

Sheriff’s Sale Notices for January 9, 2018

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, January 9, 2018 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EST) Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p>	<p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</p> <p>The “BRT #” refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on January 9, 2018</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION</p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF’S SALE OF TUESDAY, JANUARY 9, 2018</p> <p>1801-301 7718 Jackson St 19136 65th wd. 8,267 Sq. Ft. BRT#65-1-2451-00; OPA# 651245100 Improvements: Residential Dwelling DOROTHY ACEVEDO; LOUIS PANARIELLO C.P. September Term, 2016 No. 01831 \$202,438.47 Udren Law Offices, P.C.</p> <p>1801-302 6484 Lensen St 19119 22nd wd. 1,195 Sq. Ft. BRT#221226500; OPA# 221226500 Subject to Mortgage Improvements: Residential Dwelling WENDY A. ROBINSON C.P. February Term, 2017 No. 02494 \$59,103.16 Udren Law Offices, P.C.</p> <p>1801-303 2538 Tasker St 19145 36th wd. Land: 1,393 Sq. Ft.; Improvement: 2,000 Sq. Ft. OPA#871549780 OCTANE ACQUISITIONS, LLC C.P. July Term, 2017 No. 02137 \$187,456.14 together with continuing interest at the rate of \$47.68 per diem from and after July 20, 2017 through the date of sheriff’s sale Daniel M. Pereira, Esquire; Schnader Harrison Segal & Lewis LLP</p> <p>1801-304 6436 N. Smedley St 19126-3534 50th wd.</p>	<p>1,280 Sq. Ft. BRT#17-2172000 Improvements: Residential Dwelling NATHANIEL K. NUTT C.P. March Term, 2017 No. 00683 \$64,333.51 Powers, Kirm & Associates, LLC</p> <p>1801-305 605 E Vernon Rd 19119 22nd wd. 7,463 Sq. Ft. BRT#83N19 10; OPA# 222039600 Subject to Mortgage Improvements: Residential Dwelling DERECK JONES A/K/A DERRICK JONES; YVETTE M. YANCY C.P. October Term, 2015 No. 01390 \$200,237.33 Udren Law Offices, P.C.</p> <p>1801-306 3148 Disston St 19149 55th wd. Land: 1,625 Sq. Ft.; Improvement: 1,110 Sq. Ft.; Total: 2,735 Sq. Ft. BRT#551295200 Improvements: Residential Property DANIEL V. MILIO C.P. April Term, 2017 No. 00748 \$167,703.83 Richard M. Squire & Associates, LLC</p> <p>1801-307 4266 Parkside Ave 19104 6th wd. 1,680 Sq. Ft. BRT#062226100 Improvements: Residential Real Estate GLORIA BROOKS C.P. April Term, 2017 No. 00745 \$227,138.07 Stern & Eisenberg PC</p> <p>1801-308 432 Glen Echo Rd 19119-2914 22nd wd. 2,694.25 Sq. Ft. BRT#223166800 Improvements: Residential Real Estate MONIQUE T. JOHNSON A/K/A MONIQUE T. WILSON A/K/A MONIQUE JOHNSON AND JESSE A. WILSON A/K/A JESSE WILSON C.P. July Term, 2015 No. 00241 \$372,815.61 Stern & Eisenberg PC</p> <p>1801-309 2125 Spencer St 19138 17th wd. 898 Sq. Ft. BRT#171266300 Improvements: Residential Real Estate LARRY C. RAYE C.P. May Term, 2017 No. 03662 \$49,730.70 Stern & Eisenberg PC</p> <p>1801-310 5314 Yocum St 19143-5432 51st wd. 984 Sq. Ft. OPA#512093700 Improvements: Residential Property VALERIE COOPER C.P. January Term, 2008 No. 00103 \$98,275.68 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-311 2645 Elbridge St 19149 62nd wd. 1,188 Sq. Ft. OPA#621301600 Improvements: Residential Property BENJAMIN GONZALEZ; RAEKIA S. GONZALEZ C.P. April Term, 2017 No. 00093 \$141,629.05 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-312 111 E Upsal St 19119-2340 22nd wd. 2,100 Sq. Ft. OPA#221090900 Improvements: Residential Property JACQUELYN JOHNSON; ANTHONY JOHNSON C.P. December Term, 2011 No. 02323 \$316,543.57 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-313 129 E Colonial St a/k/a 129 Colonial St 19120-1028 61st wd. 1,184 Sq. Ft. OPA#611326100 Improvements: Residential Property BRENDA E. HARLING C.P. April Term, 2017 No. 00865 \$88,900.07 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-314 5147 Saul St 19124 62nd wd. 1,337 Sq. Ft. OPA#621462400 Improvements: Residential Property PAULA R. LEWIS, IN HER CAPACITY AS HEIR OF PLACIDE SEVERE A/K/A PLACIDE R. SEVERE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIM-</p>	<p>ING RIGHT, TITLE OR INTEREST FROM OR UNDER PLACIDE SEVERE, DECEASED C.P. June Term, 2017 No. 00837 \$76,563.40 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-315 737 Smylie Rd 19124-3034 35th wd. 1,260 Sq. Ft. OPA#351002300 Improvements: Residential Property MARYANN FIELDS C.P. April Term, 2017 No. 00089 \$91,365.14 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-316 8030 Ditman St, Unit 145Z a/k/a 8030 Ditman St, Unit 145 a/k/a 8030 Ditman St, Apartment 145Z 19136 65th wd. 784 Sq. Ft. OPA#888651045 Improvements: Residential Property GWENDOLYN D. WATERS A/K/A GWENDOLYN WATERS C.P. November Term, 2016 No. 00505 \$90,418.15 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-317 9802 Dungan Rd 19115-2202 58th wd. 1,201 Sq. Ft. OPA#581373900 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVELYN JONES, DECEASED C.P. April Term, 2016 No. 03431 \$161,084.03 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-318 123 E Tulpehocken St 19144 59th wd. 1,104 Sq. Ft. OPA#592115600 Improvements: Residential Property DAWN JONES C.P. May Term, 2017 No. 01268 \$86,202.67 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-319 4420 Decatur St 19136-3235 65th wd. 875 Sq. Ft. OPA#651212100 Improvements: Residential Property JOHN SCHIKEL C.P. June Term, 2017 No. 00493 \$130,914.10 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-320 540 W Moreland Ave 19118-4221 9th wd. 3,692 Sq. Ft. OPA#092150000 Improvements: Residential Property CAROLYN H. METCALF A/K/A CAROLYN METCALF; RICK E. METCALF A/K/A RICK METCALF C.P. August Term, 2016 No. 04445 \$513,299.71 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-321 1320 S Carlisle St 19146 36th wd. 1,125 Sq. Ft. OPA#365029200 Improvements: Residential Property THE UNKNOWN HEIRS OF CHARLES HARRINGTON, DECEASED, CHARLES HARRINGTON JR SOLELY IN HIS CAPACITY AS HEIR OF CHARLES HARRINGTON, DECEASED AND CHERYL HARRINGTON SOLELY IN HER CAPACITY AS HEIR OF CHARLES HARRINGTON, DECEASED C.P. February Term, 2017 No. 06026 \$221,826.25 KML Law Group, P.C.</p> <p>1801-322 3158 Agate St 19134 25th wd. 637 Sq. Ft. OPA#252348900 Improvements: Residential Property DONNA CAMM, SOLELY IN HER CAPACITY AS HEIR OF DONNA CAMM A/K/A DONNA GUAY, DECEASED AND THE UNKNOWN HEIRS OF DONNA CAMM A/K/A DONNA GUAY DECEASED C.P. May Term, 2017 No. 04067 \$67,400.10 KML Law Group, P.C.</p> <p>1801-324 520 W Moyamensing Ave 19148 39th wd. 658 Sq. Ft. OPA#392120800 Improvements: Residential Property ANTHONY J. GRANATO JR A/K/A ANTHONY GRANATO JR C.P. March Term,</p>	<p>2017 No. 02374 \$147,239.19 KML Law Group, P.C.</p> <p>1801-325 3232 Emerald St 19134 45th wd. 1,263 Sq. Ft. OPA#452333600 Improvements: Residential Property PENNINGTON 189 MANAGEMENT, LLC C.P. August Term, 2012 No. 03282 \$83,877.24 KML Law Group, P.C.</p> <p>1801-326 5236 Sansom St 19139 60th wd. 1,500 Sq. Ft. OPA#602041500 Improvements: Residential Property THE UNKNOWN HEIRS OF PEGGY STONE, DECEASED, DANIEL STONE III SOLELY IN HIS CAPACITY AS HEIR OF PEGGY STONE DECEASED AND KENDALL STONE SOLELY IN HIS CAPACITY AS HEIR OF PEGGY STONE DECEASED C.P. May Term, 2017 No. 00944 \$120,170.04 KML Law Group, P.C.</p> <p>1801-327 3618 Jasper St 19134 45th wd. 935 Sq. Ft. OPA#452387600 Improvements: Residential Property VERNON E. COYLE A/K/A VERNON COYLE MEMBER OF CROSS KEYS INVESTMENT LLC, ROSE I. COYLE MEMBER OF CROSS KEYS INVESTMENT LLC AND CROSS KEYS INVESTMENT LLC A/K/A CROSS K INVESTMENT C.P. June Term, 2017 No. 00922 \$67,808.59 KML Law Group, P.C.</p> <p>1801-328 3120 Tulip St 19134 25th wd. 1,096 Sq. Ft. OPA#252375100 Improvements: Residential Property JACQUELINE LACROSS C.P. August Term, 2016 No. 04444 \$102,862.87 KML Law Group, P.C.</p> <p>1801-329 3446 G St 19134 33rd wd. 1,038 Sq. Ft. OPA#331328800 Improvements: Residential Property VERNON COYLE AS MEMBER OF CROSS KEYS INVESTMENTS, LLC, ROSE I. COYLE AS MEMBER OF CROSS KEYS INVESTMENTS, LLC AND CROSS KEYS INVESTMENTS LLC C.P. April Term, 2017 No. 03683 \$63,186.96 KML Law Group, P.C.</p> <p>1801-330 2136 Watkins St 19145-1927 36th wd. 1,070 Sq. Ft. OPA#363146000 Improvements: Residential Property JACQUI SIMPKINS; ZELDA SIMPKINS A/K/A ZELDA L. SIMPKINS, INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF IRENE BUNCH C.P. October Term, 2011 No. 04092 \$55,337.00 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-331 5511 Miriam Rd 19124 35th wd. 1,277 Sq. Ft. OPA#351412500 Improvements: Residential Property ANITA CAMACHO C.P. March Term, 2017 No. 02315 \$92,485.96 KML Law Group, P.C.</p> <p>1801-332 1336 McKinley St a/k/a 1336 McKinley St 19111-5820 53rd wd. 1,110 Sq. Ft. OPA#531021700 Improvements: Residential Property NADIA WASEEM C.P. March Term, 2017 No. 02740 \$77,099.36 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-333 5012 Rosehill St 19123-3939 42nd wd. 1,428 Sq. Ft. OPA#421340400 Improvements: Residential Property LATOYA BOND C.P. September Term, 2016 No. 02381 \$62,698.13 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-334 3634 Edgemont St 19134-5507 45th wd.</p>

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1,152 Sq. Ft. OPA#451224500 Improve- ments: Residential Property EDWARD ANTONELLI C.P. August Term, 2015 No. 04068 \$222,381.30 Phel- an Hallinan Diamond & Jones, LLP
1801-335 216 W Manheim St a/k/a 216 Manheim St 19144-4157 13th wd. 1,653 Sq. Ft. OPA#133077500 Improvements: Resi- dential Property JASON S. REAVIS A/K/A JASON REA- VIS C.P. March Term, 2017 No. 03365 \$97,815.08 Phelan Hallinan Diamond & Jones, LLP
1801-336 1818 Daly St 19145-3716 26th wd. 940 Sq. Ft. OPA#262239100 Improvements: Residential Property MARIE C. WEINER, IN HER CAPACITY AS CO-ADMINISTRATOR OF THE ES- TATE OF ANTHONY PERRUPATO A/K/A ANTHONY PERRUPATO, JR; PHILLIP JEROME WEINER, IN HIS CAPACITY AS CO-ADMINISTRATOR OF THE ES- TATE OF ANTHONY PERRUPATO A/K/A ANTHONY PERRUPATO, JR; HALLEY PERRUPATO, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANTHONY PERRUPATO A/K/A ANTHONY PERRU- PATO, JR; UNKNOWN HEIRS, SUCCE- SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTHONY PERRUPATO A/K/A ANTHONY PERRUPATO, JR, DE- CEASED C.P. February Term, 2017 No. 07619 \$102,440.45 Phelan Hallinan Di- amond & Jones, LLP
1801-337 1221 Dufor St 19148-3513 39th wd. 784 Sq. Ft. OPA#394302800 Improvements: Residential Property CHARLES M. CAPRA C.P. May Term, 2015 No. 01529 \$116,862.26 Phelan Hallinan Diamond & Jones, LLP
1801-338 1022 E Haines St 19138-1511 59th wd. 1,704 Sq. Ft. OPA#591164500 Improve- ments: Residential Property SCHLONDA FOWLER C.P. September Term, 2014 No. 02362 \$100,356.86 Phel- an Hallinan Diamond & Jones, LLP
1801-339 3336 Mutter St 19140-5821 33rd wd. 840 Sq. Ft. OPA#072069000 Improvements: Residential Property TUVIA LIPA DEUTSCH A/K/A TOV- LY DEUTSCH, IN HIS CAPACITY AS HEIR OF ALEXANDER DEUTSCH, DE- CEASED; LILAH PEARL DEUTSCH, IN HER CAPACITY AS HEIR OF AL- EXANDER DEUTSCH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, AS- SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UN- DER ALEXANDER DEUTSCH, DE- CEASED; YTANA DUDLEY; CALICIA BRYAN C.P. June Term, 2012 No. 02612 \$68,790.70 Phelan Hallinan Diamond & Jones, LLP
1801-340 14029 Faraday St 19116 58th wd. 1,620 Sq. Ft. OPA#583101500 Improvements: Residential Property ANGELA RODRIGUEZ, IN HER CAPACI- TY AS HEIR OF ANTONIO RODRIGUEZ, DECEASED; SARAH RODRIGUEZ, IN HER CAPACITY AS HEIR OF ANTONIO RODRIGUEZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA- TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANTONIO RODRIGUEZ, DECEASED C.P. No- vember Term, 2015 No. 04391 \$238,792.11 Phelan Hallinan Diamond & Jones, LLP
1801-341 1131 Custis St a/k/a 1131 Custis Pl 19122 14th wd. 1,360 Sq. Ft. OPA#141447800 Improvements: Residential Property NAJEEB SHEIKH A/K/A NAJEEB H. SHEIKH-YOUSEF C.P. October Term, 2016 No. 00494 \$85,903.54 Phelan Hal- linan Diamond & Jones, LLP
1801-342 8107 Langdon St 19152 56th wd. 2,253 Sq. Ft. OPA#562334500 Improvements: Residential Property HARLEY M. MORAIS A/K/A HARLEY M. MORAIS C.P. September Term, 2014

SHERIFF'S SALE
No. 02653 \$201,858.11 Phelan Hallinan Diamond & Jones, LLP
1801-343 1107 W Wyoming Ave 19140-1240 49th wd. 1,528 Sq. Ft. PRCL#491068400 Im- provements: Residential Property RAMONA MOTT GREGORY C.P. Janu- ary Term, 2017 No. 01826 \$122,432.37 Phelan Hallinan Diamond & Jones, LLP
1801-344 2023 Moore St 19145 36th wd. 910 Sq. Ft. OPA#363165400 Improvements: Residen- tial Property DONALD CARTER, DEBORAH LIND- SAY CARTER INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF MARIAN CARTER, DECEASED AND THE UN- KNOWN HEIRS OF MARIAN CARTER, DECEASED C.P. June Term, 2016 No. 00244 \$106,215.99 KML Law Group, P.C.
1801-345 3450 Holyoke Rd 19114-2604 57th wd. 1,224 Sq. Ft. OPA#572112627 Improve- ments: Residential Property SHANE LALUMERA C.P. April Term, 2017 No. 01895 \$158,116.71 Phelan Hallinan Diamond & Jones, LLP
1801-346 1542 S Newkirk St 19146-4425 36th wd. 1,027 Sq. Ft. OPA#364369600 Improve- ments: Residential Property KRISTY DALQUIST C.P. July Term, 2014 No. 02220 \$88,224.29 Phelan Hal- linan Diamond & Jones, LLP
1801-348 5551 Walnut St 19139-3922 60th wd. 3,600 Sq. Ft. OPA#604033900 Improve- ments: Residential Property ROBBIN WRIGHT BLACK A/K/A ROBBIN WRIGHT A/K/A ROBBIN C. WRIGHT C.P. December Term, 2014 No. 01559 \$260,890.11 Phelan Hallinan Diamond & Jones, LLP
1801-349 5508 Morton St 19144-1328 12th wd. 784 Sq. Ft. OPA#122171805 Improvements: Residential Property WILLIAM RIVERS C.P. August Term, 2017 No. 00170 \$94,819.17 Phelan Hal- linan Diamond & Jones, LLP
1801-350 717 S Columbus Blvd a/k/a 717 S Chris Columbus Blvd, Unit 619 19147-3509 2nd wd. 1,311 Sq. Ft. OPA#888064610 Im- provements: Residential Property IRVING L. STARKMAN C.P. June Term, 2016 No. 01376 \$412,315.13 Phelan Hallinan Diamond & Jones, LLP
1801-351 2137 S Cecil St 19143 40th wd. 750 Sq. Ft. OPA#401037900 Improvements: Residen- tial Property OSCAR PURNELL SOLELY IN HIS CA- PACITY AS HEIR OF MARY L. PUR- NELL, DECEASED C.P. August Term, 2017 No. 03439 \$31,723.79 KML Law Group, P.C.
1801-352 611 E Annsbury St 19120-4601 42nd wd. 800 Sq. Ft. OPA#421011600 Improve- ments: Residential Property CLENITA L. THOMAS, IN HER CAPAC- ITY AS ADMINISTRATOR CTA AND DE- VISEE OF THE ESTATE OF SYLVESTER THOMAS A/K/A SYLVESTER THOMAS, JR.; MELINDA N. THOMAS, IN HER CA- PACITY AS DEVISEE OF THE ESTATE OF SYLVESTER THOMAS A/K/A SYL- VESTER THOMAS, JR. C.P. March Term, 2017 No. 01487 \$47,485.07 Phel- an Hallinan Diamond & Jones, LLP
1801-353 4010-12 Ashburner St 19136 65th wd. 9,476 Sq. Ft. OPA#652034103 Improve- ments: Residential Property GLORIA A. GUTIERREZ C.P. April Term, 2013 No. 01613 \$179,900.40 KML Law Group, P.C.
1801-354 2703 Moore St 19145 36th wd. 1,450 Sq. Ft. BRT#364262000 Improvements: Resi- dential Real Estate FRANCIS THOMAS SERIDAN, III, EX- ECUTOR OF THE ESTATE OF PATRICIA SHERIDAN C.P. May Term, 2017 No. 01932 \$65,193.82 Stern & Eisenberg PC

SHERIFF'S SALE
1801-355 38 N Front St, Unit 3E 19106-2218 1,157 Sq. Ft. BRT#88-8-0317-40 Improve- ments: Residential Dwelling STEPHANIE BROWN AND THE UNITED STATES OF AMERICA C.P. May Term, 2014 No. 01991 \$492,822.29 Powers, Kirm & Associates, LLC
1801-357 2803-2805 W Allegheny Ave 19132 88th wd. 1,268 Sq. Ft. BRT#882060410 Im- provements: Residential Real Estate THOMAS FUNERAL SERVICE, INC. AND ANTONIO D. THOMAS A/K/A ANTONIO THOMAS A/K/A ANTONIA THOMAS A/K/A ANTONIA D. THOMAS AND RUTHIE B. THOMAS C.P. Feb- ruary Term, 2016 No. 00951 \$117,832.51 Stern & Eisenberg PC
1801-358 7820 Michener Ave 19150-1317 50th wd. 1,328 Sq. Ft. OPA#501118700 Improve- ments: Residential Property CHARLES BETHEA, IN HIS CAPAC- ITY AS HEIR OF CHARAN CHASE, DE- CEASED; UNKNOWN HEIRS, SUCCE- SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARAN CHASE, DE- CEASED C.P. April Term, 2016 No. 00269 \$70,435.14 Phelan Hallinan Di- amond & Jones, LLP
1801-359 307 E Gale St 19120-3004 42nd wd. Be- ginning Point: Situate on the North side of Gale St at the distance of Five Hundred Ten feet Four inches Westward from the West side of Rising Sun Avenue in the Forty- seconds Ward of the City of Philadelphia OPA#421243100 Improvements: Row 2 Sty Masonry VELMA RILEY C.P. January Term, 2017 No. 00563 \$86,094.54 Patrick J. Wesner, Esquire
1801-360 6148 Gillespie St 19135 55th wd. 1,280 Sq. Ft. OPA#552424600 Improvements: Residential Property KAYLA LESSE C.P. February Term, 2015 No. 00866 \$121,428.42 KML Law Group, P.C.
1801-361 3514 E Crown Ave 19114-1917 66th wd. 1,260 Sq. Ft. OPA#661223600 Improve- ments: Residential Property RYAN P. DETREVILLE C.P. October Term, 2015 No. 03506 \$136,296.14 Phel- an Hallinan Diamond & Jones, LLP
1801-362 7626 Wyndale Ave 19151-2707 34th wd. 1,120 Sq. Ft. OPA#343178100 Improve- ments: Residential Property CRYSTAL Y. LIGHT A/K/A CRYSTAL LIGHT C.P. October Term, 2010 No. 01104 \$104,366.28 Phelan Hallinan Di- amond & Jones, LLP
1801-363 5328 Pine St 19143 60th wd. 1,504 Sq. Ft. OPA#603091200 Improvements: Residen- tial Property WENDELL WALTHOUR, IN HIS CA- PACITY AS HEIR OF OLIVER WAL- THOUR, DECEASED; OLIVER WAL- THOUR, JR., IN HIS CAPACITY AS HEIR OF OLIVER WALTHOUR, DE- CEASED; UNKNOWN HEIRS, SUC- CESSORS, ASSIGNS, AND ALL PER- SONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTER- EST FROM OR UNDER OLIVER WAL- THOUR, DECEASED C.P. Febru- ary Term, 2016 No. 01643 \$32,814.43 Phelan Hallinan Diamond & Jones, LLP
1801-364 225 W Nedro Ave 19120 61st wd. 992 Sq. Ft. OPA#612101200 Improvements: Resi- dential Property ROCHELLE ALVEREST AND GREGORY T. ALVEREST C.P. October Term, 2011 No. 02642 \$43,282.93 KML Law Group, P.C.
1801-365 1017 Mollbore Ter 19148-4922 39th wd. 960 Sq. Ft. OPA#395025300 Improve- ments: Residential Property LOUIS T. MENNA, IV C.P. March Term, 2015 No. 00241 \$210,847.35 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE
1801-366 2318 S Lee St 19148-4103 39th wd. 980 Sq. Ft. OPA#391213000 Improvements: Residential Property ALICE J. ADEN; RICKIE ADEN C.P. De- cember Term, 2016 No. 00700 \$100,559.75 Phelan Hallinan Diamond & Jones, LLP
1801-367 6909 Garman St 19142-2120 40th wd. 1,050 Sq. Ft. OPA#406262400 Improve- ments: Residential Property VICTORIA J. DAVIES, IN HER CAPAC- ITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALOYSIUS DAVIES; A. DAVIES, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALOYSIUS DAVIES; T.G. DAVIES, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALOYSIUS DAVIES; ALOYSIUS DAVIES, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ALOYSIUS DAVIES; TEDDY DA- VIES, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALOYSIUS DAVIES; UNKNOWN HEIRS, SUCCESSORS, AS- SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALOYSIUS DAVIES, DECEASED C.P. April Term, 2015 No. 00091 \$58,852.21 Phelan Hallinan Diamond & Jones, LLP
1801-368 604 Walnut Ln 19128-1712 21st wd. Be- ginning Point: at a point on the Northwesterly side of Walnut Lane (70 feet wide) measured North 62 degrees 42 minutes 14 seconds East along the said northwesterly side of Walnut Lane Improvements: Row 2 Sty Masonry KAREN M. BROWNE C.P. May Term, 2015 No. 02566 \$398,200.86 Richard J. Nalbandian, III, Esquire
1801-369 1502 E Johnson St 19138-1110 10th wd. 1,344 Sq. Ft. OPA#102295600 Improve- ments: Residential Property ELSIE KEEYS C.P. November Term, 2016 No. 00626 \$150,716.52 Phelan Hallinan Diamond & Jones, LLP
1801-370 4725 Penn St a/k/a 4725 N Penn St 19124-5822 23rd wd. 2,016 Sq. Ft. OPA#232421700 Improvements: Resi- dential Property HAZEL E. DOVE; MARQUITA C. DOVE C.P. January Term, 2017 No. 02211 \$79,536.80 Phelan Hallinan Diamond & Jones, LLP
1801-371 6470 Musgrave St 19119-2331 22nd wd. 1,160 Sq. Ft. OPA#221230500 Improve- ments: Residential Property BARBARA HENRY C.P. February Term, 2017 No. 04330 \$93,500.73 Phelan Hal- linan Diamond & Jones, LLP
1801-372 1811 W 73rd Ave 19126 10th wd. 1,296 Sq. Ft. OPA#101349400 Improvements: Residential Property MARGARET L. COLE C.P. February Term, 2016 No. 01078 \$37,551.31 Phel- an Hallinan Diamond & Jones, LLP
1801-373 620 Rector St a/k/a 620 E Rector St 19128 21st wd. 5,472 Sq. Ft. OPA#213140100 Improvements: Residential Property WILLIAM D. BUCCI C.P. Septem- ber Term, 2013 No. 03785 \$560,976.34 KML Law Group, P.C.
1801-374 435 N Wilton St 19139 44th wd. 960 Sq. Ft. BRT#44-2301100; OPA# 442301100 Im- provements: Residential Dwelling ADDIE E. HARRIS A/K/A ADDIE ELBER- TINE HARRIS, LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, AS- SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ADDIE E. HARRIS A/K/A ADDIE ELBER- TINE HARRIS, LAST RECORD OWN- ER C.P. December Term, 2014 No. 02591 \$55,597.21 Udren Law Offices, P.C.
1801-375 316 W Ashdale St 19120 42nd wd. 1,120 Sq. Ft. BRT#422176500; OPA# 422176500 Improvements: Residential Dwelling ANGELITA THOMAS; JONATHAN THOMAS C.P. September Term, 2010 No. 00558 \$75,788.71 Udren Law Of- fices, P.C.

SHERIFF'S SALE
1801-376 6630 Elmwood Ave 19142 40th wd. 1,136 Sq. Ft. BRT#40-6-230100; OPA# 406230100 Improvements: Residential Dwelling MAMUD JALLOH C.P. October Term, 2014 No. 03158 \$93,135.81 Udren Law Offices, P.C.
1801-378 1419 S 47th St 19143 27th wd. 840 Sq. Ft. BRT#273023500; OPA# 273023500 Im- provements: Residential Dwelling ANNA WORTHY, ADMINISTRATRIX OF THE ESTATE OF CLARA WORTHY, ES- TATE OF CLARA WORTHY, C/O ANNA WORTHY, ADMINISTRATRIX, JAMES WORTHY, KNOWN HEIR OF CLARA WORTHY, ROSEMARY WASHINGTON, KNOWN HEIR OF CLARA WORTHY, UNKNOWN HEIRS, SUCCESSORS, AS- SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CLARA WORTHY C.P. June Term, 2017 No. 00107 \$63,997.19 Udren Law Of- fices, P.C.
1801-379 2215 Griffith St 19152 56th wd. 4,659 Sq. Ft. BRT#561546200; OPA# 561546200 Improvements: Residential Dwelling ESTATE OF DOROTHY HAUGHTON, REBECCA P. HAUGHTON, PERSONAL REPRESENTATIVE OF THE ESTATE OF DOROTHY HAUGHTON, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA- TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DORO- THY HAUGHTON C.P. February Term, 2017 No. 06052 \$137,760.92 Udren Law Offices, P.C.
1801-380 5602 Pine St 19143-1322 60th wd. 1,664 Sq. Ft. OPA#604099200 Improvements: Residential Property BREANNA CAMPBELL C.P. October Term, 2015 No. 00274 \$80,502.56 Phel- an Hallinan Diamond & Jones, LLP
1801-381 421 W Godfrey Ave 19120-1433 61st wd. 1,350 Sq. Ft. OPA#611296100 Improve- ments: Residential Property ERICA WIDENER C.P. January Term, 2017 No. 01258 \$81,591.98 Phelan Hal- linan Diamond & Jones, LLP
1801-382 5213 W Stiles St 19131-4325 44th wd. 1,224 Sq. Ft. OPA#442111300 Improve- ments: Residential Property LAURIE BARNWELL C.P. February Term, 2017 No. 05342 \$49,970.06 Phel- an Hallinan Diamond & Jones, LLP
1801-383 7022 Louise St 19138 10th wd. 1,248 Sq. Ft. OPA#102448500 Improvements: Resi- dential Property REGINA R. JORDAN C.P. April Term, 2016 No. 01039 \$94,141.81 Phelan Hal- linan Diamond & Jones, LLP
1801-384 2538 S Hicks St 19145-4604 26th wd. 1,008 Sq. Ft. OPA#261202300 Improve- ments: Residential Property SUSAN CORNAGLIA; MICHAEL COR- NAGLIA C.P. April Term, 2015 No. 00081 \$125,974.72 Phelan Hallinan Di- amond & Jones, LLP
1801-385 815 S 7th St a/k/a 815 S 7th St Apt 3 a/k/a 815 S 7th St Unit #3W 19147 88th wd. (for- merly 2nd) 1,053 Sq. Ft. OPA#888020941 Improvements: Residential Property STANTON BIZZELL C.P. April Term, 2017 No. 00348 \$232,258.09 Phelan Hallinan Diamond & Jones, LLP
1801-386 1003 S 8th St 19147 2nd wd. 640 Sq. Ft. OPA#021499500 Improvements: Residen- tial Property HOANG THAI NGUYEN C.P. Octo- ber Term, 2016 No. 04056 \$319,429.27 KML Law Group, P.C.
1801-387 2217 Cedar St 19125 31st wd. 990 Sq. Ft. OPA#312041100 Improvements: Residen- tial Property BRIAN SCHMUTZ C.P. April Term, 2017 No. 01934 \$199,641.21 KML Law Group, P.C.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>1801-388 2756 Alresford St 19137 45th wd. 1,120 Sq. Ft. OPA#453015000 Improvements: Residential Property ERIN SHAIN C.P. April Term, 2017 No. 01922 \$72,788.05 KML Law Group, P.C.</p>	<p>1801-399 7100 Akron St 19149 54th wd. 1,893 Sq. Ft. BRT#542427500 Improvements: Residential Real Estate CORWIN JACKSON C.P. February Term, 2017 No. 05344 \$210,896.81 Stern & Eisenberg PC</p>	<p>RELL C.P. August Term, 2015 No. 00069 \$75,474.96 Powers, Kim & Associates, LLC</p>	<p>1801-411 3514 Englewood St 19149 55th wd. 1,424 Sq. Ft. BRT#551492200; OPA# 551492200 Improvements: Residential Dwelling OWEN J. BURKE C.P. June Term, 2016 No. 03835 \$117,949.53 Udren Law Offices, P.C.</p>	<p>1801-423 3502 Grant Ave 19114-2616 57th wd. 1,484 Sq. Ft. OPA#572179000 Improvements: Residential Property KARA KOLIMAGA A/K/A KARA KANE; ANDREW J. KOLIMAGA C.P. October Term, 2016 No. 03253 \$154,718.58 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1801-389 3839 N 16th St 19140 13th wd. 1,511 Sq. Ft. OPA#131174200 Improvements: Residential Property THE UNKNOWN HEIRS OF BERNICE MOORE, DECEASED, BENJAMIN MOORE SOLELY IN HIS CAPACITY AS HEIR OF BERNICE MOORE, DECEASED AND GAYLE MOORE A/K/A GAYLE WILLIAMS SOLELY IN HER CAPACITY AS HEIR OF BERNICE MOORE DECEASED C.P. March Term, 2017 No. 01976 \$63,700.73 KML Law Group, P.C.</p>	<p>1801-401 3828 K St 19124 33rd wd. 1,125 Sq. Ft. BRT#332307300 Improvements: Residential Real Estate YOJANA PERALTA C.P. August Term, 2017 No. 00254 \$87,333.68 Stern & Eisenberg PC</p>	<p>1801-412 4252 Houghton St 19128 21st wd. SEMI/DET 2 STY MASONRY; 1,560 Sq. Ft. BRT#213233700 Improvements: Residential Dwelling GERI LYNN LAPORTE AND MICHAEL TURVEY C.P. August Term, 2016 No. 03433 \$249,741.70 McCabe, Weisberg, & Conway, P.C.</p>	<p>1801-424 6321 Torresdale Ave 19135-3303 41st wd. Beginning Point: Situate on the Southeast-erly side of Torresdale Avenue at the distance of 237 feet 6 inches Northeastwardly side of Robbins Street OPA#411316800 Improvements: Semi/det 2 Sty Masonry GUI HUA HUANG C.P. December Term, 2016 No. 03120 \$82,075.93 Patrick J. Wesner, Esquire</p>	<p>cember Term, 2015 No. 01884 \$104,474.51 KML Law Group, P.C.</p>
<p>1801-390 626 S 55th St a/k/a 626 55th St 19143 46th wd. 1,220 Sq. Ft. OPA#463196600 Improvements: Residential Property CARLA SHAW C.P. April Term, 2016 No. 02123 \$129,218.77 KML Law Group, P.C.</p>	<p>1801-402 6308 Vine St 19139 34th wd. 1,680 Sq. Ft. OPA#343006100 Improvements: Residential Property GILL D. COLEY C.P. April Term, 2016 No. 00264 \$95,925.69 Shapiro & DeNardo, LLC</p>	<p>1801-413 5214 N Marshall St 19120 49th wd. ROW 2 STY MASONRY; 990 Sq. Ft. BRT#492117500 Improvements: Residential Dwelling NICOLE CLARK C.P. October Term, 2016 No. 03638 \$116,335.48 McCabe, Weisberg, & Conway, P.C.</p>	<p>1801-425 499 Robbins Ave 19111 35th wd. 1,260 Sq. Ft. OPA#353028500 Improvements: Residential Property RUBY SIMPSON C.P. April Term, 2017 No. 01590 \$47,571.94 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1801-435 311 N 61st St a/k/a 311-13 N Sixty-first St 19139 34th wd. 3,190 Sq. Ft. OPA#341132800 Improvements: Residential Property BARBARA KEEL C.P. November Term, 2015 No. 01036 \$38,421.25 KML Law Group, P.C.</p>
<p>1801-391A 1619 N. Corlies St 19121 32nd wd. 1,080 Sq. Ft. OPA#324193000 Improvements: Residential Property JEFFREY N. GIORDANO, DECEASED C.P. February Term, 2016 No. 5011 \$202,334.90 plus interest in the amount of \$15,519.36 from 2/18/16 Michael V. Phillips, Esquire</p>	<p>1801-403 420 N 66th St 19151 34th wd. 2,827 Sq. Ft. BRT#34-3134900; OPA# 343134900 Subject to Mortgage Improvements: Residential Dwelling ABDUL TIMITE KNOWN HEIR OF SOUMAHORO BOUAKE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SOUMAHORO BOUAKE C.P. May Term, 2016 No. 01659 \$101,765.87 Udren Law Offices, P.C.</p>	<p>1801-414 7960 Bayard St 19150 50th wd. 1,425 Sq. Ft. OPA#501202900 Improvements: Residential Property CAMARA J. THORPE C.P. October Term, 2015 No. 02059 \$141,208.82 KML Law Group, P.C.</p>	<p>1801-426 5838 Christian St 19143-3002 46th wd. Beginning Point: Situate on the Southerly side of Christian Street at the distance of two hundred ninety-five feet, four inches Westward from the Westerly side of Fifty-eighth Street in the Forty-sixth ward OPA#033061500 Improvements: Row 2 Sty Masonry ATIVEA GRAY KING AND LOUIS KING C.P. February Term, 2017 No. 02744 \$138,147.16 Patrick J. Wesner, Esquire</p>	<p>1801-437 1143 N 65th St 19151 34th wd. 1,360 Sq. Ft. OPA#344301700 Improvements: Residential Property ROBERT W. ANDERSON SR. A/K/A ROBERT ANDERSON SR C.P. April Term, 2017 No. 02523 \$102,286.21 KML Law Group, P.C.</p>
<p>1801-391B 1623 N Corlies St 19121 32nd wd. 1,080 Sq. Ft. OPA#324193200 Improvements: Residential Property JEFFREY N. GIORDANO, DECEASED C.P. February Term, 2016 No. 5011 \$202,334.90 plus interest in the amount of \$15,519.36 from 2/18/16 Michael V. Phillips, Esquire</p>	<p>1801-404 5616 Hazel Ave 19143-1936 46th wd. 953 Sq. Ft. OPA#46-3-0200-00 Improvements: Residential Dwelling DORENE E. LEE AND THELMA Y. LEE, INDIVIDUALLY AND IN THEIR CAPACITY AS HEIRS OF ELLA FOSTER, DECEASED; AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELLA FOSTER, DECEASED C.P. April Term, 2013 No. 01794 \$55,308.56 Hladik, Onorato & Federman, LLP</p>	<p>1801-415 3400 Emerald St 19134-2011 45th wd. 1,185 Sq. Ft. OPA#45-2-3367-00 Improvements: Residential Dwelling JUSTO FUGUERO C.P. February Term, 2017 No. 07279 \$84,766.53 Hladik, Onorato & Federman, LLP</p>	<p>1801-427 5230 Diamond St 19131-2304 52nd wd. 1,139 Sq. Ft. OPA#521146500 Improvements: Residential Property WINNIE ELDER C.P. October Term, 2016 No. 01448 \$106,372.22 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1801-438 1916 Colonial St 19138 10th wd. 1,398 Sq. Ft. OPA#102350000 Improvements: Residential Property CHARLENE Y. MIDDLETON C.P. March Term, 2017 No. 00389 \$113,198.51 KML Law Group, P.C.</p>
<p>1801-392 246 Parker Ave 19128 21st wd. 3,125 Sq. Ft. OPA#212338554 Improvements: Residential Property JAMES J. DIPRETORO C.P. May Term, 2017 No. 01937 \$137,106.91 Shapiro & DeNardo, LLC</p>	<p>1801-405 2030 N 31st St 19121-1721 32nd wd. 3,306 Sq. Ft. BRT#323295601 Improvements: Residential Dwelling DARRYL CHISOLM C.P. March Term, 2017 No. 03053 \$127,418.44 Law Office of Gregory Javardian, LLC</p>	<p>1801-416 119 E Fariston Dr 19120-1005 61st wd. 1,840 Sq. Ft. OPA#61-1-3778-00 Improvements: Residential Dwelling HUGH L. TURNER C.P. March Term, 2017 No. 02618 \$79,511.10 Hladik, Onorato & Federman, LLP</p>	<p>1801-428 4360 N Franklin St 19140-2225 43rd wd. 917 Sq. Ft. OPA#43-3-3441-00 Improvements: Residential Dwelling STANLEY J. CARTER C.P. July Term, 2017 No. 01219 \$17,694.09 Hladik, Onorato & Federman, LLP</p>	<p>1801-439 2507 Salmon St 19125-4010 31st wd. 1,755 Sq. Ft. OPA#312193300 Improvements: Residential Property THOMAS M. GLINKA, III, IN HIS CAPACITY AS HEIR OF THOMAS M. GLINKA, DECEASED; CHRISTOPHER GLINKA, IN HIS CAPACITY AS HEIR OF THOMAS M. GLINKA, DECEASED; CHRISTINA GLINKA, IN HER CAPACITY AS HEIR OF THOMAS M. GLINKA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THOMAS M. GLINKA, DECEASED C.P. December Term, 2016 No. 01561 \$27,974.07 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1801-393 2325 N Bouvier St 19132 16th wd. 1,036 Sq. Ft. OPA#161215300 Improvements: Residential Property RHASHEEDA G. KANE A/K/A RHASHEEDA KANE C.P. April Term, 2017 No. 00015 \$52,025.45 Shapiro & DeNardo, LLC</p>	<p>1801-406 2028 W 68th Ave 19138-3124 10th wd. 901 Sq. Ft. OPA#10-2-4384-00 Improvements: Residential Dwelling CHERYL M. GEORGE AND JOSEPH P. GEORGE C.P. March Term, 2012 No. 00729 \$42,475.46 Hladik, Onorato & Federman, LLP</p>	<p>1801-417 6218 N 18th St 19141 17th wd. 1,320 Sq. Ft. OPA#172278700 Improvements: Residential Property JOHNSON G. JEAN C.P. April Term, 2017 No. 02268 \$124,246.73 KML Law Group, P.C.</p>	<p>1801-429 3031 Derry Place 19154-2514 66th wd. 3,449 Sq. Ft. OPA#66-2-5478-00 Improvements: Residential Dwelling LEONARD L. LUX AND SUZANNE L. LUX A/K/A SUZANNE L. MCCLUSKEY, IN THEIR CAPACITY AS HEIRS OF PAULINE S. LUX A/K/A PAULINE S. PALIAGA, DECEASED AND UNKNOWN HEIRS OF PAULINE S. LUX A/K/A PAULINE S. PALIAGA, DECEASED C.P. June Term, 2017 No. 02918 \$135,686.28 Hladik, Onorato & Federman, LLP</p>	<p>1801-440 4328 Reno St 19104 6th wd. 1,160 Sq. Ft. BRT#062043500 Improvements: Residential Real Estate ROCHELLE LEWIS C.P. August Term, 2009 No. 00778 \$33,719.65 Stern & Eisenberg PC</p>
<p>1801-394 2641 Wentworth Rd 19131 52nd wd. 2,176 Sq. Ft. OPA#521381800 Improvements: Residential Property NICOLE WALTON C.P. September Term, 2016 No. 01263 \$201,895.74 Shapiro & DeNardo, LLC</p>	<p>1801-407 243 N Wilton St 19139 44th wd. 960 Sq. Ft. BRT#441143000 Improvements: Residential Dwelling LAFAYETTE CAFFIE, JR C.P. May Term, 2017 No. 00763 \$47,394.75 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire</p>	<p>1801-418 1620 68th Ave 19126 10th wd. 1,480 Sq. Ft. OPA#101250100 Improvements: Residential Property LATEISHA N. SMITH C.P. April Term, 2017 No. 01439 \$131,828.33 KML Law Group, P.C.</p>	<p>1801-430 1747 Georges Ln 19131 52nd wd. ROW B/GAR 2 STY MASONRY; 1,284 Sq. Ft. BRT#521347400 Improvements: Residential Dwelling IRVIN HENDERSON, III, ADMINISTRATOR OF THE ESTATE OF IRVIN W. HENDERSON C.P. December Term, 2016 No. 02857 \$82,376.99 McCabe, Weisberg, & Conway, P.C.</p>	<p>1801-441 2130 N Melvin St 19131 52nd wd. 1,298 Sq. Ft. BRT#522251200 Improvements: Residential Real Estate MONROE A. DANIEL AND ERMA DANIEL A/K/A IRMA DANIEL C.P. March Term, 2015 No. 01785 \$106,385.87 Stern & Eisenberg PC</p>
<p>1801-395 1440 S Marston St 19146 36th wd. 1,024 Sq. Ft. OPA#364329900 Improvements: Residential Property DOROTHY CASTAGNO AND RALPH A. CASTAGNO, SR. C.P. April Term, 2017 No. 02753 \$102,032.46 Shapiro & DeNardo, LLC</p>	<p>1801-408 1523-1525 E Berks St 19125-2801 18th wd. 2,555 Sq. Ft. BRT#18-1-2086-00; PRCL#18 N 5-51 Improvements: Residential Dwelling DENNIS MAGUIRE A/K/A DENNIS J. MAGUIRE AND MONICA MAGUIRE C.P. July Term, 2015 No. 02444 \$160,993.04 Powers, Kim & Associates, LLC</p>	<p>1801-419 5928 Devon Pl 19138-1510 59th wd. 1,890 Sq. Ft. OPA#592312400 Improvements: Residential Property DARIN L. WILLIAMS A/K/A DARIN WILLIAMS C.P. October Term, 2016 No. 01742 \$244,557.14 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1801-431 2128 Mifflin St 19145-2735 48th wd. 983 Sq. Ft. OPA#48-2-0340-00 Improvements: Residential Dwelling CAROLYN CLYDE-LOFTON, EXECUTRIX OF THE ESTATE OF TROY M. LOFTON, DECEASED C.P. May Term, 2017 No. 04432 \$51,000.90 Hladik, Onorato & Federman, LLP</p>	<p>1801-442 3850 Woodhaven Rd, Unit 203 19154 66th wd. 1,133 Sq. Ft. OPA#888660265 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KENT GRANGER, DECEASED AND JINY Y. MARTINEZ KNOWN HEIR OF KENT GRANGER, DECEASED C.P. June Term, 2017 No. 03031 \$60,341.83 Shapiro & DeNardo, LLC</p>
<p>1801-396 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</p>	<p>1801-409 4627 Edgemont St 19137 45th wd. 2,100 Sq. Ft. BRT#45-326-1900; OPA# 453261900 Improvements: Residential Dwelling KIMBERLY A. HEDGEPEETH; MICHAEL J. HEDGEPEETH C.P. March Term, 2017 No. 01501 \$122,705.37 Udren Law Offices, P.C.</p>	<p>1801-420 1633 E Luzerne St 19124-4412 33rd wd. 1,220 Sq. Ft. OPA#332032000 Improvements: Residential Property IST COLONIAL NATIONAL BANK C.P. April Term, 2017 No. 00700 \$78,458.89 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1801-432 5132 W Master St 19131 44th wd. 185 feet 10 1/8 inches OPA#442156400 Subject to Mortgage Improvements: Row Home ROBERTA DILLARD, DECEASED AND HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, JAQUELINE HALL, AND JAQUELINE HALL, AS HEIR OF ROBERTA DILLARD, DECEASED C.P. February Term, 2017 No. 4779 \$33,105.15 W. Mark Mullineaux, Esquire</p>	<p>1801-443 5538 Whitby Ave 19143 51st wd. 1,444 Sq. Ft. OPA#513159000 Improvements: Residential Property JOSEPH R. BARBARO, TAMARA SHOE-CRAFT, ADMINISTRATRIX OF THE ESTATE OF STEPHANIE SHOE-CRAFT, DECEASED AND SHANEE SHOE-CRAFT, ADMINISTRATRIX OF THE ESTATE OF STEPHANIE SHOE-CRAFT, DECEASED C.P. June Term, 2016 No. 01372 \$97,820.22 Shapiro & DeNardo, LLC</p>
<p>1801-397 1036 Camas Dr 19115-4508 57th wd. 6,401 Sq. Ft. BRT#63-2-0863-00; PRCL#157 N 21-49 Improvements: Residential Dwelling DIAN DUBIN A/K/A PHYLLIS DIAN DUBIN A/K/A P. DIAN DUBIN C.P. October Term, 2014 No. 03539 \$267,830.34 Powers, Kim & Associates, LLC</p>	<p>1801-410 6201 Homer St 19144-1620 59th wd. (formerly 22nd wd.) .0449 Sq. Ft. BRT#592260200 Improvements: Residential Dwelling WANDA REED AND JEROME A. MUR-</p>	<p>1801-422 4662 Weymouth St 19120-4620 42nd wd. 800 Sq. Ft. OPA#421592000 Improvements: Residential Property DANYEILLE NICOLE TRADER C.P. June Term, 2014 No. 04801 \$64,695.99 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1801-434 1817 W Ontario St 19140 11th wd. 2,474 Sq. Ft. OPA#112062200 Improvements: Residential Property CAMELIA SCHOOLFIELD C.P. De-</p>	

SHERIFF'S SALE

JOE E. MCKINNON A/K/A JOSEPH MCK-INNON A/K/A JOSEPH ERIC ALFONSO MCKINNON, DECEASED AND BRENDA CERDAN, KNOWN HEIR OF JOE E. MCKINNON A/K/A JOSEPH MCKINNON A/K/A JOSEPH ERIC ALFONSO MCKINNON, DECEASED C.P. July Term, 2017 No. 00120 \$80,784.47 Shapiro & DeNardo, LLC

1801-445
2529 S Alder St 19148 39th wd. 665 Sq. Ft. BRT#394124500 Improvements: Residential Real Estate
JOHN DESALIS AND NANCY DESALIS A/K/A ANNUNZIATA DESALIS C.P. March Term, 2017 No. 02741 \$199,513.65 Stern & Eisenberg PC

1801-446
2634 S Felton St 19142-3011 40th wd. 1,056 Sq. Ft. OPA#402119700 Improvements: Residential Property
SELINA Y. JALLAH; DAVID COLETTA C.P. April Term, 2016 No. 01035 \$59,331.44 Phelan Hallinan Diamond & Jones, LLP

1801-447
7206 Dungan Rd 19111-4103 53rd wd. 1,200 Sq. Ft. OPA#532418100 Improvements: Residential Property
JOHN H. PAGANO; EILEEN L. PAGANO C.P. November Term, 2016 No. 01197 \$102,826.69 Phelan Hallinan Diamond & Jones, LLP

1801-448
6137 Loretto Ave 19149-3212 53rd wd. 1,520 Sq. Ft. OPA#531324600 Improvements: Residential Property
GENESE BOURSQUOT A/K/A GENESE BOUSQUOT C.P. April Term, 2017 No. 02971 \$151,409.22 Phelan Hallinan Diamond & Jones, LLP

1801-449
9946 Jeanes St 19115-1204 58th wd. 1,730 Sq. Ft. OPA#581218000 Improvements: Residential Property
TERESA V. GRUMBRECHT; PATRICK J. GRUMBRECHT C.P. April Term, 2017 No. 03200 \$191,761.33 Phelan Hallinan Diamond & Jones, LLP

1801-450
5535 Springfield Ave 19143 51st wd. 1,135 Sq. Ft. OPA#514113900 Improvements: Residential Property
ERNESTINE RAMEY AS ADMINISTRATRIX OF THE ESTATE OF EMMA LEE RAMEY, DECEASED C.P. May Term, 2016 No. 00776 \$96,210.40 KML Law Group, P.C.

1801-451
4941 C St 19120-4310 42nd wd. 1,200 Sq. Ft. OPA#421376100 Improvements: Residential Property
OSCAR SANTIAGO; SOLOMON DELGADO C.P. February Term, 2017 No. 02813 \$33,106.66 Phelan Hallinan Diamond & Jones, LLP

1801-452
809 Delray St 19116 58th wd. 6,000 Sq. Ft. OPA#582221400 Improvements: Residential Property
JILL DOOLEY FKA JILL BRENNAN AND RICHARD DOOLEY C.P. March Term, 2013 No. 00206 \$398,732.54 KML Law Group, P.C.

1801-453
2839 Longshore Ave 19149-1933 55th wd. 1,170 Sq. Ft. OPA#551270900 Improvements: Residential Property
MICHAEL GATTER C.P. January Term, 2017 No. 03007 \$138,418.60 Phelan Hallinan Diamond & Jones, LLP

1801-454
414-416 Sanger St 19120-1612 35th wd. 1,582 Sq. Ft. OPA#351190400 Improvements: Residential Property
LEROY C. JOHNSON C.P. April Term, 2012 No. 03586 \$106,019.30 Phelan Hallinan Diamond & Jones, LLP

1801-455
1768 S Avondale St 19142 40th wd. 1,746 Sq. Ft. OPA#401186900 Improvements: Residential Property
DEBRA L. SMITH C.P. January Term, 2017 No. 01954 \$63,331.94 KML Law Group, P.C.

1801-456
3408-10 H St 19134 33rd wd. 1,125 Sq. Ft.

SHERIFF'S SALE

OPA#331347100 Improvements: Residential Property
ANTONIO RODRIGUEZ C.P. October Term, 2016 No. 03532 Docket A&B \$76,536.86 KML Law Group, P.C.

1801-457
5829 Woodcrest Ave 19131 52nd wd. 1,498 Sq. Ft. OPA#522158500 Improvements: Residential Property
THELMA JONES C.P. January Term, 2016 No. 02190 \$137,405.58 KML Law Group, P.C.

1801-458
6303 Crittenden St 19138-1031 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

1801-459
2331 N Van Pelt St 19132 16th wd. 688 Sq. Ft. OPA#162192600 Improvements: Residential Property
THE UNKNOWN HEIRS OF GEORGIANNE MACK DECEASED, DEANNA MACK SOLELY IN HER CAPACITY AS HEIR OF GEORGIANNE MACK DECEASED AND ROBIN MACK SOLELY IN HER CAPACITY AS HEIR OF GEORGIANNE MACK DECEASED C.P. January Term, 2017 No. 02348 \$30,844.11 KML Law Group, P.C.

1801-460
8429 Fayette St 19150-1914 50th wd. 1,260 Sq. Ft. OPA#501049500 Improvements: Residential Property
NIKAKIA M. GALLMAN A/K/A NIKAKIA GALLMAN; LULA MAE GALLMAN C.P. December Term, 2008 No. 01007 \$99,082.46 Phelan Hallinan Diamond & Jones, LLP

1801-461
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

1801-462
2968 Tulip St 19134-4125 25th wd. 1,076 Sq. Ft. OPA#252369200 Improvements: Residential Property
JOSE J. FAGUNDES A/K/A JOSE FAGUNDES C.P. April Term, 2017 No. 01925 \$61,585.96 Phelan Hallinan Diamond & Jones, LLP

1801-463
4236 Passmore St 19135-3104 55th wd. 1,110 Sq. Ft. OPA#552097300 Improvements: Residential Property
BRYAN H. BOLDS C.P. November Term, 2015 No. 04594 \$78,194.16 Phelan Hallinan Diamond & Jones, LLP

1801-466
3417 F St 19134 33rd wd. 1,148 Sq. Ft. OPA#331293800 Improvements: Residential Property
BANESSA BENITZ SOLELY IN HER CAPACITY AS HEIR OF CARMEN I. MONTANEZ, DECEASED, THE UNKNOWN HEIRS OF CARMEN I. MONTANEZ DECEASED, BENJAMIN SOSA SOLELY IN HIS CAPACITY AS HEIR OF CARMEN I. MONTANEZ DECEASED AND CARMEN SOSA SOLELY IN HER CAPACITY AS HEIR OF CARMEN I. MONTANEZ, DECEASED C.P. December Term, 2016 No. 02546 \$36,139.42 KML Law Group, P.C.

1801-467
4534 Old York Rd 19140 49th wd. 1,756 Sq. Ft. OPA#491529500 Improvements: Residential Property
CORWIN JACKSON C.P. April Term, 2017 No. 02164 \$80,872.07 Shapiro & DeNardo, LLC

1801-468
7447 Thouron Ave 19138-0000 50th wd. 2,913 Sq. Ft. BRT#502161200 Improvements: Semi/det 2 Sty Masonry
MARIA DIAZ C.P. October Term, 2011 No. 00338 \$126,220.19 Milstead & Associates, LLC

1801-469
175 Widener St 19120-1950 61st wd. 1,020 Sq. Ft. BRT#612125100 Improvements: Row 2 Sty Masonry
JAMES C. PUTZ, DECEASED AND RE-NEE A. PUTZ, DECEASED C.P. January

SHERIFF'S SALE

Term, 2016 No. 00945 \$57,545.32 Milstead & Associates, LLC

1801-470
238 Rosemar St 19120 61st wd. 1,020 Sq. Ft. OPA#611229300 Improvements: Residential Property
SHIRLEY BLACK A/K/A SHIRLEY B. BLACK C.P. March Term, 2017 No. 01004 \$58,744.78 Phelan Hallinan Diamond & Jones, LLP

1801-471
1816 W Ruscomb St 19141-1019 17th wd. 1,068 Sq. Ft. BRT#171047300 Improvements: Row B/gar 2 Sty Masonry
JAMES E. MCDANIELS, JR C.P. December Term, 2015 No. 01801 \$134,442.76 Milstead & Associates, LLC

1801-472
5752 Walton Ave 19143-2428 46th wd. 1,110 Sq. Ft. OPA#463089500 Improvements: Residential Property
MINNIE R. SMITH, IN HER CAPACITY AS HEIR OF CAD SMITH A/K/A CAD VANCE SMITH A/K/A CAD VANCE SMITH, SR., DECEASED; SHIRLEY SMITH, IN HER CAPACITY AS HEIR OF CAD SMITH A/K/A CAD VANCE SMITH A/K/A CAD VANCE SMITH, SR., DECEASED; CAD V. SMITH, JR. IN HIS CAPACITY AS HEIR OF CAD SMITH A/K/A CAD VANCE SMITH, SR., DECEASED; RONNIE L. SMITH, IN HIS CAPACITY AS HEIR OF CAD SMITH A/K/A CAD VANCE SMITH A/K/A CAD VANCE SMITH, SR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CAD SMITH A/K/A CAD VANCE SMITH A/K/A CAD VANCE SMITH, SR., DECEASED C.P. November Term, 2015 No. 03852 \$54,549.51 Phelan Hallinan Diamond & Jones, LLP

1801-473
12135 Academy Rd Apt/Unit 83 19154-2907 66th wd. 0 Sq. Ft. BRT#888660582 Improvements: Res Condo 2 Sty Masonry
CARLOS SALAZAR TROYO C.P. April Term, 2017 No. 02855 \$82,325.29 Milstead & Associates, LLC

1801-474
4120 W. Girard Ave 19104 6th wd. Approximate size: 1,785 Sq. Ft.; Improvements: 2,721 Sq. Ft. OPA#062168400 Subject to Mortgage Improvements: 2,721 Sq. Ft.
KETLEEN DORMEUS C.P. May Term, 2017 No. 0874 \$8,200.00 Michael T. Hollister, Esquire

1801-475
1623 Fairmount Ave, Unit A 19130-2836 15th wd. 0 Sq. Ft. BRT#888154200 Improvements: Res Condo 3 Sty Mas+oth
IRFAN HUDA C.P. March Term, 2017 No. 02928 \$143,551.01 Milstead & Associates, LLC

1801-476
1347 S. Colorado St 19146 26th wd. BRT#871550970 Improvements: Residential Property
C.P. July Term, 2014 No. 01453 \$163,977.42 Scott A Dietterick, Esq, Kathryn L. Mason, Esq

1801-477
2424 76th Ave 19150-1808 50th wd. 1,578 Sq. Ft. OPA#501408700 Improvements: Residential Property
ANTHONY BIZZELL, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF ALBERT BIZZELL A/K/A ALBERT CONSEL BIZZELL; RODNEY BIZZELL, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ALBERT BIZZELL A/K/A ALBERT CONSEL BIZZELL; RASHIDA BIZZELL, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALBERT BIZZELL A/K/A ALBERT CONSEL BIZZELL; SASHA MAYA BIZZELL, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALBERT BIZZELL A/K/A ALBERT CONSEL BIZZELL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALBERT BIZZELL A/K/A ALBERT CONSEL BIZZELL, DECEASED C.P. March Term, 2017 No. 03373 \$86,663.46 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1801-478
1513 E Tulpehocken St 19138 10th wd. 1,440 Sq. Ft. OPA#102210500 Improvements: Residential Property
CLINTON HOLMES, ADMINISTRATOR OF THE ESTATE OF EMMA LEE ECHOLS, DECEASED C.P. August Term, 2017 No. 00626 \$94,673.34 Shapiro & DeNardo, LLC

1801-479A
4430 Howel St a/k/a 4430 E Howell St 19135-0000 55th wd. 1,552 Sq. Ft. BRT#552000600 Improvements: Residential Dwelling
JOHN F. ORTH, IV C.P. August Term, 2015 No. 04445 \$81,782.00 Law Office of Gregory Javardian, LLC

1801-479B
4428 Howel St a/k/a 4428 E Howell St 19135-0000 55th wd. 2,500 Sq. Ft. BRT#552000500 Improvements: Private Garage 1 Story Frame
JOHN F. ORTH, IV C.P. August Term, 2015 No. 04445 \$81,782.00 Law Office of Gregory Javardian, LLC

1801-480
2116 Bridge St 19124-2202 62nd wd. 1,038 Sq. Ft. BRT#622106500 Improvements: Row 2 Sty Masonry
DONNA PERRY A/K/A DONNA SANTIAGO, DECEASED C.P. March Term, 2016 No. 01817 \$54,028.32 Milstead & Associates, LLC

1801-481
1301 E Barringer St 19119 22nd wd. 2,750 Sq. Ft. OPA#221030200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TUWANDA SHAKOOR A/K/A TUWANDA V. SHAKOOR A/K/A TUWANDA V. SHAKOOR-JOHNSONS, DECEASED AND FREDERICK A. SHAKOOR, KNOWN HEIR OF TUWANDA SHAKOOR A/K/A TUWANDA V. SHAKOOR A/K/A TUWANDA V. SHAKOOR-JOHNSON, DECEASED C.P. June Term, 2016 No. 02871 \$173,956.22 Shapiro & DeNardo, LLC

1801-483
3222 Salmon St 19134 45th wd. 1,148 Sq. Ft. OPA#451178100 Improvements: Residential Property
ADAM KUSZ C.P. April Term, 2016 No. 01987 \$107,374.89 Shapiro & DeNardo, LLC

1801-484
1705 67th Ave 19126 10th wd. 1,559 Sq. Ft. OPA#101242900 Improvements: Residential Property
SHAWN SMITH AND TANESHA KINNING C.P. August Term, 2017 No. 00385 \$159,242.18 Shapiro & DeNardo, LLC

1801-485
1670 Meadow St 19124-3342 23rd wd. 792 Sq. Ft. BRT#232121700 Improvements: Row 2 Sty Masonry
DAISY LARACUENTE AND JERRY W. VILLAHERMOSA C.P. January Term, 2017 No. 03467 \$85,437.07 Milstead & Associates, LLC

1801-487
6307 Elmhurst St 19111 53rd wd. 1,460 Sq. Ft. OPA#531219900 Improvements: Residential Property
LORRAINE A. SPROUL C.P. February Term, 2016 No. 03768 \$157,383.58 Shapiro & DeNardo, LLC

1801-488
1735 Scattergood St 19124-1246 62nd wd. 1,028 Sq. Ft. BRT#622134900 Improvements: Row 2 Sty Masonry
MELISSA R. KNOWLES C.P. February Term, 2017 No. 00060 \$68,607.56 Milstead & Associates, LLC

1801-489
262 W Somerville Ave 19120 42nd wd. 2,192 Sq. Ft. BRT#422273500 Improvements: Residential Real Estate
PATRICIA A. FRAZIER, SOLELY AS ADMINISTRATRIX AND KNOWN HEIR TO THE ESTATE OF BARBARA FRAZIER A/K/A BARBARA JEAN FRAZIER A/K/A BARBARA J. FRAZIER AND ERIC FRAZIER, SOLELY AS ADMINISTRATRIX AND KNOWN HEIR TO THE ESTATE OF BARBARA FRAZIER A/K/A BARBARA

SHERIFF'S SALE

JEAN FRAZIER A/K/A BARBARA J. FRAZIER C.P. August Term, 2017 No. 01928 \$58,257.71 Stern & Eisenberg PC

1801-490
7018 Walker St 19135-1707 55th wd. Beginning Point: Situate on the Northwesterly side of Walker Street beginning at a point 225 ft Northeastwardly from the Northeast-erly side of Tyson Street OPA#552319300 Improvements: S/d W/d Gar 2 Sty Masonry
JOHN G. BEATTY C.P. December Term, 2014 No. 03584 \$185,534.18 Patrick J. Wesner, Esquire

1801-491
5731 Hazel Ave 19143 46th wd. BRT#46-3017500; PRCL#46-3017500
CHESTER W. DAVIS A/K/A CHESTER DAVIS C.P. July Term, 2017 No. 02637 \$81,884.33 Emmanuel J. Argentieri, Esquire

1801-492
904 N 64th St 19151 34th wd. 3,330 Sq. Ft. BRT#344251300 Improvements: Residential Dwelling
HAZEL G. TAYLOR C.P. April Term, 2017 No. 03160 \$242,611.78 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1801-493A
5503 Lansdowne Ave 19131 4th wd. 1,568 Sq. Ft. BRT#04-1-2564-00 Improvements: Commercial Property
C.P. January Term, 2013 No. 02273 \$307,886.95 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esquire

1801-493B
5507 Lansdowne Ave 19131 4th wd. 1,568 Sq. Ft. BRT#04-1-2566-00 Improvements: Commercial Property
C.P. January Term, 2013 No. 02273 \$307,886.95 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esquire

1801-494
1423 Tyson Ave 19111 BRT#532241000 Improvements: Residential Dwelling
MARY ANN MONGER A/K/A MARY A. MONGER C.P. December Term, 2015 No. 00207 \$44,300.39 Robert W. Williams, Esquire

1801-495
869 N 27th St 19130 15th wd. 1,864 Sq. Ft. OPA#151306700 Subject to Mortgage Improvements: Row 3 Sty Masonry
DANIEL CARROLL AND MARYANNE CARROLL C.P. February Term, 2017 No. 03055 \$338,463.14 Jennifer D. Gould, Esq.

1801-496
5107 Cottage St 19124 BRT#622381600 Improvements: Erected Thereon
TERESA DERR A/K/A THERESA DERR C.P. January Term, 2017 No. 03384 \$96,970.11 Robert W. Williams, Esquire

1801-497
3329 N Mascher St 19140 7th wd. 1,008 Sq. Ft. OPA#072052200 Improvements: Residential Property
FRANCISCO SANTIAGO C.P. February Term, 2013 No. 03335 \$45,901.90 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1801-498
1414 E Barringer St a/k/a 1414 Barringer St 19150 10th wd. 3,519 Sq. Ft. OPA#102303800 Improvements: Residential Property
ADAM WILLIAMS C.P. February Term, 2012 No. 03295 \$182,325.17 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1801-499
9239 Convent Ave 19114 57th wd. 7,771 Sq. Ft. OPA#572227200 Improvements: Residential Property
SAMUEL MARMOLEJOS; NELIA TORRES-MARMOLEJOS C.P. November Term, 2015 No. 00442 \$160,963.01 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1801-500
1512 S Taylor St 19146 36th wd. 681 Sq. Ft. OPA#364188800 Improvements: Residential Property
DELORES C. JAMES (DECEASED); UNKNOWN ADMINISTRATOR AND/OR HEIRS OF THE ESTATE OF DELORES C.

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>JAMES C.P. November Term, 2015 No. 02303 \$43,397.85 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1801-501 3528 Decatur St 19136 64th wd. 1,820 Sq. Ft. OPA#642290600 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DAVID GREENSTEIN, DECEASED, ZITA GREENSTEIN AND LEONARD M. GREENSTEIN, KNOWN HEIR OF DAVID GREENSTEIN, DECEASED C.P. March Term, 2016 No. 03071 \$100,211.74 Shapiro & DeNardo, LLC</p> <p>1801-502 5037 Akron St 19124 62nd wd. 1,849 Sq. Ft. OPA#621428300 Improvements: Residential Property VIRGINIA L. CZARNECKI; DAVID J. CZARNECKI C.P. May Term, 2017 No. 04208 \$121,786.83 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1801-503 2261 N 51st St 19131-2452 52nd wd. 6,552 Sq. Ft. BRT#521275000 Improvements: Residential Dwelling LEON V. HAWES AND VALERIE HAWES C.P. February Term, 2013 No. 00392 \$377,620.33 Powers, Kirm & Associates, LLC</p> <p>1801-504 81 E Montana St a/k/a 81 Montana St 19119 22nd wd. 1,219 Sq. Ft. OPA#22-1151200 Improvements: Residential Property NAKITA BERRY, AS ADMINISTRATRIX OF THE ESTATE OF ROY BERRY C.P. October Term, 2015 No. 03042 \$54,983.81 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1801-505 1726 A Bainbridge St 19146 30th wd. 1,526 Sq. Ft. OPA#301058527 Improvements: Residential Property DARYL LAWTON AND CHARLENE FALCONE A/K/A CHARLENE FALCON A/K/A CHARLENE M. HARTENSTINE C.P. March Term, 2014 No. 00759 \$0.00 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1801-506 6239 Spruce St 19139 3rd wd. 1,095 Sq. Ft. OPA#031124600 Improvements: Residential Property KURT D. GREEN C.P. November Term, 2016 No. 02330 \$43,522.59 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1801-507 1756 S 60th St 19142 3rd wd. ROW B/ GAR 2 STY MASONRY; 1,538 Sq. Ft. BRT#034139400 Subject to Mortgage Improvements: Residential Dwelling JAMES A. UBOTEE C.P. July Term, 2012 No. 02561 \$155,009.93 McCabe, Weisberg, & Conway, P.C.</p> <p>1801-508 6360 Kingsessing Ave 19142-2020 40th wd. Approximate Size: 1,200 Sq. Ft. OPA#401269600 Subject to Mortgage Subject to Rent Improvements: Building 1,206 Sq. Ft. ALI REAL ESTATE, LLC C.P. May Term, 2017 No. 00211 \$57,289.76 Philip D. Berger, Esq., Berger Law Group, PC</p> <p>1801-509 1821 Ashley St a/k/a 1821 Ashley Rd 19126 10th wd. 1,253 Sq. Ft. OPA#101364600 Improvements: Residential Property RUTH A DULEY (DECEASED); DONNA COMBS C.P. May Term, 2014 No. 02063 \$71,090.39 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1801-510 6934 Cresheim Rd 19119 22nd wd. 3,956 Sq. Ft. BRT#223205500; OPA# 223205500 Improvements: Residential Dwelling ESTATE OF VICTORIA G. WASHINGTON; GLENN WASHINGTON, KNOWN HEIR OF VICTORIA G. WASHINGTON; GWENDALYN PICKETT, KNOWN HEIR OF VICTORIA G. WASHINGTON; JEANETTE BALDWIN, AS KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF VICTORIA G. WASHINGTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND</p>	<p>ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER VICTORIA G. WASHINGTON C.P. June Term, 2016 No. 01078 \$267,340.73 Udren Law Offices, P.C.</p> <p>1801-511 542 Rising Sun Ave 19140 42nd wd. 1,258 Sq. Ft. BRT#871567490; OPA# 871567490 Improvements: Residential Dwelling ISLA PROPERTIES & INVESTMENTS, LLC C/O NELSON CUELLO, MANAGING MEMBER ISLA PROPERTIES AND INVESTMENTS, LLC C.P. November Term, 2010 No. 03304 \$192,465.33 Udren Law Offices, P.C.</p> <p>1801-512 6145 Elmwood Ave 19142 40th wd. 1,352 Sq. Ft. OPA#402221800 Improvements: Residential Property KEITH DAVIS C.P. June Term, 2016 No. 03579 \$79,331.16 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1801-513 3400 Richmond St 19134 45th wd. 1,316 Sq. Ft. OPA#871570320 Improvements: Residential Property DONALD N. PERRY C.P. September Term, 2014 No. 03941 \$94,189.54 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p>1801-514 12039 Sewell Rd 19116 35th wd. 7,500 Sq. Ft. BRT#58-2-587800 Improvements: Residential Dwelling WILLIAM E. EGENOLF C.P. May Term, 2009 No. 03805 \$155,566.17 Udren Law Offices, P.C.</p> <p>1801-515 2425 S 16th St 19145 26th wd. ROW 2 STY MASONRY; 1,398 Sq. Ft. BRT#261253400 Improvements: Residential Dwelling EDWARD WRIGHT AND ANNA MARIE WRIGHT C.P. December Term, 2011 No. 02371 \$134,555.27 McCabe, Weisberg, & Conway, P.C.</p> <p>1801-516 6921 N 19th St 19126 10th wd. S/D W/B GAR 2 STY MASONRY; 1,728 Sq. Ft. BRT#101112900 Improvements: Residential Dwelling ROBERTA SCHENK-KEYS, ADMINISTRATOR OF THE ESTATE OF RALPH G. KEYS C.P. February Term, 2017 No. 05420 \$104,520.03 McCabe, Weisberg, & Conway, P.C.</p> <p>1801-517 2935 N 27th St 19132-1243 38th wd. 1,184 Sq. Ft. OPA#381205500 Improvements: Residential Property MARY M. GRAHAM, IN HER CAPACITY AS HEIR OF JIMMY GRAHAM, DECEASED; CHRISTOPHER GRAHAM, IN HIS CAPACITY AS HEIR OF JIMMY GRAHAM, DECEASED; NICHOLAS GRAHAM, IN HIS CAPACITY AS HEIR OF JIMMY GRAHAM, DECEASED; JAVON GRAHAM, IN HIS CAPACITY AS HEIR OF JIMMY GRAHAM, DECEASED; BLAKE GRAHAM, IN HIS CAPACITY AS HEIR OF JIMMY GRAHAM, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JIMMY GRAHAM, DECEASED C.P. January Term, 2017 No. 02900 \$36,580.17 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-518 6618 Ditman St 19135 41st wd. S/D W/D GAR 2 STY MASONRY; 1,280 Sq. Ft. BRT#411223600 Improvements: Residential Dwelling MARTIN RODRIGUEZ C.P. March Term, 2015 No. 00224 \$152,509.15 McCabe, Weisberg, & Conway, P.C.</p> <p>1801-519 1620 N. Redfield St 19151-3919 34th wd. 1,200 Sq. Ft. BRT#342181300 Improvements: Row 2 Sty Masonry BARBARA CARTER AND JOHN CARTER, DECEASED C.P. July Term, 2017 No. 01227 \$41,117.80 Milstead & Associates, LLC</p> <p>1801-520 5750 N 5th St 19120 61st wd. 1,786 Sq. Ft. BRT#871601880; OPA# 871601880 Improvements: Residential Dwelling ESTATE OF EMILY CHAPMAN A/K/A</p>	<p>EMILY B. CHAPMAN; ESTATE OF LEE CHAPMAN A/K/A LEE M. CHAPMAN; LEANDER M. CHAPMAN, KNOWN HEIR LEE CHAPMAN A/K/A LEE M. CHAPMAN AND EMILY CHAPMAN A/K/A EMILY B. CHAPMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EMILY CHAPMAN A/K/A EMILY B. CHAPMAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEE CHAPMAN A/K/A LEE M. CHAPMAN; VICTORIA LENICE CHAPMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF LEE CHAPMAN A/K/A LEE M. CHAPMAN AND KNOWN HEIR OF EMILY CHAPMAN A/K/A EMILY B. CHAPMAN C.P. June Term, 2017 No. 02225 \$54,511.66 Udren Law Offices, P.C.</p> <p>1801-521 2915 Unruh Ave 19149-2527 55th wd. Beginning Point: Situate on the northeasterly side of Unruh Aveune (seventy feet wide) at the distance of one hundred thirty-six feet two and one-half inches measured southeastwardly side of Brous Avenue (eighty feet wide) OPA#551150200 Improvements: Row B/gar 2 Sty Masonry RICHARD WILSON AND DEBORAH A. KEMP N/K/A DEBORAH WILSON C.P. May Term, 2011 No. 1495 \$187,316.14 Patrick J. Wesner, Esquire</p> <p>1801-522 3304 S Keswick Terr 19114 66th wd. BRT#661095500; PRCL#661100200 JESSICA KANTAROVICH, INDIVIDUALLY AND AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF OLEG KANTAROVICH AND KRISTINA MIRSKAYA, INDIVIDUALLY AND AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF OLEG KANTAROVICH C.P. January Term, 2017 No. 02556 \$224,326.82 Emmanuel J. Argentieri, Esquire</p> <p>1801-523 8322 Forrest Ave 19150-2017 50th wd. 1,134 Sq. Ft. OPA#502206100 Improvements: Residential Property REGINALD BROWN C.P. April Term, 2017 No. 02767 \$66,784.45 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-524 4708 Higbee St 19135 41st wd. 2,500 Sq. Ft. BRT#41-1-130600; OPA# 411130600 Subject to Mortgage Improvements: Residential Dwelling BRIAN ZOLK; SYLVIA ZOLK C.P. September Term, 2013 No. 04083 \$157,379.02 Udren Law Offices, P.C.</p> <p>1801-525 1021 Fanshawe St 19111-4803 53rd wd. 1,600 Sq. Ft. OPA#532040800 Improvements: Residential Property LINDA D. NG C.P. November Term, 2016 No. 01375 \$200,864.30 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-526 3344 Livingston St 19134-5319 45th wd. 884 Sq. Ft. PRCL#451315000 Improvements: Residential Property JOHN F. ZAGAMI; ROBERT T. COSTELLO, JR C.P. August Term, 2012 No. 03509 \$71,225.62 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-527 2614 E Ontario St 19134-5330 45th wd. 1,080 Sq. Ft. OPA#451037000 Improvements: Residential Property DANA J. CHRISTIAN; BRIAN E. CLARK C.P. April Term, 2017 No. 01592 \$169,359.83 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-528 423 W Rittenhouse St 19144-3801 59th wd. 1,759 Sq. Ft. OPA#593033400 Improvements: Residential Property JOHN YEOMANS C.P. April Term, 2017 No. 02543 \$168,537.89 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-529 1104 S 52nd St 19143-4218 51st wd. 1,536 Sq. Ft. BRT#511197600 Improvements: Row 3 Sty Masonry DEGTENU SHIMEKACH AND DESSIE WUBAYEH C.P. July Term, 2017 No.</p>	<p>00084 \$83,955.16 Milstead & Associates, LLC</p> <p>1801-530 4127 M St 19124-5327 33rd wd. 1,440 Sq. Ft. OPA#332470800 Improvements: Residential Property ANGEL B. LOPEZ C.P. August Term, 2017 No. 02001 \$80,336.63 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-531 829 W Fisher Ave 19141 49th wd. 1,861 Sq. Ft. OPA#49-2-0513-00 Improvements: Residential Property ANTOINETTE FORD C.P. August Term, 2017 No. 02125 \$61,143.15 Shapiro & DeNardo, LLC</p> <p>1801-532 870 N 28th St, Unit 116 19130-1728 15th wd. 840 Sq. Ft. OPA#888152800 Improvements: Residential Property THE BREWERY CONDOMINIUM ASSOCIATION C.P. December Term, 2009 No. 00671 \$299,928.61 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-533 13026 Townsend Rd, Unit B6 19154-1001 66th wd. 0 Sq. Ft. BRT#888660107 Improvements: Res Condo + 2 Sty Mas+oth JENNIFER LOVE C.P. May Term, 2017 No. 03291 \$118,466.69 Milstead & Associates, LLC</p> <p>1801-534 6060 N 2nd St 19120-1901 61st wd. 1,257 Sq. Ft. BRT#612423500 Improvements: Residential Dwelling DEVIN A. LAWS C.P. November Term, 2015 No. 04304 \$86,445.86 Law Office of Gregory Javardian, LLC</p> <p>1801-535 1724 W Nedro Ave 19141 17th wd. 1,600 Sq. Ft. OPA#171158600 Improvements: Residential Property VIRGIL CARTER C.P. July Term, 2017 No. 03710 \$62,210.31 Shapiro & DeNardo, LLC</p> <p>1801-536 4301 Disston St 19135-1710 55th wd. 2,580 Sq. Ft. BRT#552188200 Improvements: Residential Dwelling MARIGLEN SPAHIU C.P. December Term, 2013 No. 01109 \$142,049.14 Law Office of Gregory Javardian, LLC</p> <p>1801-537 1772 S 65th St 19142 40th wd. 1,260 Sq. Ft. OPA#403002700 ELVIS RODRIGUEZ C.P. March Term, 2014 No. 00136 \$241,908.28 Gary P. Lightman, Esquire, ID #28529, Lightman & Manochi</p> <p>1801-538 158 W Chew Ave 19120-2428 61st wd. 1,272 Sq. Ft. OPA#612041700 Improvements: Residential Property ASNATHA M. SULTAN A/K/A ASNATHA SULTAN C.P. August Term, 2016 No. 02627 \$37,887.08 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-539 5233 N. Fairhill St 19120-3128 49th wd. Approximate Size: 1,600 Sq. Ft.; Row 2 Story Masonry OPA#492096900 Subject to Mortgage Improvements: 1,024 Sq. Ft. JESUS L. ANTIGUA C.P. April Term, 2017 No. 01151 \$87,923.43 Phillip D. Berger, Esq., Berger Law Group, PC</p> <p>1801-540 1108 Jackson St 19148 39th wd. 1,470 Sq. Ft. OPA#394064820 Improvements: Residential Property LEN STANGO A/K/A LEONARD STANGO C.P. December Term, 2016 No. 03251 \$50,278.25 Shapiro & DeNardo, LLC</p> <p>1801-541 1919 Ruan St 19124-4622 23rd wd. 845 Sq. Ft. OPA#232029200 Improvements: Residential Property JOSE L. CARABALLO C.P. July Term, 2012 No. 04458 \$70,407.01 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-542 1905 Orthodox St 19124-3436 23rd wd. Beginning Point: Situate on the Northeastwardly side Orthodox Street (as shown on said Plan 40' wide) at the distance of 41' Southeastward from the Southeastwardly side of Tackawanna Street in Frankford</p>	<p>OPA#871108700 Improvements: Det Off/str 2 Sty Masonry VERNA BARNES C.P. June Term, 2015 No. 03316 \$69,069.65 Patrick J. Wesner, Esquire</p> <p>1801-543 5148 Akron St 19124-1915 62nd wd. 1,625.32 Sq. Ft. BRT#621414200 Improvements: Residential Dwelling ANIBAL NEGRON AND APRIL NEGRON C.P. July Term, 2014 No. 01564 \$61,064.24 Powers, Kirm & Associates, LLC</p> <p>1801-544 2639 Muhlfeld St 19142-0000 40th wd. 1,193 Sq. Ft. BRT#406156800 Improvements: Residential Dwelling CYNTHIA PARKER C.P. March Term, 2016 No. 01521 \$84,400.83 Law Office of Gregory Javardian, LLC</p> <p>1801-545 2925 Disston St 19149 55th wd. ROW B/GAR 2 STY MASONRY; 1,235 Sq. Ft. BRT#551305900 Improvements: Residential Dwelling STEFANO SALVI C.P. November Term, 2016 No. 02449 \$149,607.26 McCabe, Weisberg, & Conway, P.C.</p> <p>1801-546 938-940 Fillmore St 19124 23rd wd. 5,012 Sq. Ft. OPA#233038610 Improvements: Residential Property DONALD LOGAN AND MARIA M. COLON C.P. January Term, 2017 No. 02171 \$126,934.26 Shapiro & DeNardo, LLC</p> <p>1801-547 852 N 19th St 19130 15th wd. 1995 Sq. Ft. OPA#151055500 Improvements: Residential Property NILSA RODRIGUEZ AND ANGEL L. RODRIGUEZ, SR. C.P. April Term, 2017 No. 02764 \$388,998.71 Shapiro & DeNardo, LLC</p> <p>1801-548 3172 Almond St 19134 25th wd. 972 Sq. Ft. OPA#251310000 Improvements: Residential Dwelling JOSEPH WENCLEWICZ AND KATHRYN A. WENCLEWICZ C.P. February Term, 2017 No. 00282 \$172,852.65 Joseph R. Loverdi, Esquire</p> <p>1801-549 1844 Dallas Rd 19126-0000 10th wd. 1,224 Sq. Ft. BRT#101284300 Improvements: Residential Dwelling MITCHELL C. VANCE A/K/A MITCHELL VANCE C.P. March Term, 2016 No. 02025 \$139,685.29 Law Office of Gregory Javardian, LLC</p> <p>1801-550 5847 Belmar Terr 19143 3rd wd. 1,088 Sq. Ft. OPA#034102400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRIMA K. MANSARAY C.P. August Term, 2014 No. 00900 \$21,305.14 Shapiro & DeNardo, LLC</p> <p>1801-551 1152 S 10th St 19147 2nd wd. ROW 3 STY MASONRY; 1,856 Sq. Ft. BRT#021548700 Improvements: Residential Dwelling HAROLD EVANS C.P. November Term, 2016 No. 02851 \$476,741.73 McCabe, Weisberg, & Conway, P.C.</p> <p>1801-552 454 Jeanes St 19116 58th wd. APT 2-4 UNITS 2 STY MAS+O; 1,700 Sq. Ft. BRT#582042800 Improvements: Residential Dwelling THE MARY BODNARENKO REVOCABLE TRUST C/O MICHELLE M. MRUK, SUCCESSOR TRUSTEE C.P. February Term, 2017 No. 0616 \$177,815.83 McCabe, Weisberg, & Conway, P.C.</p> <p>1801-553 556 Alcott St 19120-1236 35th wd. 1,100 Sq. Ft. OPA#352054700 Improvements: Residential Property EBONY GRAHAM C.P. May Term, 2014 No. 02161 \$130,866.36 Phelan Hallinan Diamond & Jones, LLP</p> <p>1801-554 5361 Hazelhurst St 19131-3315 52nd wd. 1,311 Sq. Ft. OPA#521063900 Improvements: Residential Property LATIFA J. COLLIER C.P. June Term,</p>

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
2016 No. 02496 \$115,510.24 Phelan Hallinan Diamond & Jones, LLP	JOSEPH EDWARD LANE A/K/A JOE LANE A/K/A JOSEPH E. LANE; VASHTI SMITH-FOOTE; WILLIAM P. FOOTE C.P. January Term, 2008 No. 01458 \$71,803.78 Phelan Hallinan Diamond & Jones, LLP	JOSHUA HUJACK C.P. July Term, 2017 No. 01043 \$117,136.98 Phelan Hallinan Diamond & Jones, LLP	ments: Residential Property ANTONETTE BUFFORD C.P. June Term, 2014 No. 02865 \$71,157.45 KML Law Group, P.C.	CHELLE L. CLAYTON, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MILTON CLAYTON C.P. March Term, 2017 No. 00596 \$25,307.94 Phelan Hallinan Diamond & Jones, LLP
1801-555 212 Hickory Hill Rd 19154-4328 66th wd. 1,360 Sq. Ft. OPA#662307700 Improvements: Residential Property DONNA HANDEL C.P. January Term, 2017 No. 02182 \$144,616.36 Phelan Hallinan Diamond & Jones, LLP	1801-565 2528 S Edgewood St 19142-3505 40th wd. 1,120 Sq. Ft. OPA#402039100 Improvements: Residential Property MOHAMED S. TOUNKARA C.P. July Term, 2015 No. 03266 \$31,064.44 Phelan Hallinan Diamond & Jones, LLP	1801-573 2909 S Sydenham St 19145-4922 26th wd. 1,076 Sq. Ft. OPA#261233300 Improvements: Residential Property GEORGEANN HELLER C.P. December Term, 2016 No. 00469 \$180,497.06 Phelan Hallinan Diamond & Jones, LLP	1801-581 770 Smylie Rd 19124 35th wd. 1,434 Sq. Ft. OPA#351000800 Improvements: Residential Property JENNIFER SUSAN VAN DYKE C.P. January Term, 2015 No. 02461 \$39,225.33 KML Law Group, P.C.	1801-589 891 Bridge St 19124 35th wd. 1,038 Sq. Ft. OPA#351154000 Improvements: Residential Property FLORA MCSWEENEY AND JAMES MCSWEENEY C.P. July Term, 2017 No. 01718 \$189,144.20 KML Law Group, P.C.
1801-556 4220 Hartel Ave 19136-3114 65th wd. 1,470 Sq. Ft. OPA#651184800 Improvements: Residential Property ROSEMARY E. FARNON C.P. April Term, 2017 No. 03947 \$112,996.37 Phelan Hallinan Diamond & Jones, LLP	1801-566 1541 Morris St 19145-1533 36th wd. 1,923 Sq. Ft. OPA#365387100 Improvements: Residential Property LAGRACIA H. JONES A/K/A LAGRACIA GARCIA JONES A/K/A LAGRACIA H. JONES A/K/A LAGRACIA D. JONES C.P. April Term, 2007 No. 02722 \$134,028.53 Phelan Hallinan Diamond & Jones, LLP	1801-574 8012 Ogontz Ave 19150-1412 50th wd. 2,280 Sq. Ft. OPA#871231700 Improvements: Residential Property TANIKA S. DAVIS A/K/A TANIKA DAVIS C.P. November Term, 2015 No. 00773 \$150,690.38 Phelan Hallinan Diamond & Jones, LLP	1801-582 7242 Hegerman St 19135 65th wd. 1,129 Sq. Ft. OPA#651281000 Improvements: Residential Property REBECCA H. ODOM C.P. December Term, 2016 No. 03143 \$98,030.10 KML Law Group, P.C.	1801-590 5237 Walton Ave 19143 46th wd. 1,610 Sq. Ft. OPA#462071500 Improvements: Residential Property ANITA SINGLETON AND SHAMIRAH SINGLETON C.P. December Term, 2014 No. 01373 \$107,010.53 KML Law Group, P.C.
1801-557 3249 Saint Vincent St 19149-1627 55th wd. 1,120 Sq. Ft. OPA#551447200 Improvements: Residential Property CHARLES F. FULMER; MARGARET FULMER C.P. November Term, 2015 No. 00319 \$69,217.53 Phelan Hallinan Diamond & Jones, LLP	1801-567 3640 E Allen St 19134 45th wd. 2 STY MASONRY; 1,200 Sq. Ft. BRT#451128200 Improvements: Residential Dwelling CARLOS VARONA, JR C.P. April Term, 2017 No. 03162 \$30,157.37 McCabe, Weisberg, & Conway, P.C.	1801-575A 2305 S 63rd St (Premises “A”) 19142-2309 40th wd. 672 Sq. Ft. BRT#40-1-16600 Improvements: Residential Property WILLIAM LODGE C.P. July Term, 2017 No. 01331 \$90,487.94 Bruce M. Dorfman, Esquire	1801-583 5218 F St 19124 35th wd. 1,200 Sq. Ft. OPA#351337600 Improvements: Residential Property MAGDALENA RAMOS C.P. April Term, 2017 No. 01920 \$110,228.45 KML Law Group, P.C.	1801-591 1701 N 62nd St 19151 34th wd. 1,552 Sq. Ft. OPA#342301300 Improvements: Residential Property SEAN D. MASSEY C.P. November Term, 2014 No. 01335 \$102,478.51 KML Law Group, P.C.
1801-558 1658 N 60th St 19151-3907 34th wd. 1,078 Sq. Ft. OPA#342214800 Improvements: Residential Property EARL WOODS C.P. November Term, 2016 No. 00500 \$89,279.92 Phelan Hallinan Diamond & Jones, LLP	1801-568 650 E Clementine St 19134-2334 33rd wd. 1,008 Sq. Ft. OPA#331012200 Improvements: Residential Property JAMIE PEARLSTEIN C.P. April Term, 2017 No. 03929 \$32,581.43 Phelan Hallinan Diamond & Jones, LLP	1801-575B 6519 Allman St (Premises “B”) 19142-1923 40th wd. 935 Sq. Ft. BRT#40-3102600 Improvements: Residential Property WILLIAM LODGE C.P. July Term, 2017 No. 01331 \$90,487.94 Bruce M. Dorfman, Esquire	1801-584 12445 Sweetbriar Rd 19154 66th wd. 1,763 Sq. Ft. OPA#663173200 Improvements: Residential Property RONALD A. WRIGHT A/K/A RONALD WRIGHT C.P. April Term, 2017 No. 02746 \$218,211.39 KML Law Group, P.C.	1801-592 5529 Jefferson St 19131 4th wd. 1,365 Sq. Ft. OPA#041274400 Improvements: Residential Property FREDDIE DAVIS AND LILLIE MAE DAVIS C.P. December Term, 2014 No. 03597 \$70,491.29 KML Law Group, P.C.
1801-559 2646 S Massey St, a/k/a 2646 Massey St 19142-2124 40th wd. 960 Sq. Ft. OPA#406124200 Improvements: Residential Property JOHN T. YARSIAH C.P. June Term, 2014 No. 03037 \$59,259.75 Phelan Hallinan Diamond & Jones, LLP	1801-569 515 N 37th St 19104-2345 24th wd. 1,734 Sq. Ft. OPA#242174800 Improvements: Residential Property WANDA MCDUFFIE A/K/A WANDA WOODSON C.P. July Term, 2013 No. 00759 \$179,688.81 Phelan Hallinan Diamond & Jones, LLP	1801-575C 6534 Allman St (Premises “C”) 19142-1924 40th wd. 828 Sq. Ft. BRT#40-3106000 Improvements: Residential Property WILLIAM LODGE C.P. July Term, 2017 No. 01331 \$90,487.94 Bruce M. Dorfman, Esquire	1801-585 5856 Fernwood St 19143 3rd wd. 1,240 Sq. Ft. OPA#034037700 Improvements: Residential Property ESTELL GRADY SOLELY IN HER CAPACITY AS HEIR OF EDWARD T. FELL DECEASED C.P. September Term, 2016 No. 01700 \$7,604.18 KML Law Group, P.C.	1801-593A 5110 N 12th St 19141-2811 49th wd. 2,496 Sq. Ft. OPA#493133900 Subject to Mortgage Subject to Rent Improvements: Residential Property STEVE A. FREMPONG C.P. September Term, 2017 No. 01201 \$1,483,500 Jerome H. Lacheen, Esquire
1801-560 936 Winton St 19148 39th wd. ROW 2 STY MASONRY; 700 Sq. Ft. BRT#393314100 Improvements: Residential Dwelling FRANK J. GALLO, JR. C.P. September Term, 2016 No. 02926 \$103,847.76 McCabe, Weisberg, & Conway, P.C.	1801-570 136 W Clarkson Ave 19120 42nd wd. ROW 2 STY MASONRY; 1,152 Sq. Ft. BRT#422291600 Improvements: Residential Dwelling TAMARA TAYNEA WRIGHT, ADMINISTRATRIX OF THE ESTATE OF JOHNNIE ELAM C.P. November Term, 2016 No. 00337 \$57,114.18 McCabe, Weisberg, & Conway, P.C.	1801-576 6421 Garman St 19142 40th wd. 1,120 Sq. Ft. OPA#406260500 Improvements: Residential Property CHARLES G. BREEZE JR. A/K/A CHARLES G. BREEZE C.P. March Term, 2017 No. 01753 \$85,277.60 KML Law Group, P.C.	1801-587 3231 N Newkirk St 19129 38th wd. 828 Sq. Ft. OPA#381266100 Improvements: Residential Property CHERRISE REID C.P. April Term, 2017 No. 03171 \$63,157.60 KML Law Group, P.C.	1801-593B 5635 McMahon St 19144 12th wd. 2,432 Sq. Ft. OPA#122207800 Subject to Mortgage Subject to Rent Improvements: Residential Property STEVE A. FREMPONG C.P. September Term, 2017 No. 01201 \$1,483,500 Jerome H. Lacheen, Esquire
1801-561 533 Glen Echo Rd 19119-2917 22nd wd. 1,584 Sq. Ft. OPA#223176500 Improvements: Residential Property SLOAN D. CARTER C.P. April Term, 2017 No. 03700 \$249,287.10 Phelan Hallinan Diamond & Jones, LLP	1801-571 921 E Godfrey Ave 19124-1727 35th wd. 1,152 Sq. Ft. OPA#351111500 Improvements: Residential Property TENA BURGESS C.P. March Term, 2017 No. 02636 \$73,836.83 Phelan Hallinan Diamond & Jones, LLP	1801-578 5947 Reach St 19120 35th wd. 1,575 Sq. Ft. OPA#352242300 Improvements: Residential Property PHILIP S. APPENZELLER AND TAMMY M. LOWE C.P. July Term, 2013 No. 01527 \$126,999.14 KML Law Group, P.C.	1801-588 1817 S 65th St 19142 40th wd. 1,176 Sq. Ft. OPA#401199200 Improvements: Residential Property RICHARD I. BAILEY; VICTOR A. BAILEY; DIANE B. SANDERS, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF MILTON CLAYTON; MAXINE BATES, IN HER CAPACITY AS CO-EXECUTRIX AND DEVISEE OF THE ESTATE OF MILTON CLAYTON; JEWEL M. CLAYTON, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF MILTON CLAYTON; STEFON CLAYTON, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF MILTON CLAYTON; MI-	1801-594A 2124 N 11th St 19122-1211 20th wd. 2,240 Sq. Ft. OPA#202215038 Subject to Mortgage Subject to Rent Improvements: Residential Property AGNES FREMPONG C.P. September Term, 2017 No. 01201 \$1,483,500 Jerome H. Lacheen, Esquire
1801-562 4247 Palmetto St 19124 33rd wd. ROW B/GAR 1 STY MASONRY ; 722 Sq. Ft. BRT#332201400 Improvements: Residential Dwelling LUZ MARY CANDELA C.P. July Term, 2016 No. 00049 \$133,023.39 McCabe, Weisberg, & Conway, P.C.	1801-572 239 Rochelle Ave 19128-3813 21st wd. 2,189 Sq. Ft. OPA#213013000 Improvements: Residential Property	1801-579 1025 Harrison St 19124 23rd wd. 2,539 Sq. Ft. OPA#234135300 Improvements: Residential Property RONALD HUARNECK C.P. April Term, 2017 No. 02528 \$150,443.26 KML Law Group, P.C.	1801-580 537 E Tulpehocken St 19144 59th wd. 2,945 Sq. Ft. OPA#592121000 Improve-	1801-594B 920 E Price St 19138 59th wd. 2,405 Sq. Ft. OPA#591067500 Subject to Mortgage Subject to Rent Improvements: Residential Property AGNES FREMPONG C.P. September Term, 2017 No. 01201 \$1,483,500 Jerome H. Lacheen, Esquire
1801-563 2211 S Woodstock St a/k/a 2211 Woodstock St 19145-3510 48th wd. 1,036 Sq. Ft. OPA#481335700 Improvements: Residential Property				

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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