

Sheriff’s Sale Notices for September 11, 2018

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, September 11, 2018 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EDT) Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p>	<p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</p> <p>The “BRT #” refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on September 11, 2018</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION</p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF’S SALE OF TUESDAY, SEPTEMBER 11, 2018</p>	<p>VENYRIS C.P. November Term, 2015 No. 03199 \$48,180.47 Law Office of Gregory Javardian, LLC</p> <p>1809-305 4647 N 5th St 19140 42nd wd. 1,403 Sq Ft BRT#882021530 Improvements: 2 Story Masonry W Store/office ALEX M. TRAM C.P. October Term, 2017 No. 00389 \$136,698.39 Janet L. Gold, Esquire</p> <p>1809-306 6154 N Lambert St 19138 17th wd. 1,064 Sq Ft BRT#1117-N-3-79; OPA#172431800 Improvements: Residential Dwelling ERNEST L. GREENWOOD, JR. KNOWN HEIR OF BEN GRAY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BEN GRAY C.P. November Term, 2016 No. 01119 \$54,043.84 Udren Law Offices, P.C.</p> <p>1809-308 827 N. Holly St 19104 6th wd. Improvement Area: 1,038 Sq Ft; Land Area: 1,500 Sq Ft OPA#062263800 Improvements: Row 2 Sty Masonry SAM MARTIN C.P. November Term, 2017 No. 01783 \$60,664.42 Brett L. Messinger, Ryan A. Gower, & Paul J. Fanelli</p> <p>1809-309 2101 Welsh Rd, Unit 11 19115-4944 88th wd. (formerly 56th wd.) 1,320 Sq Ft OPA#888560115 Improvements: Residential Property MILDRED KELLER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEO LYMAN, DECEASED C.P. August Term, 2012 No. 01607 \$165,638.84 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-310 8037 Lindbergh Blvd 19153-1109 40th wd. 1,260 Sq Ft OPA#405845100 Improvements: Residential Property EDITH ACEY C.P. May Term, 2017 No. 02587 \$59,646.21 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-311 1125 Marlyn Rd 19151-3124 34th wd. 1,218 Sq Ft OPA#344270800 Improvements: Residential Property SYREETA FLOYD, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SAAFIR KHATIB-EL; DEEDRYLE KHATIB-EL, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SAAFIR KHATIB-EL; NESHIA FLOYD, IN HER CAPACITY AS HEIR OF THE ESTATE OF SAAFIR KHATIB-EL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SAAFIR KHATIB-EL, DECEASED C.P. July Term, 2017 No. 02681 \$134,047.09 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-312 7325 Boreal Pl 19153-2722 40th wd. 1,360 Sq Ft OPA#406657800 Improvements: Residential Property GILBERT WRIGHT C.P. April Term, 2015 No. 01268 \$172,206.89 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-313 15103 Endicott St 19116-1509 58th wd. 1,288 Sq Ft OPA#583179700 Improvements: Residential Property KRISTIN KLINE, IN HER CAPACITY AS HEIR OF ANNE M. KAISER, DECEASED; JEFF KAISER, IN HIS CAPACITY AS HEIR OF ANNE M. KAISER, DECEASED; JENNIFER KAISER, IN HER CAPACITY AS HEIR OF ANNE M. KAISER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNE M. KAISER, DECEASED C.P. February Term, 2018 No. 01288 \$193,421.98 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-314 743 S 58th St 19143-2725 46th wd. 1,140 Sq Ft</p>	<p>OPA#463283000 Improvements: Residential Property ALLEN MCCRAY C.P. April Term, 2013 No. 05096 \$112,490.08 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-315 1924 Benton St a/k/a 1924 Benton Ave 19152-1202 56th wd. 1,080 Sq Ft OPA#562262000 Improvements: Residential Property MAHDI DALI; SVETLANA DALI C.P. August Term, 2017 No. 00555 \$153,592.50 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-316 900 E Ontario St a/k/a 900-04 E Ontario St 19134-1311 33rd wd. 1,608 Sq Ft OPA#331161500 Improvements: Residential Property KEVIN BUTLER; SARAH J. BUTLER C.P. August Term, 2015 No. 02202 \$84,530.86 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-317 6230 Magnolia St 19144-1611 59th wd. (formerly 22nd wd.) 1,536 Sq Ft OPA#592240000 Improvements: Residential Property JANET E. HARVEY C.P. April Term, 2018 No. 00560 \$92,631.05 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-319 1937 Medary Ave 19141-1435 17th wd. 1,472 Sq Ft OPA#171318200 Improvements: Residential Property SHEILYNNE CAMBRIDGE C.P. January Term, 2015 No. 01461 \$102,060.85 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-320 5919 N Camac St 19141-3225 49th wd. 1,440 Sq Ft OPA#493165900 Improvements: Residential Property JARRETT D. CAMPBELL A/K/A JARRETT CAMPBELL C.P. October Term, 2017 No. 01946 \$100,138.23 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-321 413 E Slocum St 19119-1946 22nd wd. 1,132 Sq Ft OPA#222057300 Improvements: Residential Property ROBERT A. SMALLWOOD; ALICE Z. SMALLWOOD C.P. June Term, 2017 No. 01848 \$136,725.91 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-322 3 N Chris Columbus Blvd, TD403, a/k/a 3 N Christopher Columbus Blvd, Apt TD403 19106 5th wd. 1,300 Sq Ft OPA#888061508 Improvements: Residential Property EGLISE GUTIERREZ C.P. February Term, 2017 No. 02498 \$293,124.14 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-323 6123 Algard St 19135-3509 55th wd. 1,120 Sq Ft OPA#552359500 Improvements: Residential Property AISHA SPAIN C.P. February Term, 2015 No. 01401 \$79,661.17 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-324 1023 Mountain St 19148-1119 1st wd. 1,080 Sq Ft OPA#012309300 Improvements: Residential Property CHETT FARBSTAIN C.P. August Term, 2016 No. 00336 \$169,174.83 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-325 7470 Brockton Rd 19151-2910 34th wd. 1,368 Sq Ft OPA#343146348 Improvements: Residential Property DANA L. JORDEN AND CLIFFORD D. JORDEN, JR C.P. January Term, 2011 No. 00762 \$103,198.93 Phelan Hallinan Diamond & Jones, LLP</p> <p>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, LLP</p> <p>1809-328 1670 E Walnut Ln 19138 10th wd. ROW</p>	<p>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, LLC</p> <p>1809-329 229 Chestnut St Apt 2 19106 5th wd. RES CONDO 5 + STY MASONRY; 737 Sq Ft BRT#888049192 Improvements: Residential Dwelling KATIE MCGOWAN C.P. May Term, 2017 No. 02601 \$238,137.43 McCabe, Weisberg, & Conway, LLC</p> <p>1809-330 4161 Apple St 19127-1617 21st wd. 1,721 Sq Ft OPA#211253200 Improvements: Residential Property REBECCA ANN RUDOLPH C.P. February Term, 2018 No. 03145 \$142,828.74 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-331 6524 Chew Ave 19119 22nd wd. ROW 2 STY MASONRY; 1,312 Sq Ft BRT#221253000 Improvements: Residential Dwelling ERICA FOX A/K/A ERICA N. FOX C.P. July Term, 2017 No. 02191 \$99,826.97 McCabe, Weisberg, & Conway, LLC</p> <p>1809-332 6049 Vine St 19139-1133 34th wd. 1,622 Sq Ft OPA#341036000 Improvements: Residential Property RODNEY MELVIN RAY, JR C.P. December Term, 2017 No. 03360 \$71,407.20 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-333 7611 Torresdale Ave 19136 65th wd. ROW B/GAR 2 STY MASONRY; 1,426 Sq Ft BRT#651265400 Improvements: Residential Dwelling LISA MOORE C.P. November Term, 2016 No. 01518 \$101,062.74 McCabe, Weisberg, & Conway, P.C.</p> <p>1809-334 2947 Weikel St 19125-4106 25th wd. 1,134 Sq Ft OPA#252381800 Improvements: Residential Property CARLOS A. GONZALEZ C.P. September Term, 2007 No. 03648 \$45,636.99 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-335 4338 Lauriston St 19128 21st wd. 2,103 Sq Ft BRT#21-2-1457-00; OPA#212145700 Improvements: Residential Dwelling CHARLES MALLOY A/K/A CHARLES A. MALLOY; MARY BETH MALLOY A/K/A MARYBETH MALLOY C.P. January Term, 2018 No. 00869 \$210,604.89 Udren Law Offices, P.C.</p> <p>1809-336 1839 South 23rd St 19145-1937 48th wd. 1,802 Sq Ft OPA#482247800 Improvements: Residential Property ENOCH O. BADAMOSI, IN CAPACITY AS HEIR OF OLUWAKEMI BADAMOSI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OLUWAKEMI BADAMOSI, DECEASED C.P. January Term, 2015 No. 00147 \$160,821.72 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-337 1314 Glenview St 19111 53rd wd. 1,358 Sq Ft OPA#532151300 Improvements: Residential Property YING CHEN C.P. May Term, 2017 No. 04433 \$110,246.88 Phelan Hallinan Diamond & Jones, LLP</p> <p>1809-338 1835 S 55th St 19143 51st wd. 1,434 Sq Ft OPA#514200300 Improvements: Residential Property CHERRON POWELL C.P. October Term, 2015 No. 00633 \$86,389.27 Phelan Hallinan Diamond & Jones, LLP</p>

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<p>1809-339 6623 Glenloch St 19135 41st wd. 1,280 Sq Ft OPA#411214200 Improvements: Residential Property DEBORAH MCGLASHEN C.P. July Term, 2016 No. 01635 \$93,001.82 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1809-352 6625 Lotus Rd 19151-2345 34th wd. 1,349 Sq Ft BRT#344094800 Improvements: Row B/ gar 2 Sty Masonry ROSA THOMAS C.P. March Term, 2018 No. 03475 \$105,625.40 Milstead & Associates, LLC</p>	<p>2014 No. 00130 \$240,594.88 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p>	<p>1809-370 323 S 3rd St 19106 5th wd. 896 Sq Ft OPA#051058020 Improvements: Residential Property LISA G. COLTON A/K/A LISA COLTON C.P. December Term, 2014 No. 01645 \$760,181.68 KML Law Group, P.C.</p>	<p>1809-384 4604 Paschall Ave 19143 40th wd. 1,050 Sq Ft BRT#272098800 Improvements: Residential Dwelling ESTATE OF WILBERT SETTLES, C/O KENDALL HARRIS, EXECUTOR; KENDALL HARRIS, EXECUTOR FOR THE ESTATE OF WILBERT SETTLES; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILBERT SETTLES C.P. December Term, 2017 No. 01782 \$57,873.84 Udren Law Offices, P.C.</p>
<p>1809-340 97 E Duval St 19144-1921 59th wd. 1,160 Sq Ft BRT#592163100 Improvements: Residential Dwelling JUANITA J. COOPER C.P. December Term, 2013 No. 03177 \$134,246.00 Law Office of Gregory Javardian, LLC</p>	<p>1809-353 6655 McCallum St, Unit 112 a/k/a Apt 112 19119-3122 22nd wd. 0 Sq Ft BRT#888220055 Improvements: Res Condo 4 Sty Masonry TIA L. JORDAN, ORIGINAL MORTGAGOR AND MALVERN HALL CONDOMINIUM ASSOCIATION, REAL OWNER C.P. July Term, 2014 No. 01665 \$118,644.80 Milstead & Associates, LLC</p>	<p>1809-371 5333 Kershaw St 19131 3rd wd. 1,131 Sq Ft OPA#442151700 Improvements: Residential Property FESTUS ORIOLA OGUNDOJU, SR. C.P. March Term, 2018 No. 03185 \$66,024.49 Shapiro & DeNardo, LLC</p>	<p>1809-385 4043 N Broad St 19140-3030 43rd wd. 2,640 Sq Ft BRT#433184500 Improvements: Residential Dwelling SHANE TURNER A/K/A SHANE S. TURNER C.P. August Term, 2017 No. 03308 \$182,509.59 Powers, Kim & Associates, LLC</p>	<p>1809-397 7204 Briar Rd 19138-1326 50th wd. 1,086 Sq Ft OPA#501332600 Improvements: Residential Property MICHELLE L. MCGUIRE C.P. February Term, 2018 No. 03147 \$142,992.93 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1809-341 558 N 16th St a/k/a 558 N 16th St, Unit No. 1 19130-4029 8th wd. BRT#888106301 Improvements: Condominium Unit ESSIE B. SWAIN C.P. January Term, 2016 No. 01388 \$288,032.22 Law Office of Gregory Javardian, LLC</p>	<p>1809-354 4819 Old York Rd 19141 49th wd. 1,871 Sq Ft OPA#491523600 Improvements: Residential Property ARLENE R. BROWN, A/K/A ARLENE BROWN C.P. December Term, 2017 No. 01978 \$97,294.05 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p>	<p>1809-372 12135 Academy Rd, Unit 5 19154 66th wd. 940 Sq Ft OPA#88-8-6605-05 Improvements: Residential Property MAZIE EVANS C.P. November Term, 2016 No. 00024 \$65,000.48 Shapiro & DeNardo, LLC</p>	<p>1809-386 2112 N 58th St 19131 52nd wd. 1,359 Sq Ft BRT#522223300 Improvements: Residential Dwelling NICOLE WALKER-EDWARDS C.P. September Term, 2016 No. 03163 \$107,393.72 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>	<p>1809-398 2755 Maxwell St 19136-1016 57th wd. 1,152 Sq Ft OPA#571138000 Improvements: Residential Property LAURA C. ALTOMARI A/K/A LAURA ALTO-MARI C.P. September Term, 2017 No. 02499 \$178,150.43 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1809-342 3647 W Crown Ave 19114-1824 66th wd. 1,260 Sq Ft OPA#661187800 Improvements: Residential Property SHANNON M. SPERDUTO C.P. October Term, 2017 No. 00072 \$158,291.60 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1809-355 5808 N Philip St 19120 61st wd. 1,110 Sq Ft OPA#612408900 Subject to Mortgage Improvements: Residential Property DAWN M. MILLER C.P. October Term, 2017 No. 01425 \$53,539.58 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p>	<p>1809-373 4977 Sheldon St A 19144 12th wd. 1,035 Sq Ft OPA#121185300 Improvements: Residential Property VERONIKA MEDNIK AND LEONID MEDNIK C.P. December Term, 2016 No. 01402 \$80,806.78 Shapiro & DeNardo, LLC</p>	<p>1809-388 1748 Wynsam St 19138-1602 10th wd. 1,990 Sq Ft BRT#102192000 Improvements: Row B/gar 2 Sty Masonry KEINO E. KINARD AND MARY S. KINDARD N/K/A MARY E. ALLEN C.P. July Term, 2017 No. 02511 \$71,763.81 Milstead & Associates, LLC</p>	<p>1809-399 219 Widener St 19120-1840 61st wd. 1,050 Sq Ft OPA#612122800 Improvements: Residential Property ERICA SHUBERT C.P. February Term, 2012 No. 03591 \$75,980.42 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1809-343 342 E Sheldon St 19120-3520 42nd wd. 1,130 Sq Ft BRT#421165900 Improvements: Residential Dwelling SHEYLA ZAPATA ALVAREZ C.P. September Term, 2017 No. 01881 \$56,604.92 Law Office of Gregory Javardian, LLC</p>	<p>1809-356 8540 Michener Ave 19150 50th wd. 1,524 Sq Ft OPA#501140400 Improvements: Residential Property MARY L. WILLIAMS, CO-ADMINISTRATRIX OF THE ESTATE OF ONETHER BOLDEN, DECEASED AND GRACE L. TAYLOR, CO-ADMINISTRATRIX OF THE ESTATE OF ONETHER BOLDEN, DECEASED C.P. April Term, 2018 No. 00136 \$45,620.99 Shapiro & DeNardo, LLC</p>	<p>1809-374 1913 N Hope St 19122 18th wd. 624.64 Sq Ft BRT#183225300 Improvements: Residential Dwelling KAREN LEWIS C.P. September Term, 2014 No. 03538 \$85,959.81 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>	<p>1809-389 22 E Montana St 19119 22nd wd. 943 Sq Ft BRT#221134700 Improvements: Row 2 Sty Masonry JOYCE D. JOHNSON, DECEASED C.P. April Term, 2017 No. 00729 \$75,720.49 Milstead & Associates, LLC</p>	<p>1809-400 1832 Church Ln 19141-1320 17th wd. 1,673 Sq Ft OPA#171235500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN BLANKS, SR A/K/A JOHN A BLANKS A/K/A JOHN ANDREW BLANKS, SR., DECEASED C.P. July Term, 2017 No. 02825 \$77,072.00 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1809-344 527 Penny Ln Unit C-5-3, a/k/a 527 Penny Ln Unit #C53 19111-1201 63rd wd. 3,101 Sq Ft OPA#888630202 Improvements: Residential Property KATHLEEN CHUNG; EUGENE E. CHUNG C.P. April Term, 2016 No. 03385 \$248,975.01 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1809-358 5734 N Marshall St 19120 61st wd. 1,278 Sq Ft OPA#612254800 Improvements: Residential Property RICHARD S. ADDERLY, INDIVIDUALLY AND AS THE ADMINISTRATOR OF THE ESTATE OF MAMIE ADDERLY, DECEASED C.P. April Term, 2015 No. 02846 \$88,296.17 Shapiro & DeNardo, LLC</p>	<p>1809-375 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., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>	<p>1809-390 5363 W Berks St 19131-3230 52nd wd. 1,680 Sq Ft BRT#521118300 AMBER JONES A/K/A AMBER R. JONES, KNOWN HEIR OF ROBIN JONES, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBIN JONES, DECEASED MORTGAGOR AND REAL OWNER C.P. July Term, 2017 No. 02177 \$175,093.76 Milstead & Associates, LLC</p>	<p>1809-401 2036 S Darien St 19148-2339 39th wd. 1,036 Sq Ft OPA#393397200 Improvements: Residential Property REBECCA GUENZEL C.P. April Term, 2018 No. 02484 \$60,566.78 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1809-345 9428 Frankford Ave 19114 57th wd. 2,513 Sq Ft BRT#572372736 Improvements: Residential Real Estate JOSEPH J. BANNON SR. AND SUSAN BANNON A/K/A SUSAN J. BANNON C.P. June Term, 2017 No. 00990 \$245,707.04 Stern & Eisenberg PC</p>	<p>1809-360 555 Fanshawe St 19111 35th wd. 2,500 Sq Ft OPA#353118255 Improvements: Residential Property BOLAJI GRAY C.P. June Term, 2016 No. 02073 \$233,416.26 Shapiro & DeNardo, LLC</p>	<p>1809-376 6332 Sprague St 19138 22nd wd. 1,742 Sq Ft OPA#22-1-2796-00 Subject to Mortgage Improvements: Piece Of Ground And Improvements Thereon Erected DAYTONA L. RITTER-FLOWERS C.P. February Term, 2015 No. 02294 \$19,288.42 Christopher J. Pippett, Esquire</p>	<p>1809-392 2008 Longshore Ave 19149-1815 54th wd. 1,236 Sq Ft OPA#542037200 Improvements: Residential Property HOWARD DENENBERG, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF KIM L. DENENBERG A/K/A KIM LEIGH DENENBERG A/K/A KIM DENENBERG AND HEIR OF JOSHUA MICHAEL DENENBERG, DECEASED HEIR OF KIM L. DENENBERG A/K/A KIM LEIGH DENENBERG A/K/A KIM DENENBERG; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KIM L. DENENBERG A/K/A KIM LEIGH DENENBERG A/K/A KIM DENENBERG, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSHUA MICHAEL DENENBERG, DECEASED HEIR OF KIM L. DENENBERG A/K/A KIM LEIGH DENENBERG A/K/A KIM DENENBERG C.P. August Term, 2017 No. 02286 \$94,409.51 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1809-403 1410 S 54th St 19143-4905 51st wd. 1,544 Sq Ft OPA#514002500 Improvements: Residential Property LILLIAN R. HARRIS A/K/A LILLIAN HARRIS C.P. August Term, 2017 No. 01330 \$26,119.72 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1809-347 2208 Mount Vernon St 19130-3115 15th wd. Beginning Point: Situate on the South Side of Mt. Vernon Street at the distance of One hundred Forty Two feet Westward from the West side of Twenty Second Street OPA#152057500 Improvements: Row 3 Sty Masonry VINCENT C. ROGERS C.P. July Term, 2015 No. 01863 \$395,681.22 Patrick J. Wesner, Esquire</p>	<p>1809-362 6449 N 15th St 19126 17th wd. 1,832 Sq Ft OPA#172054700 Improvements: Residential Property KAREN COSTON C.P. December Term, 2017 No. 02092 \$103,055.81 Shapiro & DeNardo, LLC</p>	<p>1809-377 1534 W 68th Ave North a/k/a 1534 68th Ave 19126 10th wd. 2,453 Sq Ft BRT#101249100 Improvements: Residential Dwelling CHRISTOPHER ATKINSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ISADORA C. ATKINSON A/K/A ISADORA C. WAYSOM ATKINSON A/K/A ISADORA ATKINSON, DECEASED C.P. July Term, 2014 No. 00932 \$54,989.23 Law Office of Gregory Javardian, LLC</p>	<p>1809-393 1246 S 21st St 19146-4352 36th wd. Land: 1,110 Sq Ft; Improvement: 1,110 Sq Ft BRT#361215005 Improvements: Residential Real Estate 1246 REAL ESTATE, LLC C.P. February Term, 2017 No. 006975 \$231,966.09 Stern & Eisenberg PC</p>	<p>1809-404 45 N Farson St 19139 44th wd. Land: 1,600 Sq Ft; Improvement: 2,096 Sq Ft; Total: 3,696 Sq Ft OPA#44-1-0689-00 Improvements: Residential Property VANCE DEBOSE, JR., ANGELA PROSSER, REGINALD DIXON, AND RICHARD DOUGLAS C.P. June Term, 2017 No. 00719 \$114,230.61 Richard M. Squire & Associates, LLC</p>
<p>1809-348 4326 E Howell St 19135 62nd wd. 1,989 Sq Ft BRT#622176530 Improvements: Residential Real Estate NICOLE RUPPERT AS KNOWN HEIR OF JAMES RUPPERT, DECEASED; ANY AND ALL KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVES AND DEVICES OF JAMES RUPPERT C.P. January Term, 2018 No. 02943 \$142,628.10 Stern & Eisenberg PC</p>	<p>1809-364 1611 E Berks St 19125 18th wd. 1,202 Sq Ft OPA#181210500 Improvements: Residential Property CATHERINE E. LEIST C.P. December Term, 2016 No. 03013 \$187,108.20 Shapiro & DeNardo, LLC</p>	<p>1809-379 6536 Cobbs Creek Pkwy a/k/a 6536 Beaumont St 19142 40th wd. 1,550 Sq Ft BRT#403074200 Improvements: Residential Real Estate LATIFAH SALAAM C.P. April Term, 2018 No. 02564 \$70,305.56 Stern & Eisenberg PC</p>	<p>1809-381 7300 Boreal Pl 19153 40th wd. 4,045 Sq Ft BRT#406656100 Improvements: Residential Real Estate PATRICIA A. COLLINS AND EVELYN DALLEY (NOW DECEASED) C.P. December Term, 2017 No. 01938 \$141,981.52 Stern & Eisenberg PC</p>	<p>1809-405 6705 Lawnton Ave 19126 61st wd. Land: 5,096 Sq Ft; Improvement: 1,300 Sq Ft; Total: 6,396 Sq Ft BRT#611181105 Improvements: Residential Property ROBERT W. SOBOL, SOLELY AS HEIR TO THE ESTATE OF NORMAN L. SOBOL, DECEASED AND UNKNOWN HEIRS OF THE ESTATE OF NORMAN L. SOBOL C.P. August Term, 2017 No. 01624 \$139,863.49 Richard M. Squire & Associates, LLC</p>
<p>1809-349 6740 Lebanon Ave 19151-3015 34th wd. 1,291 Sq Ft BRT#344054200 Improvements: Row 2 Sty Masonry JERRY FLUELLEN AND SHEILA HOLLO-WAY A/K/A SHEILA FLUELLEN C.P. January Term, 2017 No. 04453 \$174,805.51 Milstead & Associates, LLC</p>	<p>1809-366 7355 Rockwell Ave 19111 63rd wd. 2,968 Sq Ft OPA#631112311 Improvements: Residential Property JOSE VAZQUEZ C.P. January Term, 2016 No. 03208 \$206,954.35 Shapiro & DeNardo, LLC</p>	<p>1809-382 1917 S 65th St 19142 40th wd. 1,120 Sq Ft BRT#401202800 Improvements: Residential Real Estate BEATRICE N. ADIGWE A/K/A BEATICE N. ADIGWE C.P. June Term, 2016 No. 00243 \$79,857.18 Stern & Eisenberg PC</p>	<p>1809-394 3315 N 2nd St 19140-5803 7th wd. (formerly 33rd wd.) 1,218 Sq Ft OPA#072089000 Improvements: Residential Property YOVANNI RAMOS C.P. February Term, 2018 No. 01847 \$63,801.15 Phelan Hallinan Diamond & Jones, LLP</p>	<p>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</p>
<p>1809-350 204 Lockart Ln 19116 58th wd. 2,807 Sq Ft OPA#582137500 Subject to Mortgage Improvements: Residential Property JOHN B. PRIADKA C.P. December Term, 2014 No. 00167 \$244,604.86 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p>	<p>1809-368 311 Simms St 19116 58th wd. 10,726 Sq Ft OPA#583034800 Improvements: Residential Property JOSEPH E. MORTIMER, III, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF BARBARA M. MORTIMER; CATHERINE PETRIE, A/K/A KATHY PETRIE, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF BARBARA M. MORTIMER; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF BARBARA M. MORTIMER C.P. March Term,</p>	<p>1809-383 2160 Conlyn St 19138-2813 17th wd. 834 Sq Ft (land area); 918 Sq Ft (improvement area) BRT#171137200 Subject to Mortgage Improvements: Row 2 Sty Masonry JAMES GIST C.P. December Term, 2017 No. 03323 \$82,358.70 Kevin J. Cummings, Esquire</p>	<p>1809-395 1549 N Alden St a/k/a 1549 Alden St 19131-3814 4th wd. 1,350 Sq Ft OPA#043293900 Improvements: Residential Property NATALIE MUNFORD C.P. September Term, 2017 No. 03571 \$54,097.86 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1809-407 441 Martin St 19128-3423 21st wd. 1,732 Sq Ft BRT#212090700 Improvements: Semi/det 2.5 Sty Frame DONALD W. KAISER, DECEASED AND MARY C. KAISER A/K/A MARY CHRISTINE KAISER, DECEASED C.P. April Term, 2016</p>

SHERIFF'S SALE

No. 03148 \$106,382.84 Milstead & Associates, LLC

1809-408

2804 Memphis St 19134-4208 25th wd. 784 Sq Ft BRT#252312800 Improvements: Row 2 Sty Masonry
DONNA ABELE A/K/A DONNA LYNN ABELE, DECEASED C.P. October Term, 2016 No. 03297 \$33,577.30 Milstead & Associates, LLC

1809-409

5922 N Lawrence St 19120 61st wd. 1,000 Sq Ft OPA#612343100 Improvements: Residential Property
SHRONDA F. EUBANKS A/K/A SHRONDA EUBANKS C.P. November Term, 2017 No. 00241 \$104,989.24 KML Law Group, P.C.

1809-410

5639 Addison St 19143 60th wd. (formerly part of the 46th wd.) 953 Sq Ft OPA#604125200 Improvements: Residential Property
ALEXANDER RINGGOLD C.P. October Term, 2014 No. 02906 \$121,354.76 KML Law Group, P.C.

1809-411

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

1809-412

185 Linton St 19120 61st wd. 1,009 Sq Ft OPA#612143100 Improvements: Residential Property
MARIE C. ZAMOR C.P. January Term, 2018 No. 02097 \$74,456.73 KML Law Group, P.C.

1809-413

1811 W Godfrey Ave 19141 17th wd. 1,915 Sq Ft OPA#171293100 Improvements: Residential Property
LESTER ROBERTS, HIS HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND HIS/HER, THEIR OR ANY OF THEIR SUCCESSOR IN RIGHT TITLE AND INTEREST C.P. September Term, 2015 No. 03034 \$91,952.46 KML Law Group, P.C.

1809-414

3708 Vale Ln 19114 66th wd. 3,195 Sq Ft OPA#661320005 Improvements: Residential Property
FELIX HOERSDIG AND TERESA POW-ER C.P. November Term, 2017 No. 02955 \$105,999.37 KML Law Group, P.C.

1809-415

4206 Stirling St 19135 55th wd. 1,272 Sq Ft OPA#552049400 Improvements: Residential Property
SUZANNE MITCHELL C.P. April Term, 2016 No. 00349 \$130,896.99 KML Law Group, P.C.

1809-416

2311 Buckius St 19137 45th wd. 1,152 Sq Ft OPA#453365100 Improvements: Residential Property
EDWARD NOWAKOWSKI C.P. January Term, 2018 No. 03452 \$52,022.85 KML Law Group, P.C.

1809-417

5422 Willows Ave 19143 51st wd. 1,223 Sq Ft OPA#513213400 Improvements: Residential Property
SONYA RIGGS C.P. October Term, 2011 No. 00038 \$92,674.94 KML Law Group, P.C.

1809-418

4302 Deerpath Ln 19154 66th wd. 2,157 Sq Ft OPA#662446000 Improvements: Residential Property
HARRY J. WEXLER A/K/A HARRY J. WEXLER JR C.P. December Term, 2016 No. 01211 \$158,533.98 KML Law Group, P.C.

1809-419

4508 N 16th St 19140 13th wd. 1,306 Sq Ft OPA#132122100 Improvements: Residential Property
THE UNKNOWN HEIRS OF LINWOOD RILEY DECEASED, ANGELA RILEY SOLELY IN HER CAPACITY AS HEIR OF LINWOOD RILEY DECEASED, ERIC RILEY SOLELY IN HIS CAPACITY AS HEIR OF LINWOOD RILEY DECEASED, GERALDINE RILEY SOLELY IN HER CAPACITY AS HEIR OF LINWOOD RILEY DECEASED AND PRISCILLA RILEY SOLELY IN HER CAPACITY AS HEIR OF LINWOOD RILEY DECEASED C.P. November Term, 2017 No. 02864 \$114,261.79 KML Law Group, P.C.

1809-420

6347 Kingssessing Ave 19142 40th wd. 1,095 Sq Ft OPA#401258000 Improvements: Residential Property
BUNG THI NGUYEN C.P. July Term, 2017 No. 00213 \$87,822.44 KML Law Group, P.C.

SHERIFF'S SALE

1809-421

4605 N Hurley St 19120 42nd wd. 1,200 Sq Ft OPA#421445000 Improvements: Residential Property
IRIS LOPEZ C.P. February Term, 2016 No. 02054 \$27,855.65 KML Law Group, P.C.

1809-422

212 Race St Apartment 4B 19106 5th wd. Together with a proportionate undivided interest in the common Elements of 7.5%; 1,690 Sq Ft OPA#888040511 Subject to Mortgage Improvements: Residential Property
MELISSA A. MCCAFFERTY AND BRIAN P. MCCAFFERTY C.P. March Term, 2015 No. 03538 \$239,082.74 KML Law Group, P.C.

1809-423

7848 Craig St 19136 64th wd. 6,021 Sq Ft OPA#642058000 Improvements: Residential Property
ERNESTO ESTERAS C.P. December Term, 2017 No. 02072 \$163,032.13 KML Law Group, P.C.

1809-424

1506 Church St 19124 23rd wd. 1,409 Sq Ft OPA#232035900 Improvements: Residential Property
MARANGELYS GONZALEZ C.P. December Term, 2017 No. 04144 \$72,012.44 KML Law Group, P.C.

1809-425

945 Pratt St 19124 35th wd. 930 Sq Ft OPA#351120000 Improvements: Residential Property
GARY S. THOMPSON A/K/A GARY THOMPSON C.P. June Term, 2017 No. 02207 \$47,393.64 KML Law Group, P.C.

1809-426

2935 Teesdale St 19152 64th wd. Land: 2,814 Sq Ft; Improvement: 1,440 Sq Ft BRT#641161600 Improvements: Residential Real Estate
BARBARA ANN CAPPO A/K/A BARBARA CAPPO, AS EXECUTRIX OF THE ESTATE OF JOHN A. VOLPE, DECEASED C.P. June Term, 2016 No. 000676 \$161,489.51 Stern & Eisenberg PC

1809-427

6330 Baynton St 19141 59th wd. 5,315 Sq Ft BRT#592190100 Improvements: Residential Real Estate
CHRISTOPHER AKISON, AS REAL OWNER AND ADMINISTRATOR OF THE ESTATE OF ISADORA C. WAYSOME, ATKINS, DECEASED C.P. May Term, 2016 No. 01754 \$105,119.87 Stern & Eisenberg PC

1809-428

15 N 58th St 19139 4th wd. 1,153 Sq Ft OPA#042083800 Improvements: Residential Property
RAYMOND ANTHONY HOPKINS A/K/A RAYMOND A. HOPKINS C.P. December Term, 2017 No. 03314 \$98,940.19 KML Law Group, P.C.

1809-429

5633 Rodman St 19143 46th wd. 953 Sq Ft OPA#463026600 Improvements: Residential Property
BEVERLY CARTER SOLELY IN HER CAPACITY AS HEIR OF DOROTHY CARTER DECEASED, FREDDIE CARTER SOLELY IN HIS CAPACITY AS HAIR OF DOROTHY CARTER DECEASED, MARVIN CARTER SOLELY IN HIS CAPACITY AS HEIR OF DOROTHY CARTER DECEASED, THE UNKNOWN HEIRS OF DOROTHY CARTER DECEASED, WANDA JOHNSON SOLELY IN HER CAPACITY AS HEIR OF DOROTHY CARTER DECEASED AND CARTER LESLIE SOLELY IN HIS CAPACITY AS HEIR OF DOROTHY CARTER DECEASED C.P. October Term, 2016 No. 02807 \$103,579.64 KML Law Group, P.C.

1809-430

1143 Levick St 19111 53rd wd. 1,600 Sq Ft OPA#531080700 Improvements: Residential Property
TAMIKA HUDSON AND TROY HUDSON C.P. July Term, 2017 No. 01648 \$163,999.72 KML Law Group, P.C.

1809-431

300 Byberry Rd, Apartment 119, Stonebridge Condominium a/k/a 300 W Byberry Rd Unit 119 a/k/a 300 Byberry Rd 19116 58th wd. Together with a proportionate undivided interest in the Common Elements of 0.013%; 642 Sq Ft OPA#888582265 Improvements: Residential Property
JOSHUA KEMP C.P. January Term, 2018 No. 03483 \$114,359.42 KML Law Group, P.C.

1809-432

3304 Princeton Ave 19149 55th wd. Land: 1,760 Sq Ft; 1,326 Sq Ft BRT#551384000 Improvements: Residential Real Estate
KENNETH J. EDELMAN AND SHANNON STAFFORD C.P. March Term, 2018 No. 00246 \$105,449.09 Stern & Eisenberg PC

SHERIFF'S SALE

1809-433

4607 Oakmont St 19136 65th wd. 1,145 Sq Ft OPA#651083200 Improvements: Residential Property
MARITZA MELENDEZ; PETRA A. MELENDEZ, A/K/A PETRA MELENDEZ C.P. July Term, 2017 No. 02505 \$77,367.47 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1809-434

5436 Gainor 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 Diamond & Jones, LLP

1809-435

4245 Richmond St 19137 45th wd. 1,628 Sq Ft OPA#453316400 Improvements: Residential Property
BROOKE HEBERT, A/K/A BROOKE A. HEBERT; THOMAS A. PERA, JR. C.P. December Term, 2017 No. 00117 \$170,357.45 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1809-436

2650 S 65th St 19142 40th wd. 1,463 Sq Ft OPA#406004300 Improvements: Residential Property
CHU VAN LE C.P. November Term, 2017 No. 01731 \$40,479.17 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1809-437

1603 E Washington Ln 19138 10th wd. 2,940 Sq Ft OPA#102280900 Improvements: Residential Property
SHAWN CAUTHON C.P. February Term, 2016 No. 00885 \$153,781.69 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1809-438

1921 S Croskey St 19145-2707 48th wd. 765 Sq Ft BRT#482208700 Improvements: Residential Dwelling
STEPHEN M. PERRY AND MAE PERRY C.P. July Term, 2012 No. 01114 \$12,643.83 Law Office of Gregory Javardian, LLC

1809-439

1152 Atwood Rd 19151 34th wd. 1,200 Sq Ft OPA#344337900 Improvements: Residential Property
PAULINE M. JOHNSON C.P. December Term, 2017 No. 04060 \$45,871.69 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1809-440

5345 W Columbia Ave 19131 52nd wd. 1,366 Sq Ft OPA#521062500 Improvements: Residential Property
LEA C. JONES C.P. September Term, 2016 No. 00694 \$122,700.81 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1809-442

5922 Bustleton Ave 19149 62nd wd. 2,048 Sq Ft OPA#621503000 Improvements: Residential Property
RUTH BARRETO; MARIA SERRANO C.P. March Term, 2017 No. 02378 \$129,438.28 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1809-443

634 E Godfrey Ave 19120-2108 35th wd. 1,305 Sq Ft BRT#351097300 Improvements: Residential Dwelling
ROY A. SCHROEDER C.P. April Term, 2018 No. 00654 \$6,636.14 Law Office of Gregory Javardian, LLC

1809-444

8011-8013 Rowland Ave 19136 64th wd. 8,775 Sq Ft OPA#642006000 Improvements: Residential Property
SAFAA DEEB C.P. October Term, 2014 No. 00424 \$274,598.65 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1809-445

100-02 W Ashdale St 19120 BRT#871565130 Subject to Mortgage Improvements: Residential Dwelling
MAO N. PICH \$155,050.88 Thomas A Capehart, Esquire

1809-447

6836 Ogontz Ave 19138-2644 10th wd. 1,849

SHERIFF'S SALE

Sq Ft OPA#102009400 Improvements: Residential Property
JACINTA STANFIELD, INDIVIDUALLY AND IN HER CAPACITY AS ADMINSTRATRIX OF THE ESTATE AND HEIR OF THE ESTATE OF WILLIAM A. FULLER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM A. FULLER, DECEASED C.P. August Term, 2017 No. 02285 \$115,173.89 Phelan Hallinan Diamond & Jones, LLP

1809-448

5712 Hazel Ave 19143 46th wd. 1,112 Sq Ft OPA#463022500 Improvements: Residential Property
RAYMOND BRAXTON; YASMEEN W. HAMIDULLAH, IN HER CAPACITY AS HEIR OF MATEEN HAMIDULLAH A/K/A MATEEN M. HAMIDULLAH, DECEASED; MATEEN MARLON HAMIDULLAH, IN HIS CAPACITY AS HEIR OF MATEEN HAMIDULLAH A/K/A MATEEN M. HAMIDULLAH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MATEEN HAMIDULLAH A/K/A MATEEN M. HAMIDULLAH, DECEASED C.P. September Term, 2017 No. 01958 \$45,449.56 Phelan Hallinan Diamond & Jones, LLP

1809-449

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 \$105,915.37 Phelan Hallinan Diamond & Jones, LLP

1809-450

6050 Agusta St 19149-3228 53rd wd. 1,132 Sq Ft OPA#531253800 Improvements: Residential Property
ONEIDA COLLAZO C.P. November Term, 2017 No. 01714 \$108,577.02 Phelan Hallinan Diamond & Jones, LLP

1809-451

6605 N. 13th St 19126 61st wd. 2,000 Sq Ft OPA#611193500 Improvements: Residential Property
GREGORY BROWN AND VANESSA BROWN C.P. October Term, 2016 No. 03314 \$121,441.56, plus interest in the amount of \$1,422.90 Samantha J. Koopman, Esquire

1809-452

1934 E Venango St 19134 45th wd. 1,152 Sq Ft OPA#452145400 Improvements: Residential Property
ALISHIA HANKS C.P. December Term, 2017 No. 02321 \$82,228.65 KML Law Group, P.C.

1809-453

5821 Springfield Ave 19143 3rd wd. 1,272 Sq Ft OPA#0334113000 Improvements: Residential Property
LABORDE P.J. BAPTISTE C.P. February Term, 2018 No. 02447 \$93,710.32 KML Law Group, P.C.

1809-454

2554 S Ashford St 19153 40th wd. 1,113 Sq Ft OPA#404140700 Improvements: Residential Property
MOHAMED A. JABATEH C.P. February Term, 2018 No. 02975 \$27,874.87 KML Law Group, P.C.

1809-455

4742 Loring St 19136 65th wd. 945 Sq Ft OPA#651026900 Subject to Mortgage Improvements: Residential Property
STEPHANIE RIOS AND FELIX RIVERA C.P. August Term, 2017 No. 00549 \$87,030.54 KML Law Group, P.C.

1809-456

4124 N Darien St 19140 43rd wd. 625 Sq Ft OPA#433380100 Improvements: Residential Property
NADINE L. JACKSON C.P. July Term, 2017 No. 03720 \$56,730.63 KML Law Group, P.C.

1809-457

1850 Lindley Ave 19141 17th wd. 1,235 Sq Ft OPA#171067700 Improvements: Residential Property
ANTHONY JENKINS SOLELY IN HIS CAPACITY AS HEIR OF LOUISE JENKINS, DECEASED, BEVERLY JENKINS SOLELY IN HER CAPACITY AS HEIR OF LOUISE JENKINS DECEASED AND THE UNKNOWN HEIRS OF LOUISE JENKINS DECEASED C.P. July Term, 2017 No. 02250 \$70,872.37 KML Law Group, P.C.

1809-458

3576 Stouton St 19134 45th wd. 816 Sq Ft OPA#452396900 Improvements: Residential Property

SHERIFF'S SALE

ASHLEY DEVLIN C.P. October Term, 2017 No. 02293 \$46,484.82 KML Law Group, P.C.

1809-460

2351 Duncan St 19124 23rd wd. 1,600 Sq Ft OPA#231011200 Improvements: Residential Property
ADAM ELLIOTT SOLELY IN HIS CAPACITY AS HEIR OF RICHARD D. ELLIOTT SR. DECEASED, JOSHUA ELLIOTT SOLELY IN HIS CAPACITY AS HEIR OF RICHARD D. ELLIOTT SR. DECEASED AND RICHARD ELLIOTT JR. SOLELY IN HIS CAPACITY AS HEIR OF RICHARD D. ELLIOTT SR. DECEASED C.P. May Term, 2016 No. 02868 \$85,846.99 KML Law Group, P.C.

1809-461

1301 Kerbaugh St a/k/a 1301 W Kerbaugh St 19140 43rd wd. 976 Sq Ft OPA#433020500 Improvements: Residential Property
THE UNKNOWN HEIRS OF BLANDING A/K/A BROADIE M. BLANDING DECEASED AND CYNTHIA COATES SOLELY IN HER CAPACITY AS HEIR OF BROADIE BLANDING A/K/A BROADIE M. BLANDING DECEASED C.P. January Term, 2018 No. 02280 \$42,085.69 KML Law Group, P.C.

1809-462

917 Granite St 19124 35th wd. 930 Sq Ft OPA#351140800 Improvements: Residential Property
THE UNKNOWN HEIRS OF GREGORY WILLIAMS DECEASED, SEAN WILLIAMS SOLELY IN HIS CAPACITY AS HEIR OF GREGORY WILLIAMS, DECEASED AND GREGORY WILLIAMS, JR. SOLELY IN HIS CAPACITY AS HEIR OF GREGORY WILLIAMS, DECEASED C.P. September Term, 2017 No. 00060 \$44,632.49 KML Law Group, P.C.

1809-463

5618 Addison St 19143 60th wd. 953 Sq Ft OPA#604131900 Improvements: Residential Property
LILLIAN MEEKINS A/K/A LILLIAN E. MEEKINS C.P. February Term, 2018 No. 01428 \$80,150.00 KML Law Group, P.C.

1809-464

928 N 67th St 19151 34th wd. 1,440 Sq Ft OPA#344406400 Improvements: Residential Property
ARTHUR R. MARTIN C.P. November Term, 2017 No. 02777 \$103,362.94 KML Law Group, P.C.

1809-465

259 E Montana St 19119 22nd wd. 1,855 Sq Ft OPA#221154030 Improvements: Residential Property
LINDA BUNYENYEZI C.P. March Term, 2018 No. 00141 \$129,615.62 KML Law Group, P.C.

1809-466

511 Parnell Pl 19144 12th wd. 1,392 Sq Ft OPA#122016400 Improvements: Residential Property
HOWARD CRABBE A/K/A HOWARD H. CRABBE C.P. May Term, 2014 No. 00403 \$72,712.13 KML Law Group, P.C.

1809-467

6413 Chelwynde Ave 19142 40th wd. 1,120 Sq Ft OPA#406269300 Improvements: Residential Property
IRENE P. DELONIS C.P. February Term, 2018 No. 00673 \$42,241.56 KML Law Group, P.C.

1809-468

1448 McKinley St 19149 54th wd. 1,524 Sq Ft OPA#541070500 Improvements: Residential Property
CLEVAN A. MURRAY C.P. January Term, 2016 No. 02123 \$179,603.40 KML Law Group, P.C.

1809-469

2235 Pierce St 19145 36th wd. 658 Sq Ft OPA#364097800 Improvements: Residential Property
PEARLY WILEY A/K/A PEARLY MAE WILEY C.P. April Term, 2018 No. 02439 \$62,673.23 KML Law Group, P.C.

1809-470

6520 Dicks Ave 19142 40th wd. 1,184 Sq Ft OPA#406286200 Improvements: Residential Property
LYNN Y JONES C.P. October Term, 2017 No. 01436 \$41,163.20 KML Law Group, P.C.

1809-471

3329 W Sergeant St 19132 28th wd. 990 Sq Ft OPA#282360300 Improvements: Residential Property
BRIAN N. SHAW A/K/A BRIAN SHAW C.P. January Term, 2018 No. 04404 \$83,934.45 KML Law Group, P.C.

1809-472

110 W Wildey St 19123-1612 5th wd. Beginning Point: Situate on the 5th Ward of

SHERIFF'S SALE

of Philadelphia on the Southeasterly corner of Wildey Street (formerly called Otter Street) and Hope Street OPA#057180000 Improvements: Row 3 Sty Masonry
KERRIANNE HAFER C.P. June Term, 2017 No. 00675 \$365,521.22 Patrick J. Wesner, Esquire

1809-473
3418 Kip St 19134 7th wd. 968 Sq Ft OPA#073088700 Improvements: Residential Property
EUGENIO TORRES C.P. February Term, 2018 No. 02531 \$51,626.27 KML Law Group, P.C.

1809-474
8846 Blue Grass Rd 19152 57th wd. 3,357 Sq Ft OPA#571195300 Improvements: Residential Property
GRACE O. RUIZ C.P. March Term, 2017 No. 02927 \$85,964.25 KML Law Group, P.C.

1809-475
5735 Knox St 19144 59th wd. 2,192 Sq Ft OPA#593176500 Improvements: Residential Property
VERONIKA M. MEDNIK C.P. February Term, 2018 No. 03150 \$110,538.02 Shapiro & DeNardo, LLC

1809-476
6144 Wheeler St 19142 40th wd. 1,216 Sq Ft OPA#402183800 Improvements: Residential Property
WILLIAM COOPER AND TERRA COOPER C.P. July Term, 2017 No. 03025 \$42,608.57 Shapiro & DeNardo, LLC

1809-477
411 Shurs Ln 19128 21st wd. 974 Sq Ft BRT#212043200 Improvements: Residential Real Estate
SCOTT P. BURKE C.P. January Term, 2018 No. 04255 \$131,346.23 Stern & Eisenberg PC

1809-478
834 E Sanger St 19124 35th wd. 1,438 Sq Ft OPA#351199300 Improvements: Residential Property
LEROY V. BYRD, JR., INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF LEROY V. BYRD, SR., DECEASED AND LEWIS J. BYRD C.P. September Term, 2016 No. 02613 \$118,603.54 Shapiro & DeNardo, LLC

1809-479
1127 W Wingohocking St 19140 49th wd. 2,552 Sq Ft OPA#491011700 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALBERT WILLIAM BOYD, DECEASED, CHRISTOPHER R. BOYD, KNOWN HEIR OF ALBERT WILLIAM BOYD, DECEASED AND SIR ALBERT W. BOYD, II, KNOWN HEIR OF ALBERT WILLIAM BOYD, DECEASED C.P. January Term, 2017 No. 00027 \$55,873.61 Shapiro & DeNardo, LLC

1809-480
5023 Chancellor St 19139 60th wd. 972 Sq Ft OPA#602058900 Improvements: Residential Property
KEITH MOODY C.P. September Term, 2017 No. 03262 \$63,955.35 KML Law Group, P.C.

1809-481
6414 Musgrave St 19119 22nd wd. 1,799 Sq Ft OPA#221229600 Improvements: Residential Property
JAMES L. WOODRIT III A/K/A JAMES L. WOODRIT C.P. July Term, 2017 No. 01816 \$85,232.44 KML Law Group, P.C.

1809-482
2836-2838 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.

1809-483
3813 Manayunk Ave 19128 21st wd. 3,002 Sq Ft OPA#212123600 Improvements: Residential Property
HEATHER M. SMITH C.P. January Term, 2018 No. 01244 \$147,140.65 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1809-484
6835 Greenway Ave 19142 40th wd. 10,954 Sq Ft OPA#884792300 Subject to Mortgage Subject to Rent Improvements: Industrial Warehouse Masonry
HELENE MANTOVANI C.P. June Term, 2018 No. 00799 \$240,511.95 Steven J. Adams, Esquire; Stevens & Lee

1809-485
2410 S 63rd St 19142-2906 40th wd. 1,013 Sq Ft OPA#402126900 Improvements: Residential Property

SHERIFF'S SALE

ADALBERTO GARCIA C.P. March Term, 2018 No. 01685 \$24,960.21 Phelan Hallinan Diamond & Jones, LLP

1809-486
6133 Spruce St 19139-3741 3rd wd. (formerly 46th wd.) 1,480 Sq Ft OPA#031121400 Improvements: Residential Property
HELEN DIXON-THORNE, IN HER CAPACITY AS HEIR OF ROSIE T. DIXON, DECEASED; THOMAS DIXON, IN HIS CAPACITY AS HEIR OF ROSIE T. DIXON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROSIE T. DIXON, DECEASED C.P. March Term, 2015 No. 03225 \$77,458.42 Phelan Hallinan Diamond & Jones, LLP

1809-487
4524 Tyson Ave 19135-1837 41st wd. 1,530 Sq Ft OPA#412041800 Improvements: Residential Property
PATRICIA DOLBERRY A/K/A PATRICIA M. DOLBERRY, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF CRYSTAL OGDEN A/K/A CRYSTAL RENEE OGDEN; SHAWNTAE R. THOMPSON A/K/A SHAWNTAE THOMPSON, IN HER CAPACITY AS HEIR OF THE ESTATE OF CRYSTAL OGDEN A/K/A CRYSTAL RENEE OGDEN; ALLEN ISAIAH THOMPSON A/K/A ALLEN THOMPSON IN HIS CAPACITY AS HEIR OF THE ESTATE OF CRYSTAL OGEN A/K/A CRYSTAL RENEE OGDEN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CRYSTAL OGDEN A/K/A CRYSTAL RENEE OGDEN, DECEASED C.P. September Term, 2017 No. 03268 \$146,694.14 Phelan Hallinan Diamond & Jones, LLP

1809-488
5028 Pennway St 19124-3508 23rd wd. 1,235 Sq Ft OPA#233096200 Improvements: Residential Property
FRANKLIN GUZMAN C.P. October Term, 2017 No. 03181 \$65,347.52 Phelan Hallinan Diamond & Jones, LLP

1809-489
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 \$120,257.07 Phelan Hallinan Diamond & Jones, LLP

1809-490
107 W Washington Ln 19144-2613 59th wd. 2,139 Sq Ft OPA#593087900 Improvements: Residential Property
ANDREW HORNE; LAKEISHA A. HORNE C.P. October Term, 2016 No. 01072 \$198,348.15 Phelan Hallinan Diamond & Jones, LLP

1809-491
2308 Cedar St 19125-2902 31st wd. 1,481 Sq Ft OPA#312031200 Improvements: Residential Property
ANTHONY OPALKA; KATHLEEN OPALKA C.P. September Term, 2008 No. 02416 \$23,833.22 Phelan Hallinan Diamond & Jones, LLP

1809-492
2216 Bowler St 19115 58th wd. 1,210 Sq Ft OPA#581061320 Improvements: Residential Property
MICHAEL JOSEPH LAMOND, IN HIS CAPACITY AS HEIR OF DOLORES CARDINAL, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOLORES CARDINAL, DECEASED C.P. June Term, 2015 No. 01999 \$107,803.76 Phelan Hallinan Diamond & Jones, LLP

1809-493
6558 Vandike St 19135-2826 41st wd. 2,085 Sq Ft OPA#871563340 Improvements: Residential Property
E.C. 6558 VANDIKE LLC C.P. March Term, 2018 No. 01234 \$206,214.77 Phelan Hallinan Diamond & Jones, LLP

1809-494
4644 Locust St 19139-4414 46th wd. 2,400 Sq Ft OPA#461011100 Improvements: Residential Property
BETTY H. REAVIS C.P. March Term, 2015 No. 04115 \$82,551.17 Phelan Hallinan Diamond & Jones, LLP

1809-495
4025 Bennington St 19124 33rd wd. 1,254 Sq Ft OPA#332298800 Improvements: Residential Property
FRANK LARK; SANDRA VANN LARK A/K/A SANDRA VANN C.P. May Term, 2014

SHERIFF'S SALE

No. 00030 \$106,776.08 Phelan Hallinan Diamond & Jones, LLP

1809-496
4104 Elbridge St 19135-3003 55th wd. 1,280 Sq Ft OPA#552082600 Improvements: Residential Property
ETHEL ESPINOZA ROSS A/K/A ETHEL P. ESPINOZA C.P. July Term, 2017 No. 00369 \$91,712.78 Phelan Hallinan Diamond & Jones, LLP

1809-497
5819 Ellsworth St 19143 3rd wd. 953 Sq Ft OPA#033131000 Improvements: Residential Property
JOHNNETT LOGUIDICE C.P. October Term, 2017 No. 01471 \$48,351.61 KML Law Group, P.C.

1809-498
229 S 58th St 19139-3810 60th wd. (formerly 46th wd.) 990 Sq Ft OPA#604285800 Improvements: Residential Property
IHOC LLC; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES W. JOHNSON, JR A/K/A CHARLES W. JOHNSON A/K/A CHARLES W. JOHNSON IV, DECEASED; UNKNOWN SUCCESSOR ADMINISTRATOR OF THE ESTATE OF CHARLES W. JOHNSON, JR A/K/A CHARLES W. JOHNSON A/K/A CHARLES W. JOHNSON, DECEASED C.P. October Term, 2016 No. 03576 \$16,733.43 Phelan Hallinan Diamond & Jones, LLP

1809-499
2244 S 9th St 19148-3100 39th wd. 965.56 Sq Ft BRT#393430500; PRCL# 31S21-360 Improvements: Residential Dwelling
ALLEN E. WINDRIM, III C.P. April Term, 2013 No. 00633 \$182,429.46 Powers, Kirm & Associates, LLC

1809-501
2011 Carpenter St 19146 30th wd. 1,120 Sq Ft BRT#301235300 Improvements: Residential Real Estate
ANGELA M. BAYLOCK C.P. March Term, 2018 No. 01684 \$456,255.42 Stern & Eisenberg PC

1809-502
8743 Gillespie St 19136-2129 65th wd. 1,791 Sq Ft BRT#65-2-2430-00; PRCL# 136N17-240 Improvements: Residential Dwelling
JOSE SANCHEZ C.P. July Term, 2013 No. 001072 \$133,875.29 Powers, Kirm & Associates, LLC

1809-503
145 E Gorgas Ln 19119 22nd wd. On Northwesterly Side of Gorgas Lane: 130 ft. 0 in.; Southwesterly side of Chew St. Front: 24 ft. 0 in, Depth: 173 ft, 5 5/8 in OPA#222113900 Subject to Mortgage Improvements: Residential Dwelling
JAMES S. SMITH AND KIMBERLY SMITH A/K/A KIM SMITH C.P. September Term, 2017 No. 03556 \$44,771.99 plus legal interest in the amount of \$905.28 and costs in the amount of \$2,079.00 for a subtotal of \$47,756.27 Ron L. Woodman, Esquire

1809-504
859 N 48th St 19139-1810 44th wd. 1,456 Sq Ft BRT#062427500 Improvements: Row 2 Sty Masonry
GRETA HUGHES, INDIVIDUALLY AND ADMINISTRATOR OF THE ESTATE OF REATHA L. HUGHES A/K/A REATHA HUGHES, DECEASED MORTGAGOR C.P. July Term, 2017 No. 01819 \$38,914.56 Milstead & Associates, LLC

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, Kirm & Associates, LLC

1809-506
3918 Manayunk Ave 19128-5112 21st wd. 2,315 Sq Ft BRT#211340300 Improvements: Row 2 Sty Masonry
JUSTIN S. PERKINS A/K/A JUSTIN PERKINS C.P. October Term, 2016 No. 01270 \$209,889.94 Milstead & Associates, LLC

1809-507
5848 Montrose St 19143-3020 46th wd. 953 Sq Ft BRT#033077100 Improvements: Row 2 Sty Masonry
GLORIA HAWKS AND JOSIE M. JOHNSON C.P. February Term, 2008 No. 03922 \$51,319.15 Milstead & Associates, LLC

1809-508
827 Rhawn St 19111-2522 63rd wd. 2,818 Sq Ft BRT#631310500 Improvements: Semi/det 2 Sty Masonry
JOHN T. O'MEARA C.P. May Term, 2017 No.

SHERIFF'S SALE

04370 \$100,640.13 Milstead & Associates, LLC

1809-509
5745 Arch St 19139 34th wd. 1,493 Sq Ft BRT#042035800 Improvements: Residential Dwelling
ELWOOD B. COLEMAN C.P. March Term, 2018 No. 01988 \$86,638.46 Udren Law Offices, P.C.

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

1809-511
3271 Aramingo Ave 19134-4516 45th wd. BRT#451395300 Improvements: Residential Dwelling
STEVE A. PETERSON A/K/A STEVE ANDREW PETERSON A/K/A STEVE PETERSON, DECEASED C.P. October Term, 2016 No. 01776 \$57,518.08 Powers, Kirm & Associates, LLC

1809-512
3813 Aspen St 19104 24th wd. ROW 2 STY MASONRY; 1,200 Sq Ft BRT#243045100 Subject to Mortgage Improvements: Residential Dwelling
RICHARD THURSTON C.P. December Term, 2017 No. 01556 \$83,439.09 McCabe, Weisberg, & Conway, LLC

1809-513
523 N 64th St 19151 34th wd. ROW 2 STY MASONRY; 1,387 Sq Ft BRT#343075900 Improvements: Residential Dwelling
ROBIN D. BLACK C.P. January Term, 2018 No. 02337 \$57,411.23 McCabe, Weisberg, & Conway, LLC

1809-514
225 Dimarco Dr 19154 66th wd. S/D W/B GAR 1 STY MASONRY; 1,376 Sq Ft BRT#662297600 Improvements: Residential Dwelling
NANCY LOGUE C.P. April Term, 2017 No. 03976 \$121,130.50 McCabe, Weisberg, & Conway, LLC

1809-515
2210 N Salford St 19131 52nd wd. 1,495 Sq Ft OPA#52265700 Subject to Mortgage Improvements: \$57,364.00
DIANE BROWN C.P. January Term, 2018 No. 04166 \$103,564.82 Jenine Davey, Esquire

1809-516
1011 Disston St 19111-4410 53rd wd. 1,188 Sq Ft OPA#532207500 Improvements: Residential Property
THOMAS SHAW, IN HIS CAPACITY AS HEIR OF EDWARD T. SHAW, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD T. SHAW, DECEASED C.P. April Term, 2016 No. 03371 \$174,919.58 Phelan Hallinan Diamond & Jones, LLP

1809-518
1924 Colonial St 19138-3016 10th wd. Beginning Point: Situate on the South side of 64th Avenue or Colonial Street at the distance of 147 feet 1/2 inches Eastward from the East side of 20th Street OPA#102350400 Improvements: Row 2 Sty Masonry
BERNICE M. LEE C.P. November Term, 2017 No. 00582 \$156,879.67 Patrick J. Wesner, Esquire

1809-519
6240 Dickens Ave 19142-3107 40th wd. Beginning Point: Situate on the Southeast side of Dickens Avenue at the distance of 115 feet Northeastward from the Northeast side of 63rd Street OPA#402242400 Improvements: Row 2 Sty Masonry
MICHAEL C. NZE C.P. April Term, 2018 No. 03599 \$58,737.08 Patrick J. Wesner, Esquire

1809-520
1621 Murdoch Rd 19150-1011 50th wd. Beginning Point: Situate on the Northwesterly side of Murdoch Road (45 feet wide) at the distance of three hundred seven feet ten inches Northeastwardly from the Northeasterly side of Pickering Avenue OPA#501506000 Improvements: Apt 2-4 Units 2 Sty Mason
JASON PINNOCK C.P. August Term, 2017 No. 01568 \$211,876.95 Patrick J. Wesner, Esquire

1809-521
1602 67th Ave 19126 10th wd. Approximate Size: Land: 1710 Sq Ft; Improvement: 1482 Sq Ft; Total: 3192 Sq Ft OPA#101232700 Improvements: Residential Property
UNKNOWN HEIRS OF THE ESTATE OF

SHERIFF'S SALE

BURION A. BROWN C.P. February Term, 2018 No. 01803 \$8,935.68 Richard M. Squire & Associates, LLC

1809-522
7145 Saul St 19149 54th wd. Land: 1,283 Sq Ft; Improvement: 1,088 Sq Ft; Total: 2,371 Sq Ft OPA#542445200 Improvements: Residential Property
CINDY MOONEY, SOLELY AS HEIR OF THE ESTATE OF RAE WINTER AND UNKNOWN HEIRS OF THE ESTATE OF RAE WINTER C.P. February Term, 2018 No. 00941 \$169,325.26 Richard M. Squire & Associates, LLC

1809-523
395 Hendrix St 19116 58th wd. Land: 6,300 Sq Ft; Improvement: 2,182 Sq Ft; Total: 8,482 Sq Ft OPA#58-2-3300 00 Improvements: Residential Property
MARIE BONNER, SOLELY AS EXECUTRIX OF THE ESTATE OF CHRISTINE V. BURKE, A/K/A CHRISTINE BURKE C.P. February Term, 2018 No. 00907 \$289,562.83 Richard M. Squire & Associates, LLC

1809-524
7503 N 21st St 19138 10th wd. BRT#10-1-1837-00; PRCL#143N23-186
KAREEM PATTERSON AND FELICIA PARKER N/K/A FELICIA WARREN C.P. July Term, 2017 No. 07614 \$92,048.25 Emmanuel J. Argentieri, Esquire

1809-525
4523 N Broad St 19140 49th wd. 1,064 Sq Ft BRT#49-1-5403-00 Improvements: Residential Dwelling
DEBBIE MCELVEEN C.P. June Term, 2011 No. 00337 \$116,123.20 Udren Law Offices, P.C.

1809-526
1112 Montrose St 19147-3729 2nd wd. Beginning Point: Situate on the South side of Montrose Street at the distance of 134 feet 10 1/2 inches Westward from the West side of 11th St OPA#021050300 Improvements: Row 3 Sty Masonry
UNKNOWN HEIRS OF OSCAR YATES, JR. C.P. May Term, 2012 No. 00997 \$308,782.37 Patrick J. Wesner, Esquire

1809-527A
1307 Cottman Ave 19111 56th wd. 3,365 (Land Area (Sq Ft)) OPA#871246550 Subject to Mortgage Improvements: S/d Off/str 2 Sty Masonry
NE REAL ESTATE INVESTMENTS LLC C.P. April Term, 2018 No. 01719 \$405,618.23 (plus interest from 4/5/2018 to 5/21/2018 in the amount of \$14,350.16) Scott M. Klein, Esq.

1809-527B
1309 Cottman Ave 19111 56th wd. 3,365 (Land Area (Sq Ft)) OPA#882926575 Subject to Mortgage Improvements: S/d Off/str 2 Sty Masonry
NE REAL ESTATE INVESTMENTS LLC C.P. April Term, 2018 No. 01719 \$405,618.23 (plus interest from 4/5/2018 to 5/21/2018 in the amount of \$14,350.16) Scott M. Klein, Esq.

1809-528A
6047 Market St 19139 4th wd. Unknown; City Registry No. 062 N 24-0119 BRT#341002400 Subject to Mortgage Improvements: Residential Property
VAN'S LAUNDROMATS, INC C.P. March Term, 2018 No. 03092 \$241,658.89 Kelly L. Eberle, Esquire

1809-528B
6049 Market St 19139 4th wd. Unknown; City Registry No. 062 N 24-0119 BRT#341002500 Subject to Mortgage Improvements: Residential Property
VAN'S LAUNDROMATS, INC. C.P. March Term, 2018 No. 03092 \$241,658.89 Kelly L. Eberle, Esquire

1809-529
217 W Champlost Ave 19120 61st wd. 1,200 Sq Ft BRT#612166500 Improvements: Residential Dwelling
JAMAR A CLEVELAND C.P. March Term, 2017 No. 02722 \$97,564.95 Powers, Kirm & Associates, LLC



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