

Sheriff’s Sale Notices for October 2, 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>SECOND PUBLICATION Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, October 2, 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 October 2, 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>1810-303 5311 N Howard St 19120 42nd wd. 3,000 Sq. Ft. BRT#127N08-0118; OPA#422334200 Improvements: Residential Dwelling MADELINE PEREZ; WILLIAM PEREZ C.P. October Term, 2017 No. 00668 \$67,817.35 Udren Law Offices, P.C.</p> <p>1810-304 4064 Benner St 19135-4427 62nd wd. 1,111 Sq. Ft. OPA#622210800 Improvements: Residential Property KELLY GOLEMBESKY C.P. March Term, 2018 No. 02099 \$88,683.98 Phelan Hallinan Diamond & Jones, LLP</p> <p>1810-305 8441 Cedarbrook Ave 19150 50th wd. 1,585 Sq. Ft. OPA#501264800 Improvements: Residential Property KYLE E. SPAULDING C.P. August Term, 2017 No. 01418 \$148,074.21 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1810-306 1851 S Ringgold St 19145 48th wd. 976 Sq. Ft. OPA#482321600 Improvements: Residential Property HANEEF NELSON; 1851 SOUTH RINGGOLD LAND TRUST C.P. December Term, 2013 No. 01858 \$73,550.03 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1810-307 11906 Farwell Rd 19154-3419 66th wd. 900 Sq. Ft. OPA#662165300 Improvements: Residential Property FRANCIS J. DZWONIAREK C.P. March Term, 2018 No. 01230 \$122,858.04 Phelan Hallinan Diamond & Jones, LLP</p> <p>1810-308 4116 N Reese St 19140 43rd wd. 938 Sq. Ft. OPA#433234200 Improvements: Residential Property OMAR MATEO C.P. April Term, 2018 No. 05269 \$44,537.30 Phelan Hallinan Diamond & Jones, LLP</p> <p>1810-309 6521 Windsor Ave 19142 40th wd. 1,600 Sq. Ft. OPA#403078100 Improvements: Residential Property CHERYL OWENS, A/K/A CHERYL VAN-ESSA OWENS C.P. July Term, 2017 No. 02506 \$80,342.21 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1810-310 2737 N 29th St 19132 28th wd. 1,524 Sq. Ft. OPA#281173800 Improvements: Residential Property MONROE LEE; BARBARA BROOKS (DECEASED) C.P. June Term, 2017 No. 01053 \$22,318.13 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1810-311 7759 Oxford Ave 19111 63rd wd. 1,530 Sq. Ft. OPA#631160065 Improvements: Residential Property KELVIN RAY C.P. January Term, 2017 No. 01378 \$190,370.28 Phelan Hallinan Diamond & Jones, LLP</p> <p>1810-312 1817 Willington St 19121 32nd wd. 1,036 Sq. Ft. OPA#321103700 Subject to Mortgage Improvements: Residential Property MARGARET DAVIS, A/K/A MARGARET CAULETTA DAVIS, A/K/A MARGARET C. DAVIS C.P. June Term, 2017 No. 00265 \$68,147.73 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1810-313 2129 Devereaux Ave 19149 62nd wd. 2,515 Sq. Ft. OPA#621236400 Improvements: Residential Property PATRICIA PAULLMAN, KNOWN HEIR OF JAMES PAULLMAN, DECEASED; BEATRICE PAULLMAN, KNOWN HEIR OF JAMES PAULLMAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES PAULLMAN, DECEASED C.P. November Term, 2016 No. 02001 \$121,278.94 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p>	<p>1810-314 8127 Woolston Ave 19150-3007 50th wd. 1,474 Sq. Ft. OPA#502075100 Improvements: Residential Property GINA COLLINS C.P. March Term, 2018 No. 02267 \$136,115.76 Phelan Hallinan Diamond & Jones, LLP</p> <p>1810-316 2143 Brighton St 19149 54th wd. 1,796 Sq. Ft. OPA#542099400 Improvements: Residential Property YOVANA BUSTAMANTE-ARROYO A/K/A YOVANA BUSTAMANTE C.P. November Term, 2015 No. 02398 \$168,726.21 KML Law Group, P.C.</p> <p>1810-317 5910 Morton St 19144-1144 59th wd. 1,620 Sq. Ft. OPA#592198900 Improvements: Residential Property BRENDA H. BILLA; RODNEY B. BILLA C.P. April Term, 2018 No. 01911 \$56,886.06 Phelan Hallinan Diamond & Jones, LLP</p> <p>1810-318 155 E Fariston Dr 19120 61st wd. 1,152 Sq. Ft. OPA#611379600 Improvements: Residential Property TIESHIA P. COOK-MCGEE A/K/A TIESHIA P. COOK C.P. April Term, 2018 No. 01418 \$140,412.07 Phelan Hallinan Diamond & Jones, LLP</p> <p>1810-319 1224 W Hazzard St 19133-1108 37th wd. 1,024 Sq. Ft. OPA#371404900 Improvements: Residential Property SHIRLEY SMITH A/K/A SHIRLEY SMITH HILL A/K/A SHIRLEY SMITH-HILL C.P. February Term, 2018 No. 02480 \$7,599.33 Phelan Hallinan Diamond & Jones, LLP</p> <p>1810-320 9209 Wesleyan Rd 19114 57th wd. DET W/D GAR 1 STY MAS+OTH; 1,127 Sq. Ft. BRT#572238000 Improvements: Residential Dwelling JANE LOIS FOWLER C.P. December Term, 2017 No. 01558 \$183,572.69 McCabe, Weisberg, & Conway, LLC</p> <p>1810-321 2825 S Alder St 19147 39th wd. 865 Sq. Ft. BRT#395263200 Improvements: Residential Real Estate RICHARD S. DEROSA C.P. February Term, 2018 No. 02974 \$236,066.17 Stern & Eisenberg PC</p> <p>1810-322 1120 Lindley Ave 19141 49th wd. 2,620 Sq. Ft. BRT#491151000 Improvements: Residential Real Estate R.E. MUNDY A/K/A RENEE E MUNDY A/K/A R. MUNDY C.P. January Term, 2018 No. 00745 \$105,386.30 Stern & Eisenberg PC</p> <p>1810-323 1026 E Sydney St 19150 50th wd. 3,510 Sq. Ft. OPA#502467100 Improvements: Residential Property DJEFFLY DINVIL A/K/A DJEFFY DINVIL C.P. October Term, 2017 No. 02786 \$303,952.65 Shapiro & DeNardo, LLC</p> <p>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 South-westerly 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 Leona Mogavero, Esquire</p> <p>1810-325 6642 Lincoln Dr 19119 22nd wd. 3,889 Sq. Ft. BRT#223274400 Improvements: Residential Real Estate DANESSA MALLOY-ALLEN AND HERMANDO MOYA C.P. February Term, 2017 No. 06943 \$248,933.85 Stern & Eisenberg PC</p> <p>1810-326 8446 Bayard St 19150 50th wd. Land: 2,555</p>	<p>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</p> <p>1810-327 5950 Pine St 19143 3rd wd. Improvement Area: 1,600 Sq. Ft.; Land Area: 1,280 Sq. Ft. OPA#032044600 Improvements: Row 2 Sty Masonry VALENTIN BIKIBILI C.P. February Term, 2012 No. 00162 \$116,469.66 Brett L. Messenger, Ryan A. Gower, and Paul J. Fanelli</p> <p>1810-328 1111 E Sharpnack St 19150 50th wd. 1,763 Sq. Ft. BRT#502332400 Improvements: Residential Dwelling DELORES SMITH-HUBBARD C.P. July Term, 2010 No. 02962 \$125,120.52 Udren Law Offices, P.C.</p> <p>1810-329 1243 N. Allison St 19131 4th wd. Land: 1,575 Sq. Ft.; Improvement: 1,042 Sq. Ft.; Total: 2,617 Sq. Ft. OPA#041199100 Improvements: Residential Property SHONDA FAULCON AND JAMES T. SPRUILL C.P. January Term, 2018 No. 05491 \$41,628.58 Richard M. Squire & Associates, LLC</p> <p>1810-330 232 N Simpson St 19139 34th wd. 1,140 Sq. Ft. OPA#343103300 Improvements: Residential Property ISSAC TOWNES C.P. March Term, 2018 No. 02148 \$75,033.65 Shapiro & DeNardo, LLC</p> <p>1810-331 2916 Disston St 19149-1929 55th wd. 1,816 Sq. Ft. BRT#551288800 Improvements: Residential Dwelling KEVIN L. BRUMSKILL AND LORI A. BRUMSKILL C.P. November Term, 2017 No. 02033 \$135,312.71 Powers, Kim & Associates, LLC</p> <p>1810-332 5602 Hunter St 19131 4th wd. 1,200 Sq. Ft. OPA#043191300 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERTRUDE GASKIN A/K/A GERTRUDE T. GASKIN, DECEASED, DARNELL GASKIN, KNOWN HEIR OF GERTRUDE GASKIN A/K/A GERTRUDE T. GASKIN, DECEASED, SHONDA GASKIN, KNOWN HEIR OF GERTRUDE GASKIN A/K/A GERTRUDE T. GASKIN, DECEASED AND KEVIN GASKIN, KNOWN HEIR OF GERTRUDE GASKIN A/K/A GERTRUDE T. GASKIN, DECEASED C.P. March Term, 2016 No. 03384 \$45,191.15 Shapiro & DeNardo, LLC</p> <p>1810-334 2944 Poplar St 19103 15th wd. 1,800 Sq. Ft. OPA#152345800 Improvements: Residential Property PRISCILLA MOLINA C.P. January Term, 2017 No. 01563 \$240,270.98 Shapiro & DeNardo, LLC</p> <p>1810-335 11891 Academy Rd, Unit J-5 19154 66th wd. 1,326 Sq. Ft. OPA#888660468 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS,</p>

SHERIFF'S SALE

ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SANDRA SHOREY, DECEASED AND JENNIFER E. SHOREY, INDIVIDUALLY AND AS KNOWN HEIR OF SANDRA SHOREY, DECEASED C.P. January Term, 2017 No. 01560 \$175,590.07 Shapiro & DeNardo, LLC

1810-336

2326 S 6th St 19148 39th wd. 1,304 Sq. Ft. OPA#392351400 Improvements: Residential Property
THIEM TAC CHIM AND MEHN TAC CHIM C.P. May Term, 2017 No. 02584 \$101,662.80 Shapiro & DeNardo, LLC

1810-337

6008 N Magnolia St a/k/a 6008 Magnolia St 19144 59th wd. 784 Sq. Ft. OPA#592234000 Improvements: Residential Property
CAROL E. STEPHENS C.P. February Term, 2018 No. 02060 \$41,881.45 Phelan Hallinan Diamond & Jones, LLP

1810-338

8245 Thouron Ave 19150-2018 50th wd. 1,208 Sq. Ft. OPA#502174500 Improvements: Residential Property
SONYA G. WILKINSON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF IMOGENE C. WILKINSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER IMOGENE C. WILKINSON, DECEASED C.P. July Term, 2017 No. 00949 \$100,753.01 Phelan Hallinan Diamond & Jones, LLP

1810-340

6527 Allman St 19142-1923 40th wd. 1,238 Sq. Ft. OPA#403103000 Improvements: Residential Property
EDWARD MAUSER C.P. April Term, 2017 No. 03951 \$46,414.05 Phelan Hallinan Diamond & Jones, LLP

1810-341

4937 B St 19120 42nd wd. 1,144 Sq. Ft. OPA#421328300 Improvements: Residential Property
EILEEN ORTIZ ECHEVARRIA, EXECUTRIX OF THE ESTATE OF DELIA I. ECHEVARRIA, DECEASED C.P. September Term, 2016 No. 02116 \$78,086.03 Shapiro & DeNardo, LLC

1810-342

5927 W Oxford St 19151 34th wd. 1,248 Sq. Ft. OPA#342095600 Improvements: Residential Property
HOWARD J. NICKENS C.P. April Term, 2018 No. 00215 \$95,240.03 Shapiro & DeNardo, LLC

1810-343

8261 Williams Ave 19150 50th wd. 1,605 Sq. Ft. OPA#502270400 Improvements: Residential Property
GERALD I. NWANKWO C.P. February Term, 2018 No. 02423 \$112,825.72 Shapiro & DeNardo, LLC

1810-344

1846 Penfield St 19126-1538 10th wd. 1,280 Sq. Ft. OPA#101372800 Improvements: Residential Property
DELORES HUBBARD C.P. February Term, 2011 No. 01701 \$74,746.35 Phelan Hallinan Diamond & Jones, LLP

1810-345

5005 Woodland Ave 19143 27th wd. 2,220 Sq. Ft. OPA#273146100 Improvements: Residential Property
QIYANAH THOMPSON A/K/A QIYUNAH THOMPSON C.P. March Term, 2018 No. 00248 \$173,296.63 Shapiro & DeNardo, LLC

1810-346

2605 S Beulah St 19148 39th wd. 968 Sq. Ft. OPA#39-3-2028-00 Improvements: Residential Property
NICOLE SHUMAKERIS C.P. September Term, 2016 No. 00610 \$180,439.06 Shapiro & DeNardo, LLC

1810-347

1800 Lansing St 19111 56th wd. 2,813 Sq. Ft. OPA#561469000 Improvements: Residential Property
JORGE L. REYES REYES C.P. February Term, 2018 No. 02083 \$167,859.09 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1810-348

5438 N Fairhill St 19120-2711 61st wd. 1,440 Sq. Ft. OPA#612293600 Improvements: Residential Property
JAMAR YOUNG A/K/A JAMAR H.

SHERIFF'S SALE

YOUNG C.P. January Term, 2018 No. 04895 \$59,483.64 Phelan Hallinan Diamond & Jones, LLP

1810-349

1144 E Durham St 19150-2900 50th wd. 1,392 Sq. Ft. OPA#502455700 Improvements: Residential Property
RUTH F. YANCY A/K/A RUTH YANCY; WILLIAM B. YANCY C.P. August Term, 2016 No. 02506 \$156,847.79 Phelan Hallinan Diamond & Jones, LLP

1810-350

3165 Gaul St 19134-4446 25th wd. 1,152 Sq. Ft. OPA#251385400 Improvements: Residential Property
ROBERT J. LINDSAY; DIANA GLINKA C.P. February Term, 2016 No. 04920 \$171,904.66 Phelan Hallinan Diamond & Jones, LLP

1810-351

2550 S 68th St 19142-2108 40th wd. 960 Sq. Ft. OPA#406097200 Improvements: Residential Property
ERNEST ADKINS, IN HIS CAPACITY AS HEIR OF B. MARY ADKINS A/K/A BEATRICE M. ADKINS, DECEASED; CAMILLE M. ADKINS, IN HER CAPACITY AS HEIR OF B. MARY ADKINS A/K/A BEATRICE M. ADKINS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER B. MARY ADKINS A/K/A BEATRICE M. ADKINS, DECEASED C.P. March Term, 2018 No. 02614 \$28,487.37 Phelan Hallinan Diamond & Jones, LLP

1810-352

1426 68th Ave 19126 10th wd. Land: 1,935 Sq. Ft.; Improvement: 2,020 Sq. Ft.; Total: 3,955 Sq. Ft. OPA#101247100 Improvements: Residential Property
TYRONE CALLENDER C.P. May Term, 2017 No. 01939 \$171,240.63 Richard M. Squire & Associates, LLC

1810-353

1034 Fanshawe St 19111-4804 53rd wd. 2,975 Sq. Ft. BRT#53-2-0265-00 Improvements: Residential Dwelling
HEIRS AND DEWISEES OF JULES LINCH, DECEASED C.P. May Term, 2018 No. 02763 \$170,415.93 Pressman & Doyle, LLC

1810-354

4661 James St 19137-1103 45th wd. 1,216 Sq. Ft. OPA#453417500 Improvements: Residential Property
JOSEPH ZWICHAROWSKI, JR. A/K/A JOSEPH ZWIACHAROWSKI C.P. November Term, 2016 No. 01919 \$106,441.61 Phelan Hallinan Diamond & Jones, LLP

1810-355

1232 Tyson Ave 19111 53rd wd. 5,125 Sq. Ft. OPA#532224000 Improvements: Residential Property
JACQUELINE DESSABLES; JEAN LAVAUD C.P. December Term, 2017 No. 03963 \$222,048.90 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1810-356

1650 E Tulpehocken St 19138 10th wd. 1,684 Sq. Ft. OPA#102203200 Improvements: Residential Property
EDWARD STARLING C.P. March Term, 2018 No. 01634 \$142,355.24 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1810-357

4017 Aldine St 19136-3906 41st wd. 1,126 Sq. Ft. OPA#412120300 Improvements: Residential Property
KAREN MASTALSKI C.P. February Term, 2018 No. 00179 \$92,245.94 Phelan Hallinan Diamond & Jones, LLP

1810-358

5533 Pentridge St 19143-4028 51st wd. 1,140 Sq. Ft. OPA#513227100 Improvements: Residential Property
ARTHUR PITTS C.P. March Term, 2016 No. 02804 \$172,253.31 Phelan Hallinan Diamond & Jones, LLP

1810-359

5357 Charles St 19124-1403 62nd wd. (formerly 23rd wd.) 1,128 Sq. Ft. OPA#622291500 Improvements: Residential Property
KEITH BENNETT C.P. April Term, 2018 No. 02490 \$87,388.81 Phelan Hallinan Diamond & Jones, LLP

1810-360

1509 S Chadwick St 19146 36th wd. 1,096 Sq. Ft. OPA#365167700 Improvements: Residential Property

SHERIFF'S SALE

EMANUEL L. SANTOS C.P. August Term, 2015 No. 04144 \$187,592.43 Phelan Hallinan Diamond & Jones, LLP

1810-361

753 E Thayer St 19134-1813 33rd wd. 1,260 Sq. Ft. OPA#331150400 Improvements: Residential Property
ESNIEL SILVA A/K/A EFNIEL SILVA C.P. December Term, 2017 No. 01298 \$57,491.72 Phelan Hallinan Diamond & Jones, LLP

1810-362

6314 N Woodstock St 19138 17th wd. Land: 1,155 Sq. Ft.; Improvement: 1,158 Sq. Ft. BRT#172408300 Improvements: Residential Real Estate
ANDRE JENKINS C.P. September Term, 2017 No. 002196 \$64,446.39 Stern & Eisenberg PC

1810-363

2018 S. 3rd St 19148-2644 39th wd. 1,009 Sq. Ft. BRT#391356300 Improvements: Row 2 Sty Masonry
JOAN A. BROWN C.P. September Term, 2017 No. 00478 \$290,361.94 Milstead & Associates, LLC

1810-364

107 W. Thompson St 19122-4621 18th wd. 436 Sq. Ft. BRT#182159201
JOSE J. SANCHEZ A/K/A JOSE JUAN SANCHEZ AND ELIZABETH RAMIREZ C.P. June Term, 2016 No. 02481 \$69,218.68 Milstead & Associates, LLC

1810-365

7536 Woodbine Ave 19151-2720 34th wd. 1,646 Sq. Ft. BRT#343199700 Improvements: Row B/gar 2 Sty Masonry
LEROY BROWN C.P. October Term, 2017 No. 02330 \$168,770.27 Milstead & Associates, LLC

1810-366

1824 Pennington Rd 19151-2017 34th wd. 2,296 Sq. Ft. BRT#343332700 Improvements: Row B/gar 2 Sty Masonry
JACQUELINE F. FENNAL AND JEANINE FENNAL C.P. December Term, 2013 No. 02238 \$202,385.85 Milstead & Associates, LLC

1810-367

910 N Fallon St 19131-5121 44th wd. 825 Sq. Ft. BRT#442206300 Improvements: Row 2 Sty Masonry
GREG HUGHES A/K/A GREGORY HUGHES C.P. March Term, 2018 No. 02962 \$35,823.60 Milstead & Associates, LLC

1810-368

8945 Haven Pl a/k/a 8945QQ Haven Pl 19152-1401 57th wd. 4,260 Sq. Ft. BRT#571254500 Improvements: S/d W/b Gar 2 Sty Mas+oth
DENISE R. STROTTER A/K/A DENISE STROTTER C.P. September Term, 2016 No. 00147 \$110,588.68 Milstead & Associates, LLC

1810-369

5929 Palmetto St 19120 35th wd. 960 Sq. Ft. BRT#352293700 Improvements: Residential Dwelling
DANTE C. CORRADO AND JACQUELINE L. CORRADO C.P. August Term, 2015 No. 01005 \$48,087.93 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1810-370

6129 N. 6th St 19120-1320 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

1810-371

8620 Bayard St 19150 50th wd. 1,152 Sq. Ft. OPA#501207700 Improvements: Residential Property
CHERI D. SALLEY-GILMORE A/K/A CHERI DARLENE SALLEY-GILMORE C.P. May Term, 2018 No. 01796 \$39,049.11 Phelan Hallinan Diamond & Jones, LLP

1810-372

2510 S 61st St 19142 40th wd. Land: 1,096 Sq. Ft.; Improvement: 960 Sq. Ft.; Total: 2,056 Sq. Ft. OPA#402063800 Improvements: Residential Property
LUCRETIA SMITH A/K/A LUCRETIA D. SMITH AND UNITED STATES OF AMERICA C.P. August Term, 2016 No. 00403 \$92,581.37 Richard M. Squire & Associates, LLC

1810-373

518 S. Conestoga St 19143 46th wd. 1,455

SHERIFF'S SALE

Sq. Ft. OPA#463181500 Improvements: Residential Dwelling
JAMES T. LOVETT C.P. September Term, 2011 No. 01515 \$77,142.53 Joseph R. Lovardi, Esquire

1810-374

7133 Torresdale Ave 19135 65th wd. Improvement Area: 1,728 Sq. Ft.; Land Area: 1,800 Sq. Ft. OPA#871585340 Improvements: Row W/off Str 2 Sty Mason
HEATHER I. FINFER HASLAM A/K/A HEATHER I. HASLAM & EDWARD L. FINFER C.P. July Term, 2017 No. 03800 \$61,676.42 Brett L. Messenger, Ryan A. Gower, and Paul J. Fanelli

1810-375

1709 S Avondale St 19142 40th wd. 1,674 Sq. Ft. OPA#401178200 Improvements: Residential Property
LATISA NEWSOME C.P. July Term, 2017 No. 00211 \$89,154.52 KML Law Group, P.C.

1810-376

6113 N Marshall St 19120 61st wd. 1,360 Sq. Ft. OPA#611139400 Improvements: Residential Property
RONNETTE GREEN AS ADMINISTRATRIX OF THE ESTATE OF KIMBERLE HOLSEY, DECEASED C.P. September Term, 2017 No. 01778 \$112,550.07 KML Law Group, P.C.

1810-377

327 S Frazier St 19143 60th wd. 1,155 Sq. Ft. OPA#604234000 Improvements: Residential Property
NIKIA K. STANFIELD C.P. July Term, 2017 No. 01889 \$108,234.64 KML Law Group, P.C.

1810-378

4747 N 13th St 19141 49th wd. 989 Sq. Ft. OPA#491502500 Improvements: Residential Property
PATRICIA BAKER C.P. April Term, 2018 No. 02436 \$45,164.90 KML Law Group, P.C.

1810-379

2808 N 20th St 19132 38th wd. Land: 1,200 Sq. Ft.; Improvement: 1,206 Sq. Ft.; Total: 2,406 Sq. Ft. BRT#111258400 Improvements: Residential Property
UNKNOWN HEIRS OF THE ESTATE OF WILLIE CHERRY, DECEASED C.P. August Term, 2017 No. 02228 \$59,423.29 Richard M. Squire & Associates, LLC

1810-380

2276-78 N 51st St 19131 52nd wd. 2,720 Sq. Ft. OPA#521279700 Improvements: Residential Property
GWENDOLYN L. JACKSON; PATRICIA GRAY A/K/A PATRICIA R. GRAY A/K/A PATRICIA R. JACKSON-GRAY C.P. May Term, 2015 No. 00706 \$151,419.51 Phelan Hallinan Diamond & Jones, LLP

1810-381

6315 Allman St 19142-2009 40th wd. 1,293 Sq. Ft. OPA#401245100 Improvements: Residential Property
DAVID BAILEY C.P. September Term, 2015 No. 03414 \$20,640.00 Phelan Hallinan Diamond & Jones, LLP

1810-382

1768 S Avondale St 19142 40th wd. 1,746 Sq. Ft. OPA#401186900 Improvements: Residential Property
DEBRA L. SMITH C.P. January Term, 2017 No. 01954 \$63,331.94 KML Law Group, P.C.

1810-383

1915 Independence St 19138 10th wd. 1,032 Sq. Ft. BRT#102098000 Improvements: Residential Dwelling
KHALEP COPEES C.P. May Term, 2018 No. 644 \$13,811.02 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

1810-385

240 E Comly St a/k/a 240 Comly St 19120 35th wd. 1,473 Sq. Ft. OPA#352138800 Improvements: Residential Property
WENDY CORREA AND WILLIAM CORREA C.P. February Term, 2018 No. 01153 \$119,200.34 KML Law Group, P.C.

1810-386

7159 Montague St 19135 41st wd. 1,064 Sq. Ft. OPA#412263500 Improvements: Residential Property
BRAD YOUNG C.P. December Term, 2017 No. 02324 \$98,552.34 Michael C. Mazack

1810-387

5740 Kemble Ave 19141 17th wd. 1,216 Sq. Ft. OPA#172326915 Improvements: Residential Property

SHERIFF'S SALE

ROSA M. MALLETTE AND LARRY N. MALLETTE C.P. March Term, 2018 No. 02673 \$122,309.76 KML Law Group, P.C.

1810-388

2114 Carver St 19124 41st wd. 915 Sq. Ft. OPA#411046500 Improvements: Residential Property
RICHARD KUBACKI C.P. June Term, 2017 No. 01741 \$30,924.41 KML Law Group, P.C.

1810-389

738 S 57th St 19143 46th wd. 1,125 Sq. Ft. OPA#463248800 Improvements: Residential Property
TERESA PURDY C.P. March Term, 2018 No. 01825 \$57,038.14 KML Law Group, P.C.

1810-390

6209 Chestnut St 19139 3rd wd. 1,848 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.

1810-391

5316 N 12th St 19141 49th wd. 1,750 Sq. Ft. OPA#493135800 Improvements: Residential Property
KEASHA PAULHILL C.P. November Term, 2008 No. 03200 \$85,288.06 KML Law Group, P.C.

1810-392

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

1810-393

1972 Sterling St 19138-0000 10th wd. 1,374 Sq. Ft. OPA#101395600 Improvements: Residential Property
NAIMAH DEVINE C.P. September Term, 2014 No. 03078 \$97,646.11 Phelan Hallinan Diamond & Jones, LLP

1810-394

431 Cross St 19147-6510 1st wd. BRT#011284500
HANEEF NELSON A/K/A HANEEF S. NELSON A/K/A HANEEF SAKIN NELSON A/K/A HAIKEEM NELSON AND 431 LAND TRUST C.P. March Term, 2014 No. 03577 \$79,165.85 Richard J. Nalbandian

1810-395

1446 Creston St 19149 54th wd. 1,271 Sq. Ft. OPA#541007300 Subject to Mortgage Improvements: Residential Property
JESSICA COTTO, A/K/A JESSICA M. COTTO; ALEXANDER LEBRON C.P. January Term, 2017 No. 04381 \$67,349.93 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1810-396

1631 French St 19121 32nd wd. 827 Sq. Ft. BRT#321059800 Improvements: Residential Dwelling
HOWARD YOUNG, SOLELY IN HIS CAPACITY AS HEIR OF LAUREN J. CHANDLER A/K/A LAUREN J. CHANDLER-YOUNG DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LAUREN J. CHANDLER C.P. March Term, 2016 No. 03382 \$110,273.53 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1810-397

7156 Gillespie St 19135 41st wd. 1,440 Sq. Ft. OPA#412298100 Improvements: Residential Property
BETTY J. GILLIAM, A/K/A BETTY JEAN GILLIAM C.P. January Term, 2018 No. 05056 \$89,358.22 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1810-398

1119 Wagner Ave 19141 49th wd. 1,147 Sq. Ft. BRT#493021200 Improvements: Residential Real Estate
LOLITA R. TURNER A/K/A LOLITA TURNER SOLELY AS ADMINISTRATRIX OF THE ESTATE OF DEVONDE JOHNSON C.P. April Term, 2018 No. 01102 \$64,265.11 Stern & Eisenberg PC

1810-399

8744 Glenloch St 19136 65th wd. 1,610 Sq. Ft. OPA#652270000 Improvements: Residential Property
MAJOR NWANKWO; UGOCHI NWANKWO C.P. May Term, 2014 No.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>1810-400 6235 Castor Ave 19149-2730 54th wd. 1,472 Sq. Ft. OPA#541160700 Improvements: Residential Property IAN ZANKMAN, IN HIS CAPACITY AS HEIR OF HARRY ZANKMAN A/K/A HARRY N. ZANKMAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HARRY ZANKMAN A/K/A HARRY N. ZANKMAN, DECEASED C.P. February Term, 2018 No. 00105 \$99,382.25 Phelan Hallinan Diamond & Jones, LLP</p>	<p>REPRESENTATIVE OF THE ESTATE OF CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON C.P. February Term, 2017 No. 07915 \$198,343.10 Udren Law Offices, P.C.</p>	<p>ROBIN SIMMENS, A/K/A ROBIN GAM-BURG C.P. April Term, 2014 No. 00460 \$539,900.73 Justin F. Kobeski, Esquire; Man-ley Deas Kochalski LLC</p>	<p>February Term, 2014 No. 00789 \$140,315.45 Milstead & Associates, LLC</p>	<p>Sq. Ft. OPA#261201900 Improvements: Residential Property JONATHAN FOSCO; LAUREN FOS-CO C.P. August Term, 2016 No. 02114 \$190,284.30 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1810-401 6480 Ross St 19119 22nd wd. 802 Sq. Ft. BRT#221215700 Improvements: Residential Dwelling TROY K. GRANT III C.P. January Term, 2018 No. 02285 \$57,322.57 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>	<p>1810-410 3358 Jasper St 19134 45th wd. 1,024 Sq. Ft. OPA#452381300 Improvements: Residential Property CROSS KEYS INVESTMENT LLC C.P. January Term, 2018 No. 01855 \$81,649.97 KML Law Group, P.C.</p>	<p>1810-422 11629 Kelvin Ave 19116-2905 58th wd. 6,090 Sq. Ft. BRT#582559800 Improve-ments: Residential Dwelling DAVID RAJKOWSKI AND JOAN M. SPILLS C.P. September Term, 2017 No. 01772 \$249,687.47 Powers, Kirm & As-sociates, LLC</p>	<p>1810-434 3227 Rorer St 19134-1720 7th wd. 840 Sq. Ft. BRT#073168800 Improvements: Row 2 Sty Masonry YELENA MOTRO C.P. January Term, 2018 No. 02806 \$46,994.12 Milstead & Associ-ates, LLC</p>	<p>1810-448 4108 Tyson Ave 19135-1616 55th wd. 1,122 Sq. Ft. OPA#552190500 Improvements: Residential Property EUGENIA G. WILKINS-HAYES C.P. May Term, 2013 No. 00459 \$205,852.05 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1810-402 2538 Cedar St 19125 31st wd. 1,176 Sq. Ft. OPA#312036100 Improvements: Residential Property FELICIA A. JEFFERSON C.P. June Term, 2017 No. 01736 \$83,046.89 Phelan Hal-linan Diamond & Jones, LLP</p>	<p>1810-411 2119 Oakmont St 19152 56th wd. 2,948 Sq. Ft. OPA#561379100 Improvements: Resi-dential Property MD ZAFOR AHMED C.P. June Term, 2015 No. 00107 \$156,749.78 KML Law Group, P.C.</p>	<p>1810-424 2132 W. 65th Ave 19138 17th wd. Beginning Point: Situate on the south side of 65th Avenue at the distance of 48 feet westward from the west side of Norwood Street OPA#171357400 Improvements: Row 2 Sty Masonry CHARDE HARDEE C.P. December Term, 2017 No. 03997 \$46,779.77 Patrick J. Wesner, Esquire</p>	<p>1810-436 1324 Passmore St 19111 53rd wd. 1,140 Sq. Ft. OPA#531108100 Improvements: Resi-dential Property TIFFANY S. DAWSON C.P. November Term, 2016 No. 02537 \$88,004.30 Shapiro & DeNardo, LLC</p>	<p>1810-449 1717 N 53rd St 19131-3602 34th wd. 809 Sq. Ft. (land area); 1,054 Sq. Ft. (improvement area) BRT#521330400 Subject to Mortgage Improvements: Row 2 Sty Masonry SHARON THORPE-FULTON C.P. July Term, 2017 No. 01707 \$22,331.40 Kevin J. Cummings, Esquire</p>
<p>1810-403 6601 N 4th St 19126 61st wd. 11,000 Sq. Ft. OPA#611065100 Improvements: Residential Property CURTIS MURRAY AND TRACEY MUR-RAY C.P. April Term, 2017 No. 00077 \$235,252.59 KML Law Group, P.C.</p>	<p>1810-412 1624 W. Champlost St 19141 17th wd. 1,550 Sq. Ft. OPA#171200200 Improvements: Residential Property JANIE M. LOPEZ A/K/A JANIE LOPEZ AND LAUREANO LOPEZ C.P. July Term, 2017 No. 001396 \$43,018.49 Michael C. Mazack</p>	<p>1810-425 2801 Glenview St 19149 55th wd. 3,872 Sq. Ft. BRT#551234300 Improvements: Resi-dential Dwelling JODY M. CHRZANOWSKI C.P. November Term, 2017 No. 01531 \$66,955.75 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosen-stiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>	<p>1810-437 4606 Horrocks St 19124 23rd wd. 1,385 Sq. Ft. OPA#234218600 Improvements: Resi-dential Property DERRICK MONTES AND LUIS LO-PEZ C.P. January Term, 2017 No. 04645 \$88,613.77 Shapiro & DeNardo, LLC</p>	<p>1810-450 306 E Upsal St 19119-2347 22nd wd. 960 Sq. Ft. OPA#221079100 Improvements: Resi-dential Property PABLO JOHNSON A/K/A PABLO K. JOHN-SON; TIA MCCRAY C.P. October Term, 2017 No. 02751 \$65,019.99 Phelan Hal-linan Diamond & Jones, LLP</p>
<p>1810-404 1846 S 65th St 19142-1312 40th wd. 1,176 Sq. Ft. OPA#403005100 Improvements: Residential Property CRESIUS DARIUS; TACIANA DARIUS A/K/A TACIANA PARIUS C.P. May Term, 2012 No. 03161 \$92,250.92 Phelan Hal-linan Diamond & Jones, LLP</p>	<p>1810-413 1937 Church Ln 19141 17th wd. 1,831 Sq. Ft. OPA#171244400 Improvements: Resi-dential Property CHLOE S. TIPPINS AS EXECUTRIX OF THE ESTATE OF EULA G. NIMMONS DE-CEASED C.P. December Term, 2017 No. 04114 \$47,335.97 KML Law Group, P.C.</p>	<p>1810-426 1001-3 Allengrove St 19124 23rd wd. S/D W/D GAR 2 STY MASONRY; 2,200 Sq. Ft. BRT#234145300 Improvements: Residential Dwelling ERIC B. WALKER JR C.P. March Term, 2018 No. 03332 \$190,607.83 McCabe, Weisberg, & Conway, LLC</p>	<p>1810-438 2935 Normandy Dr 19154-1639 66th wd. 1,424 Sq. Ft. OPA#662499800 Improve-ments: Residential Property JOCELYN RODRIGUEZ; MANUEL A. SAN-CHEZ C.P. August Term, 2017 No. 00169 \$212,348.27 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1810-451 900 S 57th St 19143 46th wd. 1,256 Sq. Ft. OPA#463252200 Improvements: Residential Property JELEANA JAMES-MEARS C.P. October Term, 2017 No. 01322 \$88,412.69 KML Law Group, P.C.</p>
<p>1810-405 1333 Mckinley St 19111 53rd wd. 1,139 Sq. Ft. OPA#531027500 Improvements: Resi-dential Property CARMEN J. ALICEA C.P. June Term, 2015 No. 02822 \$69,059.26 KML Law Group, P.C.</p>	<p>1810-414 1416 W Pacific St 19140 13th wd. 816 Sq. Ft. OPA#131024600 Improvements: Residential Property DWAYNE C. WOODS AS ADMINISTRA-TOR OF THE ESTATE OF DOROTHY LOU-ISE WOODS A/K/A DOROTHY WOODS, DECEASED C.P. January Term, 2018 No. 00103 \$66,815.78 KML Law Group, P.C.</p>	<p>1810-427 633 N 54th St 19131 44th wd. ROW 2 STY MASONRY; 1,092 Sq. Ft. BRT#442353500 Improvements: Residential Dwelling KEVIN WILLIAMS C.P. November Term, 2017 No. 02009 \$27,322.69 McCabe, Weis-berg, & Conway, LLC</p>	<p>1810-439 2014 E Monmouth St 19134-3613 25th wd. 1,096 Sq. Ft. OPA#252118400 Improve-ments: Residential Property JAMIE PEARLSTEIN C.P. October Term, 2017 No. 02747 \$40,350.77 Phelan Hal-linan Diamond & Jones, LLP</p>	<p>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 DA-VIS C.P. November Term, 2015 No. 00773 \$150,690.38 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1810-406 5242 N Marshall St 19120-3135 49th wd. 990 Sq. Ft. OPA#492118900 Improvements: Residential Property LATANYA ROCKEYMORE C.P. March Term, 2018 No. 03447 \$77,554.06 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1810-415 2227 S Bonsall St 19145 48th wd. 708 Sq. Ft. OPA#482277900 Improvements: Residential Property ANGELA B. FORD A/K/A ANGELA FORD C.P. April Term, 2018 No. 00008 \$93,796.98 KML Law Group, P.C.</p>	<p>1810-428 6327 Farnsworth St 19149 62nd wd. 1,373 Sq. Ft. OPA#621533800 Improvements: Residential Property STEPHANIE COLLINS SOLELY IN HER CAPACITY AS HEIR OF JOSEPH J. FLOOD, DECEASED AND THE UNKNOWN HEIRS OF JOSEPH J. FLOOD DECEASED C.P. September Term, 2017 No. 00057 \$151,181.52 KML Law Group, P.C.</p>	<p>1810-440 6650 Crowson St 19119-2202 22nd wd. 1,118 Sq. Ft. OPA#221239900 Improve-ments: Residential Property NECKER BARBIER C.P. March Term, 2018 No. 03030 \$88,368.77 Phelan Hal-linan Diamond & Jones, LLP</p>	<p>1810-454 3920 Palmetto St 19124-5418 33rd wd. 1,206 Sq. Ft. OPA#332182500 Improve-ments: Residential Property LUIS SANABRIA A/K/A LUIS A. SANABRIA C.P. March Term, 2018 No. 01232 \$67,840.44 Phelan Hallinan Dia-mond & Jones, LLP</p>
<p>1810-407 3020 N Ringgold St 19132-1328 38th wd. 1,000 Sq. Ft. OPA#381027900 Improve-ments: Residential Property ROBIN HIGHSMITH, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ELLEN HIGHSMITH A/K/A ELLEN RAE HIGHSMITH; RHONDA D. HIGHSMITH, IN HER CAPACITY AS HEIR OF THE ESTATE OF ELLEN HIGH-SMITH A/K/A ELLEN RAE HIGHSMITH; UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELLEN HIGHSMITH A/K/A ELLEN RAE HIGHSMITH, DECEASED C.P. March Term, 2018 No. 00700 \$24,108.46 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1810-417 1870 Haworth St 19124 62nd wd. 1,294 Sq. Ft. OPA#622017900 Improvements: Resi-dential Property LINDA H. SCOTT C.P. August Term, 2017 No. 01077 \$22,280.33 KML Law Group, P.C.</p>	<p>1810-429 1729 Danforth St 19152 35th wd. 2,134 Sq. Ft. OPA#562216300 Improvements: Resi-dential Property THOMAS K. KREEGER C.P. July Term, 2017 No. 001396 \$135,828.63 Michael C. Mazack</p>	<p>1810-441 2253 Disston St 19149 54th wd. 1,490 Sq. Ft. OPA#542075100 Improvements: Residential Property KIMBERLY A. GLASER C.P. August Term, 2017 No. 01916 \$118,073.75 KML Law Group, P.C.</p>	<p>1810-455 2605 S 67th St 19142 40th wd. 1,600 Sq. Ft. OPA#406037900 Improvements: Residential Property GERALDINE JEFFERSON C.P. May Term, 2018 No. 03202 \$51,553.20 KML Law Group, P.C.</p>
<p>1810-408 157 Mifflin St 19148 1st wd. 915 Sq. Ft. OPA#011171300 Improvements: Residen-tial Property JADE CARROLL AND KEVIN CAR-ROLL C.P. March Term, 2017 No. 00459 \$149,144.74 KML Law Group, P.C.</p>	<p>1810-418 4421 Knorr St 19135 55th wd. 1,694 Sq. Ft. OPA#552162900 Improvements: Residential Property JOHN FLATON III C.P. November Term, 2013 No. 00400 \$92,999.41 KML Law Group, P.C.</p>	<p>1810-430 917 Sigel St 19148-1620 1st wd. Land Area: 713 Sq. Ft.; Improvement Area: 1,028 Sq. Ft. OPA#012366100 Improvements: Row 2 Sty Masonry EUGENE MARRA C.P. June Term, 2018 No. 02959 \$307,459.50 Phillip D. Berger, Esq., Berger Law Group, PC</p>	<p>1810-442 113 Roseberry St 19148 39th wd. 696 Sq. Ft. OPA#391139500 Improvements: Residential Property JANINE MCALONAN AND WILLIAM MCALONAN C.P. March Term, 2018 No. 03038 \$163,773.86 KML Law Group, P.C.</p>	<p>1810-456 4554 Tudor St 19136-4014 41st wd. Be-ginning Point: On the Southwest side of Tu-dor Street (Fifty feet wide) at the distance of Four Hundred and Forty-Nine feet Five inches Southeastward from the Southeast side of Jack-son Street (Fifty feet wide) OPA#412135100 Improvements: Row B/gar 2 Sty Masonry CHARLES H. SHIELDS C.P. May Term, 2017 No. 03399 \$181,957.58 Patrick J. Wesner</p>
<p>1810-409 8547 Williams Ave 19150 50th wd. 1,447 Sq. Ft. BRT#502278100 Improvements: Resi-dential Dwelling ESTATE OF CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A CO-SHAY JOHNSON; IAN DENNIS, JR, AS KNOWN HEIR OF CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON; KENNETH JOHN-SON, AS KNOWN HEIR OF CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON; MERCEDES JOHNSON, AS KNOWN HEIR AND AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF CONSHAY JOHNSON A/K/A CONSHAY M. JOHNSON A/K/A COSHAY JOHNSON; SHACARA DENNIS, AS KNOWN HEIR AND AS CO-PERSONAL</p>	<p>1810-419 442 N Daggett St a/k/a 442 Daggett St 19151 34th wd. 1,500 Sq. Ft. OPA#343130200 Im-provements: Residential Property EILEEN CHESS, SOLELY IN HER CAPAC-ITY AS HEIR OF MARRIE L. CHESS, DE-CEASED, BENNIE CHESS, JR, SOLELY IN HER CAPACITY AS HEIR OF MARRIE L. CHESS, DECEASED, ALLINORRIE CHESS DANTZLER, SOLELY IN HER CAPACITY AS HEIR OF MARRIE L. CHESS, DECEAEED AND THE UNKNOWN HEIRS OF MARIE L. CHESS C.P. June Term, 2016 No. 02003 \$165,278.87 KML Law Group, P.C.</p>	<p>1810-431 871 N 20th St 19130-2023 15th wd. 1,321 Sq. Ft. BRT#151082100 Improvements: Semi/det 3 Sty Masonry DONALD WATKINS, JR, REAL OWNER AND ORIGINAL MORTGAGOR, DONALD WATKINS, SR., REAL OWNER AND ORIGI-NAL MORTGAGOR AND DELENA WAT-KINS, ORIGINAL MORTGAGOR C.P. March Term, 2014 No. 01491 \$409,558.56 Milstead & Associates, LLC</p>	<p>1810-443 1932 E Tioga St 19134-2040 45th wd. 1,226 Sq. Ft. OPA#452102500 Improvements: Residential Property HOWARD T. FITZGERALD C.P. March Term, 2018 No. 00183 \$52,803.67 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1810-457 533 Pierce St 19148-1807 1st wd. 700 Sq. Ft. OPA#011380600 Improvements: Residential Property SIDIQ SHAHEED MONTGOMERY C.P. July Term, 2017 No. 00950 \$66,573.37 Phelan Hallinan Diamond & Jones, LLP</p>
	<p>1810-420 12402 Wyndom Rd 19154-1322 66th wd. 1,890 Sq. Ft. BRT#66-3219300 Improve-ments: Residential Dwelling JOSEPH PAUL D'ARCANGELO C.P. January Term, 2018 No. 02286 \$43,421.70 Powers, Kirm & Associates, LLC</p>	<p>1810-432 700 N 64th St 19151 34th wd. 2,518 Sq. Ft. OPA#344246800 Improvements: Residential Property KETLEEN DORMEUS C.P. March Term, 2016 No. 01246 \$183,141.28 Shapiro & DeNardo, LLC</p>	<p>1810-444 5200 W Montgomery Ave, #15 A&B, a/k/a 5200-B W Montgomery Ave 19131-3303 52nd wd. 1,960 Sq. Ft. BRT#521065708 Im-provements: Residential Property TARANI A. JOHNSON; STATE TRUSTEE SERVICES, LLC AS TRUSTEE OF WEST MONTGOMERY LAND TRUST C.P. October Term, 2017 No. 01006 \$245,128.85 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1810-458 2613-15 W. Hunting Park Ave 19129-1303 38th wd. Land Area: 43,582 Sq. Ft.; Improve-ment Area: 26,784 Sq. Ft. OPA#775605150 Subject to Mortgage Improvements: 2-story Structure GETHESEMANE OUTREACH MINIS-TRIES C.P. October Term, 2016 No. 00682 \$463,848.40 entered on February 8, 2017 John R.K. Solt, Esquire</p>
	<p>1810-421 1060 Welsh Rd 19115 63rd wd. 39,001 Sq. Ft. OPA#632036402 Improvements: Resi-dential Property</p>	<p>1810-433 1513 66th Ave 19126 10th wd. 1,248 Sq. Ft. BRT#101219000 Improvements: Row B/gar 2 Sty Masonry JAMES WARD AND IVY WARD C.P.</p>	<p>1810-445 3050 N 16th St 19132-2310 11th wd. 1,350 Sq. Ft. OPA#111195900 Improvements: Residential Property TUTO INVESTMENT LLC; ALEXANDER BARNES C.P. May Term, 2018 No. 01553 \$44,250.83 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1810-459 1120 W Nevada St 19133 37th wd. 1,031 Sq. Ft. BRT#371314200 Improvements: 2 Story Masonry Row Home BRIAN K. WISE C.P. March Term, 2017 No. 00689 \$178,767.63 Janet L. Gold, Esquire</p>
		<p>1810-446 11614 Hendrix Terr 19116-2529 58th wd. 1,170 Sq. Ft. OPA#582374047 Improve-ments: Residential Property DIANE L. ROSSI C.P. April Term, 2016 No. 03383 \$91,289.00 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1810-447 2530 S Hicks St 19145-4604 26th wd. 1,110</p>	<p>1810-460 3826 Lawndale St 19124 33rd wd. 975 Sq. Ft. OPA#332253000 Improvements: Resi-dential Property TOMASA DIAZ-RUIZ AND MARIA E. OLI-VERAS C.P. June Term, 2015 No. 02311 \$94,865.13 KML Law Group, P.C.</p>

SHERIFF'S SALE

1810-461
1347 Sellers St 19124-3666 23rd wd. 2,520 Sq. Ft. OPA#234049900 Improvements: Residential Property
NAZMUL ISLAM C.P. April Term, 2018 No. 01913 \$113,732.20 Phelan Hallinan Diamond & Jones, LLP

1810-462
7230 Montour St 19111 53rd wd. 1,200 Sq. Ft. OPA#532411100 Improvements: Residential Property
MARK A. KULL; KARIN K. KULL C.P. September Term, 2016 No. 02411 \$167,668.39 Phelan Hallinan Diamond & Jones, LLP

1810-463
1621 W. Jefferson St 19121 47th wd. 4,176 Sq. Ft. BRT#471126700 Subject to Mortgage Subject to Rent
UNION HOUSING DEVELOPMENT CORP C.P. May Term, 2018 No. 000509 \$493,377.50 Daniel D. Haggerty, Esquire

1810-464
2627 S Dewey St 19142 40th wd. ROW 2 STY MASONRY; 960 Sq. Ft. BRT#402075700 Improvements: Residential Dwelling
ERICA WOOD, AS MORTGAGOR AND REAL OWNER AND IN HER CAPACITY AS KNOWN SURVIVING HEIR OF MINNIE BAKER, ERIC J. WOOD, KNOWN SURVIVING HEIR OF MINNIE BAKER AND UNKNOWN SURVIVING HEIRS OF MINNIE BAKER C.P. October Term, 2015 No. 03094 \$100,184.42 McCabe, Weisberg, & Conway, LLC

1810-465
503 Parlin St 19116-3334 58th wd. 1,440 Sq. Ft. OPA#582057600 Improvements: Residential Property
OWEN H. BLACK; CAROLYN A. BLACK C.P. April Term, 2013 No. 04374 \$226,424.52 Phelan Hallinan Diamond & Jones, LLP

1810-467
3009 S 16th St 19145-4903 26th wd. 1,050 Sq. Ft. OPA#26-1-2663-00 Improvements: Single Family, Residential Dwelling
ANNA MARIE GILKIN C.P. July Term, 2017 No. 03730 \$241,522.83 Hladik, Onorato, & Federman, LLP

1810-468
313 Palmer Dr 19115-1028 58th wd. 10,034 Sq. Ft. more or less OPA#58-1-1895-60 Improvements: Single Family, Residential Dwelling
CRYSTAL D. NICHOLS C.P. March Term, 2017 No. 00677 \$508,797.92 Hladik, Onorato, & Federman, LLP

1810-469
5718 Woodbine Ave 19131-2221 52nd wd. 1,805 Sq. Ft. OPA#522172300 Improvements: Residential Property
HERMAN DAVIS, JR C.P. November Term, 2017 No. 00614 \$140,293.49 Phelan Hallinan Diamond & Jones, LLP

1810-470
2067 Margaret St 19124-2866 23rd wd. 1,200 Sq. Ft. OPA#232163800 Improvements: Residential Property
NATHANIEL GLOVER A/K/A NATHANIEL K. GLOVER C.P. April Term, 2016 No. 02343 \$96,180.21 Phelan Hallinan Diamond & Jones, LLP

1810-472
1109 W Lehigh Ave 19133-1113 37th wd. 2,889 Sq. Ft. OPA#372292100 Improvements: Residential Property
JEAN DUCHATELLIER C.P. February Term, 2018 No. 02477 \$180,248.99 Phelan Hallinan Diamond & Jones, LLP

1810-473
3278 Emerald St 19134 45th wd. 810 Sq. Ft. OPA#452335200 Improvements: Residential Property
CROSS KEYS INVESTMENT LLC C.P. January Term, 2018 No. 01744 \$65,227.94 KML Law Group, P.C.

1810-474
1814 Pennington Rd 19151-2017 34th wd. 1,120 Sq. Ft. OPA#343332200 Improvements: Residential Property
DAVID SHIELDS C.P. July Term, 2007 No. 03993 \$73,243.02 Phelan Hallinan Diamond & Jones, LLP

1810-475
1004 66th Ave 19126 49th wd. 9,180 Sq. Ft. OPA#492087900 Improvements: Residential Property
DENEATRA BLACKSTON C.P. April Term, 2015 No. 03877 \$285,331.11 KML Law Group, P.C.

1810-476
7529 Brentwood Rd 19151 34th wd. 1,388

SHERIFF'S SALE

Sq. Ft. OPA#343229200 Improvements: Residential Property
RAMONA R. PERKINS C.P. March Term, 2018 No. 02206 \$99,729.24 KML Law Group, P.C.

1810-477
545 Wilder St 19147-5826 1st wd. 1,700 Sq. Ft. OPA#011252700 Improvements: Residential Property
SALADIN I. ABDUNAFI C.P. February Term, 2018 No. 01284 \$272,185.42 Phelan Hallinan Diamond & Jones, LLP

1810-478
3943 Stevenson Ln a/k/a 3943 Stevenson St 19114-2015 66th wd. 1,386 Sq. Ft. OPA#661288009 Improvements: Residential Property
MALACHY MCELROY C.P. October Term, 2017 No. 02800 \$133,728.56 Phelan Hallinan Diamond & Jones, LLP

1810-479
46 E Pastorius St 19144 59th wd. 1,835.25 Sq. Ft. OPA#59-2-0935-00 Subject to Mortgage Improvements: Semi/det 3 Sty Stone SVJ, INC. C.P. April Term, 2018 No. 03475 \$77,632.01, plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire

1810-480
1513 66th Ave 19126 10th wd. Beginning Point: Situate on the Northerly side of Sixty-Six Avenue North (Eight Feet Wide) at the distance of Eighty-Seven Feet Westward from the westerly side of Fifteenth Street in the 10th (Formerly The Fourty Second) Ward of the City of Philadelphia OPA#101219000 Improvements: Row 2 Sty Masonry
JAMES WARD AND IVY WARD C.P. February Term, 2014 No. 00789 \$140,315.45 Richard J. Nalbandian, III

1810-481
167 E Herman St 19144 59th wd. 4,200 Sq. Ft. OPA#59-2-08950-00 Improvements: Det W/d Gar 3 Sty Masonry
SVJ, INC. C.P. April Term, 2018 No. 03478 \$148,637.61 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire

1810-482
3719 N Bouvier St 19140 13th wd. 1,273 Sq. Ft. OPA#13-1-2319-00 Improvements: Row 3 Sty Masonry
SVJ, INC. C.P. April Term, 2018 No. 03476 \$61,964.89, plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire

1810-483
5531-33 Baltimore Ave 19143-2841 46th wd. 2,483 Sq. Ft. (land)/ 3,370 (improvements) OPA#871401510 Subject to Mortgage Improvements: Store/office + Apartment/ 2 Story Masonry
ADEBOWALE AJAYI AND JIBOLA AJAYI C.P. September Term, 2013 No. 02458 \$22,000 + interest and costs Musa A. Jan, Esquire

1810-484
1911 Rhawn St 19111 56th wd. 1,360 Sq. Ft. OPA#562004400 Improvements: Residential Property
TIMOTHY J. MCANDREWS C.P. April Term, 2018 No. 00235 \$137,093.11 Phelan Hallinan Diamond & Jones, LLP

1810-485
2737 S Fairhill St 19148-4805 39th wd. 960 Sq. Ft. OPA#395158300 Improvements: Residential Property
JOSEPH M. WHITE, IN HIS CAPACITY AS HEIR OF FRANCES WHITE, DECEASED; JAMES WHITE, IN HIS CAPACITY AS HEIR OF FRANCES WHITE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANCES WHITE, DECEASED C.P. March Term, 2018 No. 03430 \$62,929.75 Phelan Hallinan Diamond & Jones, LLP

1810-486
7033 Saybrook Ave 19142-1123 40th wd. 1,140 Sq. Ft. OPA#403299800 Improvements: Residential Property
LYDELL JOHNSON C.P. December Term, 2017 No. 03219 \$70,151.90 Phelan Hallinan Diamond & Jones, LLP

1810-487
5426 Oakland St 19124-1211 62nd wd. 1,416 Sq. Ft. OPA#621393100 Improvements: Residential Property
MARLO YOUNG C.P. April Term, 2018 No. 00230 \$62,723.73 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1810-488
5713 N 3rd St a/k/a 5713 N Third St 19120-2319 61st wd. 1,470 Sq. Ft. OPA#612385100 Improvements: Residential Property
PIL KI PARK C.P. April Term, 2018 No. 00559 \$106,794.11 Phelan Hallinan Diamond & Jones, LLP

1810-489
1600 Johnson St, a/k/a 1600 E Johnson St 19138-1112 10th wd. 1,344 Sq. Ft. OPA#102297300 Improvements: Residential Property
LORETTA A. EDENS A/K/A LORETTA ALEASE ANTHONY, IN HER CAPACITY AS HEIR OF RUTH BURNETT A/K/A RUTH ANTHONY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THE ESTATE OF RUTH BURNETT A/K/A RUTH ANTHONY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUTH BURNETT A/K/A RUTH ANTHONY, DECEASED C.P. March Term, 2017 No. 01000 \$153,861.99 Phelan Hallinan Diamond & Jones, LLP

1810-490
2514 W Cumberland St 19132-4101 28th wd. 1,726 Sq. Ft. OPA#281267400 Improvements: Residential Property
STEPHEN HOLLOMAN C.P. September Term, 2017 No. 02507 \$42,798.10 Phelan Hallinan Diamond & Jones, LLP

1810-491
4222 Fairdale Rd 19154 66th wd. 1,969 Sq. Ft. OPA#662571500 Subject to Mortgage Improvements: Residential Property
MICHAEL LITTLEJOHN C.P. February Term, 2018 No. 02055 \$197,697.27 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1810-492
1310 N 29th St 19121-4504 29th wd. 0 Sq. Ft. OPA#292233600 Improvements: Residential Property
ANTHONY HUGHEY C.P. October Term, 2016 No. 03265 \$143,778.06 Phelan Hallinan Diamond & Jones, LLP

1810-493
1005 Rosalie St 19149-3625 35th wd. 1,120 Sq. Ft. OPA#352043800 Improvements: Residential Property
GEOFFREY GONSALVES-SABOLA, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF EDMUND GONSALVES-SABOLA; CREOLA ANGUS, IN HER CAPACITY AS HEIR OF THE ESTATE OF EDMUND GONSALVES-SABOLA; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDMUND GONSALVES-SABOLA, DECEASED C.P. October Term, 2017 No. 03442 \$64,258.88 Phelan Hallinan Diamond & Jones, LLP

1810-494
210 Locust St, Unit 29D-W 19106-3908 5th wd. 803 Sq. Ft. OPA#888052157 Improvements: Residential Condominium 5+ Sty Mas + Other
HARRY GRATZ C.P. August Term, 2016 No. 02395 \$459,027.39 Barbara A. Fein, Esquire, Silverang Donohoe Rosenzweig & Haltzman, LLC

1810-495
3346 Gurley Rd 19154-1502 66th wd. 1,360 Sq. Ft. OPA#663117100 Improvements: Residential Property
ROBERT W. MALAMPY A/K/A BOB MALAMPY, IN HIS CAPACITY AS HEIR OF GERTRUDE MALAMPY, DECEASED; JOHN M. MALAMPY A/K/A JOHN MALAMPY, IN HIS CAPACITY AS HEIR OF GERTURDE MALAMPY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERTRUDE MALAMPY, DECEASED; TIMOTHY W. MALAMPY A/K/A TIMOTHY MALAMPY, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF THEODORE J. MALAMPY, JR., A/K/A TED MALAMPY A/K/A THEODORE MALAMPY, DECEASED HEIR OF GERTRUDE MALAMPY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THEODORE J. MALAMPY, JR. A/K/A TED MALAMPY A/K/A THEODORE MALAMPY, DECEASED HEIR OF GER-

SHERIFF'S SALE

TRUEDE MALAMPY, DECEASED C.P. February Term, 2015 No. 02295 \$185,304.40 Phelan Hallinan Diamond & Jones, LLP

1810-496A
4124 Ogden St 19104 6th wd. 1,622 Sq. Ft. BRT#062070100 Improvements: 3 Story Masonry Residential Semi Detached Converted To Apartments
BRIAN K. WISE C.P. March Term, 2017 No. 00689 \$178,767.63 Janet L. Gold, Esquire

1810-496B
3233 N 25th St 19129 38th wd. 900 Sq. Ft. BRT#381058800 Improvements: 2 Story Masonry Row Home
BRIAN K. WISE C.P. March Term, 2017 No. 00689 \$178,767.63 Janet L. Gold, Esquire

1810-497
5956 Elsinore St 19120-1208 35th wd. 1,042 Sq. Ft. BRT#352300900 Improvements: Residential Dwelling
SARAH J. DE LEON FELIZ C.P. December Term, 2017 No. 01559 \$91,787.84 Powers, Kirn & Associates, LLC

1810-498
2109 S 65th St 19142-2028 40th wd. 1,600 Sq. Ft. BRT#401206400 Improvements: Residential Dwelling
ANDREW FAHNBULLEH C.P. January Term, 2018 No. 02284 \$79,239.80 Powers, Kirn & Associates, LLC

1810-499
7105 Kindred St 19149 54th wd. Land: 1,516 Sq. Ft.; 1,170 Sq. Ft. BRT#542288100 Improvements: Residential Real Estate
DAVID J. SINNERARD AND LISA SINNERARD C.P. August Term, 2017 No. 02294 \$110,194.80 Stern & Eisenberg PC

1810-501
217 S Frazier St 19139-3910 60th wd. 900 Sq. Ft. BRT#604229201 Improvements: Residential Dwelling
OSIRIS MILLER C.P. March Term, 2018 No. 00265 \$77,142.15 Law Office of Gregory Javardian, LLC

1810-502
2824 Gaul St 19134-4218 25th wd. 1,166 Sq. Ft. BRT#251387800 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF LILLIAN K. FENNER A/K/A LILLIAN FENNER, DECEASED C.P. March Term, 2018 No. 00278 \$10,183.52 Law Office of Gregory Javardian, LLC

1810-503
2524 Tilton St 19125 31st wd. 695 Sq. Ft. BRT#312176015 Improvements: Residential Dwelling
CHRISTOPHER P. REILLY AND REBECCA R. REILLY C.P. May Term, 2018 No. 03547 \$77,502.72 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1810-504
144 W Queen Ln 19144 12th wd. 4,433 Sq. Ft. OPA#123117100 Improvements: Residential Property
MICHAEL F. COATES AND DENEEN P. COATES C.P. March Term, 2018 No. 00519 \$198,657.15 Shapiro & DeNardo, LLC

1810-505
3676 Frankford Ave 19134 45th wd. 1,920 Sq. Ft. OPA#452285300 Improvements: Residential Property
MARCOS CARRASQUILLO C.P. January Term, 2018 No. 04411 \$95,083.26 Shapiro & DeNardo, LLC

1810-506
6140 N 11th St 19141 49th wd. 1,354 Sq. Ft. OPA#493080500 Improvements: Residential Property
DENISE V. TATE C.P. August Term, 2016 No. 03292 \$133,902.20 Shapiro & DeNardo, LLC

1810-507
7116 Ogontz Ave 19138 Row 2-Story Masonry BRT#102015600 Improvements: Residential
VERMELLE THOMAS AND ALLAN THOMAS C.P. December Term, 2016 No. 00502 \$48,078.42 Robert W. Williams, Esquire

1810-508
5420 Kingssessing Ave 19143 Row 2 Sty Masonry OPA#514248200 Improvements: Residential Property
JOHN NTEFO, DECEASED C.P. April

SHERIFF'S SALE

Term, 2016 No. 00855 \$86,740.62 Robert W. Williams, Esquire

1810-509
8546 Michener Ave 19150 ROW B/GAR 2 STY MASONRY BRT#501140700 Subject to Mortgage Improvements: Residential
LONNIE DAVIS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DEBORAH DAVIS A/K/A DEBORAH COOPER, DECEASED C.P. April Term, 2017 No. 02535 \$34,671.49 Robert W. Williams, Esquire

1810-510
1501 S. 5th St 19147 STORE/OFFICE AND APARTMENT 3 STORY MASONRY BRT#871030900 Improvements: Residential - Store/office And Apartments 3 Stories Masonry
1501 SOUTH 5TH AND 436 DICKINSON LAND TRUST AND HANEEF NELSON C.P. August Term, 2015 No. 01735 \$378,485.94 Robert W. Williams, Esquire

1810-511
6322 Woodland Ave 19142 STORE 2 STORY MASONRY BRT#882057625 Improvements: Residential
BERNARD X. JAMES C.P. December Term, 2016 No. 01634 \$214,692.42 Robert W. Williams, Esquire

1810-513A
5607 Wynnefield Ave 19131 52nd wd. 4,150 Sq. Ft. BRT#522187905 Subject To Mortgage Yes - HSBC Bank USA, National Association, as Trustee of the Holders of Ace Securities Corp. Home Equity Loan Trust, Series 2006-FM2 Asset-Backed Pass-Through Certificates in the original principal amount of \$200,000.00 Improvements: S/d W/b Gar 2 Sty Masonry
SAUSAN KASSAR C.P. May Term, 2017 No. 013150 \$3,605.50 Amar A. Agrawal, Esquire

1810-513B
6340 Sherwood Rd 19151 34th wd. 4,800 Sq. Ft. BRT#344161600 Subject To Mortgage Yes - World Savings Bank, FSB in the original principal amount of \$263,258.00 Improvements: Semt/det 3 Sty Mas+other
SAUSAN KASSAR C.P. May Term, 2017 No. 013150 \$3,605.50 Amar A. Agrawal, Esquire

1810-514A
901 N. Penn St, Unit P2104 19123-3109 5th wd. 730 Sq. Ft. (Improvement Area) OPA#888061944 Improvements: Residential Condominium Unit
HELEN G. LO C.P. March Term, 2018 No. 000930 \$19,921.81 Elliot H. Berton, Esquire

1810-514B
901 N. Penn St, P2105 19123-3109 5th wd. 769 Sq. Ft. (Improvement Area) OPA#888061946 Improvements: Residential Condominium Unit
HELEN G. LO C.P. March Term, 2018 No. 000930 \$19,921.81 Elliot H. Berton, Esquire

1810-515A
241-253 W. Oxford St 19122-3742 18th wd. 14,366 Sq. Ft. OPA#88-4-3433-05 Improvements: Ind. Warehouse Masonry
GRATZ PRODUCTS CORPORATION T/A CHARLES GRATZ FIRE PROTECTION COMPANY C.P. August Term, 2016 No. 00341 \$530,754.26 Barbara A. Fein, Esquire, Silverang Donohoe Rosenzweig & Haltzman, LLC

1810-515B
1609 N. 3rd St 19122-3742 18th wd. 1,082 Sq. Ft. OPA#18-3-1295-00 Improvements: Vacant Land, Industrial < Acre
GRATZ PRODUCTS CORPORATION T/A CHARLES GRATZ FIRE PROTECTION COMPANY C.P. August Term, 2016 No. 00341 \$530,754.26 Barbara A. Fein, Esquire, Silverang Donohoe Rosenzweig & Haltzman, LLC

1810-515C
1611-1617 N. 3rd St 19122-3742 18th wd. 4,480 Sq. Ft. OPA#18-3-1296-00 Improvements: Vacant Land, Industrial < Acre
GRATZ PRODUCTS CORPORATION T/A CHARLES GRATZ FIRE PROTECTION COMPANY C.P. August Term, 2016 No. 00341 \$530,754.26 Barbara A. Fein, Esquire, Silverang Donohoe Rosenzweig & Haltzman, LLC

1810-516
5760 W Jefferson St 19131 4th wd. 1,469 Sq. Ft. OPA#043247200 Subject to Mortgage Improvements: Row B/gar 2 Sty Stone
UNKNOWN HEIRS, SUCCESSORS,

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES T DAVIS A/K/A JAMES T DAVIS SR., DECEASED; JAMES T. DAVIS JR IN HIS CAPACITY AS HEIR OF JAMES T. DAVIS A/K/A JAMES T. DAVIS, SR., DECEASED C.P. December Term, 2017 No. 01982 \$106,194.04 Jenine Davey	2018 No. 03497 \$52,487.17 Jenine Davey, Esquire	1810-520 5020 Stenton Ave 19144 12th wd. 2,533 Sq. Ft. OPA#121212600 Subject to Mortgage Improvements: Row 2 Sty Masonry UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GENERAL RONALD JOHNSON, DECEASED; HOWARD JOHNSON, IN HIS CAPACITY AS HEIR OF GENERAL RONALD JOHNSON, DECEASED C.P. March Term, 2018 No. 02753 \$84,967.55 Jenine Davey, Esquire	1810-521 1273 S Bonsall St 19146 36th wd. 1,186 Sq. Ft. OPA#361348400 Subject to Mortgage Subject to Rent ROBIN D. GOLDSMITH, KNOWN SURVIVING HEIR OF CELESTINE SCOTT; THERESA L. GOLDSMITH, KNOWN SURVIVING HEIR OF CELESTINE SCOTT; UNKNOWN SURVIVING HEIRS OF CELESTINE SCOTT C.P. April Term, 2016 No. 00950 \$166,055.91 Jenine Davey, Esquire	Ft. OPA#522116500 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUTH J PARKER A/K/A RUTH O PARKER, DECEASED; SAMUEL PARKER, IN HIS CAPACITY AS HEIR OF RUTH J PARKER A/K/A RUTH O PARKER, DECEASED C.P. March Term, 2018 No. 00001 \$151,972.77 Jenine Davey, Esquire
1810-518 1063 N 46th St 19131 6th wd. 1,166 Sq. Ft. OPA#062372800 Subject to Mortgage LAMAR PATTERSON C.P. January Term,	1810-519 4190 Wayne Ave 19140 13th wd. 596 Sq. Ft. OPA#131404600 JOANNE THOMPSON, KNOWN SURVIVING HEIRS OF CARMETA THOMPSON; JAAMYR THOMPSON, KNOWN SURVIVING HEIRS OF CARMETA THOMPSON; UNKNOWN SURVIVING HEIRS OF CARMETA THOMPSON C.P. September Term, 2016 No. 01333 \$21,966.88 Jenine Davey, Esquire		1810-522 5914 Malvern Ave 19131 52nd wd. 1,440 Sq.	

THE LEGAL INTELLIGENCER PRODUCT LIBRARY



- ◆ The Legal Intelligencer
- ◆ Insurance Bad Faith in Pennsylvania
- ◆ Insurance Bad Faith in New Jersey
- ◆ Library of Pennsylvania Family Law Forms
- ◆ Library of Pennsylvania Personal Injury Forms
- ◆ Pennsylvania Causes of Action
- ◆ Pennsylvania Commercial Litigation
- ◆ Pennsylvania eDiscovery
- ◆ Pennsylvania Labor & Employment Law
- ◆ Pennsylvania Labor & Employment Law: Employment Discrimination
- ◆ Pennsylvania Motion Practice
- ◆ Pennsylvania Products Liability
- ◆ Wrongful Use of Civil Proceedings and Related Torts in Pennsylvania
- ◆ Pennsylvania Tax Handbook
- ◆ Pennsylvania Court Rules Series (10 individual books)
 - Allegheeny/Westmoreland Counties
 - Delaware County
 - Montgomery County
 - Bucks County
 - Chester County
 - Lancaster/Berks Counties
 - Lackawanna/Luzerne Counties
 - Philadelphia County
 - PA Orphans' Court Rules
 - PA Commonwealth Court Rules
- ◆ Pennsylvania Legal Directory
- ◆ Insider's Guide to the Pennsylvania Judiciary and Courts
- ◆ Pennsylvania District & County Reports
- ◆ Delaware Law Weekly
- ◆ Delaware Business Court Insider

For more information or to place an order,
visit www.lawcatalog.com/pa or call 800-756-8993