

# Sheriff's Sale Notices for December 3, 2019

## SHERIFF'S SALE

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

## FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, December 3, 2019, at the:

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

## JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

## SHERIFF'S SALE

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

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

## NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on December 3, 2019.

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

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

## EXPLANATION

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

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

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

Very truly yours,  
JEWELL WILLIAMS, Sheriff  
City and County of Philadelphia  
[www.OfficeofPhiladelphiaSheriff.com](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, DECEMBER 3, 2019

### 1912-301

**3850 Wyalusing Ave 19104-1124** 24th wd. 979 Sq. Ft. OPA#243179600 Improvements: Residential Property  
TONI HOWARD C.P. April Term, 2017 No. 01924 \$43,768.05 Phelan Hallinan Diamond & Jones, LLP

### 1912-302

**4624 James St 19137** 45th wd. 1,500 Sq. Ft. OPA#453407600 Improvements: Residential Property  
NAJA J. BEATTY C.P. July Term, 2018 No. 03640 \$81,366.66 KML Law Group, P.C.

### 1912-303

**240 N 64th St 19139** 34th wd. 990 Sq. Ft. OPA#343079200 Improvements: Residential Property  
ROBERT BRADLEY, SOLELY IN HIS CAPACITY AS HEIR OF GERVAISE M. BRADLEY, DECEASED C.P. August Term, 2018 No. 00883 \$28,893.71 KML Law Group, P.C.

### 1912-304

**6341 Chester Ave 19142** 40th wd. 1,004 Sq. Ft. OPA#401222800 Improvements: Residential Property  
LEONARD A. MURPHY C.P. July Term, 2017 No. 03033 \$68,423.41 KML Law Group, P.C.

## SHERIFF'S SALE

### 1912-305

**1550 E Lycoming St 19124** 33rd wd. 1,118 Sq. Ft. OPA#332052500 Improvements: Residential Property  
PRECIOSA ORTIZ C.P. April Term, 2019 No. 00083 \$76,302.29 KML Law Group, P.C.

### 1912-306

**1001 Oakmont St 19111** 56th wd. (formerly the 35th wd.) 1,046 Sq. Ft. OPA#561371600 Improvements: Residential Property  
NORMAN HILL A/K/A NORMAN W. HILL C.P. March Term, 2019 No. 01334 \$96,574.96 KML Law Group, P.C.

### 1912-308

**1543 Page St 19121** 32nd wd. 812 Sq. Ft. BRT#321023500 Improvements: Commercial  
JAMES A. LEWIS C.P. April Term, 2019 No. 03888 \$128,567.09 Stern & Eisenberg PC

### 1912-309

**745 N 63rd St 19151-3804** 34th wd. 2,500 Sq. Ft. BRT#342359900 Improvements: Residential Real Estate  
MAURICE THOMAS A/K/A MAURICE R. THOMAS C.P. April Term, 2016 No. 02216 \$193,556.63 Stern & Eisenberg PC

### 1912-310

**6614 Walker St 19135-2612** 55th wd. 1,222 Sq. Ft. BRT#552314100 Improvements: Residential  
CHRISTOPHER G. DONLON AND DOREEN DONLON A/K/A DOREEN D. DONLON C.P. July Term, 2018 No. 03830 \$106,959.17 Stern & Eisenberg PC

### 1912-312

**24 W Seymour St 19144-6007** 12th wd. 2,408 Sq. Ft. OPA#123049200 Improvements: Residential Property  
JERROLD C. HARRIS; ALESIA HYLTON-HARRIS A/K/A ALESIA HYLTON A/K/A ALESIA HYLTON HARRIS C.P. April Term, 2019 No. 03680 \$111,610.76 Phelan Hallinan Diamond & Jones, LLP

### 1912-313

**9877 Garvey Dr 19114-2115** 65th wd. 1,806 Sq. Ft. OPA#652476800 Improvements: Residential Property  
STEPHEN G. BAPTISTA C.P. December Term, 2015 No. 02783 \$188,193.36 Phelan Hallinan Diamond & Jones, LLP

### 1912-315

**1609 Harrison St 19124** 23rd wd. 1,953 Sq. Ft. OPA#232206400 Improvements: Residential Property  
PAULETTE DAWKINS C.P. May Term, 2019 No. 00930 \$96,356.77 Shapiro & DeNardo, LLC

### 1912-317

**4218 Frost St 19136** 65th wd. 1,200 Sq. Ft. OPA#651219500 Improvements: Residential Property  
MARCOS A. GONZALEZ A/K/A MARCOS GONZALEZ C.P. July Term, 2017 No. 00124 \$106,940.79 Shapiro & DeNardo, LLC

### 1912-319

**6128 Lensen St 19144** 59th wd. 1,528 Sq. Ft. BRT#592276500 Improvements: Residential Real Estate  
SHELLY K. CHAPPELL C.P. July Term, 2017 No. 00946 \$184,151.05 Stern & Eisenberg PC

### 1912-320

**1102 E Haines St 19138** 59th wd. 3,850 Sq. Ft. OPA#591165000 Improvements: Residential Dwelling  
COLUMBUS WILLIAMS; UNITED STATES OF AMERICA C.P. February Term, 2019 No. 00567 \$165,165.23 RAS Citron, LLC - Robert Flacco, Esq

### 1912-321

**5324 Leshar St 19124-1244** 62nd wd. 1,030 Sq. Ft. OPA#622229500 Improvements: Residential Property  
SOLANGE CINEUS C.P. March Term, 2019 No. 02899 \$48,909.89 Phelan Hallinan Diamond & Jones, LLP

## SHERIFF'S SALE

### 1912-322

**2132 S Lambert St 19145-3504** 48th wd. 898 Sq. Ft. OPA#481355400 Improvements: Single Family Residential Dwelling  
JEAN R. HARRISON C.P. January Term, 2019 No. 01444 \$48,351.39 Hladik, Onorato, & Federman, LLP

### 1912-323

**3707 Ronald Dr 19154** 66th wd. 5,746 Sq. Ft. OPA#662439600 Improvements: Residential Property  
LISA LOUISE LITTEL ELLIS, ADMINISTRATOR OF THE ESTATE OF RONALD JOHN LITTEL, SR., DECEASED C.P. February Term, 2019 No. 01738 \$125,958.89 Shapiro & DeNardo, LLC

### 1912-324

**2737 S Randolph St 19148** 39th wd. Land Area: 1,060 Sq. Ft.; Improvement Area: 1,024 Sq. Ft.; Total: 1,060 Sq. Ft. OPA#395147700 Improvements: Residential Property  
DAWN M. SCANNAPIECO A/K/A DAWN SCANNAPIECO C.P. April Term, 2019 No. 04991 \$39,218.31 Richard M. Squire & Associates, LLC

### 1912-325

**3841 Bennington St 19124** 33rd wd. 975 Sq. Ft. BRT#332294400 Improvements: Residential  
RAFAEL A. ESCALANTE C.P. April Term, 2019 No. 04206 \$98,021.36 Stern & Eisenberg PC

### 1912-326

**5895 Woodcrest Ave 19131** 52nd wd. 2,381 Sq. Ft. BRT#522161800 Improvements: Residential  
JESTINE JOHNSON SOLELY AS ADMINISTRATOR OF THE ESTATE OF JESTINE P. HILL A/K/A JESTINE P. JONES A/K/A PASTOR J.P. HILL A/K/A JESTINE DAVIS A/K/A JUSTINE DAVIS A/K/A REV J.P. HILL C.P. July Term, 2018 No. 03654 \$36,366.29 Stern & Eisenberg PC

### 1912-327

**3143 Hartville St 19134** 7th wd. (formerly part of the 33rd wd.) 668 Sq. Ft. OPA#071552200 Improvements: Residential Property  
ALLIN ORTIZ SOLELY IN HER CAPACITY AS HEIR OF FRANCISCA ROMAN A/K/A FRANCISCA ROMAN, DECEASED AND THE UNKNOWN HEIRS OF FRANCISCA ROMAN A/K/A FRANCISCA ROMAN, DECEASED C.P. September Term, 2017 No. 02887 \$18,243.54 KML Law Group, P.C.

### 1912-329

**626 Jackson St 19148-3227** 39th wd. 1,296 Sq. Ft. OPA#393079200 Improvements: Residential Property  
VAN SON C.P. July Term, 2019 No. 00592 \$86,311.12 Phelan Hallinan Diamond & Jones, LLP

### 1912-330

**121 S 51st St 19139** 60th wd. 1,700 Sq. Ft. OPA#602159100 Improvements: Residential Property  
VARDENE WOODBRIDGE C.P. July Term, 2019 No. 01438 \$96,085.25 KML Law Group, P.C.

### 1912-331

**8105 Large St 19152** 56th wd. 5,487 Sq. Ft. OPA#562439200 Improvements: Residential Property  
GERALD MILLER C.P. May Term, 2019 No. 01188 \$136,334.45 KML Law Group, P.C.

### 1912-332

**2538 S 64th St 19142-3128** 40th wd. 1,098 Sq. Ft. OPA#406000500 Improvements: Single Family Residential Dwelling  
FREDERICK S. SACKKEY AND JOSEPHINE DADZIE-MENSAH C.P. October Term, 2018 No. 02418 \$70,209.88 Hladik, Onorato & Federman, LLP

### 1912-333

**5325 Ogden St 19139-1438** 44th wd. 700 Sq. Ft. OPA#442029800 Improvements: Residential Property  
MICHELE D. ELLIOTT A/K/A MICHELLE ELLIOTT, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JEANNETTE C.

## SHERIFF'S SALE

BROWN A/K/A JEANNETTE C. ELLIOTT A/K/A JEANNETTE ELLIOTT-BROWN A/K/A JEANNETTE C. BROWN; WILLIAM NEMPHARD, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF JEANNETTE C. BROWN A/K/A JEANNETTE C. ELLIOTT A/K/A JEANNETTE ELLIOTT-BROWN A/K/A JEANNETTE C. BROWN C.P. April Term, 2018 No. 01910 \$40,760.26 Phelan Hallinan Diamond & Jones, LLP

### 1912-334

**7520 Wheeler St 19153-1324** 40th wd. 755 Sq. Ft. OPA#404216820 Improvements: Residential Property  
JOCELYNE CUNY-PANICKER; QIN YUAN C.P. April Term, 2019 No. 01168 \$43,464.93 Phelan Hallinan Diamond & Jones, LLP

### 1912-335

**2959 N Hicks St 19132** 11th wd. 716 Sq. Ft. OPA#111170400 Improvements: Residential Property  
THE UNKNOWN HEIRS OF MARTHA L. ROBINSON DECEASED AND SHEILA SWANN MCLEAN SOLELY IN HER CAPACITY AS HEIR OF MARTHA L. ROBINSON, DECEASED C.P. April Term, 2018 No. 02735 \$26,593.30 KML Law Group, P.C.

### 1912-336

**1124 S 46th St 19143** 46th wd. 3,000 Sq. Ft. OPA#461182300 Subject To Mortgage Yes - Wells Fargo bank, N.A. in the original principal amount of \$313,000.00 Improvements: S/D Conv Apt 3 Sty Mason  
CAROLINE E. CHRISTIAN AND KONSTANTINOS PITSILLIDES C.P. April Term, 2019 No. 03327 \$358,437.72 Amar A. Agrawal, Esquire

### 1912-337

**1317 Carey St a/k/a 1317 E Carey St 19124-5523** 33rd wd. 1,050 Sq. Ft. OPA#331246400 Improvements: Residential Property  
TIFFANY J. COLLINS C.P. February Term, 2019 No. 02733 \$54,947.40 Phelan Hallinan Diamond & Jones, LLP

### 1912-338

**3920 Palmetto St 19124-5418** 33rd wd. 1,206 Sq. Ft. OPA#332182500 Improvements: Residential Property  
LUIS SANABRIA A/K/A LUIS A. SANABRIA C.P. March Term, 2018 No. 01232 \$67,840.44 Phelan Hallinan Diamond & Jones, LLP

### 1912-339

**4722 Wellington St 19135** 65th wd. 1,650 Sq. Ft. OPA#651012900 Improvements: Residential Property  
PANAGIOTA E. SOUBLIS A/K/A PANAGIOTA SOUBLIS C.P. January Term, 2019 No. 01875 \$92,336.02 KML Law Group, P.C.

### 1912-340

**1947 Christian St 19146-1834** 87th wd. 2,970 Sq. Ft. OPA#871600910 Improvements: Residential Property  
JEROME WHACK C.P. May Term, 2019 No. 01028 \$51,028.63 Phelan Hallinan Diamond & Jones, LLP

### 1912-341

**185 W Louden St 19120** 42nd wd. 988 Sq. Ft. OPA#422092100 Improvements: Residential Property  
ELSA RODRIGUEZ C.P. July Term, 2019 No. 00978 \$61,358.03 KML Law Group, P.C.

### 1912-342

**56 E Seymour St 19144** 12th wd. 1,006 Sq. Ft. OPA#121032300 Subject to Mortgage Improvements: Residential Property  
ALPHONSO MITCHELL, SR. C.P. March Term, 2018 No. 00180 \$70,809.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

### 1912-343

**3991 Lankenau Ave 19131** 52nd wd. Land Area: 2,480 Sq. Ft.; Improvement: 1,828 Sq. Ft.; Total: 2,480 Sq. Ft. OPA#521438500 Improvements: Residential Property  
KELLY M. COTTLE C.P. March Term, 2019 No. 02555 \$205,800.31 Richard M. Squire & Associates, LLC



**SHERIFF'S SALE****1912-344**

**5735 N 6th St 19120** 61st wd. 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

**1912-345**

**1102 Rosalie St 19149** 35th wd. 1,160 Sq. Ft. OPA#352032600 Improvements: Residential Property  
NAGENA EDMOND, A/K/A NAGENA PIERRE-LOUIS C.P. January Term, 2017 No. 01893 \$42,971.35 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1912-346**

**2434 S 4th St 19148** 39th wd. Land Area: 858 Sq. Ft.; Improvement Area: 1,314 Sq. Ft.; Total: 1,314 Sq. Ft. OPA#392261800 Improvements: Residential Property  
GALE ELLEN MARTIN C.P. March Term, 2019 No. 02404 \$99,339.07 Richard M. Squire & Associates, LLC

**1912-347**

**1425 Locust St 17D 19102** 8th wd. 1,072 Sq. Ft. OPA#888093778 Improvements: Residential Property  
WILLIAM MIDLER; ARI MIDLER; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE C.P. July Term, 2018 No. 03278 \$441,855.46 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1912-348**

**3033 Weikel St 19134-3720** 25th wd. 904 Sq. Ft. OPA#252385000 Improvements: Residential Property  
RONALD A. CURLL C.P. May Term, 2019 No. 01339 \$13,770.39 Phelan Hallinan Diamond & Jones, LLP

**1912-350**

**1352 E Weaver St 19150** 50th wd. 1,312 Sq. Ft. OPA#502318415 Improvements: Residential Property  
TEVINA MARIE BRUNSON, AS BELIEVED HEIR AND/OR ADMINISTRATOR FOR THE ESTATE OF RONALD BRUNSON; UNKNOWN HEIRS AND/OR ADMINISTRATORS FOR THE ESTATE OF RONALD BRUNSON C.P. February Term, 2019 No. 02313 \$152,089.12 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

**1912-351**

**7328 Devon St 19119** 9th wd. 2,649 Sq. Ft. OPA#091174210 Improvements: Residential Property  
RALPH A. BENEDICT, JR. C.P. December Term, 2018 No. 00733 \$204,475.20 Shapiro & DeNardo, LLC

**1912-352**

**4054 E Cheltenham Ave 19124** 62nd wd. 1,448 Sq. Ft. BRT#622159320 Improvements: Residential Dwelling  
TIMOTHY BOWIE C.P. January Term, 2019 No. 00145 \$246,484.07 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq.

**1912-353**

**4302 Princeton Ave 19135** 55th wd. 1,440 Sq. Ft. OPA#552201800 Improvements: Residential Property  
JENNIFER WEARNE C.P. March Term, 2019 No. 03119 \$134,635.33 Shapiro & DeNardo, LLC

**1912-354**

**3255 Tampa St 19134-1812** 33rd wd. 1,020 Sq. Ft. OPA#331268100 Improvements: Residential Property  
MABEL E. HRITZ, IN HER CAPACITY AS HEIR OF PEARL OSTER A/K/A PEARLE OSTER, DECEASED AND IN HER CAPACITY AS HEIR OF MARION BENDER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARION BENDER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER PEARL OSTER A/K/A PEARLE OSTER, DECEASED C.P. May Term, 2019 No. 00778 \$6,264.83 Phelan Hallinan Diamond & Jones, LLP

**1912-355**

**2123 N 59th St 19131** 52nd wd. 1,408 Sq. Ft. OPA#522254800 Improvements: Residential Property  
WILLIAM CARTER A/K/A WILLIAM P. CARTER C.P. October Term, 2016 No.

**SHERIFF'S SALE**

04502 \$64,670.53 Phelan Hallinan Diamond & Jones, LLP

**1912-356**

**2629 S 67th St 19142-2705** 40th wd. 1,104 Sq. Ft. OPA#406039100 Subject to Mortgage Improvements: Residential Property  
CRAWFORD W. LASSITER C.P. June Term, 2019 No. 06489 \$115,499.99 Phelan Hallinan Diamond & Jones, LLP

**1912-357**

**3242 N Sydenham St 19140** 11th wd. 1,291 Sq. Ft. OPA#112186600 Improvements: Residential Property  
THE UNKNOWN HEIRS OF REATHA BUTLER DECEASED AND EDNA ELLIS KNOWN HEIR OF REATHA BUTLER C.P. January Term, 2016 No. 02182 \$121,054.22 KML Law Group, P.C.

**1912-358**

**4201 Lawnside Rd 19154** 66th wd. 2,795 Sq. Ft. OPA#662610700 Improvements: Residential Property  
MAUREEN KLAUS C.P. May Term, 2019 No. 01426 \$142,347.79 KML Law Group, P.C.

**1912-359**

**2141 Wakeling St 19124** 62nd wd. 1,103 Sq. Ft. OPA#622013500 Improvements: Residential Property  
VERSHAWN J. BROWN C.P. April Term, 2019 No. 01758 \$73,866.28 KML Law Group, P.C.

**1912-360**

**1121 E Stafford St 19138** 59th wd. Land Area: 1,266 Sq. Ft.; Improvement Area: 1,158 Sq. Ft. OPA#591050700 Improvements: Residential Dwelling  
SANDRA GLOVER A/K/A SANDRA T. GLOVER, KNOWN HEIR OF BEVERLY GLOVER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BEVERLY GLOVER; KIMBERLY CONTRELL A/K/A KIMBERLY COTTRELL A/K/A KIMBERLY R. COTTRELL A/K/A KIMBERLY R. GLOVER, KNOWN HEIR OF BEVERLY GLOVER; DERRICK L. GLOVER, SR., KNOWN HEIR OF BEVERLY GLOVER; GARY LONON; SUSAN SANTIAGO C.P. September Term, 2015 No. 01019 \$55,328.12 RAS Citron, LLC - Robert Flacco, Esq

**1912-361**

**1706 Scattergood St 19124** 62nd wd. 1,002 Sq. Ft. OPA#622124400 Improvements: Residential Property  
ANTHONY WILLIAMS AND SHARON WILLIAMS C.P. March Term, 2018 No. 03044 \$64,825.93 KML Law Group, P.C.

**1912-363**

**3324 N Lawrence St 19140** 19th wd. 825 Sq. Ft. (land area); 1,526 Sq. Ft. (improved) OPA#193112120 Subject to Mortgage Improvements: Row 2 Story Masonry  
TISHA LEE SANABRIA C.P. September Term, 2018 No. 01322 \$72,898.54 Robert L. Saldutti, Esquire

**1912-364**

**2045 Cheltenham Ave 19138** 17th wd. 2,138 Sq. Ft. (land area); 1,526 Sq. Ft. (improved) OPA#871091800 Subject to Mortgage Improvements: Row W/off Str 2 Story Mason  
ANDRE JENKINS C.P. October Term, 2016 No. 04366 \$63,685.03 Robert L. Saldutti, Esquire

**1912-365**

**2601 Pennsylvania Ave, #945 n/k/a 2601 Pennsylvania Ave #945 19143 n/k/a 19130** 15th wd. 0 Sq. Ft. OPA#888073154 Improvements: Condominium Unit  
YONGPING WANG A/K/A YONG WANG; MALGORZATA WCISLO A/K/A MALGORZATA WCISLO C.P. November Term, 2016 No. 01346 \$184,772.56 RAS Citron, LLC - Robert Crawley, Esq

**1912-366**

**6935 Scoforth Rd 19119** 21st wd. 43,560 Sq. Ft. OPA#213258200 Improvements: Residential Dwelling  
GINA GRUENBERG; PAUL GRUENBERG A/K/A PAUL T. GRUENBERG C.P. September Term, 2017 No. 00503 \$1,263,152.17 RAS Citron, LLC - Robert Crawley, Esq.

**1912-367**

**3738 N Marshall St 19140** 43rd wd. 1,178 Sq. Ft. BRT#43-2271400 Improvements: Residential Dwelling  
CAMILLE M. SYDNOR C.P. October Term, 2017 No. 03603 \$32,856.06 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq.

**SHERIFF'S SALE****1912-368**

**3433 N. 3rd St 19140** 19th wd. Beginning Point: Situate on the East side of 3rd St at the distance of 228 ft Northward, from the North side of Ontario St OPA#193072500 Improvements: Row 2 Sty Masonry  
MARVIN PEREZ C.P. April Term, 2019 No. 04845 \$77,692.21 Patrick J. Wesner, Esquire

**1912-369**

**247 Green Ln 19128** 21st wd. 4,510 Sq. Ft. OPA#211174600 Improvements: Residential Property  
EVA L. MATTIS AS EXECUTRIX OF THE ESTATE OF IRVIN W. SMITH DECEASED C.P. July Term, 2019 No. 01439 \$333,556.39 KML Law Group, P.C.

**1912-370**

**4134 Whiting Rd 19154-2807** 66th wd. 1,296 Sq. Ft. OPA#662589900 Improvements: Residential Property  
MARY HAMILTON C.P. February Term, 2018 No. 00180 \$150,697.42 Phelan Hallinan Diamond & Jones, LLP

**1912-371**

**5642 Blakemore St 19138** 12th wd. (formerly part of the 22nd wd.) Lan: 969 Sq. Ft.; Improvement: 1,216 Sq. Ft. OPA#122278500 Improvements: Residential Real Estate  
KIERRAH ADAMS C.P. December Term, 2018 No. 003101 \$121,727.44 Stern & Eisenberg PC

**1912-372**

**5820 N. 16th St 19141** 17th wd. (formerly 49th wd.) Land Area: 1,696 Sq. Ft.; Improvement Area: 1,652 Sq. Ft. OPA#172143100 Improvements: Residential Real Estate  
DIONE D. PRIDE C.P. May Term, 2019 No. 000251 \$131,731.42 Stern & Eisenberg PC

**1912-373**

**2142 N. 18th St 19121** 32nd wd. 1,351 (land area); 2,520 Sq. Ft. (improvement area) BRT#321232000 Subject to Mortgage Improvements: Row Conv/apt 3 Sty Masonry  
JODRAN LLC C.P. August Term, 2019 No. 02117 \$241,904.10 plus continuing interest Weir & Partners LLP; Bonnie R. Golub, Esquire; Jennifer Hiller Nimeroff, Esquire

**1912-376**

**4000 Gypsy Ln, Unit 550 19129** 21st wd. 1,124 Sq. Ft. OPA#888210300 Subject to Mortgage Improvements: Residential Condominium Unit  
GREGORY A. NELSON, EXECUTOR FOR ERLENE BASS NELSON, DECEASED C.P. June Term, 2019 No. 007070 \$14,484.51 Elliot H. Berton, Esquire

**1912-377**

**6323 Shelbourne St 19111** 35th wd. 1,707 Sq. Ft. BRT#353208200 Improvements: Residential Dwelling  
WILLIAM LEONARD C.P. February Term, 2019 No. 00400 \$171,401.52 Powers Kim, LLC

**1912-378**

**527 Larkspur St 19116** 58th wd. 7,040 Sq. Ft. OPA#582273900 Improvements: Residential Dwelling  
MARLENE M. MCCLEARY; RICHARD S. MCCLEARY, JR.; PATRICK A. TROISI C.P. April Term, 2018 No. 03547 \$217,940.50 Joseph R. Loverdi, Esquire

**1912-379**

**1537 E Tulpehocken St 19138** 10th wd. 1,661 Sq. Ft. OPA#102211700 Subject to Mortgage Improvements: Residential Property  
THOMASINA PURVIS, A/K/A THOMASINA T. PURVIS; THEODORE PURVIS, A/K/A THEODORE T. PURVIS (DECEASED) C.P. August Term, 2018 No. 03150 \$40,615.59 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

**1912-380**

**6629 Cornelius St 19138** 10th wd. 1,320 Sq. Ft. OPA#102380400 Improvements: Residential Property  
ERROL C. MCFARLANE C.P. March Term, 2013 No. 03229 \$111,501.53 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1912-381**

**1138 E Sanger St 19124-1131** 62nd wd. 1,128 Sq. Ft. OPA#621046500 Improvements: Residential Property  
JADIRA A. LOPEZ A/K/A JADIRA APOLOA LOPEZ A/K/A JADIRA LOPEZ, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF IVAN LOPEZ A/K/A IVAN JOSE LOPEZ; ADRIAN LOPEZ, IN HIS CAPACITY AS HEIR OF THE ESTATE OF IVAN LOPEZ A/K/A IVAN JOSE LOPEZ; MAYA LOPEZ,

**SHERIFF'S SALE**

IN HER CAPACITY AS HEIR OF THE ESTATE OF IVAN LOPEZ A/K/A IVAN JOSE LOPEZ; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER IVAN LOPEZ A/K/A IVAN JOSE LOPEZ, DECEASED C.P. March Term, 2019 No. 01597 \$89,529.07 Phelan Hallinan Diamond & Jones, LLP

**1912-382**

**572 Domino Ln 19128** 21st wd. 1,111 Sq. Ft. BRT#214040900 Improvements: Residential Dwelling  
CHRISTOPHER FLEMMING C.P. March Term, 2019 No. 3376 \$153,805.21 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

**1912-383**

**4813 N 12th St 19141-3407** 49th wd. 1,500 Sq. Ft. OPA#491449400 Improvements: Residential Property  
REGINALD CHARLEMAGNE C.P. August Term, 2018 No. 00994 \$59,361.11 Phelan Hallinan Diamond & Jones, LLP

**1912-384**

**1919 Schley St 19145-5435** 26th wd. 1,152 Sq. Ft. OPA#262333900 Improvements: Residential Property  
SANDY REITANO C.P. May Term, 2019 No. 01643 \$260,284.38 Phelan Hallinan Diamond & Jones, LLP

**1912-385**

**598 Alcott St 19120** 35th wd. 1,296 Sq. Ft. OPA#352058200 Improvements: Residential Dwelling  
MELROSE ROBINSON C.P. September Term, 2017 No. 02195 \$81,341.13 RAS Citron, LLC

**1912-386**

**6186 Newtown Ave 19111-5928** 35th wd. 1,120 Sq. Ft. OPA#352211800 Improvements: Residential Property  
COLLEEN I. ROBINS C.P. September Term, 2017 No. 00828 \$93,783.51 Phelan Hallinan Diamond & Jones, LLP

**1912-387**

**1319 W Erie Ave 19140-4221** 43rd wd. 2,976 Sq. Ft. OPA#432206700 Improvements: Residential Property  
JOHN HOWARD; DEMARCUS WAITES; VINCENT K. SAUNDERS C.P. October Term, 2015 No. 02130 \$42,590.59 Phelan Hallinan Diamond & Jones, LLP

**1912-388**

**436 N 65th St 19151** 34th wd. 1,875 Sq. Ft. OPA#343123000 Improvements: Residential Property  
LEONARD AUSTIN C.P. December Term, 2015 No. 00759 \$105,693.16 KML Law Group, P.C.

**1912-389**

**6340 Calvert St 19149** 62nd wd. 1,825 Sq. Ft. OPA#621523100 Improvements: Residential Property  
AKRAM ALBAROUKI C.P. April Term, 2019 No. 00006 \$168,169.25 KML Law Group, P.C.

**1912-390**

**4018 Parrish St 19146** 6th wd. 1,530 Sq. Ft. OPA#062049400 Improvements: Residential Property  
KERRY GREEN-WILLIAMS C.P. June Term, 2016 No. 00519 \$82,068.71 KML Law Group, P.C.

**1912-391**

**8249 Temple Rd 19150** 50th wd. 2,366 Sq. Ft. OPA#501104300 Improvements: Residential Property  
PORTER CLARK C.P. September Term, 2018 No. 03625 \$171,835.79 KML Law Group, P.C.

**1912-392**

**2218 E Cumberland St 19125** 31st wd. 1,178 Sq. Ft. OPA#314013300 Improvements: Residential Property  
THOMAS JOSEPH FARRELL JR., DAVID FRY AND HOLLY FRY C.P. January Term, 2017 No. 01557 \$246,636.35 KML Law Group, P.C.

**1912-393**

**1031 E Rittenhouse St 19138** 59th wd. 2,583 Sq. Ft. OPA#591136900 Improvements: Residential Property  
CORINNE BAKER SOLELY IN HER CAPACITY AS HEIR OF RICHARD L. PETTUS, DECEASED, OMAR HATCHER SOLELY IN HIS CAPACITY AS HEIR OF RICHARD L. PETTUS, DECEASED, SHANNON HATCHER SOLELY IN HER CAPACITY AS HEIR OF RICHARD L. PETTUS, DECEASED,

**SHERIFF'S SALE****1912-394**

**1136 Atwood Rd 19151** 34th wd. 1,200 Sq. Ft. OPA#344337100 Improvements: Residential Property  
SHAKIAH WASHINGTON C.P. March Term, 2018 No. 01962 \$100,844.13 KML Law Group, P.C.

**1912-395**

**7328 Claridge St 19111** 56th wd. 3,165 Sq. Ft. OPA#561043100 Improvements: Residential Property  
MARGARET GRABER C.P. September Term, 2018 No. 00629 \$129,515.84 KML Law Group, P.C.

**1912-396**

**242 Christian St 19147** 2nd wd. 1,182 Sq. Ft. OPA#021007300 Improvements: Residential Property  
OLYMPIA JOHNSON A/K/A OLYMPIA HANKINSON C.P. March Term, 2016 No. 01071 \$314,952.70 KML Law Group, P.C.

**1912-397**

**3012 N Ringgold St 19132** 38th wd. 817 Sq. Ft. OPA#381027500 Improvements: Residential Property  
JENNIFER R. BALLARD, ADMINISTRATRIX OF THE ESTATE OF RUBY ADAMS, DECEASED C.P. April Term, 2017 No. 02354 \$31,377.96 Shapiro & DeNardo, LLC

**1912-398**

**2359 E Firth St 19125** 31st wd. Land Area: 1,0214 (Sq. Ft.); Improvement Area: 982 Sq. Ft. OPA#314066300 Improvements: Residential Dwelling  
SHAWN W. FLYNN, IN HIS/HER CAPACITY AS HEIR OF KATHERINE P. FLYNN; JENNIFER TOBIN, IN HER CAPACITY AS HEIR OF KATHERINE P. FLYNN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KATHERINE P. FLYNN C.P. November Term, 2018 No. 01672 \$154,144.86 RAS Citron, LLC - Robert Crawley, Esq

**1912-399**

**4021 Haverford Ave 19104** 6th wd. Land Area: 3,168 Sq. Ft.; Improvement Area: 2,265 Sq. Ft.; Total: 3,168 Sq. Ft. OPA#061049100 Improvements: Residential Property  
KAREN I. EPPS, CLARK EPPS AND TREMEL EPPS C.P. July Term, 2018 No. 02380 \$108,640.70 Richard M. Squire & Associates, LLC

**1912-400**

**1450 N Hobart St 19131-3817** 4th wd. 972 Sq. Ft. OPA#043169600 Subject to Mortgage Improvements: Residential Dwelling  
NIXON KANNAH & JANET JOHNSON C.P. March Term, 2018 No. 02382 \$41,283.64 Michael Boland, Esq.

**1912-401**

**3439 N 16th St 19140** 11th wd. 2,500 Sq. Ft. BRT#112198500 Improvements: Residential Dwelling  
AQUILLA L. BREWER C.P. May Term, 2018 No. 01826 \$114,004.38 Law Office of Gregory Javardian, LLC

**1912-402**

**2002 66th Ave 19138** 10th wd. 1,133 Sq. Ft. OPA#102362800 Improvements: Residential Property  
SANDRA HEGGS C.P. January Term, 2019 No. 03290 \$148,758.63 KML Law Group, P.C.

**1912-403**

**185 E Walnut Park Dr 19120** 61st wd. 1,800 Sq. Ft. OPA#611361900 Improvements: Residential Property  
ARLENE LYDNER C.P. February Term, 2019 No. 03133 \$143,042.92 KML Law Group, P.C.

**1912-404**

**113 W Coulter St 19144** 12th wd. 6,447 Sq. Ft. BRT#124040600 Improvements: Residential Dwelling  
THADDEUS FRAZIER C.P. August Term, 2014 No. 02813 \$281,574.21 Law Office of Gregory Javardian, LLC

**1912-405**

**6620 N Uber St 19138-3134** 10th wd. 1,056



## SHERIFF'S SALE

Sq. Ft. OPA#102028700 Improvements: Residential Property  
LLOYD PARKS, IN HIS CAPACITY AS HEIR OF JUANITA UNDERWOOD, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUANITA UNDERWOOD, DECEASED C.P. May Term, 2019 No. 09152 \$56,990.35 Phelan Hallinan Diamond & Jones, LLP

## 1912-406

**852 Brill St 19124** 35th wd. 1,068 Sq. Ft. BRT#351174000 Improvements: Residential Dwelling  
JOSEPH KENNETH ARNOLD C.P. March Term, 2017 No. 01870 \$28,129.71 Law Office of Gregory Javardian, LLC

## 1912-407

**4342 Vista St 19136** 41st wd. 1,078 Sq. Ft. BRT#412195000 Improvements: Residential Dwelling  
CLAIRE H. BULL C.P. January Term, 2019 No. 0100 \$37,793.88 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

## 1912-408

**8062 Michener Ave 19150** 50th wd. Land Area: 1,511 Sq. Ft.; Improvement Area: 1,248 Sq. Ft. OPA#501127200 Improvements: Row B/gar 2 Sty Masonry  
CHRISTAL INGRAM, IN HER CAPACITY AS HEIR OF GERALDINE INGRAM, DECEASED; GERALD INGRAM, IN HIS CAPACITY AS HEIR OF GERALDINE INGRAM; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERALDINE INGRAM, DECEASED C.P. October Term, 2018 No. 00437 \$147,132.73 Robert Crawley, Esq

## 1912-409

**858 Medway Rd 19115-1314** 58th wd. 1,248 Sq. Ft. OPA#581160801 Improvements: Residential Property  
EFTHIMIA MALTEZOS A/K/A EFFIE MALTEZOS C.P. January Term, 2017 No. 03782 \$219,056.69 Phelan Hallinan Diamond & Jones, LLP

## 1912-410

**5660 Ridgewood St 19143** 51st wd. 1,032 Sq. Ft. OPA#513254900 Improvements: Residential Property  
TYNISHA MEADE C.P. April Term, 2017 No. 01753 \$51,773.38 Shapiro & DeNardo, LLC

## 1912-411

**210 W Olney Ave 19120-2343** 42nd wd. 1,060 Sq. Ft. OPA#422306500 Improvements: Residential Property  
KRISTEN WRIGHT A/K/A KRISTEN D. WRIGHT C.P. April Term, 2019 No. 01154 \$85,401.89 Phelan Hallinan Diamond & Jones, LLP

## 1912-412

**1524 Overington St 19124-5808** 23rd wd. 1,328 Sq. Ft. OPA#232117600 Improvements: Residential Property  
ALLA KHEYFETS C.P. July Term, 2018 No. 00026 \$84,286.25 Phelan Hallinan Diamond & Jones, LLP

## 1912-413

**1532 Church St 19124-3935** 23rd wd. 1,458 Sq. Ft. OPA#232037200 Improvements: Residential Property  
AUREA RODRIGUEZ C.P. December Term, 2018 No. 01017 \$64,504.96 Phelan Hallinan Diamond & Jones, LLP

## 1912-414

**2837 Rosehill St 19134** 7th wd. 840 Sq. Ft. OPA#071423800 Improvements: Residential Property  
KYANA WHITAKER, IN HER CAPACITY AS HEIR OF JOHN WHITAKER, JR A/K/A JOHN WHITAKER, DECEASED; KEENON M. WHITAKER, IN HIS CAPACITY AS HEIR OF JOHN WHITAKER, JR A/K/A JOHN WHITAKER, DECEASED; KHALIF WHITAKER, IN HIS CAPACITY AS HEIR OF JOHN WHITAKER, JR A/K/A JOHN WHITAKER, DECEASED; JOHN WHITAKER, IN CAPACITY AS HEIR OF JOHN WHITAKER, JR A/K/A JOHN WHITAKER, DECEASED; JASMINE WHITAKER, IN HER CAPACITY AS HEIR OF JOHN WHITAKER, JR A/K/A JOHN WHITAKER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOHN WHITAKER, JR A/K/A JOHN WHITAKER, DECEASED C.P. June Term, 2018 No. 01916 \$33,810.71 Phelan Hallinan Diamond & Jones, LLP

## SHERIFF'S SALE

**1912-415**  
**1220 S 24th St 19146** 36th wd. 2,725 Sq. Ft. OPA#361371300 Improvements: Residential Property  
ROBERT DADDIS; JONATHAN DADDIS C.P. December Term, 2017 No. 03210 \$419,403.62 Phelan Hallinan Diamond & Jones, LLP

## 1912-416

**7947 Provident St 19150-1324** 50th wd. 1,082 Sq. Ft. OPA#501188800 Improvements: Residential Property  
ANTOINE SMALL, JR C.P. October Term, 2017 No. 03192 \$167,078.85 Phelan Hallinan Diamond & Jones, LLP

## 1912-417

**121-35 Walnut St, # Restaurant 19106** 5th wd. Improvement Area: 12,828 Sq. Ft. on the ground floor restaurant space and an 18.10% proportionate share of the Common Elements of 121 Walnut Street Condominium OPA#88-2-6231-16 Improvements: Com Condo 1 Sty Masonry  
121 WALNUT STREET RESTAURANT ASSOCIATES, LP C.P. December Term, 2007 No. 05192 \$4,837,909.60 Brian P. Perini, Esquire; Lipsky & Brandt

## 1912-418

**2136 Watkins St 19145-1927** 36th wd. 1,070 Sq. Ft. OPA#363146000 Subject to Mortgage Improvements: Residential Property  
JACQUI SIMPKINS; ZELDA SIMPKINS A/K/A ZELDA L. SIMPKINS, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF IRENE BUNCH C.P. October Term, 2011 No. 04092 \$55,337.00 Phelan Hallinan Diamond & Jones, LLP

## 1912-419

**4249 Leidy Ave 19104-1016** 6th wd. 1,524 Sq. Ft. OPA#062201500 Improvements: Residential Property  
CLIFFORD A. WILLIAMS, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF VIVIAN P. WILLIAMS; ROBERT WILLIAMS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF VIVIAN P. WILLIAMS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VIVIAN P. WILLIAMS, DECEASED C.P. June Term, 2019 No. 05351 \$15,029.10 Phelan Hallinan Diamond & Jones, LLP

## 1912-420

**5341 W Diamond St 19131** 52nd wd. 2,100 Sq. Ft. OPA#521156700 Improvements: Residential Property  
MARCUS R. GARY A/K/A MARCUS GARY C.P. May Term, 2019 No. 02013 \$9,506.23 KML Law Group, P.C.

## 1912-421

**720 Wynnewood Rd 19151** 34th wd. 1,576 Sq. Ft. OPA#344225200 Improvements: Residential Property  
LISA C. SMITH A/K/A LISA C. JORDAN SOLELY IN HER CAPACITY AS HEIR OF PAUL N. SMITH DECEASED AND NATALIE SMITH A/K/A NATALIE SCOTT SOLELY IN HER CAPACITY AS HEIR OF PAUL N. SMITH DECEASED C.P. May Term, 2019 No. 09034 \$133,655.87 KML Law Group, P.C.

## 1912-422

**7713 Delphi Pl 19153** 40th wd. 2,946 Sq. Ft. OPA#405859700 Improvements: Residential Property  
GRANFORD L. COLLINS JR. C.P. February Term, 2012 No. 02198 \$340,979.84 KML Law Group, P.C.

## 1912-423

**1435 Ritner St a/k/a 1435 W Ritner St 19145** 26th wd. 1,440 Sq. Ft. BRT#261024800 Improvements: Residential Dwelling  
EDWIN LOPEZ C.P. August Term, 2017 No. 01539 \$231,887.30 Powers Kirm, LLC

## 1912-424

**915 E Sharpnack St 19150-3611** 50th wd. 1,600 Sq. Ft. OPA#502331000 Improvements: Residential Property  
CARL EDMUND MCALLISTER, JR C.P. October Term, 2016 No. 00499 \$168,746.21 Phelan Hallinan Diamond & Jones, LLP

## 1912-425

**234 E Fariston Dr, a/k/a 234 Fariston Dr 19120-1008** 61st wd. 1,152 Sq. Ft. OPA#611391800 Improvements: Residential Property  
MARY A. HARPER C.P. January Term, 2019 No. 01042 \$90,826.21 Phelan Hallinan Diamond & Jones, LLP

## 1912-426

**4802 E Howell St a/k/a 4802 Howell St 19135-**

## SHERIFF'S SALE

**4109** 41st wd. 1,200 Sq. Ft. OPA#411104700 Improvements: Residential Property  
CHERI D. TIGH C.P. July Term, 2019 No. 01286 \$81,897.09 Phelan Hallinan Diamond & Jones, LLP

## 1912-428

**214 N 52nd St 19139** 44th wd. 1,780 Sq. Ft. BRT#441136000 Improvements: Residential Dwelling  
EDWARD PAYNE A/K/A EDWARD H. PAYNE, JR. AND EGAN PAYNE C.P. November Term, 2017 No. 01163 \$58,057.39 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq.

## 1912-429

**2216 Bowler St 19115-3320** 58th wd. 1,210 Sq. Ft. OPA#581061320 Improvements: Residential Property  
MICHAEL JOSEPH LAMOND, IN HIS CAPACITY AS HEIR OF DOLORES CARDINAL, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DOLORES CARDINAL, DECEASED C.P. June Term, 2015 No. 01999 \$128,090.14 Phelan Hallinan Diamond & Jones, LLP

## 1912-430

**608 Gorgas Ln 19128** 21st wd. 4,479 Sq. Ft. BRT#213334034 Improvements: Residential Dwelling  
RAYMOND T. WONS C.P. September Term, 2018 No. 03586 \$258,855.93 Law Office of Gregory Javardian, LLC

## 1912-431

**507 Murdoch Rd a/k/a 507 E Murdoch Rd 19119** 9th wd. 5,100 Sq. Ft. BRT#091061800 Subject to Mortgage Improvements: Residential Dwelling  
NICK KELSH C.P. April Term, 2018 No. 00652 \$217,708.16 Law Office of Gregory Javardian, LLC

## 1912-432

**1208 N Hancock St 19122** 18th wd. 824 Sq. Ft. BRT#182079600 Improvements: Residential Dwelling  
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF BLANCA CORTES A/K/A BLANCA SANTIAGO, DECEASED C.P. July Term, 2019 No. 00746 \$48,186.82 Law Office of Gregory Javardian, LLC

## 1912-433

**9946 Jeanes St 19115-1204** 58th wd. 1,730 Sq. Ft. OPA#581218000 Improvements: Residential Property  
TERESA V. GRUMBRECHT; PATRICK J. GRUMBRECHT C.P. April Term, 2017 No. 03200 \$191,761.33 Phelan Hallinan Diamond & Jones, LLP

## 1912-434

**6518 N 21st St 19138-2546** 10th wd. 1,024 Sq. Ft. OPA#102088700 Improvements: Residential Property  
LAVERNE BAKER C.P. March Term, 2017 No. 00598 \$92,671.81 Phelan Hallinan Diamond & Jones, LLP

## 1912-435

**15014 Dahlia Dr, Unit 108, a/k/a 15014 Dahlia Dr 19116-1546** 58th wd. 1,501 Sq. Ft. OPA#583240014 Improvements: Residential Property  
MARIA DEPALMA C.P. May Term, 2019 No. 01642 \$272,211.63 Phelan Hallinan Diamond & Jones, LLP

## 1912-436

**4481 Garden St 19137-2013** 45th wd. 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

## 1912-437

**4226 Neilson St 19124-4922** 33rd wd. 1,200 Sq. Ft. OPA#332523700 Improvements: Residential Property  
GIOVANNI I. NIEVES C.P. November Term, 2017 No. 00085 \$91,120.52 Phelan Hallinan Diamond & Jones, LLP

## 1912-438

**7153 Glenloch St 19135** 41st wd. 1,357 Sq. Ft. OPA#412342400 Improvements: Residential Property  
LUIS MUNGUIA MARTINEZ-RUIZ C.P. February Term, 2019 No. 00493 \$140,553.65 Shapiro & DeNardo, LLC

## 1912-439

**5911 Elsinore St 19120** 35th wd. 960 Sq. Ft. BRT#352301700 Improvements: Residential  
MARC L. BARNHILL A/K/A MARC BARN-

## SHERIFF'S SALE

HILL C.P. May Term, 2018 No. 00484 \$171,058.04 Stern & Eisenberg PC

## 1912-440

**733 E. Price St 19144** 59th wd. Land: 2,299 Sq. Ft.; Improvement: 1,216 Sq. Ft. BRT#591083900 Improvements: Residential Real Estate  
GLORIA JEAN BENAJMIN (A/K/A GLORIA J. BENJAMIN A/K/A GLORIA J. MCBRIDE BENJAMIN) AND SHIRELY MURPHY C.P. December Term, 2017 No. 003944 \$46,195.89 Stern & Eisenberg PC

## 1912-441

**6654 N Lawrence St 19126** 61st wd. 1,693 Sq. Ft. BRT#611089300 Improvements: Residential  
ALL KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVISEES OF THE ESTATE OF LOUIS DAILEY C.P. April Term, 2019 No. 01759 \$107,033.51 Stern & Eisenberg PC

## 1912-443

**1613 Fox Chase Rd 19152** 56th wd. 2,841 Sq. Ft. OPA#562178300 Improvements: Residential Property  
LOIS D. HUROWITZ A/K/A LOIS HUROWITZ C.P. May Term, 2016 No. 03839 \$149,175.87 KML Law Group, P.C.

## 1912-445

**8519 Mansfield Ave 19150** 50th wd. 3,629 Sq. Ft. OPA#502026700 Improvements: Residential Property  
BARRY SUDLER C.P. July Term, 2019 No. 03362 \$219,012.25 KML Law Group, P.C.

## 1912-446

**1624 W. Champlost St 19141** 17th wd. 2,974 Sq. Ft. OPA#171200200 Subject to Mortgage Improvements: Residential Property  
ALL UNKNOWN HEIRS OF LAUREANO LOPEZ C.P. July Term, 2017 No. 03179 \$52,119.17 Kevin J. Cummings, Esquire

## 1912-447

**1210 Mollbore Terr 19148** 39th wd. Land Area: 1,185 Sq. Ft.; Improvement Area: 1,080 Sq. Ft. OPA#395031400 Improvements: Row 2 Sty Masonry  
JOSEPH P. BARRETTA JR.; VALERIE K. BARRETTA C.P. May Term, 2019 No. 00927 \$191,404.76 Robert Crawley, Esquire

## 1912-448

**7535 Tabor Ave 19111** 56th wd. 3,144 Sq. Ft. OPA#561042000 Subject to Mortgage Improvements: Residential Property  
GARRY F. MILLER; STEPHANIE A. FORTE C.P. January Term, 2018 No. 05471 \$194,123.84 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

## 1912-449

**1142 Foulkrod St 19124** 23rd wd. 4,353 Sq. Ft. BRT#234094300 Improvements: Det W/d Gar 2.5 Sty Mason  
DAVID BROWN C.P. June Term, 2017 No. 00689 \$248,891.44 Milstead & Associates, LLC

## 1912-450

**4070 Powelton Ave 19104** 6th wd. BRT#061013300 Subject to Mortgage Improvements: +1,700 Sq. Ft. Consisting Of A Residential Property  
MOVITA JOHNSON C.P. July Term, 2018 No. 3260 \$479,934.95 + costs and interest Thomas M. Pinney, Esq.

## 1912-451

**2305 Rhawn St 19152** 56th wd. Land: 2,725 Sq. Ft.; Improvement: 1,600 Sq. Ft.; Total: 2,725 Sq. Ft. OPA#562008400 Improvements: Residential Property  
ADRIENNE MCALLISTER A/K/A ADRIENNE MCALISTER AND MICHAEL ROMAN C.P. May Term, 2019 No. 009513 \$215,120.66 Richard M. Squire & Associates, LLC

## 1912-452

**1319 Narragansett St 19138** 59th wd. 1,260 Sq. Ft. OPA#591149200 Improvements: Residential Property  
SANDRA L. DOWLING C.P. May Term, 2018 No. 03000 \$52,769.75 Phelan Hallinan Diamond & Jones, LLP

## 1912-453

**7643 Woodcrest Ave 19151** 34th wd. 1,748 Sq. Ft. BRT#343195900 Improvements: Row B/gar 2 Sty Masonry  
NGORAN OKA AND KOUASSI OKA C.P. May Term, 2015 No. 01558 \$161,497.38 Milstead & Associates, LLC

## 1912-454

**327 E Roosevelt Blvd 19120** 42nd wd. 1,734

## SHERIFF'S SALE

Sq. Ft. OPA#421139300 Subject to Mortgage Improvements: Residential Property  
STEPHEN QUINN, A/K/A STEPHEN J. QUINN C.P. July Term, 2018 No. 03109 \$116,536.62 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

## 1912-455

**5503 Greenway Ave 19143** 51st wd. 1,140 Sq. Ft. (Improvement Area); 1,050 Sq. Ft. (Land Area) BRT#514257500 Subject to Mortgage Improvements: Residential Dwelling  
NAOMI ROLLINS C.P. July Term, 2019 No. 02995 \$38,761.47 Michelle Pierro, Esquire

## 1912-456

**4949 N 17th St 19141** 17th wd. 1,320 Sq. Ft. OPA#172184400 Improvements: Residential Property  
WILLIAM A. CROSS C.P. September Term, 2016 No. 01517 \$66,244.79 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

## 1912-457

**3632 Miller St 19134** 45th wd. 895 Sq. Ft. BRT#45-1361800 Improvements: Row 2 Sty Masonry  
THE ESTATE OF CHRISTINE M. KREMIS A/K/A CHRISTINE KREMIS, DECEASED C.P. February Term, 2017 No. 06066 \$86,578.62 Emmanuel J. Argentieri, Esquire

## 1912-458

**6404 N Park Ave 19126** 49th wd. 4,670 Sq. Ft. BRT#493243000 Improvements: Det W/d Gar 3 Sty Masonry  
SHIRRETHA THURMOND C.P. February Term, 2018 No. 02085 \$339,838.80 Milstead & Associates, LLC

## 1912-459

**3135 Agate St 19134** 25th wd. Land Area: 694 Sq. Ft.; Improvement Area: 784 Sq. Ft. OPA#252335200 Improvements: Residential Dwelling  
WILLIAM ERNEST JOHNSON, III; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALEX KRASHENINNIKOW C.P. September Term, 2018 No. 00721 \$44,032.59 RAS Citron, LLC - Robert Crawley, Esq

## 1912-460

**1017 S Frazier St 19143** 51st wd. 992 Sq. Ft. OPA#513030600 Subject to Mortgage Improvements: Residential Property  
GREGORY A. DAVIS A/K/A GREGORY DAVIS, AS ADMINISTRATOR TO THE ESTATE OF TIMOTHY R. DAVIS, A/K/A TIMOTHY RICHARD DAVIS C.P. October Term, 2017 No. 01318 \$26,925.37 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

## 1912-461

**1240 S. Millick St 19143** 3rd wd. 984 Sq. Ft. BRT#033222700 Improvements: Residential Real Estate  
TYESHA K. OSBOURNE C.P. June Term, 2016 No. 00277 \$181,770.57 Stern & Eisenberg PC

## 1912-462

**7530 Dickens Pl 19153-0000** 40th wd. 1,710 Sq. Ft. OPA#404241518 Improvements: Single Family Residential Dwelling  
CHARLES W. PERRY, III, DECEASED C.P. October Term, 2017 No. 04104 \$142,102.02 Hladik, Onorato & Federman, LLP

## 1912-463

**5744 Pine St 19143-1216** 60th wd. 1,232 Sq. Ft. OPA#60-4-1036-00 Improvements: Single Family Residential Dwelling  
DIANE NERO A/K/A BELINDA DIANE NERO, MICHELLE MITCHELL AND KIMBERLY HUDNELL C.P. April Term, 2018 No. 05141 \$64,453.89 Hladik, Onorato, & Federman, LLP

## 1912-464

**1335 Disston St 19111** 53rd wd. 1,892 Sq. Ft. BRT#532210300 Improvements: Residential Real Estate  
CLARA RUSH C.P. February Term, 2018 No. 01173 \$94,227.18 Stern & Eisenberg PC

## 1912-466

**8016 Temple Rd 19150** 50th wd. 1,440 Sq. Ft. OPA#501067100 Improvements: Residential Property  
GWENDOLYN SMITH; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE C.P. May Term, 2019 No. 00595 \$90,620.79 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

## 1912-467

**8112 Rugby St 19150** 50th wd. 2,585 Sq.



## SHERIFF'S SALE

Ft. OPA#502085400 Subject to Mortgage Improvements: Residential Property  
**ROBYN M. JOHNSON A/K/A ROBYN JOHNSON; SARAH D. JOHNSON, A/K/A SARAH JOHNSON (DECEASED); BRIAN JOHNSON, ADMINISTRATOR OF THE ESTATE OF SARAH D. JOHNSON, A/K/A SARAH JOHNSON** C.P. September Term, 2011 No. 01168 \$240,122.56 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

## 1912-468

**2431 E Cumberland St 19125-3104** 31st wd. 1,778 Sq. Ft. OPA#314039000 Improvements: Residential Property  
**TIMOTHY R. BENSTON, JR A/K/A TIMOTHY R. BENSTON** C.P. March Term, 2017 No. 00115 \$286,180.47 Phelan Hallinan Diamond & Jones, LLP

## 1912-469

**339 McKean St 19148** 39th wd. Land Area: 1,435 Sq. Ft.; Improvement Area: 1,616 Sq. Ft. OPA#392023300 Improvements: Residential Dwelling  
**VICTOR T. GARGANO JR A/K/A VICTOR GARGANO, JR** C.P. January Term, 2019 No. 01044 \$180,418.36 RAS Citron, LLC - Robert Crawley, Esq

## 1912-470

**6631 Blakemore St 19119-1454** 22nd wd. 2,016 Sq. Ft. OPA#221288020 Improvements: Residential Property  
**GEORGE BROWN A/K/A GEORGE L. BROWN** C.P. April Term, 2018 No. 02721 \$124,611.49 Phelan Hallinan Diamond & Jones, LLP

## 1912-471

**2938 Joey Dr 19136-1013** 57th wd. 1,592 Sq. Ft. OPA#572040518 Improvements: Residential Property  
**MEGAN M. GALLAGHER** C.P. February Term, 2018 No. 00074 \$161,434.14 Phelan Hallinan Diamond & Jones, LLP

## 1912-472

**2821 W Lehigh Ave 19132-3132** 18th wd. 1,194 Sq. Ft. OPA#281380600 Improvements: Residential Dwelling  
**ESTATE OF RICHARD BLAIR C/O PATRICIA A. BLAIR, PERSONAL REPRESENTATIVE; PATRICIA A. BLAIR, KNOWN HEIR OF AND PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD BLAIR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RICHARD BLAIR** C.P. January Term, 2017 No. 01506 \$57,945.16 RAS Citron, LLC - Robert Crawley, Esq

## 1912-473

**6731 N 16th St 19151** 10th wd. ROW B/GAR 2 STY MASONRY; 1,512 Sq. Ft. BRT#101027000 Subject to Mortgage Improvements: Residential Dwelling  
**JACK E. FERGUSON A/K/A JACK E. FERGUSON, SR.** C.P. March Term, 2019 No. 03124 \$65,165.68 McCabe, Weisberg, & Conway, LLC

## 1912-474

**1362 Gilham St 19111-5532** 53rd wd. 1,056 Sq. Ft. OPA#531162700 Improvements: Residential Property  
**JOSHUA P. WARK, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF JOHN H. WARK, JR; MATTHEW J. WARK, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN H. WARK, JR; ANTHONY J. WARK, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOHN H. WARK, JR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS**

## SHERIFF'S SALE

CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN H. WARK, JR, DECEASED C.P. July Term, 2017 No. 01222 \$128,034.47 Phelan Hallinan Diamond & Jones, LLP

## 1912-475

**7663 Woodcrest Ave 19151** 34th wd. ROW B/GAR 2 STY MASONRY; 1,120 Sq. Ft. BRT#343196900 Improvements: Residential Dwelling  
**MARTIN D. GOODLIN** C.P. October Term, 2018 No. 00142 \$176,707.80 McCabe, Weisberg, & Conway, LLC

## 1912-476

**429 Unruh Ave a/k/a 429 Unruh St 19111-4631** 35th wd. 1,092 Sq. Ft. OPA#353129000 Improvements: Residential Property  
**EDWARD MORGAN; GERALDINE MORGAN** C.P. September Term, 2017 No. 00587 \$138,555.75 Phelan Hallinan Diamond & Jones, LLP

## 1912-477

**3331 N 16th St 19140-4902** 11th wd. 3,480 Sq. Ft. OPA#112196400 Improvements: Residential Property  
**ADAM SANDERS** C.P. February Term, 2018 No. 00404 \$194,679.17 Phelan Hallinan Diamond & Jones, LLP

## 1912-478

**1066 Alcott St 19149** 35th wd. Land Area: 1,058 Sq. Ft.; Improvement Area: 1,192 Sq. Ft. OPA#352062400 Improvements: Residential Dwelling  
**ERICK THEVENIN** C.P. April Term, 2019 No. 02004 \$118,203.87 RAS Citron, LLC - Robert Crawley, Esq

## 1912-479

**155 W Champlost Ave 19120-1904** 61st wd. 1,140 Sq. Ft. OPA#612169600 Improvements: Residential Property  
**DONNA FREDERICKS** C.P. September Term, 2015 No. 00599 \$33,582.96 Phelan Hallinan Diamond & Jones, LLP

## 1912-480

**9987 Sandy Rd Unit A 19115** 58th wd. S/D W/B GAR 2 STY MAS+OTH; 1,498 Sq. Ft. BRT#581398524 Improvements: Residential Dwelling  
**AITON CESAR DOS SANTOS** C.P. September Term, 2018 No. 02598 \$171,336.94 McCabe, Weisberg, & Conway, LLC

## 1912-481

**138 S 62nd St 19139-2928** 3rd wd. 1,160 Sq. Ft. OPA#031193400 Improvements: Residential Property  
**DELAINE RUSSELL A/K/A DELAINE RUSSELL** C.P. February Term, 2019 No. 01723 \$100,310.78 Phelan Hallinan Diamond & Jones, LLP

## 1912-482

**5222 Laurens St 19144-4604** 22nd wd. 2,381 Sq. Ft. OPA#123240800 Improvements: Residential Property  
**UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ROY LEON JOSHLIN, DECEASED** C.P. June Term, 2019 No. 06126 \$48,158.79 Phelan Hallinan Diamond & Jones, LLP

## 1912-483

**2335 Fuller St 19152** 56th wd. Land Area: 2,808 Sq. Ft.; Improvement Area: 1,600 Sq. Ft. OPA#562030800 Improvements: Residential Dwelling  
**JOSEPH G. MARONSKI** C.P. May Term, 2019 No. 01186 \$111,641.99 RAS Citron, LLC - Robert Crawley, Esq

## SHERIFF'S SALE

## 1912-484

**3133 Reach St 19134-2410** 33rd wd. 1,064 Sq. Ft. OPA#331317600 Improvements: Residential Property  
**BERNICE L. TOWNSEND** C.P. January Term, 2018 No. 00744 \$21,333.58 Phelan Hallinan Diamond & Jones, LLP

## 1912-485

**164 W Wyoming Ave 19140** 42nd wd. 1,073 Sq. Ft. BRT#422065000 Improvements: Row 2 Sty Masonry  
**JOSEPH HOGUE AND HOWARD HOGUE, JR.** C.P. August Term, 2013 No. 03373 \$13,893.78 Milstead & Associates, LLC

## 1912-486

**4651 Whitaker Ave 19120** 42nd wd. ROW B/GAR 2 STY MASONRY; 1,200 Sq. Ft. BRT#421563800 Improvements: Residential Dwelling  
**WYATT BOBB** C.P. October Term, 2018 No. 02660 \$88,508.79 McCabe, Weisberg, & Conway, LLC

## 1912-487

**882 N Fallon St a/k/a 882 Fallon St 19139** 44th wd. ROW 3 STY MASONRY; 1,206 Sq. Ft. BRT#442205100 Improvements: Residential Dwelling  
**VONDA D. SMITH** C.P. December Term, 2018 No. 00086 \$46,834.21 McCabe, Weisberg, & Conway, LLC

## 1912-488

**474 Evergreen Ave 19128** 21st wd. 7,012 Sq. Ft. OPA#212389500; Registry#085N01-0052 Subject To Mortgage Yes-Electronic Registration Systems as Nominee for Huntington Valley Bank located at 1388 W. Street Rd, Warmminster, PA 18974 Improvements: Residential Real Estate  
**TARRA CAMPBELL AND JAMES CAMPBELL** C.P. August Term, 2017 No. M0001 \$64,219.06 plus interest \$1,284.36; Total: \$65,503.44 Michael E. Eisenberg, Esquire

## 1912-489

**5017 Loretto Ave 19124** 8th wd. 1,361 Sq. Ft. BRT#35-1394900 Improvements: Residential Dwelling  
**MILAGROS E. ORTIZ A/K/A MILAGROS ORTIZ** C.P. May Term, 2019 No. 09211 \$146,060.47 Powers Kim, LLC

## 1912-490

**147 E Meehan Ave 19119** 22nd wd. ROW 2 STY MASONRY; 1,446 Sq. Ft. BRT#222094100 Improvements: Residential Dwelling  
**EDWARD TURNER** C.P. September Term, 2016 No. 01828 \$197,522.67 McCabe, Weisberg, & Conway, LLC

## 1912-491

**1361 S 46th St 19143-3827** 27th wd. 716 Sq. Ft. OPA#272165800 Improvements: Residential Property  
**MAY E. MCCLOUD; VERA L. JONES** C.P. May Term, 2017 No. 03419 \$80,228.08 Phelan Hallinan Diamond & Jones, LLP

## 1912-492

**1037 S Chadwick St 19146** 30th wd. 800 Sq. Ft. lot OPA#301317600 Subject to Mortgage Improvements: None  
**MADE INVESTMENTS LLC** C.P. July Term, 2019 No. 03723 \$502,045.68 Benjamin A. Garber, Esquire; Braverman Kaskey, P.C.

## 1912-493

**1804 West Sulis St a/k/a 1804 Sulis St 19141** 17th wd. ROW B/GAR 2 STY MASONRY; 1,270 Sq. Ft. BRT#171031600 Improvements: Residential Dwelling  
**THOMAS CUNNINGHAM, KNOWN SUR-**

## SHERIFF'S SALE

VIVING HEIR OF LODDIE M. FISHER, STEVEN CUNNINGHAM, KNOWN SURVIVING HEIR OF LODDIE M. FISHER, TIFFANY CUNNINGHAM, KNOWN SURVIVING HEIR OF LODDIE M. FISHER, AND UNKNOWN SURVIVING HEIRS OF LODDIE M. FISHER C.P. June Term, 2018 No. 01722 \$35,688.14 McCabe, Weisberg, & Conway, LLC

## 1912-494

**6625 Lotus Rd 19151** 34th wd. 1,349 Sq. Ft. BRT#344094800 Improvements: Row B/gar 2 Sty Masonry  
**ROSA THOMAS A/K/A ROSA M. THOMAS, DECEASED** C.P. October Term, 2018 No. 04115 \$121,769.60 Milstead & Associates, LLC

## 1912-495

**68 W Washington Ln 19144** 59th wd. 4,679 Sq. Ft. OPA#88-4-3510-50 Improvements: Ind Shop Masonry  
**SURRATT PAINTING, INC.** C.P. April Term, 2019 No. 03777 \$52,766.32 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire

## 1912-496

**1725 N 31st St 19121** 32nd wd. 930 Sq. Ft. OPA#324195000 Improvements: Residential Property  
**ROBERT WONGUS** C.P. February Term, 2019 No. 00332 \$97,654.22 Shapiro & DeNardo, LLC

## 1912-497

**702 Wynnewood Rd 19151** 34th wd. 1,543 Sq. Ft. BRT#344224300 Improvements: Row 2 Sty Masonry  
**LINSTER N. MURRELL JR A/K/A LINSTER MURRELL, JR** C.P. August Term, 2018 No. 02207 \$72,118.84 Milstead & Associates, LLC

## 1912-498

**3423 Keim St 19134** 33rd wd. 623 Sq. Ft. BRT#331280500 Improvements: Residential Dwelling  
**JUAN DELGADO-QUINTANA, MARIA QUINTANA, HIRAM QUINTANA AND DAVID ORTIZ IN THEIR CAPACITY AS HEIR OF MARIA E. QUINTANA, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIA E. QUINTANA, DECEASED** C.P. October Term, 2018 No. 00582 \$13,476.06 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq.

## 1912-499A

**4066 Powelton Ave 19104** 6th wd. BRT#881107900 Subject to Mortgage Improvements: +2,300 Sq. Ft. Consisting Of Two Contiguous Residential Properties  
**MOVITA JOHNSON** C.P. July Term, 2018 No. 3260 \$479,934.95 + costs and interest Thomas M. Pinney, Esq.

## 1912-499B

**4068 Powelton Ave 19104** 6th wd. BRT#881107910 Subject to Mortgage Improvements: +2,300 Sq. Ft. Consisting Of Two Contiguous Residential Properties  
**MOVITA JOHNSON** C.P. July Term, 2018 No. 3260 \$479,934.95 + costs and interest Thomas M. Pinney, Esq.

## 1912-500

**217 W Champlost Ave 19120** 61st wd. 1,200 Sq. Ft. BRT#612166500 Improvements: Residential Dwelling  
**JAMAR A. CLEVELAND** C.P. March Term, 2017 No. 02722 \$106,893.68 Powers Kim, LLC

## SHERIFF'S SALE

## 1912-501

**1204 Foulkrod St 19124-2931** 23rd wd. 3,241 Sq. Ft. OPA#234094600 Improvements: Single Family, Residential Dwelling  
**MARYSE GODA** C.P. April Term, 2019 No. 00612 \$166,499.71 Hladik, Onorato & Federman, LLP

## 1912-502

**5117 D St 19120** 42nd wd. 1680 Sq. Ft. BRT#42-1480900 Improvements: Row B/Gar 2 Sty Masonry  
**SHERIDAN SIMMOND** C.P. December Term, 2017 No. 04206 \$134,358.19 Emmanuel J. Argentieri, Esquire

## 1912-503

**5232 Duffield St 19124** 62nd wd. 1,324 Sq. Ft. (land area); 1,176 Sq. Ft. (improvement area) BRT#622240800 Subject to Mortgage Improvements: Row 2 Sty Masonry  
**ARTHUR F. MEHARY (DECEASED) C/O KATHRYN MEHARY-RHOADES AND JOSEPH O'DONNELL CO-EXECUTORS** C.P. April Term, 2019 No. 01835 \$45,182.84 Michelle Pierro, Esquire

## 1912-504A

**323 W Girard Ave 19123** 18th wd. Front: 18ft. 0 in. Depth: 65 ft. 0 in. On the corner formed by the intersection of the North Side of Girard Ave with the West Side of Orianna St. (formerly Charlotte) OPA#885176120 Improvements: Vacant Land  
**CARLOS SANCHEZ** C.P. September Term, 2018 No. 02453 \$599,202.63 plus legal interest in the amount of \$108,236.79 for a subtotal of \$707,439.42 Leona Mogavero, Esquire

## 1912-504B

**325 W Girard Ave 19123** 18th wd. Front: 16 ft. 0 in. Depth: 65 ft. 0 in. On the North Side of Girard Avenue 18 ft. 0 in. West of Orianna St. (formerly Charlotte St.) OPA#871290000 Improvements: Mixed Use  
**CARLOS SANCHEZ** C.P. September Term, 2018 No. 02453 \$599,202.63 plus legal interest in the amount of \$108,236.79 for a subtotal of \$707,439.42 Leona Mogavero, Esquire

## 1912-504C

**327 W Girard Ave 19123** 18th wd. Front: 16 ft. 0 in. Depth: 65 ft. 0 in. On the North Side of Girard Avenue 34 ft. 0 in. West of Orianna St. OPA#871524550 Improvements: Mixed Use  
**CARLOS SANCHEZ** C.P. September Term, 2018 No. 02453 \$599,202.63 plus legal interest in the amount of \$108,236.79 for a subtotal of \$707,439.42 Leona Mogavero, Esquire

## 1912-504D

**429 W Girard Ave 19123** 18th wd. Front: 18 ft. 0 in. Depth: 98 ft. 6-1/4 in. On the Northerly Side of Girard Avenue from the 146 ft. 0 in. Easterly of 5th St. OPA#871290200 Improvements: Mixed Use  
**CARLOS SANCHEZ** C.P. September Term, 2018 No. 02453 \$599,202.63 plus legal interest in the amount of \$108,236.79 for a subtotal of \$707,439.42 Leona Mogavero, Esquire

## 1912-504E

**431 W Girard Ave 19123** 18th wd. Front: 18 ft. 0 in. Depth: 98 ft. 11 in. On the North Side of Girard Avenue 128 ft. 0 in. Easterly side of 5th St. OPA#871290250 Improvements: Mixed Use  
**CARLOS SANCHEZ** C.P. September Term, 2018 No. 02453 \$599,202.63 plus legal interest in the amount of \$108,236.79 for a subtotal of \$707,439.42 Leona Mogavero, Esquire

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