

# Sheriff’s Sale Notices for November 6, 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><b>FIRST PUBLICATION</b> Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 6, 2018 at the:</p> <p><b>FIRST DISTRICT PLAZA</b> 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EST) Jewell Williams, Sheriff</p> <p><b>JUDICIAL/FORECLOSURE SALE</b> 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. <b>PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</b></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><b>NOTICE OF SCHEDULE OF DISTRIBUTION</b></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 November 6, 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><b>EXPLANATION</b></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><b>SHERIFF’S SALE OF TUESDAY, NOVEMBER 6, 2018</b></p>	<p>AND/OR DISTRIBUTE OF THE ESTATE OF ROSALIE A. PONZIO A/K/A ROSALIE PONZIO, DECEASED, LUCY ANN BERSON A/K/A LUCY BERSON, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX AND KNOWN HEIR, DEVISE AND/OR DISTRIBUTE OF THE ESTATE OF ROSALIE A. PONZIO A/K/A ROSALIE PONZIO, DECEASED, AND THE ESTATE OF ROSALIE A. PONZIO A/K/A ROSALIE PONZIO, DECEASED C.P. January Term, 2016 No. 02195 \$51,812.25 Brett L. Messenger, Ryan A. Gower, &amp; Paul J. Fanelli</p> <p><b>1811-305</b> <b>1234 N. Allison St 19131 4th wd.</b> Improvement Area: 1,575 Sq. Ft.; Land Area: 1,408 Sq. Ft. OPA#041204100 Improvements: Row 2 Sty Masonry JERICHO ROSEBERRY C.P. September Term, 2017 No. 03217 \$56,403.08 Brett L. Messenger, Ryan A. Gower, &amp; Paul J. Fanelli</p> <p><b>1811-306</b> <b>8833 Blue Grass Rd 19152 35th wd.</b> Land: 3,367 Sq. Ft.; Improvement: 1,107 Sq. Ft.; Total: 4,474 Sq. Ft. OPA#571203500 Improvements: Residential Property BOBBIE STEPPS, SOLELY AS EXECUTRIX OF THE ESTATE OF ISRAEL SELTZER C.P. September Term, 2017 No. 03564 \$232,948.99 Richard M. Squire &amp; Associates, LLC</p> <p><b>1811-307</b> <b>3075 Helen St 19134 25th wd.</b> Land: 781 Sq. Ft.; Improvement: 860 Sq. Ft.; Total: 1,641 Sq. Ft. OPA#252517500 Improvements: Residential Property MIGUEL A. ENCARNACION C.P. April Term, 2018 No. 00555 \$30,841.21 Richard M. Squire &amp; Associates, LLC</p> <p><b>1811-308</b> <b>2217 Cedar St 19125 31st wd.</b> 990 Sq. Ft. OPA#312041100 Improvements: Residential Property BRIAN SCHMUTZ C.P. April Term, 2017 No. 01934 \$199,641.21 KML Law Group, P.C.</p> <p><b>1811-309</b> <b>907 Bridge St 19124 35th wd.</b> 1,073 Sq. Ft. OPA#351154700 Improvements: Residential Property CORAL WRIGHT AND TITUS C. WRIGHT C.P. June Term, 2017 No. 01280 \$128,721.97 KML Law Group, P.C.</p> <p><b>1811-311</b> <b>208 McClellan St a/k/a 208 Mc Clellan St 19148 1st wd.</b> 1,222 Sq. Ft. OPA#011152100 Improvements: Residential Property JANICE TAYLOR A/K/A JANICE L. TAYLOR C.P. May Term, 2016 No. 01824 \$123,144.70 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p><b>1811-312</b> <b>1225 Stirling St 19111 53rd wd.</b> 1,744 Sq. Ft. OPA#531055300 Improvements: Residential Property ANGELA G. FUDGE C.P. December Term, 2015 No. 02543 \$68,098.52 KML Law Group, P.C.</p> <p><b>1811-313</b> <b>10736 Philcrest Rd 19154 66th wd.</b> 1,801 Sq. Ft. OPA#662072272 Improvements: Residential Property JOHN A. ZANCZUK C.P. July Term, 2017 No. 02501 \$170,915.62 KML Law Group, P.C.</p> <p><b>1811-314</b> <b>8414 Forrest Ave 19150 50th wd.</b> 2,160 Sq. Ft. OPA#502208100 Improvements: Residential Property LYDIA D. JENKINS C.P. March Term, 2016 No. 00812 \$102,766.87 KML Law Group, P.C.</p> <p><b>1811-315</b> <b>7329 N 21st St 19138 10th wd.</b> 1,888 Sq. Ft. OPA#101179800 Improvements: Residential Property ROOSEVELT RIDDICK; CHANDA D. RIDDICK, AS ADMINISTRATRIX TO THE ESTATE OF MELBA S. RIDDICK, A/K/A MELBA RIDDICK C.P. December Term, 2016</p>	<p>No. 01289 \$74,999.47 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p><b>1811-316</b> <b>5735 N 6th St 19120 61st wd.</b> 1,754 Sq. Ft. OPA#612284500 Improvements: Residential Property VINCENT DENNIS, ADMINISTRATOR OF THE ESTATE OF BEN BRYANT C.P. September Term, 2013 No. 01851 \$57,407.89 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p><b>1811-317</b> <b>1925 Rowan St 19140 13th wd.</b> Improvement Area: 1,802 Sq. Ft.; Land Area: 1,395 Sq. Ft. OPA#131360500 Improvements: Row 2.5 Sty Stone CHANDLER W. SYKES, JR. A/K/A CHANDLER W. SYKES C.P. April Term, 2018 No. 00993 \$18,708.80 Brett L. Messenger, Ryan A. Gower, &amp; Paul J. Fanelli</p> <p><b>1811-318</b> <b>2045 S. 57th St 19143 51st wd.</b> Improvement Area: 1,260 Sq. Ft.; Land Area: 1,200 Sq. Ft. OPA#514242900 Improvements: Row 2 Sty Masonry CHANDLER W. SYKES, JR A/K/A CHANDLER W. SYKES C.P. April Term, 2018 No. 00981 \$24,884.00 Brett L. Messenger, Ryan A. Gower, &amp; Paul J. Fanelli</p> <p><b>1811-319</b> <b>4048 N. 12th St 19140 43rd wd.</b> Improvement Area: 1,440 Sq. Ft.; Land Area: 1,369 Sq. Ft. OPA#433165800 Improvements: Row 2 Sty Masonry CHANDLER W. SYKES, JR A/K/A CHANDLER W. SYKES C.P. April Term, 2018 No. 00982 \$16,572.40 Brett L. Messenger, Ryan A. Gower, &amp; Paul J. Fanelli</p> <p><b>1811-320</b> <b>2529 S Alder St 19148 39th wd.</b> 665 Sq. Ft. BRT#394124500 Improvements: Residential Real Estate JOHN DESALIS AND NANCY DESALIS A/K/A ANNUNZIATA DESALIS C.P. March Term, 2017 No. 02741 \$199,513.65 Stern &amp; Eisenberg PC</p> <p><b>1811-321</b> <b>1512 Green St 19130 88th wd.</b> 638 Sq. Ft. BRT#888100433 Improvements: Residential Real Estate ANTHONY MCNEILL C.P. August Term, 2015 No. 01149 \$113,943.29 Stern &amp; Eisenberg PC</p> <p><b>1811-322</b> <b>209 E Upsal St 19119-2346 22nd wd.</b> 960 Sq. Ft. OPA#221092300 Improvements: Residential Property KEVIN DIGGS, IN HIS CAPACITY AS HEIR OF GEORGE P. DIGGS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGE P. DIGGS, DECEASED C.P. December Term, 2016 No. 00317 \$113,452.49 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-323</b> <b>6514 N 18th St 19126-3401 17th wd.</b> 2,015 Sq. Ft. OPA#172283400 Improvements: Residential Property DONALD BARRY DRAYTON, SR. IN HIS CAPACITY AS HEIR OF ANNIE DRAYTON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNIE DRAYTON, DECEASED C.P. December Term, 2015 No. 01146 \$165,962.30 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-324</b> <b>3509 Englewood St 19149 55th wd.</b> 1,351 Sq. Ft. OPA#551505600 Improvements: Residential Property JOHNNY CRUZ C.P. March Term, 2016 No. 02045 \$148,764.56 KML Law Group, P.C.</p> <p><b>1811-325</b> <b>6538 Windsor St 19142 40th wd.</b> 1,536 Sq. Ft. OPA#403082700 Improvements: Residential Property</p>	<p>DIONY ELIAS; JUSTIN MOORE C.P. December Term, 2017 No. 00562 \$115,143.18 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-326</b> <b>5201 N 8th St 19120 49th wd.</b> 1,448 Sq. Ft. OPA#492126100 Improvements: Residential Property IRAMISE JEAN SIMON C.P. March Term, 2018 No. 00890 \$92,142.59 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p><b>1811-327</b> <b>1537 S Wilton St 19143-5023 51st wd.</b> 1,068 Sq. Ft. OPA#512053100 Improvements: Residential Property FACENDA M. PORTER C.P. March Term, 2017 No. 01338 \$39,150.89 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-328</b> <b>3129 Reach St 19134-2410 33rd wd.</b> 1,064 Sq. Ft. OPA#331317400 Improvements: Residential Property KATERRY D. FRANKLIN C.P. March Term, 2018 No. 02613 \$23,403.65 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-329</b> <b>2056 S Frazier St 19143 51st wd.</b> 1,008 Sq. Ft. OPA#514238500 Improvements: Residential Property SHIRLEY BAILEY; NAWAN OWEN BAILEY C.P. October Term, 2017 No. 01938 \$40,229.11 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p><b>1811-330</b> <b>4063 Roosevelt Blvd 19124 23rd wd.</b> 1,418 Sq. Ft. OPA#233015000 Improvements: Residential Property ROMINA JAMISON C.P. August Term, 2013 No. 01170 \$75,857.91 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-331</b> <b>3233 N 26th St 19129 38th wd.</b> 880 Sq. Ft. BRT#381149700 Improvements: Residential Real Estate EVELYN HARVEY A/K/A EVELYN J. HARVEY C.P. November Term, 2015 No. 03087 \$14,170.37 Stern &amp; Eisenberg PC</p> <p><b>1811-332</b> <b>4201 Lackland Pl 19114-2121 65th wd.</b> 1,760 Sq. Ft. OPA#652444700 Improvements: Residential Property EDWARD THOMPSON C.P. April Term, 2018 No. 00662 \$182,816.13 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-333</b> <b>5659 Loretto Ave 19124 35th wd.</b> 1,432 Sq. Ft. BRT#351402300 Improvements: Residential Real Estate JOHN GIBBS, JR. A/K/A JOHN GIBBS C.P. January Term, 2016 No. 01532 \$62,129.82 Stern &amp; Eisenberg PC</p> <p><b>1811-334</b> <b>2163 E Gordon St 19125-2011 31st wd.</b> OPA#313128800 Improvements: Residential Property CARRIE ROSMARIN C.P. March Term, 2016 No. 01066 \$162,539.03 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-335</b> <b>1413 Hemlock Pl 19116-1512 58th wd.</b> 1,296 Sq. Ft. OPA#583074900 Improvements: Residential Property WILLIAM JORDAN C.P. October Term, 2017 No. 00073 \$213,886.90 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-336</b> <b>5430 Sylvester St 19124-1109 62nd wd.</b> 1,350 Sq. Ft. OPA#621368300 Improvements: Residential Property ANA M. MARTINEZ C.P. January Term, 2018 No. 01932 \$99,541.30 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-337</b> <b>222 W Roosevelt Blvd 19120-4120 42nd wd.</b> 2,268 Sq. Ft. OPA#422098800 Improvements: Residential Dwelling RICHARD BEINLICH C.P. December Term, 2015 No. 01710 \$61,623.02 Pressman &amp; Doyle, LLC</p>



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p><b>1811-338</b> <b>6616 Chew Ave 19119 22nd wd.</b> 1,070 Sq. Ft. BRT#221254600 Improvements: Residential Real Estate SPENCER EVANS, ADMINISTRATOR OF THE ESTATE OF EARTIE P. EVANS-COLEMAN, A/K/A EARTIE COLEMAN A/K/A EARTIE EVANS C.P. October Term, 2014 No. 00612 \$99,441.72 Stern &amp; Eisenberg PC</p>	<p>Area: 1,312 Sq. Ft.; Land Area: 1,424 Sq. Ft. OPA#172272900 Improvements: Row B/gar 2 Sty Masonry ANTONETTE T. CORSON, IN HER CAPACITY AS SOLE KNOWN HEIR AND ADMINISTRATIX OF THE ESTATE OF ROZELL J. RANDOLPH A/K/A ROZELL RANDOLPH A/K/A ROZELL JOEL RANDOLPH, DECEASED AND THE ESTATE OF ROZELL J. RANDOLPH A/K/A ROZELL RANDOLPH A/K/A ROZELL JOEL RANDOLPH, DECEASED C.P. January Term, 2018 No. 05704 \$132,220.68 Brett L. Messinger, Ryan A. Gower, and Paul J. Fanelli</p>	<p><b>1811-361</b> <b>5537 Locust St 19139-3940 46th wd.</b> 1,212 Sq. Ft. BRT#604052400 Improvements: Row 2 Sty Masonry SHARON AGGIE C.P. September Term, 2017 No. 03535 \$38,395.53 Milstead &amp; Associates, LLC</p>	<p><b>1811-374</b> <b>640 N 55th St 19131 4th wd.</b> 1,248 Sq. Ft. BRT#04-1-1780-00/871507320 Improve-ments: Two Story Masonry Row Office/store With Dwelling SPENCER ROBINSON, SEMILE ROBINSON AND DAVID E. GUNTER C.P. January Term, 2018 No. 03384 \$104,452.84 Janet L. Gold, Esquire</p>	<p>NEITH C.P. January Term, 2018 No. 00748 \$55,247.75 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>1811-339</b> <b>7382 Valley Ave 19128 21st wd.</b> 3,170 Sq. Ft. BRT#214191600 Improvements: Residential Real Estate ZURIATU AMEDU A/K/A ZURIAT AMEDU AND ABUBOKHA AMEDU A/K/A ABUBOKHA O. AMEDU C.P. June Term, 2016 No. 02712 \$219,982.94 Stern &amp; Eisenberg PC</p>	<p><b>1811-351</b> <b>2116 S 6th St 19148-3215 39th wd.</b> 1,184 Sq. Ft. OPA#392347600 Improvements: Residential Property ROBERT WASHINGTON C.P. April Term, 2018 No. 00508 \$114,623.50 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-362</b> <b>5113 Wayne Ave 19144-3525 12th wd.</b> 4,925 Sq. Ft. OPA#123214300 Improvements: Residential Property LEON D. CHAMBERS C.P. October Term, 2017 No. 02122 \$176,435.43 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-375</b> <b>2938 Arlan St a/k/a 2938 Arlan Ave 19136-1102 57th wd.</b> 1,479 Sq. Ft. OPA#572050603 Improvements: Residential Property CLARICE BROSIUS C.P. March Term, 2018 No. 02087 \$154,884.50 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-386</b> <b>935 E Rittenhouse St 19138 59th wd.</b> 2,633 Sq. Ft. OPA#591134700 Subject to Mortgage Improvements: S/d W/b Gar 2 Sty Masonry LOUISE M. JONES, EXECUTRIX OF THE ESTATE OF MILDRED WASHINGTON C.P. January Term, 2016 No. 02108 \$74,293.05 Jenine Davey, Esquire</p>
<p><b>1811-340</b> <b>2180 E Cumberland St 19125-2245 31st wd.</b> Beginning Point: Containing in front or breadth on the South Side of Cumberland Street fifteen feet and of that width extending Southward between lines parallel to Sepviva Street in length or depth Seventy-Two feet, three inches OPA#314012100 Improvements: Row 3 Sty Masonry LLOYD T. KELLER III AND BOBBI JO KELLER C.P. November Term, 2017 No. 02020 \$214,198.53 Patrick J. Wesner, Esquire</p>	<p><b>1811-352</b> <b>2126-2128 S 70th St 19142 40th wd.</b> Land: 6,300 Sq. Ft.; Improvement: 2,352 Sq. Ft.; Total: 8,652 Sq. Ft. OPA#403212200 Improvements: Residential Property KATARSHA SAUNDERS AND GERALDINE SAUNDERS C.P. April Term, 2018 No. 02437 \$119,829.70 Richard M. Squire &amp; Associates, LLC</p>	<p><b>1811-363</b> <b>2403 Duncan St 19124 23rd wd.</b> 2,250 Sq. Ft. OPA#231013000 Improvements: Residential Property JOSEPH LAWLESS C.P. February Term, 2016 No. 03941 \$197,850.62 Shapiro &amp; DeNardo, LLC</p>	<p><b>1811-376</b> <b>2807 Ryerson Pl 19114 57th wd.</b> 1,800 Sq. Ft. OPA#572094623 Improvements: Residential Property JESSICA MURAO; STEVEN K. MURAO A/K/A STEVEN MURAO C.P. June Term, 2013 No. 02114 \$204,698.72 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p>	<p><b>1811-388</b> <b>3586 Oakhill Rd 19154-4028 66th wd.</b> 1,360 Sq. Ft. OPA#662362700 Improvements: Residential Property LINDA KELLY A/K/A LINDA KEAN C.P. April Term, 2018 No. 02493 \$165,490.58 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>1811-341</b> <b>8138 Moro St 19136 64th wd.</b> BRT#64-20541-00; PRCL#67N22-123 JAMES C. MERTENS C.P. January Term, 2018 No. 02108 \$56,680.05 Emmanuel J. Argentieri, Esquire</p>	<p><b>1811-353</b> <b>6885 N 19th St 19126-1534 50th wd.</b> 2,550 Sq. Ft. BRT#101111100 Improvements: S/d W/b Gar 2 Sty Masonry LEROY BOYD, DECEASED C.P. February Term, 2016 No. 03317 \$42,273.25 Milstead &amp; Associates, LLC</p>	<p><b>1811-364</b> <b>2539 Memphis St 19125 31st wd.</b> 1,204 Sq. Ft. OPA#312025300 Improvements: Residential Property DOREEN KASEE C.P. April Term, 2018 No. 00978 \$99,216.70 Shapiro &amp; DeNardo, LLC</p>	<p><b>1811-377</b> <b>5531 Paethorp St 19120 42nd wd.</b> 1,120 Sq. Ft. OPA#4422380500 Improvements: Residential Property MICHELE B. CALHOUN C.P. March Term, 2018 No. 02961 \$62,580.38 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-389</b> <b>1467 N 60th St 19151-4204 34th wd.</b> 1,236 Sq. Ft. OPA#342192400 Improvements: Residential Property PATRICIA STANCIL C.P. June Term, 2018 No. 01712 \$25,779.71 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>1811-342</b> <b>253 Sparks St 19120 61st wd.</b> 1,050 Sq. Ft. BRT#611262400 Improvements: Residential Real Estate NADIRA DUNSTON C.P. November Term, 2017 No. 02013 \$67,686.75 Stern &amp; Eisenberg PC</p>	<p><b>1811-354</b> <b>4314 N 7th St 19140-2316 43rd wd.</b> 826 Sq. Ft. OPA#433317300 Improvements: Residential Property NICHOLE L. JORDAN A/K/A NICHOLE JORDAN C.P. February Term, 2017 No. 03480 \$79,946.58 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-365</b> <b>223 N Simpson St 19139-1023 34th wd.</b> 1,140 Sq. Ft. OPA#343093100 Improvements: Residential Property KEENYA K. WALKER C.P. April Term, 2018 No. 01516 \$20,899.30 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-378</b> <b>2939 Bambrey St a/k/a 2939 N Bambrey St 19132-1906 38th wd.</b> 940 Sq. Ft. OPA#381112400 Improvements: Residential Property MARY A. MOORE C.P. March Term, 2018 No. 03446 \$20,639.91 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-390</b> <b>1319 W. Wyoming Ave 19140 49th wd.</b> 2,064 Sq. Ft. OPA#491072700 Improvements: Residential Property LEIYA HARVARD C.P. May Term, 2018 No. 00117 \$84,995.33 Michael C. Mazack, Esquire</p>
<p><b>1811-343</b> <b>5371 Morse St 19131 52nd wd.</b> 1,422 Sq. Ft. OPA#521075400 Improvements: Residential Property DAWN NEMBHARD; OWEN A. NEMBHARD C.P. January Term, 2014 No. 02341 \$79,688.36 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p>	<p><b>1811-355</b> <b>12221 Medford Rd 19154-1817 66th wd.</b> 1,360 Sq. Ft. OPA#663253100 Improvements: Residential Property GARY O. MUZYCZKA, JR C.P. April Term, 2018 No. 01425 \$188,038.88 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-366</b> <b>3474 Emerald St 19134 45th wd.</b> 1,186 Sq. Ft. OPA#452340400 Improvements: Residential Property JUANIKI HALL A/K/A JUANKI HALL C.P. April Term, 2018 No. 00946 \$26,204.52 KML Law Group, P.C.</p>	<p><b>1811-379</b> <b>7137 Elmwood Ave 19142 40th wd.</b> Improvement Area: 1,152 Sq. Ft.; Land Area: 1,620 Sq. Ft. OPA#404219000 Improvements: Row B/gar 2 Sty Masonry ANDREA WAY C.P. March Term, 2018 No. 03334 \$90,602.27 Brett L. Messinger, Ryan A. Gower, &amp; Paul J. Fanelli</p>	<p><b>1811-391</b> <b>5711 Florence Ave 19143-4527 51st wd.</b> 1,620 Sq. Ft. OPA#513263600 Improvements: Residential Property DILCIE LOUISE FARLEY, IN HER CAPACITY AS HEIR OF ELLA MAY FARLEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELLA MAY FARLEY, DECEASED C.P. May Term, 2018 No. 00064 \$24,185.82 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>1811-344</b> <b>2636 S 72nd St 19153</b> Residential Row 2 Story Masonry BRT#404009400 Improvements: Residential Dwelling DIANE JAMISON C.P. June Term, 2016 No. 00242 \$140,430.32 Robert W. Williams, Esquire</p>	<p><b>1811-356</b> <b>6705 Leeds St 19151-3019 34th wd.</b> Land Area: 1,500 Sq. Ft. BRT#344038000 Improvements: Semi/det 2 Sty Mas+other JEROME LOTT AND TASHA J. LOTT C.P. March Term, 2017 No. 00183 \$142,738.82 Milstead &amp; Associates, LLC</p>	<p><b>1811-367</b> <b>6115 W Oxford St a/k/a 6115 Oxford St 19151-4541 34th wd.</b> 2,256 Sq. Ft. OPA#342099000 Improvements: Residential Property MICHAEL S. SIMPSON, IN HIS CAPACITY AS DEVISEE OF LAST WILL AND TESTAMENT OF NORMA Y. SIMPSON A/K/A NORMA SIMPSON; KENNETH W. SIMPSON, IN HIS CAPACITY AS DEVISEE OF LAST WILL AND TESTAMENT OF NORMA Y. SIMPSON A/K/A NORMA SIMPSON; ANTHONY SIMPSON, IN HER CAPACITY AS DEVISEE OF LAST WILL AND TESTAMENT OF NORMA Y. SIMPSON A/K/A NORMA SIMPSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER NORMA Y. SIMPSON A/K/A NORMA SIMPSON, DECEASED C.P. January Term, 2018 No. 01254 \$65,832.57 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-380</b> <b>1418 N 57th St 19131-3807 4th wd.</b> 1,026 Sq. Ft. OPA#043105100 Improvements: Residential Property MILTON HAY C.P. August Term, 2009 No. 02673 \$73,736.44 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-392</b> <b>1231 Stirling St 19111-5837 53rd wd.</b> 1,376 Sq. Ft. OPA#531055600 Improvements: Residential Property NICHELLE N. HALEY A/K/A MICHELLE N. HALEY; JAMES K. HALEY C.P. July Term, 2015 No. 02578 \$130,359.72 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>1811-345</b> <b>3948 N Marshall St 19140-3218 43rd wd.</b> 1,212 Sq. Ft. OPA#433084000 Improvements: Residential Property LOUIS JHONEL JEAN PIERRE; YVES CARMEL MERIUS C.P. May Term, 2018 No. 01983 \$65,129.27 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-357</b> <b>6624 Tabor Ave 19111-4735 35th wd.</b> Land Area: 2,008 Sq. Ft. BRT#353290200 Improvements: Row B/gar 2 Sty Masonry WAYNE CARSON C.P. October Term, 2017 No. 00599 \$205,256.51 Milstead &amp; Associates, LLC</p>	<p><b>1811-368</b> <b>3009 Ruth St 19134 25th wd.</b> 892 Sq. Ft. OPA#252553300 Improvements: Residential Property BARBARA CRUZ C.P. September Term, 2017 No. 02867 \$9,822.71 KML Law Group, P.C.</p>	<p><b>1811-381</b> <b>7233 Oxford Ave 19111 53rd wd.</b> DET CONV APT 2 STY MASON; 1,759 Sq. Ft. BRT#532377600 Subject to Mortgage Improvements: Residential Dwelling JOHN C. CACERES C.P. July Term, 2017 No. 03468 \$189,109.46 McCabe, Weisberg, &amp; Conway, LLC</p>	<p><b>1811-393</b> <b>1218 S. Millick St 19143 3rd wd.</b> 984 Sq. Ft. OPA#033221600 Improvements: Residential Dwelling NATHANIEL K. D. GLOVER C.P. May Term, 2015 No. 02955 \$43,019.76 Joseph R. Loverdi, Esquire</p>
<p><b>1811-346</b> <b>3405 Saint Vincent St 19149 55th wd.</b> 1,472 Sq. Ft. OPA#551451000 Improvements: Residential Property KATHLEEN BARRAS AND RONALD E. BARRAS A/K/A RONALD E. BARRAS JR. C.P. March Term, 2018 No. 01551 \$147,128.52 KML Law Group, P.C.</p>	<p><b>1811-358</b> <b>4585 Shelbourne St 19124 42nd wd.</b> 1,219 Sq. Ft. BRT#421626700 Improvements: Residential Real Estate CELESTE HATTON N/K/A CELESTE ROYE C.P. November Term, 2017 No. 03241 \$72,241.75 Stern &amp; Eisenberg PC</p>	<p><b>1811-369</b> <b>6732 Guyer Ave 19142-2611 40th wd.</b> 1,107 Sq. Ft. BRT#406326700 Improvements: Residential Dwelling MATTHEW DAVID C.P. July Term, 2017 No. 02256 \$114,055.54 Powers, Kirn &amp; Associates, LLC</p>	<p><b>1811-382</b> <b>4942 Gransback St 19120 42nd wd.</b> ROW B/GAR 2 STY MASONRY; 1,200 Sq. Ft. BRT#421507200 Improvements: Residential Dwelling ROHAN R. BROOKS A/K/A ROHAN BROOKS C.P. September Term, 2017 No. 00064 \$84,832.88 McCabe, Weisberg, &amp; Conway, LLC</p>	<p><b>1811-394</b> <b>3933 Eden St 19114 35th wd.</b> 2,200 Sq. Ft. OPA#572166410 Improvements: Residential Property TIMOTHY P. OBRIEN A/K/A TIMOTHY P. O'BRIEN; COLLEEN M. OBRIEN A/K/A COLLEEN M. O'BRIEN C.P. May Term, 2016 No. 02869 \$555,715.15 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>1811-348</b> <b>2659 Bonaffon St a/k/a 2659 Bonnaf-fon St 19142-2717 40th wd.</b> 960 Sq. Ft. OPA#406073500 Improvements: Residential Property WILLIAM T. RALPH, SR., IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF WILLIAM T. RALPH A/K/A WILLIAM TOLLIVER RALPH, JR A/K/A WILLIAM RALPH; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM T. RALPH A/K/A WILLIAM TOLLIVER RALPH, JR A/K/A WILLIAM RALPH, DECEASED C.P. February Term, 2018 No. 01485 \$84,466.48 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-359</b> <b>1918 Montrose St 19146-2629 30th wd.</b> 1,590 Sq. Ft. OPA#301219500 Improvements: Residential Property MARTHA LEATHERBERRY A/K/A MARTHA BOWEN-LEATHERBERRY, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE AND DEVISEE OF THE ESTATE OF HENRY WELCH; DOILA WELCH A/K/A DOILA A. WELCH, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX CTA OF THE ESTATE AND DEVISEE OF THE ESTATE OF HENRY WELCH; JANETTE WELCH A/K/A JANET JENNIFER WELCH, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH; GILBERT WELCH A/K/A GILBERT LEOPOLD PERCIVAL WELCH, INDIVIDUALLY AND IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF HENRY WELCH C.P. May Term, 2010 No. 03329 \$47,545.79 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-371</b> <b>131 W Phil Ellena St 19119-2717 22nd wd.</b> 9,969 Sq. Ft. BRT#223077500 Subject to Mortgage Improvements: Residential Dwelling PETER DAVIS AND JEANINE DAVIS C.P. December Term, 2016 No. 01644 \$85,494.48 Powers, Kirn &amp; Associates, LLC</p>	<p><b>1811-383</b> <b>1834 S Conestoga St 19143 51st wd.</b> ROW 2 STY MASONRY; 1,092 Sq. Ft. BRT#514192200 Improvements: Residential Dwelling TELITHA FRAZIER, KNOWN SURVIVING HEIR OF PHYLLIS N. FRAZIER-WARE A/K/A PHYLLIS WARE, ELIZABETH M. LOMAS, KNOWN SURVIVING HEIR OF PHYLLIS FRAZIER-WARE A/K/A PHYLLIS WARE, AUDRA E. FRAZIER, KNOWN SURVIVING HEIR OF PHYLLIS N. FRAZIER-WARE A/K/A PHYLLIS WARE AND UNKNOWN SURVIVING HEIRS OF PHYLLIS N. FRAZIER-WARE A/K/A PHYLLIS WARE C.P. October Term, 2016 No. 04194 \$36,588.31 McCabe, Weisberg, &amp; Conway, LLC</p>	<p><b>1811-395</b> <b>2052 W Stella St 19132-1535 11th wd.</b> 840 Sq. Ft. OPA#111055400 Improvements: Residential Property KENDAL GREEN C.P. October Term, 2017 No. 03183 \$36,429.26 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>1811-349</b> <b>2233 S Fairhill a/k/a 2233 S Fairhill St 19148-5717 39th wd.</b> 630 Sq. Ft. BRT#392310400 Improvements: Row 2 Sty Masonry NICHOLAS J. APADULA C.P. February Term, 2018 No. 02086 \$117,318.45 Milstead &amp; Associates, LLC</p>	<p><b>1811-360</b> <b>6509 Guyer Ave 19142-2807 40th wd.</b> 1,127 Sq. Ft. OPA#406306500 Improvements: Residential Property DONNA BENSON; ANDRE BENSON C.P. November Term, 2017 No. 02915 \$58,357.51 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-372</b> <b>7514 Fayette St 19150-1802 50th wd.</b> 1,600 Sq. Ft. BRT#501016200 Subject to Mortgage Improvements: Residential Dwelling VINCENT WILDER, JR. C.P. January Term, 2016 No. 00269 \$23,621.36 Law Office of Gregory Javardian, LLC</p>	<p><b>1811-384</b> <b>4730 Melrose St 19137 45th wd.</b> 1,232 Sq. Ft. OPA#453443300 Subject to Mortgage Improvements: Row 2 Sty Masonry ROBERT B. KLINE; MARGARET M. POPPLEWELL C.P. May Term, 2018 No. 01543 \$70,880.29 Jenine Davey, Esquire</p>	<p><b>1811-396</b> <b>4134 Whiting Rd 19154-2807 66th wd.</b> 1,296 Sq. Ft. OPA#662589900 Improvements: Residential Property MARY HAMILTON C.P. February Term, 2018 No. 00180 \$137,556.91 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>1811-350</b> <b>6515 N. 18th St 19126 17th wd.</b> Improvement</p>		<p><b>1811-373</b> <b>3438 Princeton Ave 19149 55th wd.</b> 1,760 Sq. Ft. BRT#551388700 Improvements: Residential Dwelling THERESA SCHOWGUROW C.P. October Term, 2017 No. 01036 \$123,242.20 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>	<p><b>1811-385</b> <b>3314 Brighton St 19149-2029 55th wd.</b> 1,312 Sq. Ft. OPA#551356800 Improvements: Residential Property PAUL S. NEITH, III A/K/A PAUL S.</p>	<p><b>1811-397</b> <b>2051 S 68th St 19142-1628 40th wd.</b> 1,170</p>



SHERIFF'S SALE

Sq. Ft. OPA#403068800      Improvements: Residential Property  
MABEL VERDIER; JAMES VERDIER    C.P. September Term, 2016 No. 00220    \$69,357.12  
Phelan Hallinan Diamond & Jones, LLP

**1811-400**  
**1608 S Lawrence St 19148-1311 1st wd.** 1,176 Sq. Ft. OPA#011439300    Improve-ments: Residential Property  
STEPHEN MCDONALD; JESSICA GIMBEL    C.P. May Term, 2014 No. 01312    \$136,458.68  
Phelan Hallinan Diamond & Jones, LLP

**1811-402**  
**7827 Provident St a/k/a 7827 Provident Rd 19150 50th wd.** 1,014 Sq. Ft. OPA#501183400    Improvements: Residential Property  
BRANDI BENNETT A/K/A BRANDI BRY-ANT    C.P. May Term, 2017 No. 03034    \$86,712.38    Phelan Hallinan Diamond & Jones, LLP

**1811-403**  
**5748 Woodcrest Ave 19131 52nd wd.** 1,760 Sq. Ft. OPA#522144300    Improvements: Residential Property  
RAHEEMAH BEYAH, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF JAMES L. SPAIN, JR    C.P. August Term, 2014 No. 01179    \$126,290.88  
Phelan Hallinan Diamond & Jones, LLP

**1811-404**  
**3317 N. Lee St 19134 7th wd.** Land: 907 Sq. Ft.; 1,065 Sq. Ft. BRT#073025900    Improve-ments: Residential Real Estate  
EDGARDO HERNANDEZ    C.P. April Term, 2018 No. 003177    \$17,121.30    Stern & Eisenberg PC

**1811-405**  
**2102 S 65th St 19142 40th wd.** 1,024 Sq. Ft. OPA#403011000    Improvements: None  
LILLY NGOC NGUYEN AND DAWN DAO MEDD    C.P. November Term, 2017 No. 00422    \$42,712.94    Jonathan J. Sobel, Esquire

**1811-406**  
**2221 N. Salford St 19131 52nd wd.** 1,966 Sq. Ft. BRT#522264900; OPA#522264900    Im-provements: Residential Dwelling  
MARY SINGLETON    C.P. April Term, 2018 No. 02435    \$163,920.47    Pincus Law Group, PLLC

**1811-407**  
**324 Roseberry St 19148 39th wd.** 992 Sq. Ft. BRT#392209700  
STEPHANIE RICCIARDI    C.P. October Term, 2017 No. 01942    \$80,956.44    Stern & Eisenberg PC

**1811-408**  
**2508 Federal St 19146 36th wd.** 984 (Land Area Sq. Ft.); 880 (Improvement Area Sq. Ft.) OPA#361263400    Improvements: Row 2 Sty Masonry  
TESTA AND SON, CONTRACTOR, LLC    C.P. May Term, 2018 No. 02902    \$306,198.02  
Scott M. Klein, Esq.

**1811-409**  
**5713 N Camac St 19141 49th wd.** 1,226 Sq. Ft. OPA#493160400    Subject to Mortgage  
Improvements: Residential Property  
MENSAH AMUZU, A/K/A MENSAH AMU-ZU, JR.; EVELYN CARTER AMUZU, A/K/A EVELYN AMUZU    C.P. March Term, 2018 No. 03454    \$65,177.82    Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1811-410**  
**6525 Edmund St 19135-2819 41st wd.** 1,200 Sq. Ft. BRT#411412100    Improvements: Residential Dwelling  
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF FRANCIS M. BRADLEY, DECEASED    C.P. May Term, 2018 No. 02093    \$44,885.52    Law Office of Gregory Javard-ian, LLC

**1811-411**  
**6130 Columbia Ave 19151-3417 34th wd.** Land Area: 6,000 Sq. Ft.    BRT#342110300    Improvements: Det W/d Gar 3 Sty Stone  
ECKARD A. GARVIN A/K/A ECKARD GARVIN    C.P. March Term, 2018 No. 01699    \$97,914.73    Milstead & Associates, LLC

**1811-413**  
**2213 S. Colorado St 19145 26th wd.** Land: 679 Sq. Ft.; 1,030 Sq. Ft.    BRT#262021500    Improvements: Residential Real Estate  
JIMMIE SHOESTER AND NANCY SHOE-STER    C.P. April Term, 2018 No. 001632    \$97,689.13    Stern & Eisenberg PC

**1811-414**  
**214 N 52nd St 19139 44th wd.** 1,780 Sq. Ft. BRT#441136000    Improvements: Residential Dwelling

SHERIFF'S SALE

EDWARD PAYNE A/K/A EDWARD H. PAYNE, JR. AND EGAN PAYNE    C.P. No- vember Term, 2017 No. 01163    \$58,057.39  
Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

**1811-415**  
**256 W Champlost Ave 19120 61st wd.** 1,101 (Land Area Sq. Ft.); 1,168 (Improvement Area Sq. Ft.) OPA#612150400    Subject to Mortgage  
Improvements: Row 2 Sty Masonry  
WAVE REALTY, LLC    C.P. July Term, 2018 No. 01295    \$222,924.63    Scott M. Klein, Esq.

**1811-416**  
**12132 Aster Rd 19154-1702 66th wd.** Begin-ning Point: In the Northwesterly curved line of Aster Road, distant 233.71 feet Northeasterly measured along the tangent and curved North- westerly line of Aster Road from the Northeast- erly end of the curve connecting the Northwest- erly lien of Aster Road with the Northeasterly line of Birch Road    OPA#663196200    Im- provements: Row B/gar 2 Sty Mas + Other  
BRIAN QUIRPLE AND CHRISTINE M. QUIRPLE    C.P. January Term, 2018 No. 04949    \$238,110.51    Patrick J. Wesner, Esquire

**1811-417**  
**7818 Gilbert St 19150 50th wd.** 1,565 Sq. Ft. OPA#502111400    Improvements: Residential Property  
BEVERLY PARKER    C.P. July Term, 2017 No. 02675    \$95,473.58    Shapiro & DeNardo, LLC

**1811-418**  
**417 W George St 19123 5th wd.** 1,054 Sq. Ft. OPA#057200400    Improvements: Residential Property  
EDUARDO ROMAN; CARMEN ROMAN, AS ADMINISTRATOR TO THE ESTATE OF LUCIANO ROMAN, SR.; LUCIANO RO- MAN, JR., KNOWN HEIR OF LUCIANO ROMAN, SR.; RICHARD ROMAN, KNOWN HEIR OF LUCIANO ROMAN, SR.    C.P. June Term, 2015 No. 03805    \$280,960.54  
Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1811-419**  
**6871 Forrest Ave 19138 10th wd.** 1,500 Sq. Ft. OPA#102525900    Improvements: Resi- dential Property  
GLORIA BOLT    C.P. June Term, 2017 No. 02121    \$98,893.46    Shapiro & DeNardo, LLC

**1811-420**  
**3705 Bandon Dr 19154 66th wd.** Land Area: 1,800 Sq. Ft.    BRT#663402500    Improvements: Residential Dwelling  
JOSEPH M. OSINSKI    C.P. April Term, 2018 No. 02758    \$69,358.52    Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

**1811-421**  
**5906 Tabor Ave a/k/a 5906 Tabor Rd 19120 35th wd.** Land Area: 1,269 Sq. Ft. BRT#352332000    Improvements: Residential Dwelling  
DARRIN L. CHAPMAN IN HIS CAPACITY AS THE EXECUTOR OF THE ESTATE OF PATRICIA E. CARTER, DECEASED    C.P. February Term, 2018 No. 02914    \$73,902.11  
Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

**1811-422**  
**947 E Russell St 19134 33rd wd.** 1,176 Sq. Ft. OPA#331183300    Subject to Mortgage  
Improvements: Residential Property  
JOSE REYES, A/K/A JOSE L. REYES; P.A.C. RENTALS, LLC    C.P. September Term, 2017 No. 01626    \$10,741.37    Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1811-423**  
**5805 Fernwood St 19143 3rd wd.** 1,266 Sq. Ft. BRT#034032500    Improvements: Resi- dential Real Estate  
GWENERVERA PRESLEY A/K/A GWE- NERVERE PRESLEY    C.P. April Term, 2018 No. 00003    \$50,873.97    Stern & Eisen- berg PC

**1811-424**  
**5466 W. Berks St 19131 52nd wd. (former- ly part of the 34th wd.)** 1,662.15 Sq. Ft. OPA#52-2-0417-00    Improvements: Single Family, Residential Dwelling  
DANIELLE N. STRAUGHTER    C.P. March Term, 2017 No. 03291    \$122,431.54    Hladik, Onorato & Federman, LLP

**1811-425**  
**1630 Murdoch Rd 19150 50th wd.** 2,181 Sq. Ft. OPA#501504800    Improvements:

SHERIFF'S SALE

Residential Property  
EUGENE ADDERLY    C.P. March Term, 2015 No. 03443    \$197,112.77    Shapiro & DeNardo, LLC

**1811-426**  
**7021 Elmwood Ave 19142 12th wd.** 1,386 Sq. Ft. OPA#406224100    Improvements: Resi- dential Property  
RENEE RORIE A/K/A RENEE EVERETT AND JAMES LYNN    C.P. November Term, 2017 No. 00857    \$43,543.61    Shapiro & DeNardo, LLC

**1811-427**  
**4626 Sheffield St 19136 41st wd.** 1,882 Sq. Ft. OPA#651138200    Improvements: Resi- dential Property  
UNKNOWN HEIRS, SUCCESSORS, AS- SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER STUART D. QUINN, DECEASED    C.P. August Term, 2017 No. 03065    \$85,838.33  
Shapiro & DeNardo, LLC

**1811-428**  
**5029 Arendell Ave 19114 65th wd.** 2,542 Sq. Ft. OPA#65-2-1433-00    Improvements: Residential Property  
CHRISTOPHER KELLEY AND AMY KEL- LEY    C.P. October Term, 2017 No. 03437    \$172,002.51    Shapiro & DeNardo, LLC

**1811-429**  
**1924 E Madison St 19134 45th wd.** 1,453 Sq. Ft. OPA#452012600    Improvements: Residential Property  
TRACY HUA AND CHIHUNG MU    C.P. April Term, 2018 No. 00655    \$84,940.56  
Shapiro & DeNardo, LLC

**1811-430**  
**13049 Townsend Rd 19154 66th wd.** 1,500 Sq. Ft. OPA#888660130    Subject to Mortgage  
Improvements: Residential Condo 2 Story Ma- sonry  
CARLOS TENAS    C.P. April Term, 2018 No. 01503    \$10,233.64    Christopher H. Steward, Esquire

**1811-431**  
**13043 Townsend Rd 19154 66th wd.** 1,500 Sq. Ft. OPA#888660124    Subject to Mortgage  
Improvements: Residential Condo 2 Story Ma- sonry  
DAVID DUNN    C.P. April Term, 2018 No. 01507    \$10,055.14    Christopher H. Steward, Esquire

**1811-432**  
**2323 W Cumberland St 19132-4119 16th wd.** 1,440 Sq. Ft. OPA#162293500    Im- provements: Residential Property  
KIMBERLY E. ROBINSON    C.P. June Term, 2018 No. 03076    \$67,082.39    Phelan Hallinan Diamond & Jones, LLP

**1811-434**  
**5841 Pine St 19143-1217 60th wd.** 1,558 Sq. Ft. OPA#604177000    Improvements: Resi- dential Property  
MARY E. MCKENZIE A/K/A MARY E. MC KENZIE    C.P. December Term, 2017 No. 03204    \$7,241.98    Phelan Hallinan Diamond & Jones, LLP

**1811-435**  
**823 W 65th Ave 19126-3735 49th wd.** 1,768 Sq. Ft. OPA#492085700    Improvements: Residential Property  
CHARLES NELSON; SANDRA THOMAS A/K/A SANDRA NELSON    C.P. September Term, 2014 No. 00107    \$262,381.05    Phelan Hallinan Diamond & Jones, LLP

**1811-436**  
**643 Anchor St 19120-1707 35th wd.** 1,080 Sq. Ft. OPA#351280500    Improvements: Residential Property  
DAVIDA THOMPSON; KEVIN THOMPSON A/K/A KEVIN A. THOMPSON; MARVIN THOMPSON; DESTINY THOMPSON    C.P. October Term, 2017 No. 01958    \$58,440.81  
Phelan Hallinan Diamond & Jones, LLP

**1811-437**  
**542 Magee Ave a/k/a 542-48 Magee Ave 19111 35th wd.** 1,350 Sq. Ft. OPA#353098500    Improvements: Residential Property  
GABRIELA GARNICA-PALMER    C.P. April Term, 2018 No. 00657    \$120,957.86  
Phelan Hallinan Diamond & Jones, LLP

**1811-438**  
**2835 Cantrell St 19145-2412 48th wd.** 840 Sq. Ft. OPA#482083600    Improvements: Residential Property  
RUBEN L. HERNANDEZ-RAMOS, SR., IN HIS CAPACITY AS HEIR OF RUBEN HERNANDEZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS

SHERIFF'S SALE

CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER RUBEN HERNANDEZ, DECEASED    C.P. September Term, 2017 No. 02877    \$41,731.39    Phelan Hallinan Diamond & Jones, LLP

**1811-439**  
**5604 Bloyd St 19138-2304 12th wd.** 918 Sq. Ft. OPA#122235400    Improvements: Resi- dential Property  
KIM D. MOODY    C.P. February Term, 2012 No. 00506    \$54,645.34    Phelan Hallinan Diamond & Jones, LLP

**1811-440**  
**11739 Brandon Rd 19154-2526 66th wd.** 1,380 Sq. Ft. OPA#662029200    Improve-ments: Residential Property  
WILLIAM P. ELLIS, JR; STEPHANIE M. ELLIS    C.P. April Term, 2017 No. 00717    \$180,805.65    Phelan Hallinan Diamond & Jones, LLP

**1811-441**  
**4237 Malta St 19124-4808 33rd wd.** 1,120 Sq. Ft. OPA#332139900    Improvements: Residential Property  
HECTOR L. TORRES    C.P. October Term, 2016 No. 03301    \$65,913.32    Phelan Hal- linan Diamond & Jones, LLP

**1811-442**  
**6600 Cornelious St a/k/a 6600 Cornelius St 19138-0000 10th wd. (formerly 50th wd.)** 1,760 Sq. Ft. OPA#102370100    Improve-ments: Residential Property  
JAMAR S. BOYKINS; SHEENA BOYKINS    C.P. February Term, 2015 No. 01803    \$150,152.96    Phelan Hallinan Diamond & Jones, LLP

**1811-443**  
**111 E Upsal St 19119-2340 22nd wd.** 2,100 Sq. Ft. OPA#221090900    Improvements: Residential Property  
JACQUELYN JOHNSON; ANTHONY JOHN- SON    C.P. December Term, 2011 No. 02323    \$265,261.53    Phelan Hallinan Diamond & Jones, LLP

**1811-444**  
**8757 Marsden St 19136-2116 65th wd.** 1,648 Sq. Ft. BRT#652314000    Improvements: Row B/gar 2 Sty Masonry  
DAVID JOHNSON    C.P. April Term, 2018 No. 03550    \$110,211.54    Milstead & Associates, LLC

**1811-445**  
**4514 Teesdale St 19136 41st wd.** 1,204 Sq. Ft. OPA#412093400    Improvements: Residential Property  
HENRY HAMUSTEN    C.P. September Term, 2017 No. 02881    \$59,611.43    Phelan Hallinan Diamond & Jones, LLP

**1811-446**  
**154 W Godfrey Ave 19120-1516 61st wd.** 1,050 Sq. Ft. BRT#611280300    Improve-ments: Row B/gar 2 Sty Masonry  
MICHAEL JOHNSON AND CYNTHIA M. JOHNSON A/K/A CYNTHIA JOHNSON    C.P. June Term, 2017 No. 01164    \$104,550.05  
Milstead & Associates, LLC

**1811-447**  
**1921 67th Ave a/k/a 1921 W 67th Ave 19138-3119 10th wd.** 1,146 Sq. Ft. OPA#102432100    Improvements: Residential Property  
ALICIA HOLLAND    C.P. March Term, 2018 No. 03445    \$58,399.32    Phelan Hal- linan Diamond & Jones, LLP

**1811-448**  
**5463 Lebanon Ave 19131 52nd wd.** Land: 3,027 Sq. Ft.; 3,003 Sq. Ft.    BRT#522081000    Improvements: Residential Real Estate  
WALTER DOBBINS, III    C.P. November Term, 2016 No. 000934    \$175,564.56    Stern & Eisenberg PC

**1811-449**  
**6025 N Philip St 19120-1815 61st wd.** 990 Sq. Ft. OPA#612415700    Improvements: Residential Property  
MARY E. WATTS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ES- TATE OF JOHN PFLUGFELDER; JASON PFLUGFELDER, IN HIS CAPACITY AS DE- VISEE OF THE ESTATE OF JOHN PFLUG- FELDER    C.P. November Term, 2017 No. 00819    \$33,402.98    Phelan Hallinan Dia- mond & Jones, LLP

**1811-450**  
**4340 Almond St 19137 45th wd.** 2,700 Sq. Ft. BRT#453191100    Improvements: Residential Real Estate  
KEVIN DONLEN, JR.    C.P. May Term, 2018 No. 02263    \$196,504.39    Stern & Eisenberg PC

**1811-451**  
**720 E Clearfield St 19134-2407 33rd wd.**

SHERIFF'S SALE

1,200 Sq. Ft. OPA#331004100    Improve-ments: Residential Property  
CRAIG L. VRANAS    C.P. April Term, 2018 No. 01421    \$47,314.60    Phelan Hallinan Diamond & Jones, LLP

**1811-452**  
**643 Artwood Dr 19115-2826 63rd wd.** 1,497 Sq. Ft. OPA#632163600    Improvements: Residential Property  
STUART JANOFF; ALLISON JANOFF    C.P. April Term, 2016 No. 02450    \$202,063.02  
Phelan Hallinan Diamond & Jones, LLP

**1811-453**  
**2121 Brandywine St 19130-3106 15th wd.** 1,994 Sq. Ft. OPA#152025500    Improve-ments: Residential Property  
VICTOR M. SOSA; DEANNA DIMEMMO- SOSA    C.P. February Term, 2018 No. 02479    \$510,920.92    Phelan Hallinan Diamond & Jones, LLP

**1811-454**  
**6119 Lansdowne Ave 19151-3933 34th wd.** 1,446 Sq. Ft. OPA#342053000    Improve-ments: Residential Property  
JERNISHA T. HENNIGAN    C.P. August Term, 2017 No. 01712    \$106,281.97    Phelan Hallinan Diamond & Jones, LLP

**1811-455**  
**6526-28 Elmwood Ave 19142** Store and Of- fices 1 Story Masonry    BRT#882061560    Im- provements: Commercial/commercial Mixed Use Property  
MARY K. ZOU    C.P. January Term, 2016 No. 02326    \$145,071.49    Robert W. Wil- liams, Esquire

**1811-456**  
**120 W Wyoming Ave 19140 42nd wd.** 2,453 Sq. Ft. BRT#882016560    Improvements: 3 Story Masonry Store/office  
MULTICULTURAL WELLNESS CENTER, INC.    C.P. June Term, 2017 No. 03317    \$180,429.77    Janet L. Gold, Esquire

**1811-457**  
**11939 Glenfield St 19154 58th wd.** 7,566 Sq. Ft. BRT#662186100    Improvements: S/d W/b Gar 1 Sty Masonry  
UNKNOWN HEIRS, SUCCESSORS, AS- SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FLOYD L.A. GUY, JR. A/K/A FLOYD L. GUY, JR., DECEASED MORTGAGOR AND REAL OWNER    C.P. May Term, 2018 No. 01183    \$152,124.18    Milstead & Associ- ates, LLC

**1811-458**  
**1126 Hellerman St 19111 53rd wd.** 1,260 Sq. Ft. BRT#531120200    Improvements: Resi- dential Dwelling  
DIANE M. JONES    C.P. October Term, 2017 No. 2101    \$72,580.25    Weber Gal- lagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

**1811-459**  
**2330 S 16th St 19145 26th wd.** ROW 2 STY MASONRY; 1,416 Sq. Ft.    BRT#261272100    Improvements: Residential Dwelling  
GLORIA MASTANTUNO    C.P. January Term, 2017 No. 04349    \$186,794.92    Mc- Cabe, Weisberg, & Conway, LLC

**1811-460**  
**1240 Englewood St 19111 53rd wd.** DET W/D GAR 2 STY MASONRY; 1,726 Sq. Ft. BRT#532351200    Subject to Mortgage    Im- provements: Residential Dwelling  
ANGEL J. LAYCHOCK    C.P. November Term, 2013 No. 02212    \$32,964.75    McCabe, Weisberg, & Conway, LLC

**1811-461**  
**6630 N Uber St 19138 10th wd.** 1,185 Sq. Ft. OPA#102029200    Improvements: Residential Property  
THE UNKNOWN HEIRS OF CORNELIA HOLSEY DECEASED, THAISA COX AND TANEKA COX, SOLELY IN HER CAPAC- ITY AS HEIR CORNELIA HOLSEY, DE- CEASED    C.P. May Term, 2017 No. 02600    \$58,862.35    KML Law Group, P.C.

**1811-462**  
**2957 N Camac St a/k/a 2957 Camac St 19133 37th wd.** 1,451 Sq. Ft. OPA#372264600    Im- provements: Residential Property  
JOELLA FRAZIER DAVIS SOLELY IN HER CAPACITY AS HEIR OF JUARRANNETTA MCNABB A/K/A JUARANNETTA MCNABB DECEASED    C.P. February Term, 2016 No. 04915    \$56,096.54    KML Law Group, P.C.

**1811-464**  
**1323 W Roosevelt Blvd 19140-2038 49th wd.** 2,784 Sq. Ft. BRT#491088900    Improve-ments: Residential Dwelling  
MARIAM SMITH    C.P. October Term, 2017



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
No. 02285    \$16,101.37    Powers, Kirm & Associates, LLC	OPA#482092800    Improvements: Residential Property EMILY ORSINI    C.P. December Term, 2016 No. 00844    \$86,386.29    KML Law Group, P.C.	ANTHONY J. ANTINUCCI, DECEASED C.P. September Term, 2016    No. 00649 \$74,428.34    KML Law Group, P.C.	2016 No. 01575    \$108,910.57    KML Law Group, P.C.	BICH DAO    C.P. April Term, 2018 No. 00125    \$125,649.22    KML Law Group, P.C.
<b>1811-465</b> <b>4130 Barnett St 19135 55th wd.</b> 1,245 Sq. Ft. BRT#552060800    Improvements: Residential Real Estate DUSTIN T. MCGEEHAN AND HEAVEN L. ZEALLOR    C.P. April Term, 2018 No. 03283    \$92,825.41    Stern & Eisenberg PC	<b>1811-479</b> <b>6140 Chew Ave 19138 59th wd.</b> 1,315 Sq. Ft. OPA#592301000    Improvements: Residential Property EDNA BALLARD    C.P. April Term, 2018 No. 03819    \$71,128.84    KML Law Group, P.C.	<b>1811-493</b> <b>734 S 58th St 19143 3rd wd.</b> 1,304 Sq. Ft. OPA#033181800    Improvements: Residential Property SIR ANDRE A. HALL    C.P. January Term, 2018 No. 02102    \$42,982.43    Shapiro & DeNardo, LLC	<b>1811-506</b> <b>4416 Unruh Ave 19135 55th wd.</b> 2,250 Sq. Ft. OPA#552150800    Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER APRIL M. BAYERS, DECEASED AND MELISSA A. BAYERS, KNOWN HEIR OF APRIL M. BAYERS, DECEASED    C.P. April Term, 2018 No. 04606    \$98,020.64    Shapiro & DeNardo, LLC	<b>1811-516</b> <b>725 E Sharpnack St 19119 22nd wd.</b> 4,478 Sq. Ft. OPA#221132500    Improvements: Residential Property MARGARET D. MCNEAL    C.P. October Term, 2017 No. 03611    \$259,804.58    KML Law Group, P.C.
<b>1811-466</b> <b>6338 Edmund St 19135-3312 41st wd.</b> 1,447 Sq. Ft. BRT#411395000    Improvements: Row B/gar 2 Sty Masonry ROBERT WOODARD A/K/A ROBERT J. WOODARD    C.P. June Term, 2018 No. 02693    \$29,882.36    Milstead & Associates, LLC	<b>1811-480</b> <b>111 S 15th St Unit 2203 a/k/a 111 S 15th St 19102 8th wd.</b> 820 Sq. Ft. OPA#888087386    Improvements: Residential Property RICHARD F. VAUGHN    C.P. April Term, 2018 No. 00386    \$313,111.00    KML Law Group, P.C.	<b>1811-496</b> <b>5406 Large St 19124 62nd wd.</b> ROW B/ GAR 2 STY MASONRY; 1,462 Sq. Ft. BRT#621333800    Improvements: Residential Dwelling MARC GLENN AND DEREKA D. GLENN    C.P. March Term, 2017 No. 01874    \$117,307.05    McCabe, Weisberg, & Conway, LLC	<b>1811-507</b> <b>633 W Olney Ave 19120 61st wd.</b> 2,475 Sq. Ft. OPA#612009100    Improvements: Residential Property ANTHONY COBB    C.P. May Term, 2013 No. 02365    \$113,433.38    Shapiro & DeNardo, LLC	<b>1811-517</b> <b>715 E Cornwall St 19134 33rd wd.</b> 838 Sq. Ft. OPA#33122800    Improvements: Residential Property SHEILA A. NEWSOME    C.P. June Term, 2017 No. 01552    \$51,756.36    KML Law Group, P.C.
<b>1811-467</b> <b>7125 N 20th St 19138 10th wd.</b> Land: 1,292 Sq. Ft.; Improvement: 1,228 Sq. Ft.; Total: 1,426 Sq. Ft. OPA#10-1151500    Improvements: Residential Property AUDREY L. PETERSON    C.P. April Term, 2018 No. 03418    \$121,308.02    Richard M. Squire & Associates, LLC	<b>1811-481</b> <b>1712 N 19th St 19121 47th wd.</b> 2,845 Sq. Ft. OPA#472097512    Improvements: Residential Property JUDY VEREEN BEY    C.P. June Term, 2018 No. 00433    \$97,703.92    KML Law Group, P.C.	<b>1811-497</b> <b>5764 W Oxford St 19131 4th wd.</b> 1,422 Sq. Ft. OPA#043266100    Improvements: Residential Property ERICKA N. SOLOMON    C.P. August Term, 2017 No. 02541    \$124,783.21    Shapiro & DeNardo, LLC	<b>1811-508</b> <b>2642 Tilton St 19125 31st wd.</b> 549 Sq. Ft. OPA#312178200    Improvements: Residential Property A.B., A MINOR, SOLELY IN HIS CAPACITY AS HEIR OF ANGELINE BIEDREYCKI A/K/A ANGELINE BIERDZYCKI A/K/A ANGELINE BIEDRZYCKI, DECEASED, B.B., A MINOR, SOLELY IN HIS CAPACITY AS HEIR OF ANGELINE BIEDREYCKI A/K/A ANGELINE BIERDZYCKI A/K/A ANGELIN BIEDRZYCKI, DECEASED, I.B., A MINOR, SOLELY IN HER CAPACITY AS HEIR OF ANGELINE BIEDREYCKI A/K/A ANGELINE BIERDZYCKI A/K/A ANGELINE BIEDRZYCKI, DECEASED, L.B., A MINOR, SOLELY IN HIS CAPACITY AS HEIR OF ANGELINE BIEDREYCKI A/K/A ANGELINE BIERDZYCKI A/K/A ANGELINE BIEDRZYCKI, DECEASED, THE UNKNOWN HEIRS OF ANGELINE BIEDREYCKI A/K/A ANGELINE BIEDRZYCKI A/K/A ANGELINE BIEDRZYCKI, DECEASED AND MACKENZIE BIEDRZYCKI, SOLELY IN HER CAPACITY AS HEIR OF ANGELINE BIEDREYCKI A/K/A ANGELINE BIERDZYCKI A/K/A ANGELINE BIEDRZYCKI, DECEASED C.P. June Term, 2017 No. 02317    \$45,759.92    KML Law Group, P.C.	<b>1811-518</b> <b>4105 N Broad St 19140 43rd wd.</b> 1,650 Sq. Ft. OPA#433405100    Improvements: Residential Property RUTH MATHIEU ALCE    C.P. June Term, 2018 No. 01104    \$129,866.14    KML Law Group, P.C.
<b>1811-468</b> <b>4529 Baltimore Ave 19143 46th wd.</b> Land Area: 1,554 Sq. Ft.; Improvement Area: 1,760 Sq. Ft. OPA#871211150    Subject to Mortgage Improvements: Str/off+apt 2 Sty Masonry MONICA LYNN DAVIS-RODRIGUEZ    C.P. December Term, 2017 No. 2887    \$224,658.92    Plus Interest To Date of Sale    Robert J. Wilson, Esq., Wilson Law Firm	<b>1811-482</b> <b>6237 N 4th St 19120 61st wd.</b> 1,725 Sq. Ft. OPA#611062700    Improvements: Residential Property HASAN E. AMENRA A/K/A HASAN AMENRA    C.P. July Term, 2017 No. 02585    \$118,345.73    KML Law Group, P.C.	<b>1811-498</b> <b>4153 Elbridge St 19135 55th wd.</b> 1,079 Sq. Ft. OPA#552090200    Improvements: Residential Property NICOLE MARIE WYNN AS EXECUTRIX OF THE ESTATE OF JOHN HAMILTON, JR. DECEASED    C.P. January Term, 2018 No. 01471    \$114,940.16    KML Law Group, P.C.	<b>1811-509</b> <b>4481 Garden St 19137-2013 45th wd.</b> 960 Sq. Ft. OPA#453340100    Improvements: Residential Property JESSICA HARKINS    C.P. April Term, 2018 No. 04661    \$166,569.54    Phelan Hallinan Diamond & Jones, LLP	<b>1811-519</b> <b>3026 McKinley St 19149 62nd wd.</b> 991 Sq. Ft. OPA#621253000    Improvements: Residential Property SHERRON M. MCAFEE    C.P. August Term, 2017 No. 01731    \$109,292.96    KML Law Group, P.C.
<b>1811-470</b> <b>1919 E Atlantic St 19134 45th wd.</b> 2,319 Sq. Ft. OPA#452135200    Improvements: Residential Property ROBERT BERG SOLELY IN HIS CAPACITY AS HEIR OF MATILDA MARTIN DECEASED, MATILDA INGHAM SOLELY IN HER CAPACITY AS HEIR OF MATILDA MARTIN DECEASED, ADELINE OLSON SOLELY IN HER CAPACITY AS HEIR OF MATILDA MARTIN DECEASED AND DIANNA RUSSO SOLELY IN HER CAPACITY AS HEIR OF MATILDA MARTIN DECEASED    C.P. April Term, 2018 No. 03169    \$54,433.43    KML Law Group, P.C.	<b>1811-483</b> <b>3923 Brown St 19104-4803 24th wd.</b> 1,600 Sq. Ft. BRT#243122500    Improvements: Row 3 Sty Masonry RICHARD WILSON    C.P. April Term, 2018 No. 01435    \$53,027.05    Milstead & Associates, LLC	<b>1811-499</b> <b>2819 Edgemont St 19134 25th wd.</b> 1,360 Sq. Ft. OPA#251219500    Improvements: Residential Property KEITH MCMONAGLE SOLELY IN HIS CAPACITY AS HEIR OF DONNA MCMONAGLE, DECEASED AND THOMAS MCMONAGLE, III SOLELY IN HIS CAPACITY AS HEIR OF DONNA MCMONAGLE, DECEASED    C.P. October Term, 2017 No. 01474    \$50,061.65    KML Law Group, P.C.	<b>1811-510</b> <b>1624 E Mohican St a/k/a 1624 Mohican St 19138 10th wd.</b> 1,510 Sq. Ft. OPA#10-2-2339-00    Improvements: Two Story Masonry Row AISHA MORMAN    C.P. October Term, 2017 No. 00788    \$119,924.25    Hladik, Onorato & Federman, LLP	<b>1811-520</b> <b>3082 Aramingo Ave 19134-4316 25th wd.</b> 990 Sq. Ft. OPA#251478600    Improvements: Residential Property MARCELINO CUADRA, JR A/K/A MARCELINO CAUDRA, JR; KATHLEEN A. CUADRA A/K/A KATHLEEN A. CAUDRA C.P. April Term, 2016 No. 01037    \$117,436.45    Phelan Hallinan Diamond & Jones, LLP
<b>1811-471</b> <b>1221 N 53rd St 19131 44th wd.</b> 1,155 Sq. Ft. OPA#442319400    Improvements: Residential Property LESTER YOUNG AND SHIRLEY YOUNG    C.P. October Term, 2016 No. 01422    \$74,506.97    KML Law Group, P.C.	<b>1811-484</b> <b>4523 Marple St 19136 65th wd.</b> 1,117 Sq. Ft. OPA#651110700    Improvements: Residential Property DONNA PRENDERGAST AND MICHAEL SIEMIEN    C.P. January Term, 2015 No. 02895    \$65,429.24    KML Law Group, P.C.	<b>1811-500</b> <b>1624 E Mohican St a/k/a 1624 Mohican St 19138 10th wd.</b> 1,510 Sq. Ft. OPA#10-2-2339-00    Improvements: Two Story Masonry Row AISHA MORMAN    C.P. October Term, 2017 No. 00788    \$119,924.25    Hladik, Onorato & Federman, LLP	<b>1811-511</b> <b>4481 Garden St 19137-2013 45th wd.</b> 960 Sq. Ft. OPA#453340100    Improvements: Residential Property JESSICA HARKINS    C.P. April Term, 2018 No. 04661    \$166,569.54    Phelan Hallinan Diamond & Jones, LLP	<b>1811-521</b> <b>5814 N Lambert St 19138-2912 960 Sq.</b> Ft. OPA#172427100    Improvements: Residential Property STACEY MOORE; VIRGIE J. MOORE    C.P. May Term, 2017 No. 03422    \$78,884.74    Phelan Hallinan Diamond & Jones, LLP
<b>1811-472</b> <b>3260 Frankford Ave 19134 45th wd.</b> 1,328 Sq. Ft. OPA#452275000    Improvements: Residential Property JESSICA NUNEZ    C.P. October Term, 2016 No. 03537    \$38,439.08    Shapiro & DeNardo, LLC	<b>1811-485</b> <b>1501 E Howell St a/k/a 1501 Howell St 19149 62nd wd.</b> 2,696 Sq. Ft. OPA#621127500    Improvements: Residential Property NAJMIN BEGUM    C.P. October Term, 2016 No. 02023    \$111,092.80    KML Law Group, P.C.	<b>1811-501</b> <b>520 Unruh Ave 19111-4633 35th wd.</b> Det Conv Apt 3 Sty Frame; 10,000 Sq. Ft. OPA#353122900    Subject to Mortgage Improvements: 3,301 Sq. Ft. ROGERIO SANTOS    C.P. April Term, 2018 No. 00870    \$240,687.38    Phillip D. Berger, Esq., Berger Law Group, PC	<b>1811-512</b> <b>6225 Limekiln Pike 19141-1405 17th wd.</b> 1,212 Sq. Ft. OPA#172305400    Improvements: Residential Property NOLAN TAYLOR    C.P. April Term, 2018 No. 04671    \$89,235.48    Phelan Hallinan Diamond & Jones, LLP	<b>1811-522</b> <b>8026-8028 Fairview St 19136 64th wd.</b> 1,472 Sq. Ft. OPA#642013100    Improvements: Residential Property WILLIAM P. ROMANO; TONIANN ROMANO    C.P. May Term, 2017 No. 04490    \$150,855.98    Phelan Hallinan Diamond & Jones, LLP
<b>1811-473</b> <b>5344 Jackson St 19124 62nd wd.</b> 1,313 Sq. Ft. OPA#622400800    Improvements: Residential Property SHAKEDA N. SNYDER    C.P. March Term, 2017 No. 01751    \$133,046.14    KML Law Group, P.C.	<b>1811-486</b> <b>8113 Crispin St 19136 64th wd.</b> 1,950 Sq. Ft. OPA#642023700    Improvements: Residential Property CHRISTOPHER RODRIGUEZ    C.P. August Term, 2013 No. 01846    \$166,046.62    KML Law Group, P.C.	<b>1811-502</b> <b>3326 Morrell Ave 19114 66th wd.</b> 2,177 Sq. Ft. OPA#66-1-1201-00    Improvements: Single Family, Residential Dwelling ERIC VANHINKLE STREETER    C.P. April Term, 2016 No. 02110    \$181,318.24    Hladik, Onorato & Federman, LLP	<b>1811-513</b> <b>789 S 3rd St, Unit 1 19147-3326 88th wd. (formerly 2nd wd.)</b> 1,220 Sq. Ft. OPA#888022360    Improvements: Residential Property ANGELINA V. FEDELE    C.P. June Term, 2018 No. 03624    \$316,299.18    Phelan Hallinan Diamond & Jones, LLP	<b>1811-523</b> <b>3850 Woodhaven Rd, Unit 1001 19154-2762 66th wd.</b> 880 Sq. Ft. OPA#888660355    Improvements: Residential Property MICHAEL PATRICK GAVAGHAN    C.P. October Term, 2017 No. 03608    \$97,252.37    Phelan Hallinan Diamond & Jones, LLP
<b>1811-474</b> <b>616 E Wishart St 19134 33rd wd.</b> 700 Sq. Ft. OPA#331024900    Improvements: Residential Property GREGORY S STANISLAUS A/K/A GREGORY STANISLAUS    C.P. April Term, 2018 No. 00647    \$58,145.93    KML Law Group, P.C.	<b>1811-487</b> <b>4436 Aspen St 19104 6th wd.</b> 2,410 Sq. Ft. OPA#061151360    Improvements: Residential Property JOSEPH SAMUELS    C.P. July Term, 2017 No. 01443    \$108,082.48    KML Law Group, P.C.	<b>1811-503</b> <b>5033 Hazel Ave 19143-1621 46th wd.</b> 2,200 Sq. Ft. OPA#46-2-0161-00    Improvements: Single Family Residential Dwelling SHIREEN MALIK AND ABDUL MALIK    C.P. January Term, 2015 No. 00689    \$242,640.30    Hladik, Onorato & Federman, LLP	<b>1811-514</b> <b>3355 Morning Glory Rd 19154-1819 66th wd.</b> 1,224 Sq. Ft. OPA#663044000    Improvements: Residential Property DENISE SHANE A/K/A DENISE A. YOHANNAN    C.P. April Term, 2018 No. 04662    \$197,861.93    Phelan Hallinan Diamond & Jones, LLP	<b>1811-524</b> <b>1941 Georgian Rd 19138-2113 10th wd.</b> 1,664 Sq. Ft. OPA#101273700    Improvements: Residential Property LORI PETERSON; DANIEL PETERSON A/K/A DAN PETERSON, DECEASED    C.P. September Term, 2012 No. 00991    \$96,145.22    Phelan Hallinan Diamond & Jones, LLP
<b>1811-475</b> <b>5926 Chew Ave 19138 22nd wd.</b> 2,802 Sq. Ft. OPA#592298300    Subject to Mortgage Improvements: Residential Property CHARMAINE LEWIS    C.P. July Term, 2015 No. 00986    \$43,843.08    Michael C. Mazack, Esquire	<b>1811-488</b> <b>6213 Clearview St 19138 59th wd.</b> 861 Sq. Ft. OPA#592308100    Improvements: Residential Property DOROTHY M. ROLISON A/K/A DOROTHY ROLISON    C.P. March Term, 2018 No. 02052    \$41,043.00    KML Law Group, P.C.	<b>1811-504</b> <b>2027 Widener Pl 19138 49th wd.</b> Land: 978 Sq. Ft.; Improvement: 978 Sq. Ft.; Total: 1,956 Sq. Ft. OPA#134N24-459; BRT#171197500    Improvements: Residential Property SAMARA GATHERS    C.P. March Term, 2018 No. 03046    \$69,040.84    Richard M. Squire & Associates, LLC	<b>1811-515</b> <b>3554 Chalfont Dr 19154-4037 66th wd.</b> 1,360 Sq. Ft. OPA#662395400    Improvements: Residential Property JAIME L. KIRBY    C.P. December Term, 2017 No. 03209    \$226,417.54    Phelan Hallinan Diamond & Jones, LLP	<b>1811-525</b> <b>2458 Cedar St 19125-3020 31st wd.</b> 900 Sq. Ft. OPA#312034000    Improvements: Residential Property ROBIN CURRID    C.P. August Term, 2017 No. 02512    \$146,739.51    Phelan Hallinan Diamond & Jones, LLP
<b>1811-476</b> <b>2811 N 24th St 19132 11th wd.</b> 1,087 Sq. Ft. OPA#111441800    Improvements: Residential Property LINDA LEE SOLOMON    C.P. March Term, 2016 No. 03378    \$22,838.42    KML Law Group, P.C.	<b>1811-491</b> <b>6469 Belfield Ave 19119 22nd wd.</b> 3,216 Sq. Ft. OPA#221248500    Improvements: Residential Property COREY D. WILSON AS ADMINISTRATOR OF THE ESTATE OF BETTY J. WILSON, DECEASED    C.P. June Term, 2017 No. 03164    \$126,915.71    KML Law Group, P.C.	<b>1811-505</b> <b>3246 Emery St 19134 45th wd.</b> 525 Sq. Ft. OPA#451165200    Improvements: Residential Property GSL, A MINOR, IN CARE OF NICOLE MABIE SOLELY IN HER CAPACITY AS HEIR OF FRANK SAN LORENZO DECEASED, JSL, A MINOR, IN CARE OF NICOLE MABIE SOLELY IN HER CAPACITY AS HEIR OF FRANK SAN LORENZO DECEASED, NICOLE MABIE SOLELY IN HER CAPACITY AS HEIR OF FRANK SAN LORENZO, DECEASED, ANTHONY SAN LORENZO SOLELY IN HIS CAPACITY AS HEIR OF FRANK SAN LORENZO, DECEASED AND JENNA SAN LORENZO SOLELY IN HER CAPACITY AS HEIR OF FRANK SAN LORENZO, DECEASED    C.P. June Term,	<b>1811-516</b> <b>249 W Wellens Ave a/k/a 249 W Wellens St 19120-3330 42nd wd.</b> 1,008 Sq. Ft. OPA#422234700    Improvements: Residential Property MARIA A. SANTIAGO    C.P. January Term, 2018 No. 02342    \$55,028.02    Phelan Hallinan Diamond & Jones, LLP	<b>1811-526</b> <b>5232 Burton St 19124 62nd wd.</b> 875 Sq. Ft. OPA#622427700    Improvements: Residential Property THERESA REID    C.P. April Term, 2018 No. 05218    \$52,274.24    Phelan Hallinan Diamond & Jones, LLP
<b>1811-477</b> <b>5831 Florence Ave 19143 3rd wd.</b> 1,800 Sq. Ft. OPA#034067700    Improvements: Residential Property YALANDRA K. SMITH    C.P. December Term, 2015 No. 00205    \$100,777.73    KML Law Group, P.C.	<b>1811-492</b> <b>5134 Walker St 19124 62nd wd.</b> 2,294 Sq. Ft. OPA#622360900    Improvements: Residential Property THE UNKNOWN HEIRS OF ANTHONY J. ANTINUCCI DECEASED, FRANK ANTINUCCI, SOLELY IN HIS CAPACITY AS HEIR OF ANTHONY J. ANTINUCCI, DECEASED AND JOSEPH ANTINUCCI, SOLELY IN HIS CAPACITY AS HEIR OF	<b>1811-506</b> <b>3246 Emery St 19134 45th wd.</b> 525 Sq. Ft. OPA#451165200    Improvements: Residential Property GSL, A MINOR, IN CARE OF NICOLE MABIE SOLELY IN HER CAPACITY AS HEIR OF FRANK SAN LORENZO DECEASED, JSL, A MINOR, IN CARE OF NICOLE MABIE SOLELY IN HER CAPACITY AS HEIR OF FRANK SAN LORENZO DECEASED, NICOLE MABIE SOLELY IN HER CAPACITY AS HEIR OF FRANK SAN LORENZO, DECEASED, ANTHONY SAN LORENZO SOLELY IN HIS CAPACITY AS HEIR OF FRANK SAN LORENZO, DECEASED AND JENNA SAN LORENZO SOLELY IN HER CAPACITY AS HEIR OF FRANK SAN LORENZO, DECEASED    C.P. June Term,	<b>1811-517</b> <b>7148 Jackson St 19135 41st wd.</b> 1,454 Sq. Ft. OPA#412310200    Improvements: Residential Property	<b>1811-527</b> <b>6651 Erdrick St 19135-2601 55th wd.</b> 1,088 Sq. Ft. OPA#552277900    Improvements: Residential Property SCOTT WENDEL; ELIZABETH P. WENDEL A/K/A ELIZABETH P. DETKIEWICZ    C.P. November Term, 2009 No. 03981    \$98,242.41    Phelan Hallinan Diamond & Jones, LLP
<b>1811-478</b> <b>2239 Winton St 19145 48th wd.</b> 658 Sq. Ft.			<b>1811-518</b> <b>7148 Jackson St 19135 41st wd.</b> 1,454 Sq. Ft. OPA#412310200    Improvements: Residential Property	<b>1811-528</b> <b>9720 Portis Rd 19115 58th wd.</b> 1,614 Sq. Ft. BRT#581207400    Improvements: Residential Real Estate JEFFREY HOWARD AND SAMANTHA S.F. HOWARD    C.P. February Term, 2016 No. 00881    \$406,683.03    Stern & Eisenberg PC



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p><b>1811-529</b> <b>5400 Grays Ave 19143 51st wd.</b> At the intersection of the South Side of Grays Avenue with the West side of 54th Street: 269 ft. 7 in. Northwest side of Lindberg Boulevard: Front: Irreg Depth: Irreg OPA#884219000 Subject to Mortgage Improvements: Commercial Property MNS ASSOCIATES, A PENNSYLVANIA LIMITED PARTNERSHIP C.P. July Term, 2018 No. 02603 \$10,378,996.61 plus legal interest in the amount of \$400,928.52 for a subtotal of \$10,779,925.13 Leona Mogavero, Esquire</p>	<p>JONIEC C.P. January Term, 2015 No. 02656 \$96,663.19 Milstead &amp; Associates, LLC</p> <p><b>1811-539</b> <b>2018 Rosalie St 19135 23rd wd.</b> Land: 1,366 Sq. Ft.; Improvement: 660 Sq. Ft.; Total: 1,366 Sq. Ft. OPA#411082900 Improvements: Residential Property DAVID B. GEIGER, SR., SOLELY AS HEIR OF THE ESTATE OF PAULINE TRYMBISKI, A/K/A PAULINE E. TRYMBISKI AND UNKNOWN HEIRS OF THE ESTATE OF PAULINE TRYMBISKI, A/K/A PAULINE E. TRYMBISKI C.P. April Term, 2018 No. 00433 \$85,983.88 Richard M. Squire &amp; Associates, LLC</p>	<p>OPA#043273600 Improvements: Residential Property ANTHONY O. NJOKU C.P. May Term, 2018 No. 00991 \$36,005.03 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1811-547</b> <b>5230 N. Broad St 19141 17th wd.</b> 4,625 sq. ft. OPA#871400465 Subject to Mortgage RARE ROSE ENTERPRISES, LLC C.P. February Term, 2017 No. 02691 \$283,699.11 Ryan M. Paddick, Esquire</p>	<p><b>1811-553</b> <b>6148 W Oxford St 19151-4540 34th wd.</b> 2,256 sq. ft. OPA#342093900 Improvements: Residential Property ANDREA N. CHANDLER, IN HER CAPACITY AS ADMINISTRATRIX CTA AND DEVISEE OF THE ESTATE OF LEROY CHANDLER; JOY HUTCHINSON, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LEROY CHANDLER C.P. August Term, 2016 No. 02344 \$153,016.65 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p>Area) OPA#365087600 Improvements: Row 2 Sty Masonry 2MORROWS SOLUTIONS 2DAY LLC C.P. May Term, 2018 No. 00165 \$225,082.35 Scott M. Klein, Esq.</p> <p><b>1811-561B</b> <b>6727 N 16th St 19126-2731 10th wd.</b> 1,801 sq. ft. (Land Area); 1,512 sq. ft. (Improvement Area) OPA#101026800 Improvements: Row B/gar 2 Sty Masonry 2MORROWS SOLUTIONS 2DAY LLC C.P. May Term, 2018 No. 00165 \$225,082.35 Scott M. Klein, Esq.</p>
<p><b>1811-531</b> <b>2313 W Tioga St 19140 11th wd.</b> 1,563 Sq. Ft. OPA#112106500 Improvements: Residential Property ANTHONY D. HILL C.P. April Term, 2018 No. 03171 \$73,150.38 KML Law Group, P.C.</p>	<p><b>1811-540</b> <b>5129 Valley St 19124-1429 62nd wd.</b> 1,550 Sq. Ft. BRT#622331900 Improvements: Row B/gar 1 Sty Masonry DEBORAH TAYLOR A/K/A DEBORAH TAYLOR-MCEACHIN C.P. October Term, 2017 No. 03614 \$106,574.86 Milstead &amp; Associates, LLC</p>	<p><b>1811-549</b> <b>606 Wynnewood Rd 19151-3843 34th wd.</b> 2,374 sq. ft. OPA#344222400 Subject to Mortgage Improvements: Residential Property CLAUDIUS MITCHELL A/K/A CLAUDIUS T. MITCHELL C.P. June Term, 2018 No. 01714 \$127,663.94 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-554</b> <b>1505 Green St 19130 8th wd.</b> 4,484 sq. ft. BRT#881800000 Improvements: Multi-unit Residential TRUDY JOHNSON SCALISE AND JODIE L. GRECO C.P. November Term, 2017 No. 840 \$239,231.00 Weber Gallagher Simpson Stapleton Fires &amp; Newby, LLP, Sarah A. Elia, Esq.</p>	<p><b>1811-562A</b> <b>5736 N Hope St 19126-2731 61st wd.</b> 1,410 sq. ft. and 1,560 sq. ft. BRT#612459300 Improvements: Row B/gar 2 Sty Masonry; Vacant Land Reside &lt;acre MIGDALIA CRUZ C.P. July Term, 2017 No. 01817 \$58,152.43 Milstead &amp; Associates, LLC</p>
<p><b>1811-532</b> <b>1507 W Courtland St 19140 13th wd.</b> 1,284 Sq. Ft. OPA#132378500 Improvements: Residential Property FATIMA WHITE C.P. October Term, 2017 No. 02823 \$92,028.07 KML Law Group, P.C.</p>	<p><b>1811-541</b> <b>249 S 53rd St 19139-4012 60th wd.</b> 1,350 sq. ft. OPA#602193900 Improvements: Residential Property MALIKAH WALKER A/K/A MALIKAH G. WALKER C.P. December Term, 2017 No. 03356 \$84,015.54 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-550</b> <b>5232 Castor Ave 19124-1723 23rd wd.</b> 1,432 sq. ft. OPA#233131600 Subject to Mortgage Improvements: Residential Property KOW ANGUAH A/K/A KOW G. ANGUAH C.P. April Term, 2018 No. 01012 \$93,276.48 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-555</b> <b>6935 Shelbourne St 19111-3932 35th wd.</b> 3,048 sq. ft. BRT#353210100 Improvements: Apt 2-4 Units 2 Sty Mason DMITRY KOZLOV AND TANYA PETROSOV C.P. June Term, 2013 No. 02639 \$140,238.10 Milstead &amp; Associates, LLC</p>	<p><b>1811-562B</b> <b>5738 N Hope St 19126-2410 61st wd.</b> 1,410 sq. ft. and 1,560 sq. ft. BRT#612459400 Improvements: Row B/gar 2 Sty Masonry; Vacant Land Reside &lt;acre MIGDALIA CRUZ C.P. July Term, 2017 No. 01817 \$58,152.43 Milstead &amp; Associates, LLC</p>
<p><b>1811-533</b> <b>5911 Belmar Ter 19143 3rd wd.</b> 1,130 Sq. Ft. OPA#034103500 Improvements: Residential Property OSWIN JAMES C.P. October Term, 2017 No. 04118 \$90,835.84 KML Law Group, P.C.</p>	<p><b>1811-542</b> <b>510 S Melville St 19143-2110 46th wd.</b> 1,368 sq. ft. OPA#461160600 Improvements: Residential Property THOMAS J. HENRY; BEVERLY A. HENRY C.P. July Term, 2012 No. 02523 \$342,534.07 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-551</b> <b>7321 Shisler St 19111-3823 56th wd.</b> 1,296 sq. ft. OPA#561166900 Improvements: Residential Property NICOLE ANSAH A/K/A NICOLE E. ANSAH; GEORGE BOAKYE ANSAH A/K/A GEORGE B. ANSAH C.P. March Term, 2017 No. 01633 \$137,702.13 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-556</b> <b>1101-11 W Allegheny Ave 19133 43rd wd.</b> 8,075 sq. ft. (Land Area); 11,030 sq. ft. (Improvement Area) OPA#882923790 Improvements: Str/off 2 Sty Masonry R&amp;R GENERAL CONTRACTOR, INC. C.P. April Term, 2018 No. 01718 \$447,190.35 Scott M. Klein, Esq.</p>	<p><b>1811-563A</b> <b>4200 Chester Ave 19120-2410 61st wd.</b> 4,766 sq. ft. BRT#87-1-2997-20 Subject to Mortgage Subject to Rent Improvements: Commercial Real Estate 4200-02 CHESTER ASSOCIATES, LLC C.P. December Term, 2016 No. 00765 \$1,561,380.32, 100 Mile Fund, LLC, c/o Proci-da Funding, LLC Lauren S. Zabel, Esquire</p>
<p><b>1811-534</b> <b>5732 N Fairhill St 19120 61st wd.</b> 1,659 Sq. Ft. OPA#612296900 Improvements: Residential Property CATHERINE R. REID C.P. July Term, 2017 No. 00954 \$102,269.61 KML Law Group, P.C.</p>	<p><b>1811-543</b> <b>6018 N Lambert St 19138-2431 17th wd.</b> 1,120 sq. ft. OPA#172429200 Improvements: Residential Property SHEILA HULL FREEMAN A/K/A SHEILA HULL-FREEMAN C.P. June Term, 2016 No. 00011 \$58,477.61 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-552</b> <b>7813 Provident St a/k/a 7813 Provident Rd 19150-1322 50th wd.</b> 1,014 sq. ft. OPA#501182700 Improvements: Residential Property ALVERN MITCHELL, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF SHIRLEY M. MITCHELL A/K/A SHIRLEY MITCHELL; GARY MITCHELL, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHIRLEY M. MITCHELL A/K/A SHIRLEY MITCHELL; KEVIN L. MITCHELL, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHIRLEY M. MITCHELL A/K/A SHIRLEY MITCHELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY M. MITCHELL A/K/A SHIRLEY MITCHELL, DECEASED C.P. March Term, 2018 No. 01964 \$105,645.06 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-558</b> <b>8708 Prospect Ave, Unit D13 19118-2819 9th wd.</b> 1,023 sq. ft. OPA#88-8-200418 Subject to Mortgage Improvements: Residential REGINALD HURTT AND ADRIENNE HURTT C.P. July Term, 2017 No. 004026 \$10,873.09 Hal A. Barrow, Esquire</p>	<p><b>1811-563B</b> <b>4202 Chester Ave 19104 27th wd.</b> 4,766 sq. ft. BRT#87-1-2863-00 Subject to Mortgage Subject to Rent Improvements: Commercial Real Estate 4200-02 CHESTER ASSOCIATES, LLC C.P. December Term, 2016 No. 00765 \$1,561,380.32, 100 Mile Fund, LLC, c/o Proci-da Funding, LLC Lauren S. Zabel, Esq.</p>
<p><b>1811-535</b> <b>2130 Homer St 19138 10th wd.</b> 1,320 Sq. Ft. OPA#102146500 Improvements: Residential Property TANYA J. CAPERS WALTON C.P. August Term, 2015 No. 02205 \$155,188.21 KML Law Group, P.C.</p>	<p><b>1811-544</b> <b>4626 Penn St 19124-5821 23rd wd.</b> 2,910 sq. ft. OPA#234286800 Subject to Mortgage Improvements: Residential Property DOLORES VANHOLT A/K/A DOLORES VAN HOLT; JAMES CHAPPELL C.P. April Term, 2018 No. 01515 \$74,240.98 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>1811-553</b> <b>400 W. Hortter St, Unit 801 19119-3645 88th wd.</b> 1,042 sq. ft. OPA#888220241 Subject to Mortgage Improvements: Residential ESTATE OF AILEEN SURREY JEFFERSON AND ALL KNOWN AND UNKNOWN HEIRS OF AILEEN SURREY JEFFERSON C.P. March Term, 2015 No. 04063 \$8,294.98 Hal A. Barrow, Esquire</p>	<p><b>1811-559</b> <b>1131 S. Sydenham St 19146-3113 36th wd.</b> 658 sq. ft. (Land Area); 728 sq. ft. (Improvement</p>	<p><b>1811-564A</b> <b>2113 W Hunting Park Ave 19140 13th wd.</b> HEALTH FAC PERS CARE MAS; 2,887 sq. ft. BRT#881425600 Improvements: Three-story, Two-contiguous Building Assisted Living Facility HEIRS OR DEVISES OF MARY TAYLOR, DECEASED C.P. June Term, 2014 No. 00128 \$160,459.75 McCabe, Weisberg, &amp; Conway, LLC</p>
<p><b>1811-536</b> <b>2027 Pierce St 19145 36th wd.</b> On North Side of Pierce Street: 184 ft. 6 in. Westward of Twentieth St. Front: 14 ft in; Depth: 47ft in. OPA#363149900 Subject to Mortgage Improvements: Residential Dwelling WATTS PROPERTY SOLUTIONS, LLC C.P. May Term, 2018 No. 01884 \$218,580.83 plus interest of \$5,590.84 for a total of \$224,171.67 Jacqueline K. Holmes, Esquire</p>	<p><b>1811-545</b> <b>3539 Kyle Rd 19154-4034 66th wd.</b> 850 sq. ft. OPA#662356700 Improvements: Residential Property SUZANNE O'NEILL; CHARLES P. O'NEIL A/K/A CHARLES P. O'NEILL, III A/K/A CHARLES P. O'NEILL C.P. December Term, 2017 No. 02066 \$128,675.87 Phelan Hallinan Diamond &amp; Jones, LLP</p>			<p><b>1811-564B</b> <b>2115 W Hunting Park Ave 19140 13th wd.</b> HEALTH FAC PERS CARE MAS; 2,887 sq. ft. BBRT#881425610 Subject to Mortgage Improvements: Three-story, Two-contiguous Building Assisted Living Facility HEIRS OR DEVISES OF MARY TAYLOR, DECEASED C.P. June Term, 2014 No. 00128 \$160,459.75 McCabe, Weisberg, &amp; Conway, LLC</p>
<p><b>1811-538</b> <b>6621 Glenloch St 19135-2718 41st wd.</b> 2,250 Sq. Ft. BRT#411214100 Improvements: Semi/det 2 Sty Masonry MARILYN A. JONIEC AND RAYMOND J.</p>	<p><b>1811-546</b> <b>1535 N Frazier St 19131 4th wd.</b> 956 sq. ft.</p>			

Catch up with **The Legal’s** reporters and editors, learn of latest **breaking news** and gain access to **exclusive** content!



Find us on **facebook**  
www.facebook.com/legalintelligencer