC

## 1907-365

**7514 Thouron Ave 19150** 10th wd. 1,320 Sq. Ft. OPA#102494500 Improvements: Residential Property  
LORRAINE POOLE-NARANJO A/K/A DR. LORRAINE POOLE-NARANJO, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF L.V. LEWIS A/K/A L. VINMAR LEWIS A/K/A LARNIE VINMAR LEWIS; VALERIE RANSOM, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF L.V. LEWIS A/K/A L. VINMAR LEWIS A/K/A LARNIE VINMAR LEWIS C.P. December Term, 2018 No. 02026 \$68,680.84 Phelan Hallinan, LLP

## 1907-367

**8009 Forrest Ave 19150** 50th wd. 3,969 Sq.

## SHERIFF'S SALE

Ft. OPA#50-2-2224-00 Improvements: Residential Dwelling  
IRIS PUGH, INDIVIDUALLY AND AS TRUSTEE OF RICHARD PUGH, III AND RHONDA PUGH, RICHARD PUGH III AND RHONDA PUGH C.P. February Term, 2016 No. 02387 \$98,576.82 Pressman & Doyle, LLC

## 1907-368

**2527 W Harold St 19132-3608** 28th wd. 1,096 Sq. Ft. OPA#281323400 Improvements: Residential Property  
LORENZO BAILEY; VERON ACKRIDGE A/K/A VERNON ACKRIDGE C.P. September Term, 2018 No. 02614 \$33,610.19 Phelan Hallinan, LLP

## 1907-370

**2022 68th Ave 19138** 10th wd. 898 Sq. Ft. BRT#10-2438100 Improvements: Residential Dwelling  
JAMES H. EDWARDS, III C.P. January Term, 2017 No. 01704 \$110,734.28 Martha E. Von Rosenstiel, P.C.

## 1907-371

**7417 Rockwell Ave 19111** 63rd wd. 3,000 Sq. Ft. BRT#631113000 Improvements: Residential Dwelling  
EUGENE R. BAUERLE C.P. November Term, 2017 No. 02557 \$186,349.44 Martha E. Von Rosenstiel, P.C.

## 1907-373

**1324 Locust St, Unit 1002 19107** 5th wd. 0 Sq. Ft. BRT#888115664 Improvements: Res Condo 5+ Sty Masonry  
LISA L. TALLEY C.P. January Term, 2019 No. 00836 \$114,554.83 Milstead & Associates, LLC

## 1907-376

**21 E Herman St a/k/a 21 Herman St 19144** 59th wd. 1,416 Sq. Ft. BRT#592085005 Improvements: Row 3 Sty Masonry  
SAMANTHA L. LOMAX A/K/A SAMANTHA LOMAX C.P. August Term, 2017 No. 00986 \$86,613.82 Milstead & Associates, LLC

## 1907-381

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

## 1907-382

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

## 1907-386

**4242 Maywood St 19124** 33rd wd. 1,188 Sq. Ft. BRT#332482100 Improvements: Residential Dwelling  
YVETTE PAGAN C.P. June Term, 2017 No. 01415 \$107,387.86 Powers, Kim & Associates, LLC

## 1907-389

**5456 Sansom St 19139** 60th wd. 1,920 Sq. Ft. BRT#603022300 Improvements: Residential Dwelling  
KEITH HARRIS C.P. May Term, 2018 No. 02323 \$58,768.00 Powers Kim, LLC

## 1907-392

**4006 N 12th St 19140** 43rd wd. 1,169 Sq. Ft. OPA#433163700 Improvements: Residential Property  
THE UNKNOWN HEIRS OF ALICE HUBBARD DECEASED AND WILLIE MAE GREEN SOLELY IN HER CAPACITY AS HEIR OF ALICE HUBBARD DECEASED C.P. November Term, 2018 No. 00978 \$16,584.51 KML Law Group, P.C.

## 1907-394

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

## 1907-395

**3211 Aramingo Ave 19134** 45th wd. 1,073 Sq. Ft. OPA#451392300 Improvements: Residential Property  
ARMINDA L. PAZ C.P. June Term, 2016 No. 00302 \$137,573.21 KML Law Group, P.C.

## 1907-400

**1719 Arnold St 19152** 56th wd. 1,554 Sq. Ft. OPA#562188800 Improvements: Residential Property  
DIANE MILLER C.P. August Term, 2018



## SHERIFF'S SALE

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.

## 1908-336

**3900 Ford Rd, Unit#5-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, CHARMAINE 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

## 1908-339

**1400 Adams Ave 19124** 23rd wd. SEMI/DET 2.5 STY MASONRY; 1,072 Sq. Ft. BRT#234011700 Improvements: Residential Dwelling  
JOSEPH K. DOUGLAS C.P. December Term, 2018 No. 00083 \$57,735.59 McCabe, Weisberg, & Conway, LLC

## 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.

## 1908-353

**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

## 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

## 1908-366

**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, LLP

## 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

## 1908-384

**1013 Tasker St 19148** 1st wd. 992 Sq. Ft. BRT#012252300 Improvements: Residential Dwelling

## SHERIFF'S SALE

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.

## 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.

## 1908-393

**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, LLP

## 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.

## 1908-400

**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, 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, LLP

## 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

## 1908-410

**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.

## 1908-424

**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 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 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 CARR, FELICIA M. ORTIZ, KNOWN SURVIVING HEIR OF MICHELLE S. CARR A/K/A MICHELE S. CARR A/K/A MICHELE H. SANTIN 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 H. SANTIN A/K/A MICHELE CARR, VICTORVILLE MEDIUM I

## SHERIFF'S SALE

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

## 1908-426

**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.

## 1908-429

**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, 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, 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, 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, LLP

## 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.

## 1908-447

**1833 Strable St 19152** 56th wd. 2,198 Sq. Ft. OPA#562167500 Improvements: Residential Property  
BETTY JANE SULPIZIO A/K/A BETTY J. SULPIZIO C.P. January Term, 2019 No. 01916 \$101,448.92 KML Law Group, P.C.

## 1908-453

**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

## 1908-458

**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

## 1908-461

**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/

## SHERIFF'S SALE

OR ADMINSTRATOR TO THE ESTATE OF DONNA MAIELLANO, A/K/A DONNA MAIELLANO; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DONNA MAIELLANO, A/K/A DONNA MAIELLANO C.P. February Term, 2017 No. 02899 \$80,902.90 Manley Deas Kochalski, 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

## 1908-465

**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

## 1908-469

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

## 1908-473

**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 Police & Fire Federal Credit Union

## 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 Manley Deas Kochalski, LLC

## 1908-475

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

## 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 ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOROTHY THORNTON, DECEASED C.P. May Term, 2016 No. 01955 \$197,852.95 Ras Citron Law Offices

## 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

## 1908-482

**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 Ras Citron Law Offices

## 1908-483

**3414 Salmon St 19134-6015** N/A 697 Sq. Ft. OPA#45-1-1841-00 Improvements: Single

## SHERIFF'S SALE

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

## 1908-491

**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 Law Offices

## 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 Buckley, Brion, McGuire, Morris, & Sommer 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 Buckley, Brion, McGuire, Morris, & Sommer 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 Buckley, Brion, McGuire, Morris, & Sommer 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 Buckley, Brion, McGuire, Morris, & Sommer 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 Buckley, Brion, McGuire, Morris, & Sommer 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 Buckley, Brion, McGuire, Morris, & Sommer 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 Buckley, Brion, McGuire, Morris, & Sommer 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 Buckley, Brion, McGuire, Morris, & Sommer LLP

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