

Sheriff's Sale Notices for March 5, 2019

SHERIFF'S SALE

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

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 5, 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 March 5, 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

SHERIFF'S SALE OF TUESDAY, MARCH 5, 2019

1903-301

635 Dupont St #P 19128 21st wd. 640 Sq. Ft. BRT#213272335 Improvements: Residential Real Estate
ROBERT H. BODINE A/K/A ROBERT H. BODINE, III C.P. September Term, 2018 No. 03520 \$360,100.54 Stern & Eisenberg PC

1903-302

6709 Haverford Ave 19151 34th wd. 1,050 Sq. Ft. BRT#344006500 Improvements: Residential Real Estate
EDWARD WALLACE A/K/A EDWARD L. WALLACE AND VALITA T. WALLACE C.P. February Term, 2018 No. 02592 \$100,812.61 Stern & Eisenberg PC

1903-303

4405 Comly St 19135 55th wd. 2,250 Sq. Ft. BRT#552006400 Improvements: Semi/det 2 Sty Masonry
ANTONIO GONZALEZ C.P. March Term, 2018 No. 02086 \$149,307.91 Milstead & Associates, LLC

1903-304

3347 Kayford Cir 19114 58th wd. 1,756 Sq. Ft. OPA#661117900 Improvements: Residential Dwelling
JOHN S. CONNOLLY, JR. C.P. June Term, 2018 No. 00749 \$128,530.32 Joseph R. Loverdi, Esquire

SHERIFF'S SALE

1903-305

1813 N 21st St 19121 32nd wd. 864 Sq. Ft. OPA#322044200 Improvements: Residential Dwelling
ANITA L. CARAWAY AND MARY CARAWAY C.P. January Term, 2018 No. 03221 \$27,473.44 Joseph R. Loverdi, Esquire

1903-306

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

1903-307

5739 N 17th St 19141 17th wd. 1,632 Sq. Ft. BRT#172188600 Improvements: Residential Dwelling
KENNETH DENNIS C.P. December Term, 2017 No. 03386 \$118,930.79 Law Office of Gregory Javardian, LLC

1903-308

1225 W Erie Ave 19140 43rd wd. 2,598 Sq. Ft. OPA#432204800 Improvements: Residential Property
LOUIS B. STEVENS C.P. April Term, 2018 No. 05197 \$46,014.28 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1903-309

4417 Riverview Ln, #43 19129 38th wd. 1,977 Sq. Ft. OPA#888380147 Improvements: Residential Property
ANITA B. CAUTHORN, A/K/A ANITA BARNES CAUTHORN; LAWRENCE L. YANCEY C.P. September Term, 2014 No. 04388 \$338,294.42 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1903-310

1004 Van Kirk St 19149 35th wd. 1,132 Sq. Ft. BRT#352104200 Improvements: Residential Dwelling
MOHAMMED MOUKAOUIN, AND FATIMA HUSSAIN IN THEIR CAPACITIES AS HEIRS OF SHELLIE MOUKAOUIM, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHELLIE MOUKAOUIM, DECEASED C.P. July Term, 2018 No. 02358 \$67,263.19 Martha E. Von Rosenstiel, P.C., Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1903-311

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

1903-312

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

1903-313

835 Longshore Ave 19111 53rd wd. 2,640 Sq. Ft. BRT#532179000 Improvements: Residential Real Estate
DERRICK JACKSON AND SHRITA N. SMITH C.P. January Term, 2018 No. 05012 \$185,890.94 Stern & Eisenberg PC

1903-314

5205 Church Rd 19131 52nd wd. 708 Sq. Ft. BRT#521212900 Improvements: Residential Real Estate
MARIE WILKINS WALKER AND YVONNE MARTIN C.P. November Term, 2011 No. 00096 \$46,321.93 Stern & Eisenberg PC

1903-315

2434 N Reese St 19133 19th wd. 973 Sq. Ft. BRT#191339000 Improvements: Residential Real Estate
BETZAIDA ROSARIO C.P. September Term, 2017 No. 02421 \$38,568.75 Stern & Eisenberg PC

1903-316

3571 Stouton St 19134 45th wd. 824 Sq. Ft. BRT#452393300 Improvements: Residential Real Estate

SHERIFF'S SALE

TRACY HUA AND CHI-HUNG MU C.P. January Term, 2017 No. 00307 \$116,648.86 Stern & Eisenberg PC

1903-317

2649 Massey St 19142 40th wd. 1,240 Sq. Ft. OPA#406118000 Improvements: Residential Property
JOANNE BROOKS, A/K/A JOANNE A. BROOKS C.P. February Term, 2017 No. 04343 \$96,651.33 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1903-318

5022 D St 19120 42nd wd. 1,160 Sq. Ft. OPA#421461600 Improvements: 1472 Sq. Ft.
ANA L. RIGO; FELIX TORRES C.P. July Term, 2018 No. 02072 \$91,748.59 Robert Crawley, Esquire

1903-319

1118 Marlyn Rd 19151 34th wd. 1,309 Sq. Ft. OPA#344286200 Subject to Mortgage Improvements: Residential Property
HAROLD ADAMS C.P. April Term, 2016 No. 02213 \$137,781.54 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1903-321

3578 Grant Ave 19114 57th wd. 2,901 Sq. Ft. OPA#572182800 Improvements: Residential Property
MATTHEW ALAN KOBRYN AND OLES K. KOBRYN C.P. May Term, 2018 No. 01766 \$179,994.07 Shapiro & DeNardo, LLC

1903-323

6308 Chester Ave 19142 40th wd. 1,168 Sq. Ft. OPA#401227900 Improvements: Residential Property
ALICIA LODGE A/K/A ALICIA STERN C.P. October Term, 2018 No. 00450 \$34,346.71 Shapiro & DeNardo, LLC

1903-325

6408 N 6th St 19126 61st wd. 4,488 Sq. Ft. BRT#611135700 Improvements: Residential Real Estate
ALEXANDRA R. ORTIZ AND CARLOS ORTIZ C.P. April Term, 2017 No. 03555 \$357,880.19 Stern & Eisenberg PC

1903-327

6217 Haverford Ave 19151-4115 34th wd. 1,680 Sq. Ft. OPA#342004600 Improvements: Residential Property
JOAN A. SIMPSON VANN, IN HER CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANNA MCCORD A/K/A ANNA W. ROBERTS A/K/A DELILAH ROBERTS A/K/A ANNA D. ROBERTS; GEORGE AUSTIN, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF ANNA MCCORD A/K/A ANNA W. ROBERTS A/K/A DELILAH ROBERTS A/K/A ANNA D. ROBERTS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNA MCCORD A/K/A ANNA W. ROBERTS A/K/A DELILAH ROBERTS A/K/A ANNA D. ROBERTS, DECEASED C.P. May Term, 2018 No. 03274 \$41,924.56 Phelan Hallinan Diamond & Jones, LLP

1903-328

5454 Diamond St 19131-3111 52nd wd. 1,510 Sq. Ft. OPA#522088000 Improvements: Residential Property
ANGELA A. JOHNSON IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF SHIRLEY ANNIE HICKMAN A/K/A SHIRLEY A. HICKMAN; WILLIE E. JOHNSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHIRLEY ANNIE HICKMAN A/K/A SHIRLEY A. HICKMAN; NAFESE CRAWFORD-HICKMAN, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHIRLEY ANNIE HICKMAN A/K/A SHIRLEY A. HICKMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER SHIRLEY ANNIE HICKMAN A/K/A SHIRLEY A. HICKMAN, DECEASED C.P. April Term, 2018 No. 00012 \$101,975.78 Phelan Hallinan Diamond & Jones, LLP

1903-329

608 Kingsley St 19128-2709 21st wd. 1,719 Sq. Ft. OPA#213094520 Improvements:

SHERIFF'S SALE

Residential Property
STEPHEN J. MATTEO A/K/A STEPHEN MATTEO; KAREN MATTEO A/K/A KAREN MORAN C.P. July Term, 2018 No. 03126 \$389,802.41 Phelan Hallinan Diamond & Jones, LLP

1903-330

1735 E Hunting Park Ave 19124-4421 33rd wd. 1,241 Sq. Ft. OPA#332092400 Improvements: Residential Property
FRANCISCO VELAZQUEZ, JR A/K/A FRANCISCO VELAZQUEZ; IKEA N. ORTIZ C.P. September Term, 2018 No. 01531 \$114,727.85 Phelan Hallinan Diamond & Jones, LLP

1903-331

10726 Philcrest Rd 19154-4031 66th wd. 1,386 Sq. Ft. OPA#662072267 Improvements: Residential Property
PAUL W. WINTER, JR.; RACHEL WINTER C.P. September Term, 2014 No. 03305 \$100,034.42 Phelan Hallinan Diamond & Jones, LLP

1903-332

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

1903-333

240 W Abbottsford Ave 19144-4239 13th wd. 1,962 Sq. Ft. OPA#133036600 Improvements: Residential Property
DONALD SMITH; DANTE SMITH C.P. November Term, 2016 No. 00267 \$80,088.09 Phelan Hallinan Diamond & Jones, LLP

1903-335

2324 S Croskey St 19145-3311 48th wd. 1,120 Sq. Ft. OPA#482226500 Improvements: Residential Property
TIFFANY E. RANDOLPH C.P. November Term, 2017 No. 00099 \$62,777.77 Phelan Hallinan Diamond & Jones, LLP

1903-336

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

1903-337

1224 W Hazzard St 19133-1108 37th wd. 1,024 Sq. Ft. OPA#371404900 Improvements: Residential Property
SHIRLEY SMITH A/K/A SHIRLEY SMITH HILL A/K/A SHIRLEY SMITH-HILL C.P. February Term, 2018 No. 02480 \$7,599.33 Phelan Hallinan Diamond & Jones, LLP

1903-338

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

1903-339

2300 79th Ave 19150-1406 50th wd. 1,976 Sq. Ft. OPA#501449000 Improvements: Residential Property
ALICIA R. EASLEY C.P. December Term, 2017 No. 03951 \$140,832.60 Phelan Hallinan Diamond & Jones, LLP

1903-340

709 Daly St 19148-3247 39th wd. 840 Sq. Ft. OPA#393096600 Subject to Mortgage Improvements: Residential Property
GREGGORY WASHINGTON C.P. October Term, 2017 No. 04320 \$120,318.01 Phelan Hallinan Diamond & Jones, LLP

1903-341

6506 Algard St 19135-2614 55th wd. 1,176 Sq. Ft. OPA#552349200 Improvements: Residential Property
RONALD D. HARVEY, JR C.P. July Term, 2018 No. 03515 \$128,699.37 Phelan Hallinan Diamond & Jones, LLP

1903-342

6309 Tulip St 19135-3322 41st wd. 1,188 Sq. Ft. OPA#411445400 Improvements: Resi-

SHERIFF'S SALE

dential Property
ETHEL HENRY C.P. March Term, 2013
 No. 03219 \$96,471.06 Phelan Hallinan
 Diamond & Jones, LLP

1903-344

2302 S 22nd St 19145-3304 48th wd. 1,166
 Sq. Ft. OPA#482206800 Improvements:
 Residential Property
DAVID M. BERENATO C.P. July Term,
 2018 No. 01925 \$132,460.16 Phelan Hal-
 linan Diamond & Jones, LLP

1903-345

6642 Chew Ave 19119-2003 22nd wd. 1,108
 Sq. Ft. OPA#221255900 Subject to Mortgage
 Improvements: Residential Property
MARY E. NEWTON C.P. August Term,
 2018 No. 00258 \$56,366.69 Phelan Hal-
 linan Diamond & Jones, LLP

1903-346

1911 Penfield St 19138 10th wd. 1,099 Sq. Ft.
 OPA#101380700 Improvements: Residential
 Property
LYDIA D. KENNEDY A/K/A LYDIA KEN-
NEDY C.P. September Term, 2017 No.
 01299 \$125,279.44 KML Law Group, P.C.

1903-347

2552 S Dewey St 19142 40th wd. 1,096 Sq. Ft.
 OPA#402080900 Improvements: Residential
 Property
COLLEEN C. ELLIS AND DIEDIERA H.
TURPIN C.P. November Term, 2017 No.
 00726 \$55,826.23 KML Law Group, P.C.

1903-348

635 W Olney Ave 19120 61st wd. 3,202 Sq.
 Ft. OPA#612009000 Improvements: Resi-
 dential Property
LOLITA HAVLICEK C.P. January Term,
 2018 No. 05111 \$141,013.23 KML Law
 Group, P.C.

1903-349

136 W Ritner St a/k/a 136 Ritner St 19148
 39th wd. 840 Sq. Ft. OPA#391130100 Im-
 provements: Residential Property
MARIA ELENA GRANDELLI C.P. July
 Term, 2018 No. 01201 \$152,384.06 KML
 Law Group, P.C.

1903-350

1914 E Willard St 19134 45th wd. 1,049 Sq.
 Ft. OPA#452021800 Improvements: Com-
 mercial Property
CROSS KEYS INVESTMENT LLC C.P.
 February Term, 2018 No. 00903 \$65,242.90
 KML Law Group, P.C.

1903-351

5943 N 3rd St 19120 61st wd. Land: 1,233 Sq.
 Ft.; Improvement: 1,118 Sq. Ft.; Total: 1,233
 Sq. Ft. OPA#BRT# 612389700 Improve-
 ments: Residential Property
ANDRENA L. DIXON C.P. May Term,
 2017 No. 01553 \$78,119.55 Richard M.
 Squire & Associates, LLC

1903-352

5133 Oxford Ave 19124-2521 62nd wd. 1,516
 Sq. Ft. OPA#621310900 Improvements:
 Residential Property
ERIC JONES C.P. July Term, 2015 No.
 01572 \$132,570.15 Phelan Hallinan Dia-
 mond & Jones, LLP

1903-353

2846 Hutchinson St a/k/a, 2846 N Hutchin-
son St 19133-1731 37th wd. 1,026 Sq. Ft.
 OPA#372177300 Improvements: Resi-
 dential Property
NADINE LEON, IN HER CAPACITY AS
 ADMINISTRATRIX AND HEIR OF THE ES-
 TATE OF TERESA TORRES A/K/A TERESA
 TORRES HERNANDEZ; **JERRY LEON**, IN
 HIS CAPACITY AS HEIR OF THE ESTATE
 OF TERESA TORRES A/K/A TERESA TOR-
 RES HERNANDEZ; **ALEXANDER LEON**,
 IN HIS CAPACITY AS HEIR OF THE ES-
 TATE OF TERESA TORRES A/K/A TERESA
 TORRES HERNANDEZ; **DANIEL L. LEON,**
JR., IN HIS CAPACITY AS HEIR OF THE
 ESTATE OF TERESA TORRES A/K/A TE-
 RESA TORRES HERNANDEZ; **UNKNOWN**
HEIRS, SUCCESSORS, ASSIGNS, AND ALL
PERSONS, FIRMS, OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTER-
EST FROM OR UNDER TERESA TORRES
A/K/A TERESA TORRES HERNANDEZ,
DECEASED C.P. April Term, 2018 No.
 05272 \$40,319.85 Phelan Hallinan Dia-
 mond & Jones, LLP

1903-354

1528 S 58th St 19143-4539 3rd wd. 1,800 Sq.
 Ft. OPA#034125000 Improvements: Resi-
 dential Property
WILLIAM F. SMITH; DENISE SMITH C.P.
 September Term, 2017 No. 03245 \$74,167.65
 Phelan Hallinan Diamond & Jones, LLP

1903-355

5829 Woodcrest Ave 19131 52nd wd. 1,498
 Sq. Ft. OPA#522158500 Improvements:
 Residential Property

SHERIFF'S SALE

THELMA JONES C.P. January Term, 2016
 No. 02190 \$137,405.58 KML Law Group,
 P.C.

1903-356

3878 Kipling Pl 19154 66th wd. 2,918 Sq. Ft.
 of land; 1,332 Sq. Ft. improvements OPA#66-
 2-2880-00 Subject to Mortgage Improve-
 ments: Single-family Dwelling
DAVID CLEARY AND PATRICIA CLEARY
 C.P. October Term, 2007 No. 03220
 \$152,759.31 with interest from 7/25/09 to
 12/10/18 at \$13.94 per day Edward J. Hayes,
 Esquire

1903-357

6249 N 4th St 19120 61st wd. 1,725 Sq. Ft.
 OPA#611063300 Improvements: Residential
 Property
SANH N. HA C.P. November Term, 2017
 No. 02951 \$85,899.28 KML Law Group,
 P.C.

1903-358

2904 Poplar St 19130 15th wd. BRT#15-
 2343800
ANTHONY PIZZARO C.P. April Term,
 2016 No. 01784 \$521,896.58 Emmanuel J.
 Argentieri, Esquire

1903-359

6030 N 12th St 19141 49th wd. 1,673 Sq. Ft.
 OPA#493148600 Improvements: Residential
 Property
ANDREW J. GRACE C.P. August Term,
 2017 No. 00627 \$141,989.37 KML Law
 Group, P.C.

1903-360

6244 N 18th St 19141 17th wd. 1,215 Sq. Ft.
 OPA#172280000 Improvements: Residential
 Property
ERICA A. ROBINSON AND EARL M. TAY-
LOR A/K/A EARL M. TAYLOR JR C.P.
 December Term, 2017 No. 00939 \$118,746.25
 KML Law Group, P.C.

1903-361

933 E. Gorgas Ln 19150 50th wd.
 BRT#502418900
GERALDINE DODD C.P. December Term,
 2014 No. 02526 \$251,792.51 Emmanuel J.
 Argentieri, Esquire

1903-362

4210 Van Kirk St 19135 62nd wd. 1,595 Sq.
 Ft. OPA#622167000 Improvements: Resi-
 dential Property
BENJAMIN ROMERO C.P. May Term,
 2018 No. 01395 \$133,192.07 KML Law
 Group, P.C.

1903-363

342 N 52nd St 19139 44th wd. 2,400 Sq. Ft.
 OPA#441355600 Subject to Mortgage Im-
 provements: Residential Property
JOHN POLOSKY C.P. May Term, 2009 No.
 00306 \$214,816.70 Meredith H. Wooters,
 Esquire; Manley Deas Kochalski, LLC

1903-364

5905 Addison St 19143 46th wd. 905 Sq. Ft.
 OPA#032072300 Improvements: Commer-
 cial Property
CLAUDE N. TROUPE C.P. September
 Term, 2018 No. 01394 \$54,737.55 KML
 Law Group, P.C.

1903-365

434 E Cheltenham Ave 19120 35th wd. 3,017
 Sq. Ft. OPA#351292900 Improvements:
 Residential Property
FARZANA CHUGHTAI, A/K/A FARZA-
NA A. CHUGHTAI; MOHAMMAD AMIR
CHUGHTAI, A/K/A MUHAMMAD AMIR
CHUGHTAI; THE UNITED STATES OF
AMERICA, DEPARTMENT OF TREASURY,
INTERNAL REVENUE SERVICE C.P.
 July Term, 2018 No. 00980 \$132,507.14
 Justin F. Kobeski, Esquire; Manley Deas Ko-
 chalski LLC

1903-367

1508 N 57th St 19131 4th wd. 1,179 Sq. Ft.
 OPA#043285500 Improvements: Residential
 Property
ROGER L. PIERCE, A/K/A ROGER LEE
PIERCE C.P. September Term, 2018 No.
 00387 \$40,881.82 Justin F. Kobeski, Es-
 quire; Manley Deas Kochalski LLC

1903-368

1925 Elston St 19138 10th wd. 1,120 Sq. Ft.
 OPA#101337100 Improvements: Residential
 Property
MELISSA J. PARIS C.P. April Term, 2018
 No. 02419 \$81,155.89 Cristina L. Connor,
 Esquire; Manley Deas Kochalski, LLC

1903-369

812 Kendrick St 19111 63rd wd. 3,689 Sq. Ft.
 OPA#632019800 Improvements: Residential
 Property
STEVEN MCHUGH C.P. October Term,
 2016 No. 04666 \$225,600.65 Cristina L.
 Connor, Esquire; Manley Deas Kochalski, LLC

SHERIFF'S SALE

1903-370

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

1903-371

8814 Dewees St 19152 57th wd. 2,937 Sq. Ft.
 OPA#571255700 Improvements: Residential
 Property
ANNA KOUSHARENKO C.P. August
 Term, 2017 No. 02895 \$134,643.07 Cris-
 tina L. Connor, Esquire; Manley Deas Kochal-
 ski, LLC

1903-372

2250 Bonsall St a/k/a 2250 S Bonsall St
19145 48th wd. 1,120 Sq. Ft. OPA#482289300
 Improvements: Residential Property
TRINH TRAN C.P. March Term, 2014 No.
 05735 \$30,919.35 Meredith H. Wooters,
 Esquire; Manley Deas Kochalski, LLC

1903-373

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, Es-
 quire

1903-374

4266 N Bodine St 19140 7th wd. 1,076 Sq. Ft.
 OPA#072113100 Improvements: Residential
FRANCIS HENRIQUEZ DISLA C.P. July
 Term, 2018 No. 00883 \$37,546.50 Jill M.
 Fein, Esquire

1903-375

7330 Montour St 19111 56th wd. 3,166 Sq.
 Ft. OPA#56-1052800 Improvements: Apt
 2-4 Units 2 Story Mason
ERIN TRINITY LYNCH A/K/A ERIN
LYNCH, IN HER CAPACITY AS HEIR OF
ANN MARIE MILLER, DECEASED, THOM-
AS LYNCH, IN HIS CAPACITY AS HEIR OF
ANN MARIE MILLER, DECEASED, TARA
M. LYNCH, IN HER CAPACITY AS HEIR OF
ANN MARIE MILLER, DECEASED, COL-
LEEN LYNCH, IN HER CAPACITY AS HEIR
OF ANN MARIE MILLER, DECEASED
AND UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE
OR INTEREST C.P. May Term, 2018 No.
 01838 \$19,213.84 Jennifer D. Gould, Es-
 quire; Stark & Stark, PC

1903-376

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

1903-377

1533 Orland St 19126 10th wd. 960 Sq. Ft.;
 Improvements: 1,082 Sq. Ft. OPA#101225800
REGINALD C. NOBLE, KNOWN HEIR OF
EMMA J. NOBLE; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS, AND ALL PER-
SONS, FIRMS, OR ASSOCIATIONS CLAIM-
ING RIGHT, TITLE OR INTEREST FROM
OR UNDER EMMA J. NOBLE C.P. April
 Term, 2018 No. 00911 \$92,793.56 Robert
 Crawley, Esquire

1903-378

240 Cheltenham Ave 19120 61st wd. 1,065 Sq. Ft.;
 Improvements: 1,080 Sq. Ft. OPA#611313300
ODALIS GARCIA FRANCISCO C.P. July
 Term, 2018 No. 01354 \$79,408.98 Robert
 Crawley, Esquire

1903-379

5430 Gainor Rd 19131 52nd wd. Land Area:
 3,125 Sq. Ft.; Improvement Area: 2,296 Sq. Ft.
 OPA#522101100 Improvements: Residential
 Dwelling
CARRIE B. PERRY C.P. April Term, 2016
 No. 02218 \$215,443.78 Robert Crawley,
 Esquire

1903-380

220 E Willard St 19134 7th wd. 917 Sq. Ft.
 (land area) OPA#073219700 Subject to Mort-
 gage Improvements: Row 2 Story Masonry
 (1064 Sq. Ft. Improved)
JERRY R DETRES C.P. June Term, 2018
 No. 02575 \$59,932.54 Robert L. Saldutti,
 Esquire

1903-381

7048 N Broad St 19126 10th wd. 2,400 Sq. Ft.;
 Improvements: 1,900 Sq. Ft. OPA#101005400
BETTY TAYLOR A/K/A BETTY JEAN TAY-
LOR; UNITED STATES OF AMERICA, DE-
PARTMENT OF THE TREASURY - INTER-
NAL REVENUE SERVICE C.P. December
 Term, 2015 No. 01247 \$152,547.21 Robert
 Crawley, Esquire

SHERIFF'S SALE

1903-382

1427 68th Ave 19126-0000 10th wd. 2,036
 Sq. Ft. OPA#10-1-2550-00 Improvements:
 Semi-detached, 2.5 Story Masonry Building
LEWIS REAL ESTATE DEVELOPMENT,
LLC C.P. October Term, 2018 No. 01645
 \$87,371.22 Hladik, Onorato, & Federman,
 LLP

1903-383

2649 Aramingo Ave 19125 31st wd.
 942 Sq. Ft.; Improvements: 1,140 Sq. Ft.
 OPA#312147000
JOSEPH R. PETTIT C.P. July Term, 2018
 No. 01470 \$101,404.50 Robert Crawley,
 Esquire

1903-384

1601 Faunce St 19111 56th wd. 2,320 Sq. Ft.
 BRT#561405800 Improvements: Residential
 Dwelling
MAGALI ACURIO C.P. August Term, 2017
 No. 02746 \$139,048.92 Martha E. Von
 Rosenstiel, P.C., Martha E. Von Rosenstiel,
 Esquire, Heather Riloff, Esquire, Tyler J. Wilk,
 Esquire

1903-385

5418 Pentridge St 19143 51st wd. 975 Sq. Ft.
 OPA#513231800 Improvements: Residential
 Property
JOAN GREENE C.P. May Term, 2017 No.
 02581 \$35,352.12 Shapiro & DeNardo,
 LLC

1903-386

3400 Emerald St 19134 45th wd. 1,185 Sq.
 Ft. OPA#452336700 Improvements: Apart-
 ment/2 Story Masonry
JASON FIGUERO, ADMINISTRATOR OF
THE ESTATE OF JUSTO FIGUERO, DE-
CEASED C.P. February Term, 2017 No.
 07279 \$89,582.25 Hladik, Onorato, & Fe-
 derman, LLP

1903-387

244 W Wellens Ave 19120 42nd wd. 1,008 Sq.
 Ft. BRT#422227100 Improvements: Resi-
 dential Dwelling
LENORA OCTAVIA GOWENS A/K/A LE-
NORA O. GOWENS C.P. February Term,
 2017 No. 00170 \$96,510.45 Powers, Kim
 & Associates, LLC

1903-388

4309 Griscom St 19124 23rd wd. 1,146 Sq.
 Ft. OPA#232444400 Improvements: Resi-
 dential Property
THE UNKNOWN HEIRS OF ALBERT
JOHNSON, DECEASED, DAVID THOM-
AS, SOLELY IN HIS CAPACITY AS HEIR
OF MARY JOHNSON, DECEASED, ERIC
JOHNSON, SOLELY IN HIS CAPACITY AS
HEIR OF MARY JOHNSON, DECEASED,
FRIITZ JOHNSON, SOLELY IN HIS CAPAC-
ITY AS HEIR OF MARY JOHNSON, DE-
CEASED, GABRIEL JOHNSON, SOLELY
IN HIS CAPACITY AS HEIR OF MARY JOH-
NSON, DECEASED, RHODA JOHNSON,
SOLELY IN HER CAPACITY AS HEIR OF
MARY JOHNSON, DECEASED, ROBERT
THOMAS, SOLELY IN HIS CAPACITY AS
HEIR OF MARY JOHNSON, DECEASED,
STEPHANIE THOMAS, SOLELY IN HER
CAPACITY AS HEIR OF MARY JOHN-
SON, DECEASED, THERESA BUTLER,
SOLELY IN HER CAPACITY AS HEIR OF
MARY JOHNSON, DECEASED, YVNETTE
THOMAS, SOLELY IN HER CAPACITY AS
HEIR OF MARY JOHNSON, DECEASED,
BENNY THOMAS, SOLELY IN HIS CA-
PACITY AS HEIR OF MARY JOHNSON,
DECEASED, THE UNKNOWN HEIRS OF
GLORIA THOMAS, DECEASED AND THE
UNKNOWN HEIRS OF MARY JOHNSON,
DECEASED C.P. October Term, 2017 No.
 02262 \$21,320.13 KML Law Group, P.C.

1903-389

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

1903-390

3181 Aramingo Ave 19134 25th wd. 1,178
 Sq. Ft. OPA#25-1-4665-00 Improvements:
 Residential Property
KATHLEEN KANE C.P. April Term, 2018
 No. 05193 \$136,933.92 Shapiro & De-
 Nardo, LLC

1903-391

2803 Magee Ave 19149 18th wd. 1,555.12 Sq.
 Ft. BRT#551092500 Improvements: Resi-
 dential Dwelling
TARA O'HARE C.P. November Term, 2014
 No. 00368 \$89,917.38 Powers, Kim & As-
 sociates, LLC

1903-392

1631 W Lehigh Ave 19132 11th wd. Land
 Area: 1,163 Sq. Ft.; Improvement Area: 2,308
 Sq. Ft. OPA#111004100 Improvements:
 Residential Dwelling

SHERIFF'S SALE

DAVID BLACKSON C.P. July Term, 2018
 No. 01625 \$68,283.48 Robert Crawley,
 Esquire

1903-393

1226 W Lehigh Ave 19133 37th wd. 1,920
 Sq. Ft. OPA#371452300 Improvements:
 Residential Property
BISHOP HENRY COBB C.P. August Term,
 2018 No. 01795 \$42,997.42 Shapiro &
 DeNardo, LLC

1903-394

3320 Kip St 19134 7th wd. 862 Sq. Ft.
 OPA#07-3-0862-00 Improvements: Resi-
 dential Property
KAREN N. ORTIZ C.P. January Term, 2018
 No. 05110 \$69,063.44 Shapiro & DeNardo,
 LLC

1903-395

7617 Wheeler St 19153 49th wd. 2,455 Sq.

SHERIFF'S SALE

1903-404
737 Ellsworth St 19147 2nd wd. 1,380 Sq. Ft. OPA#021181100 Improvements: Row 2 Story Masonry
 PATRICIA PORTER C.P. April Term, 2018 No. 001347 \$176,227.53 Janet L. Gold, Esquire

1903-405
428 Tyson Ave 19111 35th wd. 2,083 Sq. Ft. OPA#353164900 Improvements: Semi Detached 2 Story Masonry
 JOB MIXSON AND DEENA R. MIXSON C.P. January Term, 2018 No. 00057 \$195,239.22 Hladik, Onorato, & Federman, LLP

1903-406
5118 Hazel Ave 19143 46th wd. OPA#462028300 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LUCILLE DAVIS, DECEASED, CHESTER DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS, CHRISTOPHER DAVIS IN HIS CAPACITY AS HEIR OF LUCILLE DAVIS, DECEASED, DOROTHY DAVIS INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF LUCILLE DAVIS, DECEASED, GEORGE DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS, GREGORY DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS, JEANETTE L. DAVIS IN HER CAPACITY AS HEIR OF LUCILLE DAVIS, DECEASED AND RICHARD W. DAVIS IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF LUCILLE DAVIS C.P. October Term, 2015 No. 03297 \$199,198.86 KML Law Group, P.C.

1903-407
1226 Atwood Rd 19151 34th wd. 1,331 Sq. Ft.; Improvements: 1,256 Sq. Ft. OPA#344340200
 RAFHIA R. FOSTER C.P. July Term, 2018 No. 03534 \$109,636.81 Robert Crawley, Esquire

1903-408
1511 E Walnut Ln 19138 10th wd. Beginning Point: On the Northwest side of Walnut Lane, (sixty feet wide) at the distance of ninety eight feet ten inches Northeastward from the Northeast side of Hollis Street OPA#102156000 Improvements: Row B/gar 2 Sty Masonry
 JACQUELINE T. TAYLOR C.P. February Term, 2018 No. 01148 \$37,108.17 Patrick J. Wesner, Esquire

1903-409
1552 N Wanamaker St 19131 4th wd. 1,031 Sq. Ft. BRT#043304400 Improvements: Residential Real Estate
 GLORIA WILLIAMS A/K/A GLORIA WILLIAMS-SUMMERS A/K/A GLORIA SUMMERS AND THE KNOWN AND UNKNOWN HEIRS TO THE ESTATE OF LEANORA WILLIAMS A/K/A LEONORA WILLIAMS A/K/A LEANORA A. WILLIAMS C.P. May Term, 2018 No. 00298 \$49,432.73 Stern & Eisenberg PC

1903-410
6712 Blakemore St 19119 22nd wd. 1,365 Sq. Ft. OPA#222238900 Improvements: Residential Property
 TERI L. FOSTER, KNOWN HEIR OF EUGENE D. FOSTER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EUGENE D. FOSTER, DECEASED C.P. January Term, 2018 No. 04409 \$115,326.39 Shapiro & DeNardo, LLC

1903-411
2142 Brighton St 19149 35th wd. 1,801 Sq. Ft. BRT#542093500 Improvements: Residential Dwelling
 LESIA A. RICHMAN C.P. September Term, 2016 No. 02131 \$113,627.12 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1903-412
278 E Queen Ln 19138 12th wd. 1,362 Sq. Ft. BRT#121125100 Improvements: Residential Real Estate
 ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVEISES OF THE ESTATE OF EL-DORA HUMBERT, DECEASED C.P. August Term, 2018 No. 2962 \$27,582.23 Stern & Eisenberg PC

1903-413
628 Catharine St 19147 2nd wd. OPA#02-2-0533-10 Improvements: Single Family Residential
 JOSEPH P. CAPOCCI C.P. December Term,

SHERIFF'S SALE

2017 No. 00305 \$461,015.27 Hladik, Onorato, & Federman, LLP

1903-414
5307 N 12th St 19141 49th wd. 2,105 Sq. Ft. BRT#493115500 Improvements: Residential Dwelling
 FLOYD WILLIAMS C.P. August Term, 2018 No. 01122 \$146,394.91 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1903-415
5946 Cedar Ave 19143 3rd wd. 1,755 Sq. Ft. BRT#032144800 Improvements: Residential Dwelling
 MALIKA JONES C.P. October Term, 2016 No. 04325 \$149,579.12 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1903-416
3318 Tilden St 19129 38th wd. 16'x86'6" or 1,384 Sq. Ft. (lot); 936 Sq. Ft. (improvement area) OPA#382129600 Subject to Mortgage Improvements: Unknown
 THE ESTATE OF BERDINE WHEDON A/K/A BERDINE WHEDON-SMITH BY AND THROUGH HUGH SMITH, EXECUTOR C.P. July Term, 2017 No. 03032 \$187,603.91 Don S. Ginsburg/Daniel H. As-saraf, The Ginsburg Law Firm

1903-417
1339 Weaver St, a/k/a E Weaver St 19150 50th wd. 1,296 Sq. Ft. OPA#502320500 Improvements: Residential Property
 JERRY L. WASHINGTON, A/K/A JERRY WASHINGTON C.P. January Term, 2018 No. 02944 \$102,433.72 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1903-418
5839 Cobbs Creek Pkwy 19143-3035 3rd wd. (formerly 46th wd.) 1,664 Sq. Ft. OPA#033152300 Improvements: Residential Property
 JACQUELINE F. CAPERS C.P. August Term, 2018 No. 01137 \$50,458.50 Phelan Hallinan Diamond & Jones, LLP

1903-419
3718 Conshohocken Ave, a/k/a 3718 Conshohocken State 19131-2823 52nd wd. 2,074 Sq. Ft. OPA#521440000 Improvements: Residential Property
 JAMES J. ZERGANI; MOJGAN RIAHIFARD ZERGANI A/K/A MOJGAN R. ZERGANI C.P. March Term, 2017 No. 02367 \$140,818.97 Phelan Hallinan Diamond & Jones, LLP

1903-420
5852 Stockton Rd 19138-1902 59th wd. 1,210 Sq. Ft. OPA#591221000 Improvements: Residential Property
 SAMAK BEAMON; WILLIAM J. BEAMON A/K/A WILLIAM BEAMON C.P. June Term, 2018 No. 00746 \$45,996.51 Phelan Hallinan Diamond & Jones, LLP

1903-421
3322 North Lee St 19134-1614 7th wd. 1,065 Sq. Ft. OPA#073015700 Subject to Mortgage Improvements: Residential Property
 NICOLAS R. ARCE C.P. April Term, 2018 No. 03537 \$48,571.05 Phelan Hallinan Diamond & Jones, LLP

1903-422
716 Byberry Rd 19116-2112 58th wd. 2,604 Sq. Ft. OPA#582360900 Improvements: Residential Property
 DANIEL VILLAFANE; ELIKA L. VILLAFANE C.P. August Term, 2017 No. 00908 \$187,605.49 Phelan Hallinan Diamond & Jones, LLP

1903-423
6031 Bingham St 19111 35th wd. 1,920 Sq. Ft. OPA#352313710 Improvements: Row Home W/gar, 2 Story Masonry
 ANTONETTE MAISONET C.P. July Term, 2018 No. 02760 \$148,270.78 Hladik, Onorato & Federman, LLP

1903-424
120 W Sharpnack St 19119 22nd wd. 1,997 Sq. Ft. OPA#223037300 Improvements: Residential Property
 COLIN BOLLERS, JOHAN BOLLERS AND SHAMANE J. CAVE A/K/A SHAMANE CAVE C.P. August Term, 2017 No. 02887 \$222,403.03 KML Law Group, P.C.

1903-425
9164 Old Newtown Rd 19115-4937 56th wd. 2,300 Sq. Ft. OPA#562441820 Improvements: Residential Property
 MYRA ESTERMAN; BARRY ESTERMAN; JACQUELINE MILLER C.P. August Term, 2014 No. 01177 \$356,990.18 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1903-426
5402 W Berks St 19131 52nd wd. 1,662 Sq. Ft. OPA#522038400 Improvements: Residential Property
 ERNEST T. LIGONS, AS ADMINISTRATOR OF THE ESTATE OF CHRISTINE M. LIGONS A/K/A CHRISTINE LIGONS, DECEASED C.P. December Term, 2017 No. 01245 \$122,842.13 KML Law Group, P.C.

1903-427
3147 Agate St 19134 25th wd. 694 Sq. Ft. OPA#252335800 Improvements: Residential Property
 MARKEYES ANDERSON C.P. February Term, 2018 No. 01811 \$48,328.27 KML Law Group, P.C.

1903-428
5413 Gainer Rd 19131-1329 52nd wd. 2,296 Sq. Ft. OPA#522105800 Improvements: Residential Property
 JACQUELINE BENTLEY C.P. October Term, 2017 No. 00597 \$157,757.55 Phelan Hallinan Diamond & Jones, LLP

1903-429
8000 Moro St 19136-2618 64th wd. (formerly 56th wd.) 1,010 Sq. Ft. OPA#620495000 Improvements: Residential Property
 JOHN J. ROGERS C.P. August Term, 2017 No. 00389 \$105,915.44 Phelan Hallinan Diamond & Jones, LLP

1903-430
3911 Palmetto St 19124 33rd wd. 945 Sq. Ft. OPA#332196100 Improvements: Residential Property
 ZELIN THOMPSON C.P. May Term, 2018 No. 01394 \$44,462.72 KML Law Group, P.C.

1903-431
443 W Roosevelt Blvd a/k/a 443 Roosevelt Blvd 19120 42nd wd. 854 Sq. Ft. OPA#422112100 Improvements: Residential Property
 JAN CLAYTON SOLELY IN HER CAPACITY AS HEIR OF RUBY CLAYTON DECEASED, TASSNEE JONES SOLELY IN HER CAPACITY AS HEIR OF RUBY CLAYTON, DECEASED, DELORES MELENDEZ, SOLELY IN HER CAPACITY AS HEIR OF RUBY CLAYTON DECEASED, THE UNKNOWN HEIRS OF RUBY CLAYTON DECEASED AND GISELLE SIZER SOLELY IN HER CAPACITY AS HEIR OF RUBY CLAYTON DECEASED C.P. January Term, 2018 No. 01383 \$13,402.17 KML Law Group, P.C.

1903-432
5762 Haddington St a/k/a 5762 Haddington Ln 19131 4th wd. 1,252 Sq. Ft. OPA#043225000 Improvements: Residential Property
 BETTY DAVIS C.P. June Term, 2018 No. 03168 \$76,194.74 Shapiro & DeNardo, LLC

1903-433
1356 Unity St 19124 23rd wd. 1,775 Sq. Ft. OPA#234038730 Improvements: Residential Property
 JAMES J. MCDADE, III C.P. February Term, 2017 No. 02393 \$50,680.55 Shapiro & DeNardo, LLC

1903-434
3145 Tulip St 19134 25th wd. 772 Sq. Ft. OPA#252362200 Improvements: Residential Property
 JOHN KEATOR-JONES C.P. February Term, 2018 No. 00359 \$62,235.91 KML Law Group, P.C.

1903-435
925 Granite St. 19124-1730 35th wd. 1104 Sq. Ft. OPA#351141200 Improvements: Residential Property
 JEAN MARY GEORGES-MILORD C.P. February Term, 2015 No. 00207 \$77,319.12 Phelan Hallinan Diamond & Jones, LLP

1903-436
606 Anchor St 19120 35th wd. 1,269 Sq. Ft. OPA#351264100 Improvements: Residential Property
 QIAN LI C.P. April Term, 2018 No. 04627 \$63,783.74 Shapiro & DeNardo, LLC

1903-437
7901 Ditman St 19136 65th wd. 1,606 Sq. Ft. OPA#651249000 Improvements: Residential Property
 ANTHONY VENNARI C.P. January Term, 2018 No. 03133 \$186,613.08 Shapiro & DeNardo, LLC

1903-438
5839 N 3rd St 19120 61st wd. 1,294 Sq. Ft. OPA#612387100 Improvements: Residential Property
 SONYA Y. WINTERS AND ERIC WINTERS C.P. April Term, 2017 No. 02169 \$90,453.55 Shapiro & DeNardo, LLC

1903-439
2204 Hoffnagle St 19152 56th wd. 3,050 Sq. Ft. OPA#562109400 Improvements: Residential Property
 CATHERINE MARY SHAPLEY AND FREDERICK SHAPLEY A/K/A FREDRICK SHAPLEY C.P. September Term, 2016 No. 02619 \$321,651.33 KML Law Group, P.C.

SHERIFF'S SALE

1903-440
253 E Upsal St 19119 22nd wd. 2,730 Sq. Ft. OPA#221094600 Improvements: Residential Property
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANITA D. HANNAH, DECEASED AND KIA EDWARDS, KNOWN HEIR OF ANITA D. HANNAH, DECEASED C.P. September Term, 2018 No. 01616 \$122,674.71 Shapiro & DeNardo, LLC

1903-441
3137 Willits Rd 19114 57th wd. 6,000 Sq. Ft. OPA#57-2-0925-00 Improvements: Residential Property
 MARC A. WAGNER C.P. June Term, 2015 No. 04010 \$236,942.45 Shapiro & DeNardo, LLC

1903-442
4930 N Marvne St 19141 49th wd. 1,932 Sq. Ft. BRT#491438600 Improvements: Semi/det 2 Sty Masonry
 GWENDOLYN JONES C.P. June Term, 2018 No. 03595 \$81,566.41 Milstead & Associates, LLC

1903-443
2308 W Cumberland St 19132 16th wd. 1,671 Sq. Ft. BRT#162285200 Improvements: Row 2 Sty Masonry
 JANET D. GRISWOLD, DECEASED AND RANDALL T. DRAIN C.P. October Term, 2015 No. 01966 \$41,145.03 Milstead & Associates, LLC

1903-444
925 Granite St 19124-1730 35th wd. 1,104 Sq. Ft. OPA#351141200 Improvements: Residential Property
 JEAN MARY GEORGES-MILORD C.P. February Term, 2015 No. 00207 \$77,319.12 Phelan Hallinan Diamond & Jones, LLP

1903-445
583 Alcott St 19120 35th wd. 1,028 Sq. Ft. OPA#352078300 Improvements: Residential Property
 ANGEL L. GUZMAN AND NATACHA RIOS C.P. February Term, 2015 No. 02312 \$91,221.95 KML Law Group, P.C.

1903-446
5236 N Fairhill St 19120 49th wd. 1,383 Sq. Ft. OPA#492102800 Improvements: Residential Property
 TARA BRYAN SOLELY IN HER CAPACITY AS HEIR OF MARY BRYAN DECEASED, THERESA BRYAN SOLELY IN HER CAPACITY AS HEIR OF MARY BRYAN DECEASED, TIFFANY BRYAN SOLELY IN HER CAPACITY AS HEIR OF MARY BRYAN DECEASED, ANTHONY MANSFIELD SOLELY IN HIS CAPACITY AS HEIR OF MARY BRYAN DECEASED, ANTUAN MANSFIELD SOLELY IN HIS CAPACITY AS HEIR OF MARY BRYAN DECEASED, THE UNKNOWN HEIRS OF MARY BRYAN DECEASED AND DAVID THORNTON SOLELY IN HIS CAPACITY AS HEIR OF MARY BRYAN DECEASED C.P. February Term, 2018 No. 01490 \$21,389.04 KML Law Group, P.C.

1903-447
137 W 65th Ave 19120-1026 61st wd. (formerly 50th wd.) 1,328 Sq. Ft. OPA#611395600 Improvements: Residential Property
 ANTHONY WIMMS, SR C.P. June Term, 2018 No. 00017 \$118,585.72 Phelan Hallinan Diamond & Jones, LLP

1903-448
1420 Locust St, Unit #R1B3 19102 8th wd. COM CONDO 1 STY MASONRY; 3,608 Sq. Ft. BRT#888080896 Subject to Mortgage Subject to Rent Improvements: Commercial Property
 1420 LOCUST LLC C.P. January Term, 2018 No. 0645 \$5,278.13 McCabe, Weisberg & Conway, LLC

1903-449
6215 N 13th St 19141 49th wd. S/D CONV APT 2 STY MASON; 3,024 Sq. Ft. BRT#493207400 Subject to Mortgage Improvements: Residential Dwelling
 STANLEY BENEDICT C.P. December Term, 2017 No. 0151 \$6,514.00 McCabe, Weisberg & Conway, LLC

1903-450
231 W Albany St 19120 42nd wd. ROW 2 STY MASONRY; 1,120 Sq. Ft. BRT#120086000 Improvements: Residential Dwelling
 REVELLA BOWSER C.P. June Term, 2015 No. 01164 \$83,949.97 McCabe, Weisberg & Conway, LLC

1903-451
130-136 N. Bread St 19106 5th wd. Land: 0 Sq. Ft.; Improvement: 703 Sq. Ft. BRT#888055704 Improvements: Residential Real Estate
 GERARD R. VITEK C.P. July Term, 2018 No. 02215 \$209,777.81 Stern & Eisenberg PC

1903-452
316 W Seymour St 19144 59th wd. SEMI-DET 3 STY STONE; 6,525 Sq. Ft. BRT#133072600 Improvements: Residential Dwelling
 STANLEY K. BENEDICT C.P. December Term, 2017 No. 0152 \$6,278.98 McCabe, Weisberg & Conway, LLC

1903-453
21 Good St 19119 22nd wd. DET 2.5 STY FRAME; 2,420 Sq. Ft. BRT#223051100 Improvements: Residential Dwelling
 LOVELL CRAWFORD C.P. August Term, 2017 No. 01347 \$4,460.00 McCabe, Weisberg & Conway, LLC

1903-454
619 W Moyamensing Ave 19148 39th wd. ROW 2 STY MASONRY; 880 Sq. Ft. BRT#393083200 Improvements: Residential Dwelling
 STEVEN DAI C.P. December Term, 2017 No. 0149 \$3,925.25 McCabe, Weisberg & Conway, LLC

1903-455
2228 S. 13th St 19148 39th wd. ROW 2 STY MASONRY; 1,120 Sq. Ft. BRT#394437500 Improvements: Residential Dwelling
 KHOA D. DU C.P. December Term, 2017 No. 0148 \$7,373.28 McCabe, Weisberg & Conway, LLC

SHERIFF'S SALE

1903-456
1612 S. 15th St 19145 36th wd. ROW CONV/APT 3 STY MASON; 1,088 Sq. Ft. BRT#365060000 Improvements: Residential Dwelling
 VICTOR DU C.P. December Term, 2017 No. 0173 \$7,220.84 McCabe, Weisberg & Conway, LLC

1903-457
2602 S. 10th St 19148 39th wd. ROW 2 STY MASONRY; 742 Sq. Ft. BRT#393510600 Improvements: Residential Dwelling
 VICTOR DU C.P. December Term, 2017 No. 0175 \$6,895.03 McCabe, Weisberg & Conway, LLC

1903-458
4231 E. Thompson St 19137 45th wd. VACANT LAND RESIDE; 1,671 Sq. Ft. BRT#453229800 Subject to Mortgage Improvements: Residential Dwelling
 ESEMCI I LLC C.P. December Term, 2017 No. 0174 \$7,690.59 McCabe, Weisberg & Conway, LLC

1903-459
1820 W. Juniata 19140 38th wd. 1,081 Sq. Ft. BRT#13-1-3191-00 Improvements: Residential Dwelling
 LISA R. SPRINGS C.P. January Term, 2016 No. 00263 \$62,926.77 Pressman & Doyle, LLC

1903-460
6040 Webster St 19143 3rd wd. 1,638 Sq. Ft. BRT#033034100 Improvements: Residential Real Estate
 ALIYA A. MARTINEZ C.P. October Term, 2017 No. 04122 \$128,820.90 Stern & Eisenberg PC

1903-461
3636 Canby Dr 19154 58th wd. ROW B/GAR 2 STY MAS+OTH; 1,332 Sq. Ft. BRT#663387600 Improvements: Residential Dwelling
 JEFFREY J. SEIDER AND AMBER M. SEIDER C.P. January Term, 2018 No. 04415 \$168,260.45 McCabe, Weisberg & Conway, LLC

1903-462
119 Sigel St 19148 1st wd. ROW 2 STY MASONRY; 1,070 Sq. Ft. BRT#011155700 Improvements: Residential Dwelling
 MARGARET T. NEWMAN A/K/A MARGARET NEWMAN C.P. January Term, 2018 No. 04960 \$168,829.78 McCabe, Weisberg & Conway, LLC

1903-463
546 W Olney Ave 19120 61st wd. S/D CONV APT 2 STY MASON; 1,728 Sq. Ft. BRT#612008600 Improvements: Residential Dwelling
 REVELLA BOWSER C.P. June Term, 2015 No. 01164 \$83,949.97 McCabe, Weisberg & Conway, LLC

1903-464
130-136 N. Bread St 19106 5th wd. Land: 0 Sq. Ft.; Improvement: 703 Sq. Ft. BRT#888055704 Improvements: Residential Real Estate
 GERARD R. VITEK C.P. July Term, 2018 No. 02215 \$209,777.81 Stern & Eisenberg PC

1903-465
231 W Albany St 19120 42nd wd. ROW 2 STY MASONRY; 1,120 Sq. Ft. BRT#120086000 Improvements: Residential Dwelling
 REVELLA BOWSER C.P. June Term, 2015 No. 01164 \$83,949.97 McCabe, Weisberg & Conway, LLC

SHERIFF'S SALE

BRT#422144000 Improvements: Residential Dwelling
RAUL ANTHONY FORDE C.P. August Term, 2017 No. 00541 \$41,933.26 McCabe, Weisberg & Conway, LLC

1903-466

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

1903-467

11044 Ferndale St 19116 58th wd. DET W/B GAR 2 STY MASONRY; 1,296 sq. ft. BRT#582475800 Improvements: Residential Dwelling
THERESA M. FANELLI C.P. April Term, 2018 No. 02392 \$198,172.20 McCabe, Weisberg & Conway, LLC

1903-468

7158 N 19th St 19126 10th wd. ROW B/GAR 2 STY MASONRY; 1,440 Sq. Ft. BRT#101122600 Improvements: Residential Dwelling
JAMES EDWARDS, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2017 No. 02548 \$105,774.83 McCabe, Weisberg & Conway, LLC

1903-469

2514 S. Darien St 19148 39th wd. Improvement Area: 860 Sq. Ft.; Land Area: 672 Sq. Ft. OPA#393404500 Improvements: Row 2 Sty Masonry
JOHN DINGLER, IN HIS CAPACITY AS SOLE KNOWN HEIR OF THE ESTATE OF BERNADETTE RAGGIO, DECEASED & THE ESTATE OF BERNADETTE RAGGIO, DECEASED C.P. January Term, 2018 No. 05477 \$150,922.27 Ryan A. Gower, Esquire and Paul J. Fanelli, Esquire

1903-470

2039 W Boston St 19132 16th wd. Improvement Area: 1,112 Sq. Ft.; Land Area: 816 Sq. Ft. OPA#162271400 Improvements: Row 2 Sty Masonry
THE ESTATE OF JOHN ALLEN HAYNES A/K/A JOHN HAYNES, DECEASED, AND UNKNOWN HEIR(S) OF THE ESTATE OF JOHN ALLEN HAYNES A/K/A JOHN HAYNES, DECEASED C.P. March Term, 2017 No. 01591 \$35,646.32 Ryan A. Gower, Esquire and Paul J. Fanelli, Esquire

1903-471

926 W Duncannon Ave 19141 49th wd. 2,081 Sq. Ft. BRT#492023500 Improvements: Residential Dwelling
BRYANT J. HAMPTON, IN HIS CAPACITY AS HEIR AT LAW OF ETHEL HAMPTON A/K/A ETHEL L. HAMPTON, DECEASED AND HELENA HAMPTON, IN HER CAPACITY AS HEIR AT LAW OF ETHEL HAMPTON A/K/A ETHEL L. HAMPTON, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ETHEL HAMPTON A/K/A ETHEL L. HAMPTON, DECEASED MORTGAGOR AND REAL OWNER C.P. September Term, 2016 No. 01451 \$67,730.99 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1903-472

933 N. Broad St 19123 14th wd. STR/OFF+APT 2 STY MASONRY; 4,160 Sq. Ft. BRT#871401670 Improvements: Commercial
FARZAD AHMAD C.P. December Term, 2017 No. 0180 \$2,548.91 McCabe, Weisberg & Conway, LLC

1903-473

1511 68th Ave, a/k/a 1511 W 68th Ave 19126-2746 10th wd. 1,936 Sq. Ft. OPA#101255700 Improvements: Residential Property
RAYMONDA J. MORMON A/K/A RAYMONDA J. MORAN C.P. March Term,

SHERIFF'S SALE

2018 No. 00701 \$72,454.41 Phelan Hallinan Diamond & Jones, LLP

1903-474

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

1903-475

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

1903-476

519 Wilder St 19147 1st wd. BRT#011251400 Subject to Mortgage Improvements: Residential
RUBEN HANDAL C.P. December Term, 2017 No. 0223 \$2,484.17 McCabe, Weisberg & Conway, LLC

1903-477

230 S 45th St 19104 46th wd. APTS 5-50 UNITS MASONRY; 2,400 Sq. Ft. BRT#881707600 Subject to Mortgage Subject to Rent Improvements: Commercial
HRVII, LLC C.P. December Term, 2017 No. 0221 \$21,412.25 McCabe, Weisberg & Conway, LLC

1903-478

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

1903-479

7948 Pickering St 19150 50th wd. 1,440 Sq. Ft. OPA#501225700 Improvements: Row Home W/gar, 2 Story Masonry
JOYCE HENRY A/K/A JOYCE JUSTINE HENRY, IN HER CAPACITY AS REAL OWNER AND EXECUTRIX OF THE ESTATE OF CATHERINE L. PATTERSON, DECEASED C.P. December Term, 2016 No. 00468 \$90,773.12 Hladik, Onorato & Federman, LLP

1903-480

3127 Richmond St 19134 25th wd. ROW 3 STY MASONRY; 1,215 Sq. Ft. BRT#251158700 Improvements: Residential Dwelling
LOUIS LUPO AND CHRISTINE LUPO C.P. July Term, 2017 No. 03229 \$4,713.93 McCabe, Weisberg & Conway, LLC

1903-481

7811 Woolston Ave 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1,600 Sq. Ft. BRT#502066500 Subject to Mortgage Improvements: Residential Dwelling
LOUISE SHEARER, ROBERT L. PRESSLEY, AARON K. SHEARER, CARY G. SHEARER AND GEORGE A. SHEARER C.P. March Term, 2018 No. 0110 \$4,732.26 McCabe, Weisberg & Conway, LLC

1903-482

5634 Thomas Ave 19143-4645 51st wd. 1,230 Sq. Ft. OPA#513092000 Improvements: Residential Property
COLLEEN P. GOODWYN A/K/A COLLEEN GOODWYN; BERNADETTE M. GOODWYN

SHERIFF'S SALE

A/K/A BERNADETTE GOODWYN C.P. December Term, 2017 No. 04066 \$74,361.51 Phelan Hallinan Diamond & Jones, LLP

1903-483

2218 S. Mildred St 19148 39th wd. ROW 2 STY MASONRY; 705 Sq. Ft. BRT#393372200 Subject to Mortgage Improvements: Residential Dwelling
TPM PROPERTIES, INC. C.P. March Term, 2018 No. 0114 \$5,925.89 McCabe, Weisberg & Conway, LLC

1903-484

220 Locust St, Unit #26F 19106 5th wd. RES CONDO 5+ STY MAS+OTH; 728 Sq. Ft. BRT#888051957 Improvements: Residential Dwelling
ABRAHAM WAKSMAN AND JUDITH WAKSMAN C.P. February Term, 2018 No. 03497 \$11,354.18 McCabe, Weisberg & Conway, LLC

1903-485

3216 N. Spangler St 19129 38th wd. ROW CONV/APT 2 STY MASONRY; 1,280 Sq. Ft. BRT#382194600 Subject to Mortgage Improvements: Residential Dwelling
JONATHAN WATTS C.P. February Term, 2018 No. 0337 \$5,138.39 McCabe, Weisberg & Conway, LLC

1903-486

4128 Markland St 19124-5343 33rd wd. 1,056 Sq. Ft. OPA#332493700 Improvements: Residential Property
MARIA E. DELVALLE A/K/A MARIA DELVALLE C.P. April Term, 2016 No. 00015 \$78,162.60 Phelan Hallinan Diamond & Jones, LLP

1903-487

2903 S Carlisle St 19145 26th wd. 1,080 Sq. Ft. BRT#26-1123800 Improvements: Residential Dwelling
FRANK DI CLAUDIO A/K/A FRANK DI CLAUDIO A/K/A FRANK ANTHONY DI CLAUDIO A/K/A FRANCIS DICLAUDIO DECEASED C.P. February Term, 2018 No. 02540 \$200,002.34 Powers, Kim & Associates, LLC

1903-488

1702 Webster St 19146 30th wd. ROW 2 STY MASONRY; 560 Sq. Ft. BRT#301157000 Improvements: Commercial
JEROME WHACK C.P. February Term, 2018 No. 0059 \$7,559.32 McCabe, Weisberg & Conway, LLC

1903-490

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

1903-491

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

1903-492

301 Byberry Rd, D8 19116 88th wd. (formerly 58th wd.) 1,074 Sq. Ft. OPA#888581978 Improvements: Residential Property
MICHAEL CHILIN; JULIETT BARZILAYEV C.P. June Term, 2017 No. 03462 \$147,774.40 Phelan Hallinan Diamond & Jones, LLP

1903-493

10914 E Keswick Rd a/k/a, 10914 Keswick Rd 19154-4116 66th wd. 1,360 Sq. Ft. OPA#662100000 Improvements: Residential Property
JEANETTE HASSELL C.P. May Term, 2018 No. 02523 \$223,774.29 Phelan Hallinan Diamond & Jones, LLP

1903-494

3901 Richmond St 19137 45th wd. 8,850 Sq.

SHERIFF'S SALE

Ft. OPA#453314810 Improvements: Residential Property
MARLENE DAVIS, KNOWN HEIR TO THE ESTATE OF MICHAEL J. MAGUIRE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MICHAEL J. MAGUIRE, DECEASED C.P. January Term, 2018 No. 04418 \$91,351.09 Shapiro & DeNardo, LLC

1903-495

942 Pratt St 19124-1738 35th wd. 1,400 Sq. Ft. OPA#351115400 Improvements: Residential Property
MARIE D. VILLARCEAU; YVENIEL ST LUC C.P. June Term, 2018 No. 00015 \$146,269.91 Phelan Hallinan Diamond & Jones, LLP

1903-496

2910 W. Turner St 19121 1st wd. RESIDENTIAL ROW 2 STORY MASONRY BRT#324016100 Improvements: Erected Thereon
DOUGLAS DIXON C.P. April Term, 2016 No. 00878 \$94,701.97 Christina J. Pross, Esquire

1903-498

1427 Sellers St, a/k/a 1429 Sellers St, a/k/a 1427-29 Sellers St 19124-3629 23rd wd. 2,642 Sq. Ft. OPA#234052300 Improvements: Residential Property
ELLERY DAVIS, IN HER CAPACITY AS HEIR OF LILLIE R. BURKE A/K/A LILLIE R. SHEILA BURKE, DECEASED; ANTHONY LAPORTA BURKE, IN HIS CAPACITY AS HEIR OF LILLIE R. BURKE A/K/A LILLIE R. SHEILA BURKE, DECEASED; ANGEL BURKE, IN HIS CAPACITY AS HEIR OF LILLIE R. BURKE A/K/A LILLIE R. SHEILA BURKE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATES CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER LILLIE R. BURKE A/K/A LILLIE R. SHEILA BURKE, DECEASED C.P. March Term, 2018 No. 03449 \$85,524.55 Phelan Hallinan Diamond & Jones, LLP

1903-499

9021 Ashton Rd 19136-1007 57th wd. 1,296 Sq. Ft. OPA#572192593 Improvements: Residential Property
GLADYS CABAN A/K/A GLADYS CRUZ-VALEZQUEZ C.P. December Term, 2017 No. 02061 \$170,549.23 Phelan Hallinan Diamond & Jones, LLP

1903-500

1600 Stenton Ave 19141-2004 17th wd. 2,296 Sq. Ft. OPA#171343400 Improvements: Residential Property
TINA L. COLLINS; GLENDALE E. WALKER C.P. October Term, 2016 No. 04191 \$207,331.67 Phelan Hallinan Diamond & Jones, LLP

1903-501

5358 Greenway Ave 19143 51st wd. 15 feet 6 inches by 106 feet 6 inches OPA#871577050 Improvements: Two Story Mason Row Dwelling With Office/store
VALERIE COOPER C.P. June Term, 2018 No. 03121 \$161,276.93 Jay E. Kivitz, Esquire

1903-502

3303 Meridian St 19136-3508 64th wd. 1,088 Sq. Ft. OPA#642237800 Improvements: Residential Property
GERALDINE LERNER, IN HER CAPACITY AS ADMINISTRATOR OF THE ESTATE OF RAYMOND E. LERNER, JR A/K/A RAYMOND EDWARD LERNER, JR; MINOR DEFENDANT #1, IN HER CAPACITY AS HEIR OF THE ESTATE OF RAYMOND E. LERNER, JR A/K/A RAYMOND EDWARD LERNER, JR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAYMOND E. LERNER, JR, DE-

SHERIFF'S SALE

CEASED C.P. August Term, 2018 No. 02314 \$125,071.61 Phelan Hallinan Diamond & Jones, LLP

1903-503

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

1903-504

7506 Elmwood Ave 19153-1313 40th wd. 1,056 Sq. Ft. OPA#404237200 Improvements: Residential Property
CRYSTAL K. DAILEY A/K/A CRYSTAL DAILEY C.P. March Term, 2018 No. 02083 \$96,525.83 Phelan Hallinan Diamond & Jones, LLP

1903-505

1827 E Pastorius St a/k/a 1827 Pastorius St 19138 10th wd. ROW B/GAR 2 STY MASONRY; 1,434 Sq. Ft. BRT#102182800 Improvements: Residential Dwelling
BLANEY JONES, KNOWN SURVIVING HEIR OF JOHN H. JONES, OWEN JONES, KNOWN SURVIVING HEIR OF JOHN H. JONES AND UNKNOWN SURVIVING HEIRS OF JOHN H. JONES C.P. January Term, 2018 No. 05043 \$103,373.48 McCabe, Weisberg & Conway, LLC

1903-506

5321 Walnut St 19139 60th wd. 1,483 Sq. Ft. OPA#603023700 Improvements: Semi Detached 2 Story Masonry
CHINEDUM UDENZE-UTAH AND CHUKWUMA UTAH C.P. September Term, 2018 No. 02290 \$58,472.41 Hladik, Onorato & Federman, LLP

1903-507

1736-1764 N Mascher St 19122 18th wd. 19,440 Sq. Ft. OPA#84590410 Subject to Mortgage Subject to Rent
1720-26 WATERLOO STREET, LLC C.P. October Term, 2018 No. 01950 \$1,883,612.70 Daniel D. Haggerty, Esquire; King Haggerty & Fetbroyt LLC

1903-508A

2511 W Allegheny Ave 19132 38th wd. Premises A: 1,373 Sq. Ft. BRT#381354500 Improvements: Residential Dwelling
RAUL AQUINO C.P. July Term, 2018 No. 02362 \$109,475.98 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1903-508B

2513 W Allegheny Ave 19132 38th wd. Premises B: 1,425 Sq. Ft. BRT#381354610 Improvements: Vacant Land
RAUL AQUINO C.P. July Term, 2018 No. 02362 \$109,475.98 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1903-509A

5011 Saul St 19124 62nd wd. 2,125 Sq. Ft. OPA#S621459200 Improvements: Residential Property
MELVIN CHAPPELL JR. C.P. February Term, 2016 No. 04458 \$136,193.65 KML Law Group, P.C.

1903-509B

5014 R. Leiper St 19124 62nd wd. 2,493 Sq. Ft. OPA#621472200 Improvements: Residential Property
MELVIN CHAPPELL JR. C.P. February Term, 2016 No. 04458 \$136,193.65 KML Law Group, P.C.

1903-510

3424 N Palethorp St. 19140 7th wd. 845 Sq. Ft. (land area) OPA#072086300 Subject to Mortgage Improvements: Row 2 Story Masonry (897 Sq. Ft. Improved)
ASHLEY MARIE ARZON GARCIA C.P. February Term, 2018 No. 00361 \$46,077.67 Robert L. Saldutti, Esquire

Renew Your Subscription to
The Legal Intelligencer Today! **877-256-2472**