

Sheriff's Sale Notices for January 8, 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, January 8, 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 January 8, 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, JANUARY 8, 2019

1901-301

6137 Marsden St 19135 41st wd. 1,600 Sq. Ft. OPA#411263400 Subject to Mortgage Improvements: Residential Property
NICOLE M. BUCHANAN C.P. May Term, 2018 No. 00476 \$109,031.79 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1901-302

147 Harvey St 19144 59th wd. 5,503 Sq. Ft. OPA#593054600 Improvements: Residential Property
IDRIS ABDUS-SABER C.P. March Term, 2015 No. 01131 \$321,632.68 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1901-303

6516 N Fairhill St 19126 61st wd. 1,890 Sq. Ft. OPA#611122000 Subject to Mortgage Improvements: Residential Property
JONATHAN A. JACKSON, A/K/A JONATHAN AMIR JACKSON C.P. March Term, 2018 No. 01034 \$148,778.35 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1901-304

2609 Maxwell St 19152-1516 57th wd. 2,246 Sq. Ft. BRT#57-1133900 Improvements: Residential Dwelling
GERALD R. SMITH, JR. AND CHARINA HANKINS C.P. April Term, 2017 No.

SHERIFF'S SALE

00155 \$207,844.29 Powers, Kim & Associates, LLC

1901-305

1250 Stirling St 19111 53rd wd. Land Area: 1,680 Sq. Ft.; Improvement Area: 1,376 Sq. Ft. OPA#531050800
MARY REYNOLDS A/K/A MARY A. REYNOLDS C.P. January Term, 2016 No. 01891 \$144,899.52 Robert Crawley, Esquire

1901-306

2138 Shallcross St 19124 41st wd. 967 Sq. Ft. BRT#411030700 Improvements: Residential Dwelling
JOAN A. MCGEEHAN C.P. April Term, 2018 No. 03173 \$29,566.90 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1901-307

4326 Potter St 19124 33rd wd. 1,152 Sq. Ft. OPA#332559600 Improvements: Residential Property
TOMASA GARCIA C.P. July Term, 2012 No. 04242 \$68,630.74 Phelan Hallinan Diamond & Jones, LLP

1901-308

942 E Sedgwick St 19150 56th wd. Land Area: 2,743 Sq. Ft. BRT#502428000 Improvements: Residential Dwelling
TONIA HARGUST C.P. June Term, 2017 No. 00393 \$205,611.16 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1901-309

311-G Shawmont Ave, Unit #2E-7 19128 21st wd. 1,364 Sq. Ft. BRT#888210606 Subject to Mortgage Improvements: Res Condo 3 Sty Mas+oth
LAUVENIA DAVIS C.P. January Term, 2017 No. 02163 \$26,968.52 Michelle J. Stranen, Esquire

1901-310

1704 68th Ave 19126-2606 10th wd. 1,472 Sq. Ft. OPA#101250700 Improvements: Residential Property
VERNON ACKRIDGE C.P. May Term, 2016 No. 03205 \$119,303.60 Phelan Hallinan Diamond & Jones, LLP

1901-311

436 E Walnut Ln 19144 59th wd. S/D COV APT 3 STY MASON; 2,200 Sq. Ft. BRT#592063900 Improvements: Residential Dwelling
REVELLA COLES AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. October Term, 2017 No. 01940 \$123,733.74 McCabe, Weisberg, & Conway, LLC

1901-312

7013 Reedland St 19142 10th wd. ROW B/GAR 2 STY MASONRY; 1,024 Sq. Ft. BRT#406209700 Improvements: Residential Dwelling
EDWARD MAUSER C.P. October Term, 2017 No. 00343 \$55,656.80 McCabe, Weisberg, & Conway, LLC

1901-313

5300 Webster St 19143 46th wd. ROW CONV/APT 2 STY MASON; 1,760 Sq. Ft. BRT#462119700 Improvements: Residential Dwelling
JOHN W. STURKEY C.P. February Term, 2017 No. 05329 \$22,326.42 McCabe, Weisberg, & Conway, LLC

1901-314

2319 S Croskey St 19145 48th wd. 1,120 Sq. Ft. OPA#482216800 Improvements: Residential Property
MICHAEL THOMPSON; LYNDA A. THOMPSON, A/K/A LYNDA THOMPSON C.P. April Term, 2016 No. 02359 \$72,370.48 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1901-315

3077 Chatham St 19134 25th wd. 666

SHERIFF'S SALE

Sq. Ft. OPA#251405900 Improvements: Residential Property
RACHAEL FLITE C.P. August Term, 2017 No. 02739 \$52,959.44 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1901-316

2539 Memphis St 19125 31st wd. 1,204 Sq. Ft. OPA#312025300 Improvements: Residential Property
DOREEN KASEE C.P. April Term, 2018 No. 00978 \$103,021.50 Shapiro & DeNardo, LLC

1901-317

1532 S 2nd St 19147 1st wd. 1,136 Sq. Ft. OPA#871500950 Improvements: 3 Story Masonry Row Home With Apartment And Office/store
JOHN SHEPPARD C.P. July Term, 2018 No. 00417 \$12,840.23 Amar A. Agrawal, Esquire

1901-318

4740 Ashville St 19136 65th wd. 1,191 Sq. Ft. OPA#65-1-2029-00 Improvements: Residential Property
CHARLES A. O'NEILL A/K/A CHARLES O'NEILL C.P. February Term, 2016 No. 00632 \$94,468.53 Shapiro & DeNardo, LLC

1901-319

3943 Bennington St 19124 33rd wd. 1,040 Sq. Ft. BRT#332297200 Improvements: Residential Dwelling
TONYA AVERY A/K/A TONYA M. AVERY AND BRIAN AVERY C.P. July Term, 2018 No. 02354 \$13,227.28 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1901-320

7727 Orpheus Pl 19153 40th wd. 1,796 Sq. Ft. OPA#405863900 Improvements: Residential Property
SAMUEL NORRIS C.P. January Term, 2018 No. 05504 \$79,064.77 Shapiro & DeNardo, LLC

1901-321

2705 Lardner St 19149-3515 62nd wd. 928 Sq. Ft. OPA#621185900 Improvements: Residential Property
VALERIE M. BECK A/K/A VALERIE M. KELLY C.P. May Term, 2018 No. 00989 \$83,742.45 Phelan Hallinan Diamond & Jones, LLP

1901-322

1431 E Moyamensing Ave 19147 1st wd. 1,524 Sq. Ft. OPA#011082200 Improvements: Residential Property
PAULA TSIKELAS C.P. September Term, 2016 No. 03015 \$101,685.52 Shapiro & DeNardo, LLC

1901-323

2038 N Hope St 19122 18th wd. 1,620 Sq. Ft. OPA#183231701 Improvements: Residential Property
ILUMINADO MALDONADO C.P. April Term, 2015 No. 02112 \$79,309.29 Shapiro & DeNardo, LLC

1901-324

5804 Malvern Ave 19131-3003 52nd wd. 1,217 Sq. Ft. OPA#522112000 Improvements: Residential Property
CATHERN L. WASHINGTON A/K/A CATHERN WASHINGTON C.P. October Term, 2013 No. 03532 \$86,560.79 Phelan Hallinan Diamond & Jones, LLP

1901-325

3405 W Penn St 19129 38th wd. 1,216 Sq. Ft. OPA#383021900 Improvements: Residential Property
DOROTHY M. SELGRATH C.P. April Term, 2015 No. 03700 \$112,593.70 Shapiro & DeNardo, LLC

1901-326

407 Roselyn St 19120-1836 61st wd. 1,200 Sq. Ft. OPA#612185900 Improvements: Residential Property
TABETHA DAVIS C.P. October Term, 2017 No. 02757 \$88,737.57 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1901-327

8240 Cedarbrook Ave 19150-1204 50th wd. 1,621 Sq. Ft. OPA#501253100 Improvements: Residential Property
CRYSTAL KNIGHT; JEFFREY KNIGHT C.P. December Term, 2017 No. 03359 \$259,479.03 Phelan Hallinan Diamond & Jones, LLP

1901-328

3822 Arendell Ave 19114-2820 57th wd. 1,060 Sq. Ft. OPA#572141700 Improvements: Residential Property
NAOMI A. MELIONE C.P. April Term, 2018 No. 02495 \$200,135.15 Phelan Hallinan Diamond & Jones, LLP

1901-329

1705 Wagner Ave 19141 17th wd. 1,050 Sq. Ft. OPA#171030000 Improvements: Residential Dwelling
FRANCES SPELLER A/K/A FRANCES MAYS C.P. April Term, 2018 No. 01720 \$60,114.96 Joseph R. Loverdi, Esquire

1901-330

1528 N Edgewood St 19151 34th wd. 1,029 Sq. Ft. OPA#342232600 Improvements: Residential Property
MICHELLE SINGLETON A/K/A MICHELE R. SINGLETON C.P. November Term, 2017 No. 02602 \$83,722.71 Shapiro & DeNardo, LLC

1901-331

8211 Narvon St 19136 57th wd. 4,321 Sq. Ft. BRT#572197907 Improvements: Residential Dwelling
DEBRA A. PAGANO C.P. October Term, 2017 No. 00462 \$208,986.02 Stern & Eisenberg, P.C.

1901-332

1223 S 49th St 19143 27th wd. 1,280 Sq. Ft. BRT#273050500 Improvements: Residential Dwelling
VINCENT HOWELL C.P. March Term, 2018 No. 02605 \$69,291.89 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1901-334

2431 S Opal St 19145 26th wd. 658 Sq. Ft. (land area); 1,026 Sq. Ft. (improvement area) BRT#262143400 Subject to Mortgage Improvements: Row 2 Sty Masonry
BARBARA L. GENOVESI AND BIAGIO F. GENOVESI C.P. September Term, 2007 No. 01620 \$267,386.97 Benjamin N. Hoen, Esquire

1901-335

5120 Leiper St 19124-1918 62nd wd. 1,220 Sq. Ft. OPA#621473200 Improvements: Residential Property
GWENDOLYN WILLIAMS; RICHARD WALKER C.P. June Term, 2018 No. 00408 \$43,182.75 Phelan Hallinan Diamond & Jones, LLP

1901-336

6944 Ogontz Ave 19138 10th wd. 1,304 Sq. Ft. OPA#102012200 Improvements: Residential Property
JORDAN GRIFFIN C.P. October Term, 2017 No. 02789 \$34,927.60 Phelan Hallinan Diamond & Jones, LLP

1901-337

5659 Hadfield St 19143 51st wd. 1,080 Sq. Ft. OPA#513190000 Improvements: Residential Property
RONALD E. BRANHAM; MARJORIE BRANHAM C.P. June Term, 2018 No. 02613 \$41,784.76 Phelan Hallinan Diamond & Jones, LLP

1901-338

1732 S Avondale St 19142-1425 40th wd. 1,052 Sq. Ft. OPA#401185100 Improvements: Residential Property
CATHERINE G. BELLEH C.P. June Term, 2018 No. 00014 \$80,325.28 Phelan Hallinan Diamond & Jones, LLP

1901-339

1816 E Madison St 19134 45th wd. 753 Sq.

SHERIFF'S SALE

Ft. OPA#452008900 Improvements: Residential Property
ERIC WILLIAMS C.P. April Term, 2018
No. 04673 \$69,593.33 Phelan Hallinan
Diamond & Jones, LLP

1901-340

8816 Ridge Ave, Unit 16 **19128-2026** 21st
wd. 1,848 Sq. Ft. (Improvement Area)
OPA#212522836 Subject to Mortgage Im-
provements: Residential Unit
ERIN HAMILTON, EXECUTRIX C.P.
August Term, 2017 No. 002700 \$4,668.00
Elliot H. Berton, Esquire

1901-341

4441 Baker St **19127-1318** 21st wd. 1,680
Sq. Ft. OPA#211229100 Improvements:
Residential Property
ANTOINETTE PRISCO, IN HER CAPAC-
ITY AS CO-ADMINISTRATOR AND HEIR
OF THE ESTATE OF THERESA PRISCO;
JOSEPH PRISCO, IN HIS CAPACITY AS
CO-ADMINISTRATOR AND HEIR OF THE
ESTATE OF THERESA PRISCO; LAW-
RENCE PRISCO, IN HIS CAPACITY AS
HEIR OF THE ESTATE OF THERESA PRIS-
CO; FRANCIS PRISCO, IN HIS CAPACITY
AS HEIR OF THE ESTATE OF THERESA
PRISCO; UNKNOWN HEIRS, SUCCES-
SORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE, OR INTEREST FROM OR
UNDER THERESA PRISCO, DECEASED
C.P. June Term, 2017 No. 02742 \$10,222.22
Phelan Hallinan Diamond & Jones, LLP

1901-342

3132 Livingston St **19134-5129** 25th wd. 928
Sq. Ft. OPA#251328600 Improvements:
Residential Property
KEVIN P. BARR C.P. August Term, 2017
No. 02568 \$100,735.53 Phelan Hallinan
Diamond & Jones, LLP

1901-343

5925 N Front St **19120** 61st wd. 1,625 Sq.
Ft. OPA#612478500 Improvements: Resi-
dential Property
STACEY BLACKSTON C.P. February
Term, 2016 No. 04428 \$43,346.17 KML
Law Group, P.C.

1901-344

1607 E Gowen Ave **19150-1007** 50th wd.
Beginning Point: Situate on the Northwest-
erly side of Gowen Avenue (Sixty feet wide)
at the distance on Ninety-three feet Five
inches Northeastwardly from the Northeast-
erly side of Pickering Avenue (sixty feet wide)
OPA#501491700 Improvements: Apt 2-4
Units 2 Sty Mason
KAREEM B. BRYANT C.P. August Term,
2016 No. 02118 \$215,557.43 Patrick J.
Wesner, Esquire

1901-345

1523 S 32nd St **19146** 36th wd. 1,020 Sq. Ft.
OPA#364460400 Improvements: Residen-
tial Property
ELGIN HARMON C.P. May Term, 2016
No. 03710 \$66,090.32 Phelan Hallinan
Diamond & Jones, LLP

1901-346

1995 Plymouth St **19138** 10th wd. 1,120 Sq.
Ft. OPA#101323000 Improvements: Resi-
dential Property
RAYDELL SCOTT C.P. December Term,
2017 No. 00313 \$94,570.73 KML Law
Group, P.C.

1901-347

6093 Chester Ave **19142** 40th wd. 1,478 Sq.
Ft. OPA#401220900 Improvements: Resi-
dential Property
MICHAEL EMERSON SOLELY IN HIS
CAPACITY AS HEIR OF GERMAN EMER-
SON, JR. DECEASED C.P. June Term,
2018 No. 00044 \$76,227.25 KML Law
Group, P.C.

1901-348

5353 Yocum St **19143** 51st wd. 1,433 Sq. Ft.
OPA#512092900 Improvements: Residen-
tial Property
KATHEY HOLEMAN C.P. April Term,
2018 No. 02539 \$39,970.22 KML Law
Group, P.C.

1901-349

7101 Forrest Ave **19138** 10th wd. 2,340
Sq. Ft. OPA#102535400 Improvements:
Residential Property
TERESA C. JOHNSON C.P. August Term,
2016 No. 00827 \$87,383.55 KML Law
Group, P.C.

1901-350

3900 Ford Rd a/k/a **3900 Ford Rd Apt 12L**

SHERIFF'S SALE

19131 52nd wd. 986 Sq. Ft. OPA#888520185
Improvements: Residential Property
TRACI L. DOUGLAS C.P. November
Term, 2017 No. 00729 \$120,340.15 KML
Law Group, P.C.

1901-351

3900 Ford Rd Unit 18C **19131** 52nd wd.
1,206 Sq. Ft. OPA#888520262 Improve-
ments: Residential Property
FRANK W. PERKINS, III AS ADMINIS-
TRATOR OF THE ESTATE OF TELETE M. GAR-
RISON, DECEASED C.P. August Term,
2017 No. 03157 \$162,258.70 KML Law
Group, P.C.

1901-352

4425 1/2-4427 N Lawrence St **19140** 7th wd.
4,830 Sq. Ft. OPA#072158900 Improve-
ments: Residential Property
IDELFONSO RODRIGUEZ JR. A/K/A
IDELFONSO RODRIGUEZ C.P. August
Term, 2016 No. 01446 \$92,208.68 KML
Law Group, P.C.

1901-353

1324 Locust St #604 a/k/a **1324 Locust St**
19107 5th wd. 388 Sq. Ft. OPA#888115434
Improvements: Residential Property
MARY STEPHANIE HOOD C.P. No-
vember Term, 2017 No. 00724 \$92,895.48
KML Law Group, P.C.

1901-354

423 E Pleasant Ave **19119** 22nd wd. Land
Area: 1,931 Sq. Ft.; Improvement Area: 1,236
Sq. Ft. OPA#222077200
CHRISTOPHER L. THOMAS, CO-PER-
SONAL REPRESENTATIVE OF THE ES-
TATE OF SANFORD KING; JACQUELINE
Y. DAVIS, CO-PERSONAL REPRES-
ENTATIVE OF THE ESTATE OF SANFORD
KING; ESTATE OF SANFORD KING; UN-
KNOWN HEIRS, SUCCESSORS, ASSIGNS,
AND ALL PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT, TITLE, OR
INTEREST FROM OR UNDER SANFORD
KING C.P. December Term, 2015 No.
03017 \$185,945.56 Robert Crawley, Es-
quire

1901-355

645 S 60th St **19143** 3rd wd. 1,360 Sq. Ft.
OPA#032222500 Improvements: Residen-
tial Dwelling
EVA TUNSTALL C.P. May Term, 2018 No.
00598 \$98,288.90 Robert Crawley, Esquire

1901-356

6508 Bobolink Pl **19142** 40th wd. Land Area:
3,411 Sq. Ft.; Improvement Area: 1,360 Sq. Ft.
OPA#406567905
FRANK PERONE A/K/A FRANK PERONE,
JR., KNOWN HEIR OF FILOMENA AGNES
PERONE; UNKNOWN HEIRS, SUCCES-
SORS, ASSIGNS, AND ALL PERSONS,
FIRMS, OR ASSOCIATIONS CLAIMING
RIGHT, TITLE, OR INTEREST FROM
OR UNDER FILOMENA AGNES PER-
ONE C.P. December Term, 2017 No. 01930
\$145,805.46 Robert Crawley, Esquire

1901-357

604 Walnut Ln **19128-1712** 21st wd. Begin-
ning Point: at a point on the Northwestery side
of Walnut Lane (70 feet wide) measured North
62 degrees 42 minutes 14 seconds East along
the said northwesterly side of Walnut Lane.
BRT#213085815 Improvements: Row 2 Sty
Masonry
KAREN M. BROWNE C.P. May Term,
2015 No. 02566 \$398,200.86 Richard J.
Nalbandian, III

1901-358

310 N Redfield St **19139** 4th wd. 1,395 Sq.
Ft. OPA#042251200 Improvements: Resi-
dential Dwelling
UNKNOWN HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
BOBSIE MAY MITCHELL GRANT A/K/A
BOBSIE MAY CLAIR A/K/A BOBSIE
MAY GRANT A/K/A BOBSIE M. CLAIR,
DECEASED; ELAINE SMITH, IN HER
CAPACITY AS HEIR OF BOBSIE MAY
MITCHELL GRANT A/K/A BOBSIE MAY
CLAIR A/K/A BOBSIE MAY GRANT A/K/A
BOBSIE M. CLAIR, DECEASED C.P.
April Term, 2018 No. 03321 \$81,706.91
Robert Crawley, Esquire

1901-359

1250 N 18th St **19121** 47th wd. 990 Sq. Ft.;
Improvement: 1,845 Sq. Ft. OPA#471298000
EDITH MITCHELL, KNOWN HEIR OF EU-
GENE TAYLOR A/K/A EUGENE TAYLOR,
JR.; UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS, AND ALL PERSONS, FIRMS,

SHERIFF'S SALE

OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
EUGENE TAYLOR A/K/A EUGENE TAY-
LOR, JR C.P. December Term, 2017 No.
01296 \$88,650.45 Robert Crawley, Esquire

1901-360

6020 Clifford Terr **19151** 34th wd. 1,388 Sq.
Ft. OPA#342119200 Improvements: Resi-
dential Property
ARNOLD W. ALEXANDER C.P. October
Term, 2017 No. 02261 \$68,648.47 KML
Law Group, P.C.

1901-361

4512 Tampa St **19120** 42nd wd. 1,225 Sq. Ft.;
Improvements: 912 Sq. Ft. OPA#421568100
LINDA LOPEZ, KNOWN HEIR OF LOIS
E. WIEAND, DECEASED; UNKNOWN
HEIRS, SUCCESSORS, ASSIGNS, AND
ALL PERSONS, FIRMS, OR ASSO-
CIATIONS CLAIMING RIGHT, TITLE, OR
INTEREST FROM OR UNDER LOIS E.
WIEAND C.P. July Term, 2017 No. 02636
\$59,674.21 Jenine Davey, Esquire

1901-362

2849 Stevens St **19149** 62nd wd. 937 Sq. Ft.
OPA#621211300 Improvements: Residen-
tial Property
YVONNE SMITH C.P. October Term, 2017
No. 01331 \$120,237.26 KML Law Group,
P.C.

1901-363

614 W Bristol St **19140** 43rd wd. 865 Sq. Ft.
OPA#433205100 Improvements: Residen-
tial Property
KAMLA D. WILLIAMS C.P. January
Term, 2015 No. 03202 \$25,427.66 KML
Law Group, P.C.

1901-364

5332 Priscilla St **19144** 12th wd. 985 Sq. Ft.
OPA#124135910 Improvements: Residen-
tial Property
BILGIS BASSETT A/K/A BILQIS BASSETT
AND MICHAEL WALLACE C.P. No-
vember Term, 2015 No. 04221 \$88,972.86
KML Law Group, P.C.

1901-365

5416 Race St **19139** 4th wd. 1,406 Sq. Ft.
OPA#041004900 Improvements: Residen-
tial Property
CLAUDE N. TROUPE C.P. July Term,
2018 No. 02214 \$47,861.79 KML Law
Group, P.C.

1901-366

2541 W Seybert St **19121** 29th wd. 792 Sq.
Ft. OPA#291074900 Improvements: Resi-
dential Property
JAMES H. JONES; ALL KNOWN AND UN-
KNOWN HEIRS OF JAMES H. JONES C.P.
February Term, 2017 No. 02910 \$48,024.37
Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1901-367

4520 N Uber St #A & B **19140** 13th wd.
1,351 Sq. Ft.; Improvements: 1,254 Sq. Ft.
OPA#132224600
EUNICE LEE JONES A/K/A EUNICE EV-
ANS C.P. August Term, 2016 No. 00159
\$96,203.87 Robert Crawley, Esquire

1901-368

3832 N Gratz St **19140** 13th wd. 1,332 Sq.
Ft. OPA#131267500 Improvements: Resi-
dential Property
BRIAN NELSON, A/K/A BRIAN G. NEL-
SON C.P. November Term, 2017 No. 01536
\$55,002.74 Justin F. Kobeski, Esquire; Man-
ley Deas Kochalski LLC

1901-370

1238 Wallace St **19123** 14th wd. 1,050 Sq.
Ft. OPA#141288800 Improvements: Resi-
dential Property
REGINA FARRELL, SOLELY IN HER CA-
PACITY AS AN HEIR TO THE ESTATE OF
ALVER J. STROUD A/K/A ALVER JEAN
STROUD; ALL UNKNOWN HEIRS OF
ALVER J. STROUD A/K/A ALVER JEAN
STROUD C.P. August Term, 2017 No.
01932 \$55,327.63 Cristina L. Connor, Es-
quire; Manley Deas Kochalski, LLC

1901-371

5946 Windsor Ave a/k/a **5946 Wind-
sor St** **19143-5222** 3rd wd. 1,130 Sq. Ft.
BRT#034099500 Improvements: Row B/
gar 2 Sty Masonry
SHAKIRAH TORRANCE A/K/A SHAKI-
RAH A. TORRANCE C.P. September
Term, 2016 No. 00080 \$107,409.24 Mil-
stead & Associates, LLC

1901-372

2925 Rorer St **19134-3018** 7th wd. 901 Sq.

SHERIFF'S SALE

Ft. BRT#071529000 Improvements: Row
2 Sty Masonry
JIMMY SEGARRA C.P. June Term, 2018
No. 01599 \$14,031.85 Milstead & Associ-
ates, LLC

1901-373

438 Flamingo St **19128-4121** 21st wd. 4,069
Sq. Ft. BRT#212369100 Improvements: S/d
W/d Gar 2 Sty Masonry
JAMES J. CAPELLA AND SHELLY A. CA-
PELLA C.P. December Term, 2017 No.
00118 \$670,096.01 Milstead & Associ-
ates, LLC

1901-374

5927 Kingsessing Ave **19143-5539** 40th wd.
798 Sq. Ft. BRT#401125300 Improve-
ments: S/d Conv Apt 2 Sty Mason
JANET HOWARD AND VICTOR HOW-
ARD C.P. December Term, 2017 No. 02818
\$47,002.92 Milstead & Associates, LLC

1901-375

64001 Delaire Landing Rd Unit 1 **19114**
65th wd. 0 Sq. Ft.; Improvements: 1,027 Sq.
Ft. OPA#888650868 Subject to Rent
UNKNOWN HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
DORIS RADITZ, DECEASED; GARY RA-
DITZ, IN HIS CAPACITY AS HEIR OF
DORIS RADITZ, DECEASED C.P. May
Term, 2018 No. 02684 \$130,543.66 Robert
Crawley, Esquire

1901-376

5217 Webster St **19143-2626** 46th wd. 1,857
Sq. Ft. BRT#462110900 Improvements:
Semi/det 2 Sty Masonry
WILLIE JAMES WICKLIFFE C.P. July
Term, 2017 No. 00086 \$80,534.86 Mil-
stead & Associates, LLC

1901-377

1109 Christian St **19147** 2nd wd. BRT#02-
2-2471-05; PRCL#5 S 23-335
MICHAEL MITTELMAN, A/K/A MICHAEL
MITTELMAN AND ROBIN M. NIXON,
A/K/A ROBIN NIXON C.P. August Term,
2016 No. 03293 \$401,162.19 Emmanuel J.
Argentieri, Esquire

1901-378

2706 S 80th St **19153-1103** 40th wd. 1,620
Sq. Ft. OPA#40-5-9383-00 Improvements:
Residential Dwelling
VIVIENNE CRAWFORD C.P. May Term,
2017 No. 03113 \$158,562.41 Pressman &
Doyle, LLC

1901-379

3510 Trevi Ct **19145** 26th wd. OPA#262381200
Improvements: Resi-
dential Property
JOSEPH CONTI AND MICHELLE CON-
TI C.P. March Term, 2018 No. 01580
\$495,302.26 KML Law Group, P.C.

1901-380

4930 Knorr St **19135-2402** 41st wd. 1,779
Sq. Ft. BRT#412017000 Improvements:
Row/cov Apt 3 Sty Mason
JOHN C. KUHN A/K/A JOHN KUHN C.P.
February Term, 2018 No. 03074 \$237,856.97
Milstead & Associates, LLC

1901-381

4945 N Front St **19120-3535** 42nd wd. 1,961
Sq. Ft. BRT#421262400 Subject to Mortgage
Improvements: Row 2 Sty Masonry
ERNESTINE CHAMPION C.P. August
Term, 2018 No. 01033 \$49,257.10 Mil-
stead & Associates, LLC

1901-382

7553 Gilbert St **19150-2603** 10th wd. 1,420
Sq. Ft. BRT#102488200 Improvements:
Row B/gar 2 Sty Masonry
MARJORIE ADDERLEY C.P. May Term,
2018 No. 02420 \$120,405.63 Milstead &
Associates, LLC

1901-383

5623 Spruce St **19139-3938** 16th wd. 1,936
Sq. Ft. BRT#604066000 Improvements:
Semi/det 2 Sty Masonry
NINA BRACEY C.P. March Term, 2015
No. 03935 \$132,999.25 Milstead & As-
sociates, LLC

1901-385

4070 Powelton Ave **19104** 6th wd. +1,700
Sq. Ft. consisting of a residential property
BRT#061013300 Subject to Mortgage
MOVITA JOHNSON C.P. July Term, 2018
No. 3260 \$477,264.48+costs and interest
Thomas M. Pinney, Esquire

SHERIFF'S SALE

1901-386

1540 S. Woodstock St **19146-4527** 36th wd.
Land Area 637 Sq. Ft.; Improvement Area 920
Sq. Ft. OPA#363249300 Subject to Rent Im-
provements: 2 Bedroom 1 Bath W/full Base-
ment
PFR INVESTMENTS, LLC, PRESTON
PICKETT & CHRISTINA PICKETT C.P.
July Term, 2018 No. 03935 \$157,915.93 +
costs and interest Lee M. Shlamowitz, Es-
quire

1901-387

143 Dudley St **19148** 39th wd.
BRT#391021700 Improvements: Resi-
dential Dwelling
JANINE KING AND JEFFREY J.
KING C.P. August Term, 2017 No. 00493
\$150,135.68 Martha E. Von Rosenstiel, P.C.,
Martha E. Von Rosenstiel, Esquire, Heather
Riloff, Esquire, Tyler J. Wilk, Esquire

1901-388

204 Overhill Ave **19116** 58th wd. 10,305 Sq.
Ft. OPA#583045400 Improvements: Resi-
dential Property
UNKNOWN HEIRS, SUCCESSORS, AS-
SIGNS, AND ALL PERSONS, FIRMS,
OR ASSOCIATIONS CLAIMING RIGHT,
TITLE, OR INTEREST FROM OR UNDER
NANCY A. HORNER A/K/A NANCY ANN
HORNER, MEAGHAN HORNER, KNOWN
HEIR OF NANCY A. HORNER A/K/A
NANCY ANN HORNER, DECEASED AND
CHRISTOPHER HORNER, KNOWN HEIR
OF NANCY A. HORNER A/K/A NANCY
ANN HORNER, DECEASED C.P. No-
vember Term, 2017 No. 02786 \$196,857.73
Shapiro & DeNardo, LLC

1901-389

5856 Oxford Ave **19149** 35th wd. 1,131 Sq.
Ft. OPA#352342100 Improvements: Resi-
dential Property
WILLIAM J. SELTNER, JR. AND CHRIS-
TINE SNELLBAKER C.P. December
Term, 2017 No. 01929 \$11,320.62 Shapiro
& DeNardo, LLC

1901-390

2339 N College Ave **19121** 29th wd. 1,740
Sq. Ft. OPA#291029900 Subject to Mortgage
Improvements: Residential Property
HERMAN KEESE, A/K/A HERMAN
KEESE, JR. C.P. June Term, 2018 No.
03444 \$109,086.69 Cristina L. Connor,
Esquire; Manley Deas Kochalski, LLC

1901-391

5912 Cottage St **19135** 55th wd. 1,504 Sq.
Ft. OPA#552380000 Improvements: Resi-
dential Property
DEBORAH GRANTON C.P. August Term,
2017 No. 01931 \$73,668.02 Meredith H.
Wooters, Esquire; Manley Deas Kochalski,
LLC

1901-392

1950 Clarence St **19134** 45th wd. 1,009 Sq.
Ft. OPA#452120800 Subject to Mortgage
Improvements: Residential Property
THURAYYA T. BERRY-PETTEWAY, A/K/A
THURAYYA BERRY, A/K/A THURAYYA
PETTEWAY, A/K/A THURAYYA T. BERRY,
A/K/A THURAYYA T. PETTEWAY, A/K/A
THURAYYA T. BERRY PETTEWAY C.P.
June Term, 2018 No. 00163 \$46,956.24
Justin F. Kobeski, Esquire; Manley Deas Kochalski, LLC

1901-393

907 S 58th St **19143-2737** 46th wd. 1,256 Sq.
Ft. BRT#463286100 Improvements: Row 2
Sty Masonry
JAMAR HILL AND RAYMOND E. HILL,
DECEASED C.P. June Term, 2016 No.
00624 \$48,712.60 Milstead & Associates,
LLC

1901-394

5530 N 6th St **19120** 61st wd. 1,709 Sq. Ft.
BRT#612271200 Improvements: Resi-
dential Real Estate
RAYMOND LYONS AND ASJOURDE LY-
ONS C.P. February Term, 2018 No. 006

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
1901-397 5210 Marlowe St, assessed as 5210 Marlow St 19124 62nd wd. 960 Sq. Ft. OPA#622265800 Improvements: Residential Property YVETTE D. CALDWELL C.P. February Term, 2018 No. 03283 \$46,103.99 Shapiro & DeNardo, LLC	2018 No. 03207 \$245,195.34 Phelan Hallinan Diamond & Jones, LLP	1901-423 4000 Gypsy Ln 703, a/k/a 4000 Gypsy Ln #703G1 19129 21st wd. 788 Sq. Ft. OPA#888210349 Improvements: Residential Property ROBYN A. JEFFRIES C.P. July Term, 2017 No. 02333 \$112,293.45 Phelan Hallinan Diamond & Jones, LLP	L. RIGGINS C.P. September Term, 2017 No. 03266 \$106,178.68 Phelan Hallinan Diamond & Jones, LLP	OPA#411015900 Improvements: Residential Property JOAO SOBRAL C.P. August Term, 2018 No. 02921 \$85,572.37 Phelan Hallinan Diamond & Jones, LLP
1901-398 1521 W Oxford St 19121 47th wd. 2,325 Sq. Ft. OPA#471134700 Improvements: Residential Property HOWARD G. PALMER C.P. August Term, 2016 No. 03999 \$178,576.52 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	1901-410 344 N 55th St 19139 4th wd. 1,323 Sq. Ft. BRT#041172800 Improvements: Residential Real Estate JOSEPH P. THOMAS, JR C.P. June Term, 2018 No. 02445 \$35,340.01 Stern & Eisenberg PC	1901-424 2117 75th Ave 19138 50th wd. ROW B/ GAR 2 STY MASONRY; 1,408 Sq. Ft. BRT#501404000 Improvements: Residential Dwelling TYRON WILLIAMS C.P. June Term, 2018 No. 01965 \$143,499.41 McCabe, Weisberg, & Conway, LLC	1901-435 8030 Ditman St a/k/a 8030 Ditman St #100R 19136 65th wd. 820 Sq. Ft. OPA#888651000 Improvements: Residential Property RICKY P. LOCKETT A/K/A RICKY LOCKETT C.P. July Term, 2018 No. 03980 \$55,103.64 Phelan Hallinan Diamond & Jones, LLP	1901-449 3130 Stirling St 19149 55th wd. 1,040 Sq. Ft. OPA#551003900 Improvements: Residential Property MATTHEW K. KNONEBORG; MELISSA KNONEBORG C.P. April Term, 2014 No. 00265 \$103,230.11 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC
1901-399 638 S 57th St 19143 46th wd. 1,392 Sq. Ft. OPA#463246300 Improvements: Residential Property KHAMILAH MUHAMMAD C.P. June Term, 2018 No. 01792 \$90,222.98 Shapiro & DeNardo, LLC	1901-411 3316 N Fairhill St 19140 19th wd. ROW 2 STY MASONRY; 1,098 Sq. Ft. BRT#193175700 Improvements: Residential Dwelling TERESA HARRIS C.P. May Term, 2018 No. 00257 \$67,078.25 McCabe, Weisberg, & Conway, LLC	1901-425 901 S 13th St 19147-3604 2nd wd. South side of Christian St.; East side of 13th St.; Front: 18 feet; Depth: 60 feet OPA#871504030 Improvements: Row W-off/str 3 Sty Masonry EMMA KIMAHN NGUYEN A/K/A KIM ANH THI NGUYEN A/K/A KIM ANH NGUYEN A/K/A EMMA KIM NGUYEN A/K/A EMMA K. NGUYEN, THAO THI NGUYEN, KIM KHUE NGUYEN A/K/A KHUE KIM NGUYEN C.P. October Term, 2006 No. 04456 \$60,000.00 James A. Bell, IV, Esquire	1901-436 6461 Morris Park Rd 19151 34th wd. 1,440 Sq. Ft. OPA#344105500 Improvements: Residential Property DENISE D. STORTI A/K/A DENISE STORTI; MICHAEL STORTI A/K/A JOSEPH MICHAEL STORTI C.P. January Term, 2016 No. 02661 \$246,046.72 Phelan Hallinan Diamond & Jones, LLP	1901-450 1516 S Bailey St 19146-4414 36th wd. 956 Sq. Ft. OPA#364273516 Improvements: Residential Property KIMBERLY WHITE A/K/A KIMBERLY C. WHITE C.P. June Term, 2018 No. 01590 \$22,483.46 Phelan Hallinan Diamond & Jones, LLP
1901-400 4650 Oakland St 19124 23rd wd. 1,927 Sq. Ft. OPA#234229900 Improvements: Residential Property YOLANDA S. BROWNLEE C.P. April Term, 2018 No. 01509 \$34,291.47 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC	1901-412 549 N Allison St 19131-4902 4th wd. 1,137 Sq. Ft. OPA#041197200 Improvements: Residential Property CHANNA JENNINGS A/K/A CHANNA C. JENNINGS C.P. September Term, 2017 No. 03216 \$101,443.31 Phelan Hallinan Diamond & Jones, LLP	1901-426 9725 Portis Rd 19115-1904 58th wd. 5,800 Sq. Ft. BRT#581209700 Improvements: Residential Dwelling ALFIE NATALE C.P. November Term, 2015 No. 03506 \$276,990.39 Powers, Kirn & Associates, LLC	1901-437 6733 Linmore Ave a/k/a 6733 Linmore St 19142-1806 40th wd. 1,216 Sq. Ft. OPA#403178700 Improvements: Residential Property JAMES A. COPPEDGE; CYNTHIA E. COPPEDGE C.P. August Term, 2014 No. 03556 \$82,522.06 Phelan Hallinan Diamond & Jones, LLP	1901-451 1603 E Washington Ln 19138 10th wd. 2,940 Sq. Ft. OPA#102280900 Improvements: Residential Property SHAWN CAUTHON C.P. February Term, 2016 No. 00885 \$153,781.69 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC
1901-402 2844 N. 27th St 19132 38th wd. Land Area: 1,133 Sq. Ft.; Improvement Area: 1,158 Sq. Ft. OPA#381211700 VIRGINIA DANIELS INDIVIDUALLY AND AS HEIR OF MARGARET R. SIMPSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET R. SIMPSON C.P. November Term, 2017 No. 00496 \$49,542.60 Robert Crawley, Esquire	1901-413 332 Magee Ave 19111 35th wd. Land: 2,495 Sq. Ft.; Improvement: 1,320 Sq. Ft. BRT#353095800 Improvements: Residential Real Estate STEVEN J. CAMPBELL C.P. October Term, 2016 No. 004036 \$126,722.04 Stern & Eisenberg PC	1901-427 7448 Rhoads St 19151 34th wd. ROW B/ GAR 2 STY MASONRY; 1,446 Sq. Ft. BRT#343155400 Improvements: Residential Dwelling CHITRA SETHURAMAN C.P. December Term, 2016 No. 02380 \$127,752.13 McCabe, Weisberg, & Conway, LLC	1901-438 7431 Rugby St 19138-1218 10th wd. 1,224 Sq. Ft. OPA#102469300 Improvements: Residential Property THOMAS PRATT C.P. August Term, 2017 No. 00391 \$107,554.26 Phelan Hallinan Diamond & Jones, LLP	1901-452 6314 Regent St 19142-2022 40th wd. 1,104 Sq. Ft. OPA#401238900 Improvements: Residential Property CARMEN JACOBO C.P. September Term, 2017 No. 03568 \$64,784.11 Phelan Hallinan Diamond & Jones, LLP
1901-403 6405 Dorel St 19142-3020 40th wd. 1,220 Sq. Ft. (land area); 900 Sq. Ft. (improvement area) BRT#406331900 Subject to Mortgage Improvements: Row 2 Sty Masonry SALEEM A. FIELDS AND NARIJARA G. SOUZA-PEDRO C.P. October Term, 2016 No. 02280 \$49,604.53 Benjamin N. Hoen, Esquire	1901-414 604 Levick St 19111 35th wd. 1,733 Sq. Ft. BRT#353036700 Improvements: Residential Real Estate WILFORD O. LANE, JR. A/K/A WILFORD LANE C.P. April Term, 2016 No. 00344 \$89,772.72 Stern & Eisenberg PC	1901-428 7137 Marsden St 19135-1222 41st wd. BRT#412390100 Improvements: Residential Dwelling MICHELLE F. MARTINEZ C.P. December Term, 2017 No. 03949 \$89,692.09 Powers, Kirn & Associates, LLC	1901-439 5311 Large St 19124-1120 62nd wd. 1,368 Sq. Ft. OPA#621336700 Improvements: Residential Property TIMIKA N. RUCKER C.P. November Term, 2017 No. 02368 \$59,631.70 Phelan Hallinan Diamond & Jones, LLP	1901-453 4263 N Darien St 19140-2220 43rd wd. 1,038 Sq. Ft. OPA#433377110 Improvements: Residential Property MERCEDES ROSADO C.P. August Term, 2018 No. 00393 \$28,482.02 Phelan Hallinan Diamond & Jones, LLP
1901-404 5517 Angora Terr 19143 51st wd. 1,120 Sq. Ft. OPA#513061900 Improvements: 992 Sq. Ft. NATHANIEL CUFFY, SR., KNOWN HEIR OF ARTHUR CUFFY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ARTHUR CUFFY C.P. August Term, 2017 No. 02120 \$39,173.07 Robert Crawley, Esquire	1901-415 12640 Chilton Rd 19154 66th wd. 2,000 Sq. Ft. BRT#663328700 Improvements: Residential Real Estate JEFFREY L. EVANGELISTA C.P. June Term, 2018 No. 01236 \$152,482.98 Stern & Eisenberg PC	1901-429 804 N 64th St 19151-3301 34th wd. 2,427 Sq. Ft. OPA#344249900 Improvements: Residential Property ARLENE DAVIS C.P. November Term, 2017 No. 02264 \$93,959.16 Phelan Hallinan Diamond & Jones, LLP	1901-440 108 Hickory Hill Rd 19154-4306 66th wd. 1,296 Sq. Ft. OPA#662308700 Improvements: Residential Property THOMAS J. HOLZER; ELEANOR E. HOLZER C.P. February Term, 2018 No. 03206 \$78,527.99 Phelan Hallinan Diamond & Jones, LLP	1901-454 7509 Woolston Ave 19150 10th wd. ROW B/GAR 2 STY MASONRY; 1,224 Sq. Ft. BRT#102422700 Improvements: Residential Dwelling JAMES LEWIS, KNOWN SURVIVING HEIR OF JAMES LEWIS, NANCY LEWIS-SHELL, KNOWN SURVIVING HEIR OF JAMES LEWIS, BEATRICE GAMBLE, KNOWN SURVIVING HEIR OF RICHARD C. JAMES, DECEASED HEIR OF JAMES LEWIS, ALEASE WASHINGTON, KNOWN SURVIVING HEIR OF ELLIOT JAMES, UNKNOWN SURVIVING HEIRS OF JAMES LEWIS, UNKNOWN SURVIVING HEIRS OF ELLIOT JAMES AND UNKNOWN SURVIVING HEIRS OF RICHARD C. JAMES C.P. January Term, 2017 No. 00071 \$162,342.94 McCabe, Weisberg, & Conway, LLC
1901-405 5628 Belmar Terr 19143-4713 51st wd. On the Southeastly Side of Belmar St.; 196ft. 0in. Southwestwardly from the Southwesterly side of 56th St.; Front: 16ft. 0in. Depth: 63ft. 6in. OPA#51-4-1052-00 MAURICE NESMITH C.P. March Term, 2016 No. 001516 \$63,958.21 Lois M. Vittit, Esquire	1901-416 4821 Benner St 19135 41st wd. ROW 2 STY MASONRY; 1,140 Sq. Ft. BRT#411142400 Improvements: Residential Dwelling IGOR MIRGORODSKY AND IRINA MIRGORODSKY C.P. April Term, 2018 No. 00006 \$72,643.49 McCabe, Weisberg, & Conway, LLC	1901-430 4209 Pechin St 19128-5021 21st wd. 1,549 Sq. Ft. OPA#212174900 Improvements: Residential Property LORETTA M. LIVINGSTON C.P. February Term, 2017 No. 07603 \$136,618.28 Phelan Hallinan Diamond & Jones, LLP	1901-441 6333 Tulip St 19135-3322 41st wd. 1,120 Sq. Ft. OPA#411446620 Improvements: Residential Property VICTORIA B. CEBZANOV C.P. August Term, 2018 No. 02250 \$150,886.17 Phelan Hallinan Diamond & Jones, LLP	1901-455 5361 Diamond St 19131-2336 52nd wd. 1,600 Sq. Ft. OPA#521157700 Improvements: Residential Property BETTYMAE BROWN A/K/A BETTYMAE I. BROWN A/K/A BETTY MAE BROWN C.P. May Term, 2018 No. 02408 \$21,941.13 Phelan Hallinan Diamond & Jones, LLP
1901-406 2555 S 62nd St 19142 40th wd. 960 Sq. Ft. OPA#402104900 Improvements: Residential Property TAI CHI BOOKER A/K/A TAI C. BOOKER C.P. April Term, 2018 No. 04509 \$56,086.03 Phelan Hallinan Diamond & Jones, LLP	1901-417 1740 Church Ln 19141 17th wd. 1,360 Sq. Ft. OPA#171232400 Improvements: Residential Property MICHAEL J. BROOKS C.P. May Term, 2015 No. 00715 \$93,876.17 Phelan Hallinan Diamond & Jones, LLP	1901-431 3605 Sepviva St 19134 45th wd. On East Side of Sepviva St: 32 ft. 0 in.; North side of Venango St.; Front: 15 ft. 11in. Depth: 37ft. 2 in OPA#451456500 Subject to Mortgage Improvements: Residential Dwelling UNKNOWN HEIRS, DEVISEES, SUCCESSORS, PERSONAL REPRESENTATIVES, ASSIGNS OF, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER, JOHN SHEPHERD, DECEASED C.P. June Term, 2018 No. 01171 \$50,695.04 plus legal interest in the amount of \$1,107.89 for a subtotal of \$51,802.93 Ron L. Woodman, Esquire	1901-442 5849 Carpenter St 19143 3rd wd. 1,028 Sq. Ft. OPA#033079900 Improvements: Residential Property SAMUEL MOLETT C.P. June Term, 2017 No. 01539 \$87,649.19 Phelan Hallinan Diamond & Jones, LLP	1901-456 6419 Limekiln Pike 19138 17th wd. 1,164 Sq. Ft. OPA#172309800 Improvements: Residential Property EVANS BENOIT; MICHELENE BENOIT C.P. April Term, 2016 No. 00552 \$47,908.35 Phelan Hallinan Diamond & Jones, LLP
1901-407 3893 Alberta Terr 19154-2704 66th wd. 1,520 Sq. Ft. OPA#662583900 Improvements: Residential Property KIMBERLY M. RUSSO; CHARLES RUSSO C.P. October Term, 2017 No. 04319 \$162,962.87 Phelan Hallinan Diamond & Jones, LLP	1901-418 6552 Hegerman St 19135 41st wd. BRT#41-1-3701-00; REG#111 N 18-177 STEPHANIE REEVES C.P. July Term, 2017 No. 02819 \$88,757.87 Emmanuel J. Argentieri, Esquire	1901-432 1154 E Stafford St 19138 59th wd. 1,080 Sq. Ft. OPA#591037700 Improvements: Residential Property JEFFREY GREEN C.P. March Term, 2018 No. 01683 \$146,394.46 Phelan Hallinan Diamond & Jones, LLP	1901-443 7809 Whitaker Ave 19111-2814 56th wd. 1,086 Sq. Ft. OPA#561085700 Improvements: Residential Property EDUARDO SOTO C.P. September Term, 2017 No. 02212 \$228,610.39 Phelan Hallinan Diamond & Jones, LLP	1901-457 3718 Westhampton Dr 19154-2015 58th wd. BRT#66-3367000 Subject to Mortgage Improvements: Residential Dwelling ROSALIND M. BALDWIN A/K/A ROSALIND BALDWIN C.P. March Term, 2018 No. 00709 \$93,318.54 Powers, Kirn & Associates, LLC
1901-408 5842 Malvern Ave 19131-3027 52nd wd. 1,220 Sq. Ft. OPA#522113900 Improvements: Residential Property VICTORIA J. WALKER C.P. March Term, 2018 No. 03274 \$37,601.08 Phelan Hallinan Diamond & Jones, LLP	1901-419 5322 Oakland St 19124 62nd wd. 1,558 Sq. Ft. OPA#621389700 Improvements: Residential Dwelling CORDELL BROWN; ANTOINETTE PENDER-BROW A/K/A ANTOINETTE PENDER-BROWN C.P. December Term, 2017 No. 01824 \$185,993.58 RAS Citron, LLC - Attorneys for Plaintiff; Robert Crawley, Esquire	1901-433 5860 Woodcrest Ave 19131 52nd wd. 1,534 Sq. Ft. OPA#522148000 Improvements: Residential Property DENNIS GREENE C.P. April Term, 2016 No. 02540 \$131,921.68 Phelan Hallinan Diamond & Jones, LLP	1901-444 1416 Friendship St 19111-4208 53rd wd. 1,600 Sq. Ft. OPA#532300100 Improvements: Residential Property ANNE EDOUARD A/K/A ANN EDOUARD; DIMITRI JOSEPH; GINA JOSEPH C.P. March Term, 2014 No. 01713 \$217,870.81 Phelan Hallinan Diamond & Jones, LLP	1901-458 4047 Higbee St 19135 62nd wd. 998 Sq. Ft. BRT#622205200 Improvements: Residential Dwelling MARY ANNE CAVANAUGH C.P. January Term, 2018 No. 05051 \$102,210.85 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wiik, Esquire
1901-409 825 N 29th St a/k/a 825 N 29th St 4D 19130-1149 15th wd. 783 Sq. Ft. OPA#888152708 Improvements: Residential Property KATHERINE ROSS C.P. February Term,	1901-420 1912 S 5th St 19148 39th wd. 1,108 Sq. Ft. BRT#392284600 Improvements: Residential Real Estate VANACE COOPER C.P. June Term, 2018 No. 01172 \$117,815.54 Stern & Eisenberg PC	1901-434 4700 Lansing St 19136-3309 65th wd. 1,046 Sq. Ft. OPA#651171500 Improvements: Residential Property RONALD L. RIGGINS, SR A/K/A RONALD	1901-445 2050 Simon St 19124 41st wd. 1,120 Sq. Ft.	1901-459 1457 N Robinson St 19151-4243 34th wd. 994 Sq. Ft. OPA#342272200 Improvements: Residential Property

SHERIFF'S SALE

GREGORY WILLIAMS C.P. March Term, 2018 No. 00703 \$33,968.35 Phelan Hallinan Diamond & Jones, LLP

1901-461

7431 Andrews Ave 19138-2231 10th wd. 1,500 Sq. Ft. OPA#101142200 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIANE IRVING, DECEASED C.P. September Term, 2017 No. 02202 \$45,509.54 Phelan Hallinan Diamond & Jones, LLP

1901-462

5242 Market St 19139-3417 60th wd. Land Area: 1,155 Sq. Ft.; Improvement Area: 2,673 Sq. Ft. BRT#871250050 Improvements: Str/off+apt. 3 Sty Masonry MISUN CHO C.P. February Term, 2017 No. 007602 \$Judgement docketed September 18, 2018 in the amount of \$144,328.69 plus interest at six (6%) per annum after September 18, 2018 Jay C. Scheinfeld, Esquire

1901-463

2447 76th Ave 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1,578 Sq. Ft. BRT#501414400 Improvements: Residential Dwelling DAVID P. MCFARLIN AND MARLENE JONES C.P. January Term, 2016 No. 02115 \$143,497.33 McCabe, Weisberg, & Conway, LLC

1901-464

45 N. 57th St 19139 4th wd. 1,296 Sq. Ft. OPA#042075000 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RUFUS C. REDDICK, DECEASED C.P. December Term, 2017 No. 03394 \$22,696.76 Shapiro & DeNardo, LLC

1901-465

1538 Shunk St 19145 26th wd. ROW 2 STY MASONRY; 1,504 Sq. Ft. BRT#261053400 Improvements: Residential Dwelling STACEY MASELLA AND VICTOR MASELLA C.P. September Term, 2015 No. 01354 \$249,445.94 McCabe, Weisberg, & Conway, LLC

1901-466

3371 Almond St 19134 45th wd. 1,286 Sq. Ft. BRT#451283900 Improvements: Residential Dwelling MICHAEL J. HESSON C.P. May Term, 2018 No. 00043 \$142,958.13 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1901-467

28 N St. Bernard St 19139-2747 44th wd. 1,496 Sq. Ft. BRT#441054000 Improvements: Residential Real Estate AMANDAKAY TRUST C.P. April Term, 2016 No. 01568 \$113,563.62 Stern & Eisenberg PC

1901-468

4747 Garden St 19137-2225 45th wd. 938 Sq. Ft. OPA#453341300 Improvements: Residential Property DOLORES STOJAK, IN HER CAPACITY AS HEIR OF KAREN L. STOJAK A/K/A KAREN LEIGH STOJAK, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KAREN L. STOJAK A/K/A KAREN LEIGH STOJAK, DECEASED C.P. May Term, 2018 No. 01337 \$121,776.13 Phelan Hallinan Diamond & Jones, LLP

1901-469

666 Lawler St 19116-3336 58th wd. 2,450 Sq. Ft. BRT#582092400 Improvements: Residential Dwelling NOEL TAJ MASHI AND YASMEEN NOEL C.P. December Term, 2016 No. 00613 \$171,191.50 Law Office of Gregory Javardian, LLC

1901-470

7558 Woodbine Ave 19151-2720 34th wd. 1,634 Sq. Ft. BRT#343200800 Improvements: Residential Dwelling OMAR R. BULLI C.P. November Term, 2017 No. 00564 \$127,038.91 Law Office of Gregory Javardian, LLC

1901-471

6400-10 Haverford Ave 19151 34th wd.

SHERIFF'S SALE

25,252 Sq. Ft. OPA#77-4-1890-00 Subject to Mortgage Improvements: Hse Worship All 2 Sty Mas CATHEDRAL OF PRAISE COMMUNITY CHURCH, F/K/A ST. JAMES COMMUNITY CHURCH, INC. C.P. February Term, 2018 No. 000575 \$383,206.63, plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire

1901-472

6827 Finch Pl 19142 40th wd. Land: 3,524 Sq. Ft.; 1,480 Sq. Ft. BRT#406580300 Improvements: Residential Real Estate CRYSTAL DAVIS (A/K/A CRYSTAL PURIEFOY) C.P. April Term, 2018 No. 01796 \$158,774.88 Stern & Eisenberg PC

1901-473

7124 Glenloch St 19135 41st wd. 2,017 Sq. Ft.; Improvement: 1,364 Sq. Ft. OPA#412330000 QUIANA CURETON; JEROME WILLIAMS A/K/A JEROME S. WILLIAMS C.P. January Term, 2018 No. 05492 \$186,753.37 Robert Crawley, Esquire

1901-474

7009 Woodbine Ave 19151-2330 34th wd. 12,880 Sq. Ft. OPA#34-4-1367-00 Improvements: Single Family Residential Dwelling LORRAINE ROBINSON C.P. April Term, 2017 No. 00590 \$577,235.52 Hladik, Onorato & Federman, LLP

1901-475

2512 Ingersoll St 19121-4718 29th wd. 605 Sq. Ft. OPA#291082500 Improvements: Single Family Residential Dwelling RAUCHMAN WATTS C.P. August Term, 2018 No. 01225 \$121,847.90 Hladik, Onorato & Federman, LLP

1901-476

4935 N Front St 19120 42nd wd. Land: 1,900 Sq. Ft.; Improvement: 1,536 Sq. Ft.; Total: 1,900 Sq. Ft. OPA#421261900 Improvements: Residential Property ROSEANNA DAVIS C.P. November Term, 2017 No. 01110 \$44,681.70 Richard M. Squire & Associates, LLC

1901-477

5871 N 6th St 19120 61st wd. 3,800 Sq. Ft. OPA#612289400 Improvements: Residential Property NATHANIEL BARKLEY, JR. C.P. September Term, 2018 No. 00087 \$192,347.78 Shapiro & DeNardo, LLC

1901-478

4329 Deerpath Ln 19154 66th wd. 2,498 Sq. Ft. OPA#662449600 Improvements: Residential Property DEBORAH A. MILLER C.P. June Term, 2015 No. 00392 \$171,983.66 Shapiro & DeNardo, LLC

1901-479

1853 S Sartain St 19148 39th wd. 696 Sq. Ft. BRT#394584300 Improvements: Residential Dwelling CARLO ALTIERI AND SUSAN ALTIERI C.P. August Term, 2017 No. 01413 \$235,158.26 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1901-480

2810 Knorr St 19149 55th wd. 1,767 Sq. Ft. OPA#551188400 Improvements: Residential Property RAYMOND T. DONAHUE C.P. January Term, 2017 No. 00482 \$160,550.98 Shapiro & DeNardo, LLC

1901-481

9028 Ashton Rd 19136 57th wd. 7,150 Sq. Ft.; Improvement: 1,296 Sq. Ft. OPA#571311500 WARREN G. GEIGER, JR. C.P. June Term, 2018 No. 01777 \$122,222.90 Robert Crawley, Esquire

1901-483

909 Ritner St 19148 39th wd. 950 Sq. Ft. OPA#393346000 Subject to Mortgage Improvements: Residential Property ROBERT J. STERN, AS ADMINISTRATOR TO THE ESTATE OF ABRAHAM CARLINSKI A/K/A ABRAHAM P. CARLINSKI C.P. May Term, 2017 No. 00943 \$61,760.21 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1901-484

1015 E Phil Elena St 19150 50th wd. 3,109 Sq. Ft.; Improvement: 1,474 Sq. Ft. OPA#502358600 ANNETTE ROBINSON A/K/A ANNETTE

SHERIFF'S SALE

SMACK; FRED SMACK C.P. May Term, 2017 No. 04436 \$143,869.74 Robert Crawley, Esquire

1901-485

1636 S 52nd St 19143-5010 51st wd. 992 Sq. Ft. OPA#512050500 Improvements: Residential Property DARRELL WALLACE, IN HIS CAPACITY AS HEIR OF DOROTHY WALLACE A/K/A DOROTHY L. WALLACE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOROTHY WALLACE A/K/A DOROTHY L. WALLACE, DECEASED C.P. July Term, 2018 No. 01642 \$33,790.91 Phelan Hallinan Diamond & Jones, LLP

1901-486

2827 Overington St 19137 45th wd. 1,042 Sq. Ft. OPA#453086500 Improvements: Residential Property DEIDRE ALLEN C.P. October Term, 2017 No. 02580 \$51,176.66 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1901-487

2521 S 73rd St 19142 40th wd. 1,120 Sq. Ft. OPA#404070600 Subject to Mortgage Improvements: Residential Property ROBIN TUCKER C.P. December Term, 2013 No. 01130 \$81,996.97 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1901-489

4830 A St 19120 42nd wd. 1,669 Sq. Ft.; Improvement: 1,350 Sq. Ft. OPA#421292600 WESLEY THOMAS, PERSONAL REPRESENTATIVE OF THE ESTATE OF DAISY HALL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAISY HALL, DECEASED; REGINA PATRICIA HALL, KNOWN HEIR OF DAISY HALL; FATIMA CHARMAINE HALL, KNOWN HEIR OF DAISY HALL; LAKITA MONIQUE HALL, KNOWN HEIR OF DAISY HALL; ESTATE OF DAISY HALL C.P. March Term, 2013 No. 03529 \$35,925.25 Robert Crawley, Esquire

1901-490

4250 Neilson St 19124 33rd wd. 930 Sq. Ft. OPA#332524900 Improvements: Residential Property VIVIAN CAMACHO C.P. February Term, 2011 No. 01193 \$100,681.96 KML Law Group, P.C.

1901-491

4963 Whitaker Ave 19124 23rd wd. 1,614 Sq. Ft. OPA#233080600 Improvements: Residential Property ANTHONY BELLETIERI SOLELY IN HIS CAPACITY AS HEIR OF HELEN BELLETIERI DECEASED AND THE UNKNOWN HEIRS OF HELEN BELLETIERI DECEASED C.P. November Term, 2017 No. 01716 \$72,445.26 KML Law Group, P.C.

1901-492

6929 Garman St 19142 40th wd. 1,048 Sq. Ft. OPA#406263400 Improvements: Residential Property THE UNKNOWN HEIRS OF GEORGE JONES, JR. DECEASED, RANDOLPH JOHNSON SOLELY IN HIS CAPACITY AS HEIR OF RAMONA JONES, DECEASED AND THE UNKNOWN HEIRS OF RAMONA JONES DECEASED C.P. March Term, 2017 No. 01582 \$101,237.81 KML Law Group, P.C.

1901-493

924 Marlyn Rd a/k/a 924 N Marlyn Rd 19151 34th wd. 1,443 Sq. Ft. OPA#344283700 Improvements: Residential Property EVELIA TORRES, AS ADMINISTRATRIX OF THE ESTATE OF JAMES L. HARRIS, DECEASED, SOLELY IN HER CAPACITY AS HEIR OF JAMES L. HARRIS, DECEASED C.P. April Term, 2017 No. 03962 \$57,452.74 KML Law Group, P.C.

1901-494

422 Van Kirk St 19120 35th wd. 1,930 Sq. Ft. OPA#352092500 Improvements: Residential Property FRANCES J. ROMING C.P. May Term, 2017 No. 02821 \$112,591.30 KML Law Group, P.C.

1901-495

4666 Castor Ave 19124 23rd wd. Land: 4,200 Sq. Ft.; Improvement: 2,900 Sq. Ft.; Total: 4,200 Sq. Ft. OPA#234189700

SHERIFF'S SALE

Improvements: Residential Property DOUGLAS H. WHITFIELD AND ZINA WHITFIELD C.P. May Term, 2018 No. 03606 Richard M. Squire & Associates, LLC

1901-496

5317 W Berks St a/k/a 5317 Berks St 19131 52nd wd. 1,662 Sq. Ft. OPA#521116000 Improvements: Residential Property THE UNKNOWN HEIRS OF CARLTON C. POUNDS DECEASED AND GEORGE POUNDS SOLELY IN HIS CAPACITY AS HEIR OF CARLTON C. POUNDS DECEASED C.P. March Term, 2018 No. 00124 \$121,639.29 KML Law Group, P.C.

1901-497

107 Arch St, Apt 5B a/k/a 101-11 Arch St #5B 19106-2022 5th wd. Land Area: 0 Sq. Ft.; Improvement Area: 1,951 Sq. Ft. OPA#888053613 Improvements: Residential Dwelling SMYTHE STORES CONDOMINIUM ASSOCIATION; DANA WILLIAMS A/K/A DANA D WILLIAMS C.P. December Term, 2017 No. 01732 \$890,758.08 Robert Crawley, Esquire

1901-498

7531 Greenhill Rd 19151 34th wd. Land: 1,868 Sq. Ft.; Improvement: 1,152 Sq. Ft.; Total: 1,868 Sq. Ft. OPA#343250000 Improvements: Residential Property KELLY L. HARRIS C.P. November Term, 2017 No. 02776 \$106,177.84 Richard M. Squire & Associates, LLC

1901-499

5235 Arlington St 19131 52nd wd. 1,680 Sq. Ft. OPA#521127400 Improvements: Residential Property THE UNKNOWN HEIRS OF SUSAN STANTON DECEASED AND MAYA JONES, SOLELY IN HER CAPACITY AS HEIR OF SUSAN STANTON, DECEASED C.P. June Term, 2017 No. 00508 \$147,823.61 KML Law Group, P.C.

1901-500

3601 Aramingo Ave 19134 45th wd. 61,066 Sq. Ft. or 1.402 Acres OPA#88-2-0761-01 Subject to Mortgage Subject to Rent Improvements: 12,739 Square Foot Commercial Retail Building (Tenant Occupied) 75 HAWTHORNE REALTY LLC C.P. December Term, 2017 No. 01030 \$30,465,470.95 as of April 15, 2017, plus interest accruing at the rate of 11.12% per annum/\$8,766.35 per diem from and after April 15, 2017, late charges, attorneys' fees and costs and any other additional charges or expenses accruing under the Loan Document David R. Augustin, Esquire; Sommer L. Ross, Esquire; Duane Morris LLP

1901-501

203 W Ruscomb St 19120 42nd wd. 1,021 Sq. Ft. OPA#422162400 Improvements: Residential Property RICKY BOST C.P. September Term, 2017 No. 01885 \$19,191.47 KML Law Group, P.C.

1901-502

172 W. Loudon St a/k/a 172 W. Loudon St 19120 42nd wd. 1,195 Sq. Ft.; Improvement: 1,260 Sq. Ft. OPA#422085500 CARLOS J. PEREZ C.P. June Term, 2018 No. 02206 \$66,911.12 Robert Crawley, Esquire

1901-503

5959 Upland Way 19131 52nd wd. 1,320 Sq. Ft. OPA#522010900 Improvements: Residential Property WANDA HENRY C.P. June Term, 2017 No. 00680 \$60,635.11 KML Law Group, P.C.

1901-504

6105 Washington Ave 19143 3rd wd. OPA#033108600 Improvements: Residential Property ANTOINE GREEN AND NIKIA MYERS C.P. March Term, 2017 No. 02311 \$148,019.68 KML Law Group, P.C.

1901-505

5743 N Camac St 19141 49th wd. 1,145 Sq. Ft. OPA#493161900 Improvements: Residential Property MELVIN DUKES C.P. December Term, 2017 No. 02925 \$87,836.95 KML Law Group, P.C.

1901-506

5444 Catharine St a/k/a 5444 Catherine St 19143 46th wd. 1,503 Sq. Ft. OPA#463103000 Improvements: Residential Property

SHERIFF'S SALE

CLARENCE HENDERSON AND CHARLENE PARMENTER A/K/A CHARLENE D. PARMENTER C.P. April Term, 2016 No. 00722 \$119,661.88 KML Law Group, P.C.

1901-507

4626 Tampa St 19120 42nd wd. 1,354 Sq. Ft. OPA#421571200 Improvements: Residential Property CINDY MORALES C.P. June Term, 2016 No. 02083 \$66,011.21 KML Law Group, P.C.

1901-508

1677 W Wyoming Ave 19140 13th wd. 1,299 Sq. Ft. OPA#132393600 Improvements: Residential Property TAHIR KELLY AS EXECUTOR OF THE ESTATE OF LARRY KELLY, DECEASED AND DELPHINE OLIVER AS ADMINISTRATRIX OF THE ESTATE OF LOTTIE R. SIMS, DECEASED C.P. June Term, 2018 No. 01301 \$44,832.42 KML Law Group, P.C.

1901-509

5836 Windsor Ave 19143 3rd wd. 973 Sq. Ft. OPA#034096100 Improvements: Residential Property KEVIN S. JONES C.P. December Term, 2017 No. 00312 \$73,097.98 KML Law Group, P.C.

1901-510

1679 E Hunting Park Ave 19124 33rd wd. 1,275 Sq. Ft. OPA#332090500 Improvements: Residential Property DENNIS BARTON SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM J. BARTON A/K/A WILLIAM BARTON, DECEASED, THOMAS BARTON SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM J. BARTON A/K/A WILLIAM BARTON, DECEASED, LINDA BARTON-LABENZ SOLELY IN HER CAPACITY AS HEIR OF WILLIAM J. BARTON A/K/A WILLIAM BARTON, DECEASED AND THE UNKNOWN HEIRS OF WILLIAM J. BARTON A/K/A WILLIAM BARTON DECEASED C.P. June Term, 2017 No. 00505 \$30,548.76 KML Law Group, P.C.

1901-511

5143 N Sydenham St 19141 17th wd. 1,392 Sq. Ft. OPA#172080900 Improvements: Residential Property DONEYELL TILGHMAN AS ADMINISTRATRIX OF THE ESTATE OF DENISE JONES, DECEASED C.P. November Term, 2017 No. 01539 \$67,191.09 KML Law Group, P.C.

1901-513

3137 Hartville St 19134 7th wd. 668 Sq. Ft. OPA#071551900 Improvements: Residential Property DONNA BARKDALE C.P. February Term, 2018 No. 01009 \$26,597.37 KML Law Group, P.C.

1901-514

5830 Filbert St 19139 4th wd. 1,125 Sq. Ft. OPA#042017900 Improvements: Residential Property ROXANNE V. ANDERSON C.P. May Term, 2018 No. 02029 \$55,856.37 KML Law Group, P.C.

1901-515

424 N Horton St 19151 34th wd. 965 Sq. Ft. OPA#341205000 Improvements: Residential Property SHERMELL P. HOWARD A/K/A SHERMELL HOWARD C.P. June Term, 2018 No. 00451 \$60,407.44 KML Law Group, P.C.

1901-516

4950 Kershaw St 19131 44th wd. 980 Sq. Ft. BRT#442136600 Improvements: Residential Dwelling ANTHONY CARDWELL C.P. August Term, 2018 No. 01136 \$29,852.77 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1901-517

3522 Arthur St 19136 64th wd. 2,160 Sq. Ft. BRT#642324400 Improvements: Residential Dwelling NICOLETTE ROSE POWERS AS ADMINISTRATRIX AND HEIR AT LAW OF EDWARD POWERS, III, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EDWARD POWERS, III, DECEASED C.P. September Term, 2017 No. 02502 \$109,752.63 Martha E. Von Rosenstiel, P.C., Martha E. Von

SHERIFF'S SALE

Rosenstiel, Esquire, Heather Riloff, Esquire,
Tyler J. Wilk, Esquire

1901-518

122 S 43rd St 19104 27th wd. 1,392 Sq. Ft.
OPA#272114600 Improvements: Residential
Property
JAYME JOUSSETT C.P. June Term, 2012
No. 03031 \$537,347.67 KML Law Group,
P.C.

1901-519

2811 Chalmers Ave 19132 38th wd. 1,627
Sq. Ft. OPA#381285000 Improvements:
Residential Property
JAMEEL D. BANKS C.P. June Term, 2018
No. 00567 \$60,466.71 KML Law Group,
P.C.

1901-520

1533 W Butler St 19140 13th wd. 1,200 Sq.
Ft. OPA#131084400 Improvements: Resi-
dential Property
KEITH A. KING C.P. June Term, 2013 No.
01874 \$23,304.41 KML Law Group, P.C.

1901-521

4122 E Howell St 19135 62nd wd. 1,339 Sq.
Ft. OPA#622174000 Improvements: Resi-
dential Property

SHERIFF'S SALE

SHAREEMA PETERKIN C.P. February
Term, 2013 No. 01673 \$127,424.19 KML
Law Group, P.C.

1901-522

5014 Valley St 19124 62nd wd. 953 Sq. Ft.
OPA#622324800 Improvements: Residen-
tial Property
CARMENCITA NEGRON C.P. May Term,
2018 No. 00642 \$67,259.78 KML Law
Group, P.C.

1901-523

4924 Charles St 19124 23rd wd. 1,734 Sq.
Ft. OPA#232327410 Improvements: Resi-
dential Property
ARLINDA CANDELARIO C.P. February
Term, 2016 No. 02049 \$75,765.65 KML
Law Group, P.C.

1901-524

7034 Tulip St 19135-2009 41st wd. 0 Sq. Ft.
OPA#412452705 Improvements: Residen-
tial Property
SHEILA L. FERGUSON C.P. May Term,
2017 No. 02591 \$185,723.53 Phelan
Hallinan Diamond & Jones, LLP

1901-525

4315 Vankirk St 19135-3927 62nd wd. 1,933

SHERIFF'S SALE

Sq. Ft. OPA#62-2-1717-00 Improvements:
Single Family Residential Dwelling
MIGUEL A. GAUBERT C.P. May Term,
2018 No. 03064 \$6,947.20 Hladik, Onorato
& Federman, LLP

1901-526

6930 N. 19th St 19126-1505 10th wd. 2,386
Sq. Ft. OPA#101120900, PRCL#141N4-223
Improvements: Single Family Residential
Dwelling
CAMYE S. PARKER A/K/A CAMYE
PARKER C.P. July Term, 2018 No. 03129
\$137,452.27 Hladik, Onorato & Federman,
LLP

1901-527

Unit 64-201, Delaire Landing No. 7A Con-
dominium, Delaire Landing Rd 19114 65th
wd. 64201 Delaire Landing Road, Delaire
Landing No. 7A Condominium, Unit 64-
201 together with all right, title and interest
(1.10361%) in and to the Common Elements as
set forth and subject to the Declaration of Con-
dominium, Bylaws, Plats and Plans and any
and all amendments thereto. OPA#888650876
DAYNA ROUMAN AND EVELYN ROU-
MAN, JOINT TENANTS C.P. May Term,
2018 No. 03226 \$6,536.71 Gilbert E. Toll,
Esquire

SHERIFF'S SALE

1901-528A

5016 Wayne Ave 19144 13th wd. 942 Sq. Ft.
OPA#871520090 Improvements: 3 Story
Masonry With Store/office And Apt
STEVEN A. OSTROFF C.P. January Term,
2018 No. 03383 \$235,048.17 Janet L.
Gold, Esquire

1901-528B

5302 Wayne Ave 19144 12th wd. 2,782 Sq.
Ft. OPA#871518640 Improvements: 3 Sto-
ry Masonry With Store/office And Apt
STEVEN A. OSTROFF C.P. January Term,
2018 No. 03383 \$235,048.17 Janet L.
Gold, Esquire

1901-529A

4066-4068 Powelton Ave 19104 6th wd.
+2,300 Sq. Ft. consisting of two contiguous
residential properties BRT#881107900 and
BRT#881107910 Subject to Mortgage
MOVITA JOHNSON C.P. July Term, 2018
No. 3260 \$477,264.48 + costs and interest
Thomas M. Pinney, Esquire

1901-529B

4066-4068 Powelton Ave 19104 6th wd.
+2,300 Sq. Ft. consisting of two contiguous
residential properties BRT#881107900 and
BRT#881107910 Subject to Mortgage
MOVITA JOHNSON C.P. July Term, 2018

SHERIFF'S SALE

No. 3260 \$477,264.48 + costs and interest
Thomas M. Pinney, Esquire

1901-530

5722 Crittenden, a/k/a 5722 Critten-
den St 19138-1906 59th wd. 1,229 Sq. Ft.
OPA#591231900 Subject to Mortgage Im-
provements: Residential Property
ANTHONY CARDWELL A/K/A AN-
THONY E. CARDWELL; CORNELLA
CARDWELL A/K/A CORNELLA GOOD
CARDWELL C.P. August Term, 2018 No.
00396 \$45,984.27 Phelan Hallinan Dia-
mond & Jones, LLP

1901-531

2701 S 63rd St 19142 40th wd. 1080 Sq. Ft.
(land area); 1152 Sq. Ft. (improvement area)
BRT#402124300 Subject to Mortgage Im-
provements: Row 2 Sty Masonry
SALEEM A. FIELDS C.P. June Term, 2018
No. 03454 \$74,110.98 Benjamin N. Hoen,
Esquire

1901-532

2237 Hobson St 19142 40th wd. 1008 Sq. Ft.
OPA#403062300 Improvements: Residen-
tial Property
GEORGE O. AKANNO C.P. May Term,
2012 No. 02250 \$35,837.17 Phelan
Hallinan Diamond & Jones, LLP

The Legal Intelligencer

Wrongful Use of Civil Proceedings and Related Torts in Pennsylvania

George Bochetto, David P. Heim and John A. O'Connell — Bochetto & Lentz, P.C.

Robert S. Tintner — Fox Rothschild LLP



Wrongful Use of Civil Proceedings and Related Torts in Pennsylvania

Over the past decade or so, Pennsylvania has seen a significant (if not explosive) increase in lawsuits that, at their core, complain that some other lawsuit was “wrongful” or “abusive.”

Yet despite the dangerous waters in which litigators swim every day, and despite the fact that “wrongful use” cases have for centuries been debated in the courts, there are few, if any, resources available to provide a comprehensive review of the body of law upon which wrongful use litigation is built. *Wrongful Use of Civil Proceedings and Related Torts in Pennsylvania* is intended to provide that comprehensive review, compiled by author George Bochetto of Bochetto & Lentz, P.C. and his colleagues, based upon years of experience and a close study of the jurisprudence.

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