

# Sheriff’s Sale Notices for March 3, 2020

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p><b>FIRST PUBLICATION</b> Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 3, 2020, at the:</p> <p><b>FIRST DISTRICT PLAZA</b> 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EST) Rochelle Bilal, Sheriff</p> <p><b>JUDICIAL/FORECLOSURE SALE</b> CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when their 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 their 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 their 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 her 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 her 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><b>NOTICE OF SCHEDULE OF DISTRIBUTION</b></p> <p>The Sheriff will file in her office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on March 3, 2020.</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p><b>EXPLANATION</b></p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by her.</p> <p>Very truly yours, <b>ROCHELLE BILAL</b>, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p><b>SHERIFF’S SALE OF TUESDAY, MARCH 3, 2020</b></p> <p><b>2003-301</b> <b>547 N Wanamaker St 19131</b> 4th wd. 825 Sq. Ft.; Improvements: 1,220 Sq. Ft. OPA#043142300 Improvements: Row 2 Sty Masonry DORIS CLARK, IN HER CAPACITY AS HEIR OF BERNARD A. LEVINE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BERNARD A. LEVINE C.P. June Term, 2019 No. 06689 \$50,032.15 Robert Crawley, Esquire</p> <p><b>2003-302</b> <b>33 W Seymour St 19144</b> 12th wd. Improvement Area: 1,628 Sq. Ft.; Land Area: 1,332 Sq. Ft. OPA#123053700 Improvements: Residential Dwelling THOMAS A. JONES A/K/A THOMAS ALEXANDER JONES, SR. A/K/A THOMAS A. JONES, SR., INDIVIDUALLY AND IN HIS/HER CAPACITY AS HEIR OF ROBIN M. EVANS-JONES A/K/A ROBIN EVANS JONES A/K/A ROBIN EVANS-JONES A/K/A ROBIN MARCIA JONES A/K/A ROBIN EVANS A/K/A ROBIN M. JONES; REGINALD EVANS, IN HIS CAPACITY AS EXECUTOR OF THE ESTATE OF ROBIN M. EVANS-JONES A/K/A ROBIN EVANS JONES A/K/A ROBIN EVANS-JONES A/K/A ROBIN MARCIA JONES A/K/A ROBIN EVANS A/K/A ROBIN M. JONES; KAREEM N. OLIVER,</p>	<p>IN HIS/HER CAPACITY AS HEIR OF ROBIN M. EVANS-JONES A/K/A ROBIN EVANS JONES A/K/A ROBIN EVANS-JONES A/K/A ROBIN MARCIA JONES A/K/A ROBIN EVANS A/K/A ROBIN M. JONES; TOSHAAN M. OLIVER, IN HIS/HER CAPACITY AS HEIR OF ROBIN M. EVANS-JONES A/K/A ROBIN EVANS JONES A/K/A ROBIN MARCIA JONES A/K/A ROBIN EVNAS A/K/A ROBIN M. JONES; COY H. EVANS, IN HIS/HER CAPACITY AS HEIR OF ROBIN M. EVANS-JONES A/K/A ROBIN EVANS JONES A/K/A ROBIN MARCIA JONES A/K/A ROBIN EVANS A/K/A ROBIN M. JONES C.P. February Term, 2019 No. 02618 \$74,002.22 Robert Flacco, Esquire</p> <p><b>2003-303</b> <b>3617 Wallace St 19104</b> 24th wd. 542 Sq. Ft. OPA#242096600 Improvements: Residential Property CHARLES ROUNDTREE HTTA CHARLES ROUNDTREE, III AND DAWN N. ROUNDTREE C.P. July Term, 2019 No. 03013 \$57,221.07 KML Law Group, P.C.</p> <p><b>2003-304</b> <b>37 W Rockland St 19144</b> 12th wd. 1,505 Sq. Ft. OPA#123037600 Improvements: Residential Property ANDRI COUCIL JR. C.P. February Term, 2015 No. 01113 \$120,061.53 KML Law Group, P.C.</p> <p><b>2003-305</b> <b>7540 Sherwood Rd 19151</b> 34th wd. 1,389 Sq. Ft. OPA#343237200 Improvements: Residential Property KIA S. SAWYER C.P. January Term, 2019 No. 00320 \$136,104.67 KML Law Group, P.C.</p> <p><b>2003-306</b> <b>4038 M St 19124</b> 33rd wd. 1,125 Sq. Ft. OPA#332458100 Improvements: Residential Property JASELLY CITRON-GARCIA C.P. August Term, 2019 No. 04515 \$102,668.25 Shapiro &amp; DeNardo, LLC</p> <p><b>2003-307</b> <b>1148 S 60th St 19143</b> 3rd wd. (formerly 46th wd.) 1,583 Sq. Ft. OPA#033215100 Improvements: Residential Property JAIME WEATHERBE AD MICHAEL WEATHERBE C.P. April Term, 2019 No. 02957 \$182,811.00 KML Law Group, P.C.</p> <p><b>2003-308</b> <b>732 S Alden St 19143</b> 46th wd. 900 Sq. Ft. OPA#463260800 Improvements: Residential Property MARK ABRAMS C.P. October Term, 2019 No. 00514 \$50,357.15 Shapiro &amp; DeNardo, LLC</p> <p><b>2003-309</b> <b>2113 Ripley St 19152</b> 56th wd. 2,625 Sq. Ft. OPA#561581000 Improvements: Residential Property KAREN S. STRAWBRIDGE AND THOMAS H. STRAWBRIDGE, JR. C.P. January Term, 2019 No. 01478 \$201,678.72 Shapiro &amp; DeNardo, LLC</p> <p><b>2003-310</b> <b>5108 Duffield St 19124</b> 62nd wd. Land: 1,980 Sq. Ft.; Improvement: 1,632 Sq. Ft.; Total: 1,980 Sq. Ft. OPA#62-2-2386-00 Improvements: Residential Property KEATRISHA ALLEN C.P. November Term, 2017 No. 01532 \$98,001.68 Richard M. Squire &amp; Associates, LLC</p> <p><b>2003-311</b> <b>10 Shipley Pl 19152</b> 57th wd. 3,693 Sq. Ft. OPA#571054600 Improvements: Residential Property MAUREEN A. ROSE AND SHACKARAH S. VERA C.P. March Term, 2019 No. 03441 \$185,142.02 KML Law Group, P.C.</p> <p><b>2003-312</b> <b>5100 N 15th St 19141</b> 17th wd. 1,806 Sq. Ft. OPA#172057300 Improvements: Residential Property EMANUEL T. FREDERICK, AS ADMINISTRATOR OF THE ESTATE OF CARRIE</p>	<p>FREDERICK, DECEASED C.P. February Term, 2016 No. 05060 \$79,802.73 KML Law Group, P.C.</p> <p><b>2003-313</b> <b>3705 Genesee Dr 19154</b> 66th wd. 1,800 Sq. Ft. OPA#663429300 Improvements: Residential Property MARK NAST, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF KATHLEEN NAST; MELISSA NAST, AS BELIEVED HEIR AND/OR ADMINISTRATOR OF THE ESTATE OF KATHLEEN NAST; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF KATHLEEN NAST C.P. June Term, 2019 No. 05165 \$214,194.24 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p><b>2003-314</b> <b>7418 N 21st St 19138</b> 10th wd. 1,815 Sq. Ft. OPA#101192200 Improvements: Residential Property DERRICK G. ROSE A/K/A DERRIK ROSE C.P. August Term, 2019 No. 02364 \$102,285.46 KML Law Group, P.C.</p> <p><b>2003-315</b> <b>3533 Shelmire Ave 19136</b> 64th wd. 1,608 Sq. Ft. OPA#6642180900 Improvements: Residential Property KENNETH C. PUGLIESI, A/K/A KENNETH PUGLIESI C.P. August Term, 2018 No. 00001 \$131,704.79 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p> <p><b>2003-316</b> <b>7401 Lapwing Pl 19153</b> 40th wd. 2,609 Sq. Ft. OPA#406668100 Improvements: Residential Property MARIA T. DONATO, A/K/A MARIA T. PAR-RILLO C.P. January Term, 2019 No. 00139 \$165,579.38 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p><b>2003-317</b> <b>2889 Tremont St 19136</b> 57th wd. 2,249 Sq. Ft. OPA#572059374 Improvements: Residential Property PETER C. DANIS C.P. February Term, 2018 No. 02419 \$166,070.05 KML Law Group, P.C.</p> <p><b>2003-318</b> <b>6942 Cresheim Rd 19119</b> 22nd wd. S/D W/B GAR 2 STY MASONRY; 2,068 Sq. Ft. BRT#223205900 Improvements: Residential Dwelling MARIAN D. HILL AND UNITED STATES OF AMERICA C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVANIA C.P. April Term, 2017 No. 00151 \$343,251.66 McCabe, Weisberg, &amp; Conway, LLC</p> <p><b>2003-319</b> <b>4325 E Wingoheocking St a/k/a 4325 Wingoheocking St 19124</b> 23rd wd. 1,752 Sq. Ft. OPA#234208500 Improvements: Residential Property LISA M. MACKENZIE C.P. March Term, 2017 No. 03166 \$80,273.47 KML Law Group, P.C.</p> <p><b>2003-320</b> <b>404 N 64th St 19151</b> 34th wd. S/D CONV APT 2 STY MASONRY; 2,232 Sq. Ft. BRT#343081900 Subject to Rent Improvements: Residential Dwelling LETHIA M. MILLER-BERRY F/K/A LETHIA M. MILLER \$11,209.91 McCabe, Weisberg, &amp; Conway, LLC</p> <p><b>2003-321</b> <b>1207 S 46th St a/k/a 1207-1209 S 46th St 19143</b> 27th wd. ROW 3 STY MASONRY; 3,255 Sq. Ft. BRT#272161500 Subject to Mortgage Improvements: Residential Dwelling ROSA REED-SIMMONS A/K/A REVEREND ROSA REED-SIMMONS C.P. July Term, 2016 No. 03366 \$367,526.71 McCabe, Weisberg, &amp; Conway, LLC</p> <p><b>2003-322</b> <b>931 N Fallon St 19131</b> 44th wd. 825 Sq. Ft. OPA#442203500 Improvements: Residential Property SHAWNNETTE L. JOHNSON A/K/A SHAWNNETTE D.L. JOHNSON C.P.</p>	<p>September Term, 2019 No. 02371 \$27,379.81 KML Law Group, P.C.</p> <p><b>2003-323</b> <b>7114 Grays Ave 19142</b> 40th wd. 1,320 Sq. Ft. OPA#404209200 Subject To Mortgage: This Sale is Under and Subject to 1st Mortgage Improvements: Residential Property FITSUM A. ABAY A/K/A FITSUM ABAY C.P. July Term, 2019 No. 01431 \$25,582.33 KML Law Group, P.C.</p> <p><b>2003-324</b> <b>5537 Larchwood Ave 19143</b> 60th wd. 1,178 Sq. Ft. OPA#604137700 Improvements: Residential Property EDDIE GREEN SOLELY IN HIS CAPACITY AS HEIR OF ANTHONY GREEN DECEASED C.P. June Term, 2019 No. 06526 \$44,675.57 KML Law Group, P.C.</p> <p><b>2003-325</b> <b>1013 E Slocum St 19150</b> 50th wd. S/D W/B GAR 2 STY MASONRY; 1,474 Sq. Ft. BRT#502393600 Subject to Mortgage Improvements: Residential Dwelling CATHERINE A. ADAMS C.P. November Term, 2018 No. 02463 \$112,967.37 McCabe, Weisberg, &amp; Conway, LLC</p> <p><b>2003-326</b> <b>9347 Edmund St 19114</b> 65th wd. 3,750 Sq. Ft. BRT#652390810 Improvements: Residential Real Estate DENISE HEWITT C.P. February Term, 2016 No. 00438 \$224,495.06 Stern &amp; Eisenberg, P.C.</p> <p><b>2003-327</b> <b>3227 Turner St 19121</b> 32nd wd. 1,360 Sq. Ft. BRT#324025400 Improvements: Residential 151 PROPERTIES INC., BY: ARIK KLEIN, PRESIDENT C.P. August Term, 2019 No. 02581 \$238,056.54 Stern &amp; Eisenberg, P.C.</p> <p><b>2003-328</b> <b>6613 N Smedley St 19126</b> 10th wd. ROW B/GAR 2 STY MASONRY; 1,416 Sq. Ft. BRT#101033500 Subject to Mortgage Improvements: Residential Dwelling BRIAN K. HILL A/K/A BRIAN HILL , KNOWN SURVIVING HEIR OF NANDELL BROWN, TOBIE HILL, KNOWN SURVIVING HEIR OF NANDELL BROWN, KIM HILL, KNOWN SURVIVING HEIR OF NANDELL BROWN AND ANTHONY HILL, KNOWN SURVIVING HEIR OF NANDELL BROWN AND UNKNOWN SURVIVING HEIRS OF NANDELL BROWN C.P. December Term, 2017 No. 00559 \$58,102.27 McCabe, Weisberg, &amp; Conway, LLC</p> <p><b>2003-329</b> <b>6056 Callowhill St 19151</b> 34th wd. 1,710 Sq. Ft. BRT#341042400 Improvements: Residential TYRAIL FREDERICK STEWART, SOLELY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CINDY STEWART, DECEASED C.P. August Term, 2019 No. 04648 \$84,154.51 Stern &amp; Eisenberg, PC</p> <p><b>2003-330</b> <b>1158 E Sanger St 19124</b> 62nd wd. 1,504 Sq. Ft. BRT#621047500 Improvements: Residential Real Estate LORENZA PERALTA-RODRIGUEZ C.P. September Term, 2018 No. 00590 \$107,574.51 Stern &amp; Eisenberg, P.C.</p> <p><b>2003-331</b> <b>3706 Vader Rd a/k/a 3706 Vader Dr 19154</b> 66th wd. 1,800 Sq. Ft. OPA#663424200 Improvements: Residential Property CAROLE JANE TYRE A/K/A CAROL JANE C.P. May Term, 2018 No. 02724 \$38,993.97 KML Law Group, P.C.</p> <p><b>2003-332</b> <b>6500 Hasbrook Ave 19111</b> 35th wd. 1,847 Sq. Ft. OPA#353192100 Improvements: Residential Property STEVEN KLEPCZYNSKI C.P. August Term, 2014 No. 00834 \$198,137.17 KML Law Group, P.C.</p> <p><b>2003-333</b> <b>636 Allengrove St 19120</b> 35th wd. 1,343 Sq. Ft. OPA#351085100 Improvements: Residential Property</p>



SHERIFF'S SALE

PETERSON RENE C.P. June Term, 2019 No. 05256 \$78,660.66 KML Law Group, P.C.

2003-334

**1833 Wilmot St 19124** 23rd wd. 2,062 Sq. Ft. OPA#232135005 Improvements: Residential Property  
BELINDA HARRIS C.P. June Term, 2016 No. 00674 \$68,534.83 KML Law Group, P.C.

2003-335

**10209 W Keswick Rd 19114** 66th wd. 3,018 Sq. Ft. OPA#661057900 Improvements: Residential Property  
ELVA LENNOX, SOLELY IN HER CAPACITY AS HEIR OF JOHN LENNOX, DECEASED C.P. April Term, 2018 No. 04021 \$158,201.34 KML Law Group, P.C.

2003-336

**2723 W Silver St 19132-2539** 28th wd. 754 Sq. Ft. OPA#281412700 Improvements: Residential Property  
LORENZO E. BAILEY A/K/A LORENZO BAILEY; VERNON ACKRIDGE A/K/A VERNON AKRIDGE C.P. October Term, 2018 No. 00356 \$33,385.33 Phelan Hallinan Diamond & Jones, LLP

2003-337

**6521 Windsor Ave 19142** 40th wd. 1,600 Sq. Ft. OPA#403078100 Improvements: Residential Property  
CHERYL OWENS A/K/A CHERYL VAN-ESSA OWENS C.P. July Term, 2017 No. 02506 \$80,342.21 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

2003-338

**1245 W Westmoreland St 19140** 43rd wd. ROW 3 STY MASONRY; 2,208 Sq. Ft. BRT#431047010 Improvements: Residential Dwelling  
THERESA JONES C.P. March Term, 2019 No. 03132 \$121,369.66 McCabe, Weisberg, & Conway, LLC

2003-339

**628 N 64th St 19151-3837** 34th wd. Land: 2,500 Sq. Ft.; Improvement: 1,924 Sq. Ft.; Total: 2,500 Sq. Ft. OPA#344246300 Improvements: Residential Property  
RUFUS JOHNSON C.P. August Term, 2019 No. 01818 \$106,508.47 Richard M. Squire & Associates, LLC

2003-340

**1036 S 54th St 19143** 51st wd. ROW B/GAR 2 STY MASONRY; 1,344 Sq. Ft. BRT#513126200 Improvements: Residential Dwelling  
DANIEL S. TOE, SR. AND LULA M. WILSON-TOE C.P. February Term, 2014 No. 00852 \$78,867.59 McCabe, Weisberg, & Conway, LLC

2003-341

**1834 S 22nd St 19145-1941** 48th wd. 1,440 Sq. Ft. OPA#482197800 Improvements: Residential Property  
REGINALD SELDEN, JR A/K/A REGINAL SELDEN, JR; RLS PROPERTY MANAGEMENT LLC, A NEW JERSEY LIMITED LIABILITY COMPANY C.P. October Term, 2019 No. 00663 \$133,036.17 Phelan Hallinan Diamond & Jones, LLP

2003-342

**7901 Ridge Ave 19128** 21st wd. 13,854 Sq. Ft. OPA#882920460 Subject to Mortgage Improvements: Misc Day Care Masonry  
LES PETITS CHERUBS LTD AND AMELIA O'DONNELL NARCISI C.P. January Term, 2019 No. 01056 \$1,222,598.45 William F. Saldutti, III, Esquire

2003-343

**6315 Elmwood Ave 19142-2908** 40th wd. 1,320 Sq. Ft. OPA#402225800 Improvements: Residential Property  
MARLO L. TRIBBLE A/K/A MARLO L. HUNTER C.P. April Term, 2019 No. 02200 \$24,213.32 Phelan Hallinan Diamond & Jones, LLP

2003-344

**807 E Haines St 19138** 59th wd. DET W/D GAR 2.5 STY STONE; 6,817 Sq. Ft. BRT#592013000 Improvements: Residential Dwelling  
MARIE JEROME C.P. December Term, 2015 No. 00282 \$333,789.80 McCabe, Weisberg, & Conway, LLC

2003-345

**3023 Livingston St 19134** 25th wd. 863 Sq. Ft. OPA#251315300 Improvements: Residential Property  
PATRICIA CONKLIN, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE

SHERIFF'S SALE

ESTATE OF PATRICIA A. KRAUSE; MICHAEL INFANTI, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF PATRICIA A. KRAUSE; ROBERT INFANTI, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF PATRICIA A. KRAUSE; UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF PATRICIA A. KRAUSE C.P. July Term, 2018 No. 02217 \$77,889.85 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2003-346

**2655 Levick St 19149** 62nd wd. 1,898 Sq. Ft. OPA#621288600 Improvements: Row B/gar 2 Sty Masonry  
KAREN SUE SILBERSTEIN, IN HER CAPACITY AS HEIR OF DONALD P. SCHLEICHER A/K/A DONALD SCHLEICHER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DONALD P. SCHLEICHER A/K/A DONALD SCHLEICHER C.P. September Term, 2019 No. 00529 \$115,903.51 Robert Crawley, Esquire

2003-347

**3571 Stouton St 19134** 45th wd. 824 Sq. Ft. BRT#452393300 Improvements: Residential Real Estate  
TRACY HUA AND CHI-HUNG MU C.P. January Term, 2017 No. 00307 \$116,648.86 Stern & Eisenberg PC

2003-348

**6619 Leeds St 19151-3029** 34th wd. 1,188 Sq. Ft. OPA#344035900 Improvements: Residential Property  
RICHARD H. SCHOFIELD A/K/A RICHARD SCOFIELD C.P. September Term, 2018 No. 00327 \$70,235.47 Phelan Hallinan Diamond & Jones, LLP

2003-349

**1700 Kennedy St 19124** 62nd wd. 1,630 Sq. Ft. OPA#622156510 Improvements: Residential Property  
ROBERT FULFORD A/K/A ROBERT FULFORD III AND WENDY B. FULFORD C.P. October Term, 2018 No. 02291 \$68,481.66 KML Law Group, P.C.

2003-350

**2655 S Massey St 19142** 40th wd. 1,240 Sq. Ft. OPA#406118300 Improvements: Residential Property  
KEMP CARTER C.P. June Term, 2019 No. 06732 \$80,618.69 KML Law Group, P.C.

2003-351

**5906 Tabor Ave a/k/a 5906 Tabor Rd 19120** 35th wd. 1,269 Sq. Ft. BRT#352332000 Improvements: Residential Dwelling  
DARRIN L. CHAPMAN IN HIS CAPACITY AS THE EXECUTOR OF THE ESTATE OF PATRICIA E. CARTER, DECEASED C.P. February Term, 2018 No. 02914 \$73,902.11 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq.

2003-353

**2044 S. Bonsall St 19145-2606** 48th wd. 800 Sq. Ft. OPA#482286500 Improvements: Single Family Residential Dwelling  
SOMCHAY SAYAMANH AND PHET-SAMONE PHANTHAVONG A/K/A PHE-SAMONE PHANTHAVONG C.P. July Term, 2019 No. 04062 \$56,220.29 Hladik, Onorato & Federman, LLP

2003-354

**2243 N. 22nd St. 19132** 16th wd. Land: 1,625 Sq. Ft.; Improvement: 2,126 Sq. Ft.; Total: 2,126 Sq. Ft. OPA#162208700 Improvements: Residential Property  
THERESA MEGGETT C.P. August Term, 2019 No. 03102 \$19,031.48 Richard M. Squire & Associates, LLC

2003-355

**31 Hamilton Cir 19130** 8th wd. 1,694 Sq. Ft. OPA#084050785 Subject to Mortgage Improvements: Residential Property  
MITCHELL PRENSKY; JENNIFER L. PRENSKY, A/K/A JENNIFER PRENSKY C.P. February Term, 2019 No. 03091 \$102,769.16 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2003-356

**6144 Webster St 19143** 3rd wd. 3,316 Sq.

SHERIFF'S SALE

Ft. OPA#033037400 Subject to Mortgage Improvements: Residential Property  
JOREE PETTEY C.P. May Term, 2016 No. 02317 \$99,431.08 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

2003-357

**5437 Gainor Rd 19131** 52nd wd. 3,125 Sq. Ft. OPA#522107000 Improvements: Residential Property  
LUCILLE JAMES, A/K/A LOUCILLE JAMES C.P. May Term, 2019 No. 00237 \$50,289.62 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

2003-358

**1024 S 22nd St 19146** 30th wd. 1,457 Sq. Ft. OPA#302296800 Improvements: Residential Property  
NICHOLAS A. OFFENBACHER C.P. December Term, 2013 No. 00110 \$308,921.71 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

2003-359

**518 N Simpson St 19151** 34th wd. 1,830 Sq. Ft. OPA#343109700 Improvements: Residential Property  
GEORGE SNOKE, SR. A/K/A GEORGE SNOKE, A/K/A GEORGE J. SNOKE, SR. C.P. June Term, 2019 No. 06016 \$64,030.60 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2003-360

**5743 N Hope St 19120** 61st wd. 1,365 Sq. Ft. OPA#612464400 Improvements: Residential Property  
UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF ALIRIO ROJAS, A/K/A A. ROJAS; JENNIFER GALARZA, AS POSSIBLE HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF ALIRIO ROJAS C.P. August Term, 2018 No. 02208 \$42,158.33 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2003-361

**933 E Ellet St 19150** 50th wd. 2,064 Sq. Ft. OPA#502436200 Improvements: Residential Property  
ANGELA I. ALEXANDER, A/K/A ANGELA L. ALEXANDER; J. HITE ALEXANDER, JR. A/K/A J. HITE ALEXANDER C.P. May Term, 2017 No. 04207 \$166,595.28 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2003-362

**134 Dimarco Dr 19154** 66th wd. 3,767 Sq. Ft. OPA#662300400 Improvements: Residential Property  
THOMAS ABRUZZO, A/K/A THOMAS B. ABRUZZO, JR. C.P. December Term, 2018 No. 01116 \$187,623.86 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2003-363

**488 W Clapier St 19144** 13th wd. 1,416 Sq. Ft. OPA#133058800 Improvements: Residential Property  
DALLAS BYUS, KNOWN HEIR OF SHERMAN BYUS, DECEASED, A. YVONNE DAVIS, KNOWN HEIR OF SHERMAN BYUS, DECEASED, AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHERMAN BYUS, DECEASED C.P. May Term, 2019 No. 01189 \$140,224.14 Shapiro & DeNardo, LLC

2003-364

**9831 Hoff St 19115** 58th wd. 3,240 Sq. Ft. OPA#581416400 Subject to Mortgage Improvements: Residential Property  
STEVEN ARGONDEZZI, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF VINCENT ARGONDEZZI; UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF VINCENT ARGONDEZZI C.P. May Term, 2019 No. 01613 \$103,187.89 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2003-365

**3005 N Ringgold St 19132** 38th wd. 750 Sq. Ft.; Improvements: 1,000 Sq. Ft. OPA#381019100 Improvements: Row 2 Sty Masonry  
CHARLEENE FLOWERS SMITH A/K/A CHARLEENE SMITH A/K/A CHARLEEN F. SMITH, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF ARLEENE FLOWERS A/K/A ARLEENE BELL A/K/A ARLEENE BELL FLOWERS A/K/A ARLEENE B. BELL C.P. September Term, 2019 No. 00560 \$32,090.33 Robert Crawley, Esquire

2003-366

**6119 Walton Ave 19143** 3rd wd. 2,250 Sq. Ft.; Improvements: 1,258 Sq. Ft. OPA#032168300

SHERIFF'S SALE

Improvements: Semi/det 2 Sty Frame  
CHARLES W. SMITH C.P. April Term, 2019 No. 03305 \$43,493.79 Robert Crawley, Esquire

2003-367

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

2003-368

**3104 W Berks St 19121** 32nd wd. 1,120 Sq. Ft.; Improvements: 2,166 Sq. Ft. OPA#323026601 Improvements: Row 3 Sty Masonry  
PATRICIA A. FOUNTAIN A/K/A PATRICIA FOUNTAIN; THE UNITED STATES OF AMERICA C.P. May Term, 2019 No. 01638 \$57,954.06 Robert Crawley, Esquire

2003-369

**4830 A St 19120** 42nd wd. 1,669 Sq. Ft.; Improvements: 1,350 Sq. Ft. OPA#421292600 Improvements: Row 2 Sty Masonry  
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

2003-370

**2125 Stenton Ave 19138-2509** 10th wd. 1,236 Sq. Ft. OPA#102338300 Improvements: Residential Property  
ANDRE RAYNOR, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF BRENDA C. RAYNOR A/K/A BRENDA CELESTINE RAYNOR; EIONNA A. RAYNOR, IN HER CAPACITY AS HEIR OF THE ESTATE OF BRENDA C. RAYNOR A/K/A BRENDA CELESTINE RAYNOR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BRENDA C. RAYNOR A/K/A BRENDA CELESTINE RAYNOR, DECEASED C.P. August Term, 2018 No. 00266 \$29,641.72 Phelan Hallinan Diamond & Jones, LLP

2003-371

**1413 Hemlock Pl 19116-1512** 58th wd. 1,296 Sq. Ft. OPA#583074900 Improvements: Residential Property  
WILLIAM JORDAN C.P. October Term, 2017 No. 00073 \$226,475.53 Phelan Hallinan Diamond & Jones, LLP

2003-372

**127 N. Peach 19139** 44th wd. 867.1 (14'7" x 59'6") OPA#44-1-1799-00 Improvements: Residential Use/residential Mixed-use  
ROBIN SINGLETON C.P. November Term, 2015 No. 04093 \$29,827.23 Jon Marshall

2003-373

**1015 E Dorset St a/k/a 1015 Dorset St 19150-3101** 50th wd. 1,474 Sq. Ft. OPA#502375900 Improvements: Residential Property  
RUTH A. CARVALHO, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOSEPH T. CARVALHO, JR A/K/A JOSEPH T. CARVALHO; STEVEN K. CARVALHO, IN HIS CAPACITY AS HEIR OF THE ESTATE OF JOSEPH T. CARVALHO, JR A/K/A JOSEPH T. CARVALHO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH T. CARVALHO, JR, DECEASED C.P. May Term, 2014 No. 03607 \$232,814.38 Phelan Hallinan Diamond & Jones, LLP

2003-374

**12227 Medford Rd 19154** 66th wd. 2,000 Sq. Ft. OPA#663253400 Improvements: Residential Property  
JESSICA DOLAN AND MICHAEL DOLAN C.P. July Term, 2019 No. 04686 \$185,873.45 KML Law Group, P.C.

2003-375

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

2003-376

**2053 Titan St 19146** 36th wd. 903 Sq. Ft.

SHERIFF'S SALE

OPA#361093600 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALICE DARDEN, DECEASED; ARTHUR DARDEN, IN HIS CAPACITY AS HEIR OF ALICE DARDEN, DECEASED; DENISE DARDEN A/K/A DENISE GINYARD, IN HER CAPACITY AS HEIR OF ALICE DARDEN, DECEASED C.P. April Term, 2018 No. 03281 \$91,636.16 RAS Citron LLC - Walter Gouldsbury, Esquire

2003-377

**927 Scattergood St 19124** 35th wd. 1,108 Sq. Ft. OPA#351168600 Improvements: Residential Property  
MAXIMILIAN WIGGINS C.P. July Term, 2019 No. 02501 \$64,181.00 Phelan Hallinan Diamond & Jones, LLP

2003-378

**1137 S 13th St 19147-4534** 2nd wd. 1,632 Sq. Ft. OPA#021603900 Subject to Mortgage Improvements: Residential Property  
THE UNKNOWN HEIRS, EXECUTORS AND/OR ADMINISTRATORS OF THE ESTATE OF SALLIE J. MCALLISTER A/K/A SALLY J. MCCALLISTER; BELINDA DICKENS, IN HER CAPACITY AS HEIR OF SALLIE J. MCALLISTER DECEASED C.P. February Term, 2017 No. 02504 \$151,304.42 Phelan Hallinan Diamond & Jones, LLP

2003-379

**335 E Cliveden St 19119** 22nd wd. 2,699 Sq. Ft. OPA#221049200 Improvements: Residential Property  
VANCE WRIGHT A/K/A VANCE L. WRIGHT C.P. December Term, 2018 No. 00079 \$205,287.47 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2003-380

**6753 Guyer Ave 19142-2610** 40th wd. 1,105 Sq. Ft. OPA#406313900 Improvements: Two Story Masonry Row Home B/garage  
DERLYN OWENS C.P. June Term, 2019 No. 06681 \$51,829.96 Hladik, Onorato, & Federman, LLP

2003-381

**2801 Fanshawe St 19149** 55th wd. 3,349 Sq. Ft. OPA#551118100 Improvements: Residential Property  
MICHELE L. ARMSTRONG AND GREGORY M. ARMSTRONG C.P. July Term, 2019 No. 00477 \$149,921.51 Shapiro & DeNardo, LLC

2003-382

**5360 Priscilla St 19144** 12th wd. 966 Sq. Ft.; Improvements: 1,048 Sq. Ft. OPA#124136700 Improvements: Row2 Sty Masonry  
JOANNA LIGHTFOOT A/K/A JOANNE LIGHTFOOT A/K/A JOANNE L. TYER A/K/A JOANNA TYER, INDIVIDUALLY AND AS EXECUTRIX AND HEIR OF THE ESTATE OF LEON TYER A/K/A LEON JOSEPH TYER, SR. A/K/A LEON TYER, SR.; LEON J. TYER, JR. IN HIS CAPACITY AS HEIR OF LEON TYER A/K/A LEON JOSEPH TYER, SR. A/K/A LEON TYER, SR. AND JOANN WHITEST A/K/A JOANNE WHITEST A/K/A JOANNE L. TYER; RACHEL TYER, IN HER CAPACITY AS HEIR OF LEON TYER A/K/A LEON JOSEPH TYER, SR. A/K/A LEON TYER, SR. AND JOANN WHITEST A/K/A JOANNE WHITEST A/K/A JOANNE L. TYER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEON TYER A/K/A LEON JOSEPH TYER, SR. A/K/A LEON TYER, SR. AND JOANN WHITEST A/K/A JOANNE WHITEST A/K/A JOANNE L. TYER C.P. May Term, 2019 No. 09025 \$97,619.07 Robert Crawley, Esquire

2003-383

**1621 W Huntingdon St 19132-3944** 16th wd. 1,806 Sq. Ft. OPA#161309900 Subject to Mortgage Subject to Rent Improvements: Residential Dwelling, Row Conv/apt 3 Sty Mason  
KP INVESTMENTS GROUP, LLC C.P. December Term, 2014 No. 02308 \$65,801.93 Timoney Knox, LLP

2003-384

**8306 Dorcas St 19152-2258** 56th wd. 4,274 Sq. Ft. BRT#562313756 Improvements: Residential  
DORIT MAIRANTZ A/K/A DORIT MARA-INTZ AND MEIR GOLA C.P. October Term, 2018 No. 02944 \$110,392.11 Stern & Eisenberg PC



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p><b>2003-385</b> <b>4542 Strahle St 19136</b> 65th wd. 1599 Sq. Ft. BRT#652062400 Improvements: Residential JEAN LUND A/K/A JEAN M. LUND AND MICHAEL MILLER C.P. August Term, 2019 No. 02740 \$131,592.34 Stern &amp; Eisenberg PC</p>	<p>RUFF, IN HER CAPACITY AS HEIR OF GRACE W. WHITE A/K/A GRACE WARNER, DECEASED; THEDA FLOYD CAMMON, IN HER CAPACITY AS HEIR OF GRACE W. WHITE A/K/A GRACE WARNER, DECEASED; EDWIN FLOYD, IN HIS CAPACITY AS HEIR OF GRACE W. WHITE A/K/A GRACE WARNER, DECEASED C.P. August Term, 2018 No. 00594 \$29,660.29 Robert Crawley, Esquire</p>	<p>HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELOISE HILL, DECEASED C.P. December Term, 2018 No. 02903 \$61,969.07 Shapiro &amp; DeNardo, LLC</p>	<p><b>2003-421</b> <b>6558 N Bouvier St 19126-3413</b> 17th wd. 1,250 Sq. Ft. OPA#172232700 Improve- ments: Residential Property JILNA L. HALL C.P. January Term, 2019 No. 02305 \$109,379.32 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-432</b> <b>6514 N 21st St 19138</b> 10th wd. 1,200 Sq. Ft.; Improvements: 1,718 Sq. Ft. OPA#102088500 Improvements: Row B/off Str 2 Sty Mason JACQUELINE STEVENS C.P. June Term, 2019 No. 06594 \$79,085.07 Phillip D. Berger, Esq.; Berger Law Group, PC</p>
<p><b>2003-386</b> <b>2157 Furley St 19138</b> 17th wd. 834 Sq. Ft. BRT#171114300 Improvements: Residential Real Estate EDNA R. LATHAM A/K/A EDNA RENEE LATHAM C.P. August Term, 2019 No. 04423 \$73,107.45 Stern &amp; Eisenberg PC</p>	<p><b>2003-397</b> <b>1345 E. Luzerne St 19124</b> 33rd wd. 2,260 Sq. Ft. BRT#332025200 Improvements: Resi- dential Dwelling WILNELIA COTTO C.P. September Term, 2018 No. 03010 \$66,191.32 DWaldmanlaw, P.C.</p>	<p><b>2003-409</b> <b>1865 Conlyn St 19141</b> 17th wd. 1,632 Sq. Ft. OPA#171145700 Improvements: Residential Property JASMIN D. DAVIS C.P. September Term, 2019 No. 00690 \$96,712.84 KML Law Group, P.C.</p>	<p><b>2003-422</b> <b>5125 Reno St 19139</b> 44th wd. Land - 630 Sq. Ft.; Improvement - 896 Sq. Ft. OPA#441309800 Subject to Mortgage Improvements: Row 2 Sty Masonry MAINSTREET JP, LLC C.P. August Term, 2019 No. 01237 \$87,649.54 Jennifer Popelack, Esquire; Mattioni, Ltd.</p>	<p><b>2003-433</b> <b>6138 Grays Ave 19142-3208</b> 40th wd. 1,740 Sq. Ft. OPA#402157700 Improvements: Residential Property DEBRA MCDUFFIE A/K/A DEBORAH MCDUFFIE; JASPER GOLATT C.P. October Term, 2017 No. 00225 \$63,274.91 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>2003-387</b> <b>111 S 15th St 308 a/k/a 111 S 15th St Unit P308 19102</b> 8th wd. 0 Sq. Ft. BRT#888087492 Improvements: Res Condo 5+ Sty Masnory KEVIN JONES A/K/A KEVIN K. JONES C.P. March Term, 2015 No. 02570 \$422,216.68 Milstead &amp; Associates, LLC</p>	<p><b>2003-398</b> <b>11773 Dimarco Drive 19154-3716</b> 66th wd. 1,528 Sq. Ft. OPA#662249500 Subject to Mortgage Improvements: Residential Prop- erty BRYAN E. KENTNER A/K/A BRYAN KENTNER; CAROL P. KENTNER A/K/A CAROL KENTNER C.P. May Term, 2014 No. 01011 \$111,859.57 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-410</b> <b>104 E Pastorius St 19144-2026</b> 59th wd. 1,110 Sq. Ft. OPA#592095100 Subject to Mortgage Improvements: Residential Prop- erty QUANITA RUFF A/K/A QUANITA R. RUFF C.P. October Term, 2019 No. 01175 \$25,458.10 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-423</b> <b>5845 N 7th St 19120</b> 61st wd. (formerly part of the 42nd wd.) 1,320 Sq. Ft. OPA#612249700 Improvements: Residential Property VANESSA DEJESUS C.P. June Term, 2019 No. 07215 \$73,435.24 KML Law Group, P.C.</p>	<p><b>2003-434</b> <b>801 Marlyn Rd 19151</b> 34th wd. 2,440 Sq. Ft. BRT#344264200 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF BURNETT DOZIER, DECEASED C.P. September Term, 2019 No. 03219 \$160,665.89 Law Office of Gregory Javardian, LLC</p>
<p><b>2003-388</b> <b>5724 Vine St 19139</b> 4th wd. 1,232 Sq. Ft. BRT#042157900 Improvements: Residential Real Estate GLENN C. DAVIS C.P. May Term, 2018 No. 03346 \$95,376.06 Stern &amp; Eisenberg, P.C.</p>	<p><b>2003-399</b> <b>8113 Crispin St 19136</b> 64th wd. 1,950 Sq. Ft. OPA#642023700 Improvements: Residential Property CHRISTOPHER RODRIGUEZ C.P. August Term, 2013 No. 01846 \$166,046.62 KML Law Group, P.C.</p>	<p><b>2003-411</b> <b>3709 Clarendon Ave 19114-1920</b> 66th wd. 1,260 Sq. Ft. OPA#661264100 Improve- ments: Residential Property TAMARRA CLARK C.P. May Term, 2019 No. 01819 \$202,006.03 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-424</b> <b>448-52 N 62nd St 19151-4101</b> 34th wd. 1,600 Sq. Ft. OPA#341231400 Improvements: Residential Property WARREN K. NIX, JR, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF WARREN K. NIX, SR A/K/A WARREN NIX; JEFFREY NIX, IN HIS CAPACITY AS CO-ADMINISTRATOR AND HEIR OF THE ESTATE OF WARREN K. NIX, SR A/K/A WARREN NIX; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WARREN K. NIX, SR A/K/A WARREN NIX, DECEASED C.P. September Term, 2019 No. 01796 \$14,382.81 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-435</b> <b>1937 73rd Ave 19138</b> 10th wd. 1,127 Sq. Ft. OPA#101353300 Improvements: Residential Property CASSANDRA A. RICHARDSON A/K/A CASSANDRA RICHARDSON C.P. May Term, 2017 No. 04440 \$83,876.33 KML Law Group, P.C.</p>
<p><b>2003-389</b> <b>113 W Apsley St a/k/a 113 Apsley St 19144-3601</b> 12th wd. 1,792 Sq. Ft. OPA#123004700 Improvements: Residential Property JEANETTE R. WILLAMS A/K/A JEANETTE WILLIAMS C.P. August Term, 2019 No. 04916 \$108,207.37 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-400</b> <b>3400 Lester Rd 19154</b> 66th wd. (formerly part of the 58th wd.) 3,506 Sq. Ft. OPA#663097500 Improvements: Residential Property KIMBERLY DEWALD AND SEAN DUFFY C.P. August Term, 2018 No. 02257 \$230,983.74 KML Law Group, P.C.</p>	<p><b>2003-412</b> <b>7431 Rockwell Ave 19111</b> 63rd wd. 3,204 Sq. Ft. BRT#631113700 Improvements: Resi- dential Dwelling RUTH SULLIVAN C.P. June Term, 2019 No. 05506 \$206,724.40 Powers Kim, LLC</p>	<p><b>2003-425</b> <b>4256 Romain St 19124</b> 23rd wd. Land - 1,205 Sq. Ft. OPA#232457500 Subject to Mortgage Improvements: Vacant Land Reside Acre MAINSTREET JP, LLC C.P. August Term, 2019 No. 01340 \$48,025.56 Jennifer Popelack, Esquire; Mattioni, Ltd.</p>	<p><b>2003-436</b> <b>6851 Chester Ave 19142-1206</b> 40th wd. 1,188 Sq. Ft. OPA#403235700 Improvements: Residential Property SHAY JOHNSON, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE AND HEIR OF THE ESTATE OF VALORIE JOHNSON A/K/A VALERIE JOHNSON A/K/A VALORIE Y. JOHNSON; MILTON D. JOHNSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF VALORIE JOHNSON A/K/A VALERIE Y. JOHNSON A/K/A VALORIE Y. JOHNSON; UNKNOW HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER VALORIE JOHNSON A/K/A VALERIE Y. JOHNSON A/K/A VAL-ORIE Y. JOHNSON, DECEASED. C.P. February Term, 2019 No. 02743 \$101,247.04 Phelan Hallinan Diamond &amp; Jones, LLP</p>
<p><b>2003-390</b> <b>1525 Catharine St 19146-2138</b> 30th wd. 1,680 Sq. Ft. OPA#301119300 Improve- ments: Residential Property JEROME WHACK C.P. June Term, 2019 No. 07472 \$120,846.54 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-401</b> <b>2403 S 72nd St 19142</b> 40th wd. 1,124 Sq. Ft. OPA#404002900 Improvements: Residential Property RUBEN J. GACHELIN C.P. August Term, 2019 No. 02367 \$81,046.01 KML Law Group, P.C.</p>	<p><b>2003-413</b> <b>6838 Ogontz Ave 19138-2644</b> 10th wd. 1,760 Sq. Ft. OPA#102009500 Improvements: Residential Property KRISTINA M. FRIPPS C.P. March Term, 2019 No. 00807 \$202,247.22 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-426</b> <b>2238 Sepviva St 19125</b> 31st wd. 684 Sq. Ft. OPA#311219600 Improvements: Residential Property BARBARA TRAUTZ C.P. September Term, 2019 No. 01635 \$166,646.10 KML Law Group, P.C.</p>	<p><b>2003-437</b> <b>113 Roseberry St 19148</b> 39th wd. 696 Sq. Ft. OPA#391139500 Improvements: Residential Property JANINE MCALONAN AND WILLIAM MCALONAN C.P. March Term, 2018 No. 03038 \$163,773.86 KML Law Group, P.C.</p>
<p><b>2003-391</b> <b>2028 Tasker St 19145</b> 36th wd. Land - 1,088 Sq. Ft.; Improvement - 1,132 Sq. Ft. OPA#363071400 Subject to Mortgage Im- provements: Row 2 Sty Masonry THOMAS WRIGHT C.P. June Term, 2019 No. 05135 \$156,145.49 Jennifer Popelack, Esquire; Mattioni, Ltd.</p>	<p><b>2003-402</b> <b>5705 Kingsessing Ave 19143</b> 40th wd. 1,280 Sq. Ft. OPA#401123200 Improvements: Residential Property CRYSTAL BECKWITH AND GEORGE BECKWITH, JR. C.P. April Term, 2019 No. 02759 \$39,773.02 Shapiro &amp; DeNardo, LLC</p>	<p><b>2003-414</b> <b>7021 Dittman St 19135-1829</b> 41st wd. 1,440 Sq. Ft. OPA#412363300 Improvements: Residential Property ELIZABETH A. MCGLYNN A/K/A ELIZA-BETH MCGLYNN C.P. August Term, 2019 No. 00883 \$97,219.76 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-427</b> <b>2057 E Orleans St 19134-3628</b> 25th wd. 1,050 Sq. Ft. OPA#252173600 Improve- ments: Residential Property MORGAN S. BAKER, JR; MARY D. SAMUELS, IN HER CAPACITY AS ADMINISTRA-TRIX AND HEIR OF THE ESTATE OF BENJAMIN SAMUELS; BENJAMIN SAMUELS, JR, IN HIS CAPACITY AS HEIR OF THE ESTATE OF BENJAMIN SAMUELS; UN- KNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSO- CIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BENJAMIN SAMUELS, DECEASED C.P. September Term, 2018 No. 02033 \$8,753.85 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-438</b> <b>3802 Arendell Ave 19114</b> 57th wd. S/D W/B GAR 1 STY MASONRY; 1,060 Sq. Ft. BRT#572140700 Improvements: Residential Dwelling PAUL GRZESZCZAK C.P. February Term, 2019 No. 00081 \$163,584.40 McCabe, Weisberg, &amp; Conway, LLC</p>
<p><b>2003-392</b> <b>1706 Wagner Ave 19141</b> 17th wd. 1,050 Sq. Ft. OPA#171028000 Improvements: Resi- dential Property MONIQUE WELLS C.P. September Term, 2008 No. 04422 \$84,915.05 Shapiro &amp; DeNardo, LLC</p>	<p><b>2003-403</b> <b>6160 Locust St 19139</b> 3rd wd. 1,024 Sq. Ft. OPA#031098805 Improvements: Residential Property ERIC L. POWELL C.P. December Term, 2018 No. 01464 \$111,317.24 KML Law Group, P.C.</p>	<p><b>2003-415</b> <b>3059 N Bambrey St 19132</b> 38th wd. 644 Sq. Ft. BRT#38-1-1169-00 Improvements: Resi- dential Dwelling MARCUS LITTLE A/K/A MARCUS A. LIT-TLE C.P. September Term, 2019 No. 01242 \$42,172.30 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gaz- zara Doyle, Esq.</p>	<p><b>2003-428</b> <b>5422 Webster St 19143</b> 46th wd. 953 Sq. Ft. OPA#463118800 Improvements: Residential Property KEVIN WILBANKS SOLELY IN HIS CAPACITY AS HEIR OF GLORIA WILBANKS DECEASED AND CHERYL WILBANKS-DOUGLAS SOLELY IN HER CAPAC- ITY AS HEIR OF GLORIA WILBANKS DECEASED C.P. October Term, 2019 No. 00856 \$86,259.26 KML Law Group, P.C.</p>	<p><b>2003-439</b> <b>2525 S Massey St 19142-0000</b> 40th wd. 1,252 Sq. Ft. OPA#406113800 Improvements: Single Family Residential Dwelling GLOBAL TRANSITIONAL HOUSING, INC. C.P. July Term, 2019 No. 02862 \$66,671.08 Hladik, Onorato &amp; Federman, LLP</p>
<p><b>2003-393</b> <b>3226 W Oxford St 19121</b> 32nd wd. 2,514 Sq. Ft. OPA#292227500 Improvements: Resi- dential Dwelling SANDRA HORSEY, ADMINISTRATRIX OF THE ESTATE OF GERALDINE E. HORSEY, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2014 No. 01463 \$132,028.22 RAS Citron LLC - Robert Crawley, Esquire</p>	<p><b>2003-404</b> <b>2529 Maxwell St 19152</b> 57th wd. 2,777 Sq. Ft. OPA#571132800 Improvements: Resi- dential Property CRYSTAL KANEFSKY AND ALAN E. KA-NEFSKY C.P. September Term, 2019 No. 01637 \$123,200.90 KML Law Group, P.C.</p>	<p><b>2003-416</b> <b>322A Ripka St, a/k/a 322 Ripka St #A 19128-4606</b> 21st wd. 1,216 Sq. Ft. OPA#211421838 Subject to Mortgage Improvements: Resi- dential Property JASON WAYNE BUSCIO A/K/A JASON W. BUSCIO C.P. August Term, 2019 No. 04669 \$55,874.89 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-429</b> <b>4501-03 Sheffield Ave 19136</b> 65th wd. 15,394 Sq. Ft. OPA#871297630 Improvements: Residential Property EDWARD BRADLEY AND JOSEPH WICK-ER C.P. August Term, 2019 No. 03300 \$339,974.63 KML Law Group, P.C.</p>	<p><b>2003-440</b> <b>2067 E Sergeant St 19125</b> 31st wd. ROW 3 STY MASONRY; 1,480 Sq. Ft. BRT#314090200 Improvements: Residential Dwelling KYLE B. NEWMUIS C.P. August Term, 2019 No. 04678 \$217,178.05 McCabe, Weisberg, &amp; Conway, LLC</p>
<p><b>2003-394</b> <b>2622 N 30th St 19132</b> 28th wd. 982 Sq. Ft. OPA#282083400 Subject to Mortgage Im- provements: Residential Dwelling RUTH LAWRENCE C.P. August Term, 2019 No. 00840 \$22,534.99 RAS Citron LLC - Robert Crawley, Esquire</p>	<p><b>2003-405</b> <b>2014 Rowan St 19140</b> 13th wd. 1026 Sq. Ft. OPA#131357500 Improvements: Residential Row 2 Sotry Masonry ANNIE TAYLOR, ALYSSA KENNEDY AND DONALD KENNEDY C.P. November Term, 2018 No. 03381 \$64,859.59 Christina J. Pross, Esquire</p>	<p><b>2003-417</b> <b>511 E Westmoreland St 19134-1742</b> 7th wd. 1,152 Sq. Ft. OPA#073241600 Improve- ments: Residential Property UNKNOWN HEIRS, SUCCESSORS, AS- SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD A. BISHOF, DECEASED C.P. September Term, 2019 No. 02962 \$53,126.99 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-430</b> <b>4541 N 7th St 19140</b> 49th wd. 1,026 Sq. Ft. OPA#491199900 Improvements: Residential Property NILSA MORALES AND ROBERTO MO-RALES C.P. August Term, 2019 No. 01873 \$16,065.07 KML Law Group, P.C.</p>	<p><b>2003-441</b> <b>5371 Morse St 19131</b> 52nd wd. 1,422 Sq. Ft. OPA#521075400 Improvements: Residential Property DAWN NEMBHARD; OWEN A. NEMB-HARD C.P. January Term, 2014 No. 02341 \$79,688.36 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC</p>
<p><b>2003-395</b> <b>4338 Chippendale St a/k/a 4338 Chip-pendale Ave 19136</b> 65th wd. 1,200 Sq. Ft. OPA#651122300 Improvements: Residen- tial Property YVONNE GIBBS, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF STEVEN GIBBS, DECEASED C.P. April Term, 2016 No. 02747 \$48,689.96 Shapiro &amp; DeNardo, LLC</p>	<p><b>2003-406</b> <b>212 Race St Apartment 4B 19106</b> 5th wd. 1,690 Sq. Ft. OPA#888040511 Subject to Mortgage Improvements: Residential Prop- erty MELISSA A. MCCAFFERTY AND BRIAN P. MCCAFFERTY C.P. March Term, 2015 No. 03538 \$239,082.74 KML Law Group, P.C.</p>	<p><b>2003-418</b> <b>724 Glenview St 19111-4310</b> 53rd wd. 1,653 Sq. Ft. OPA#532143100 Improvements: Residential Property EDANA S. PETERSON C.P. August Term, 2019 No. 02230 \$165,116.52 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-431</b> <b>2441 N. Gratz St 19132</b> 28th wd. Land - 704 Sq. Ft.; Improvement - 1,030 Sq. Ft. OPA#162051300 Subject to Mortgage Im- provements: Row 2 Sty Masonry FLY Y PROPERTIES LLC C.P. October Term, 2019 No. 01310 \$164,735.39 Jen-nifer Popelack, Esquire; Mattioni, Ltd.</p>	<p><b>2003-442</b> <b>1453 Stevens St 19149</b> 54th wd. 1,028 Sq. Ft. OPA#541049100 Improvements: Residential Property KEITH D. WILLSE A/K/A KEITH WILLSE C.P. May Term, 2019 No. 09295 \$67,878.03 KML Law Group, P.C.</p>
<p><b>2003-396</b> <b>2318 N Van Pelt St 19132</b> 16th wd. 692 Sq. Ft.; Improvements: 1,146 Sq. Ft. OPA#162198500 Improvements: Row 2 Sty Masonry WALTER SCRIVEN, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ES-TATE OF GRACE W. WHITE A/K/A GRACE WARNER, DECEASED; MEDIS SCRIVEN, IN HIS CAPACITY AS HEIR OF GRACE W. WHITE A/K/A GRACE WARNER, DECEASED; SHEROL FLOYD COFIELD, IN HER CAPACITY AS HEIR OF GRACE W. WHITE A/K/A GRACE WARNER, DECEASED; IRIS TUCKER, IN HER CAPAC- ITY AS HEIR OF GRACE W. WHITE A/K/A GRACE WARNER, DECEASED; CHELDA</p>	<p><b>2003-407</b> <b>4963 Rubicam St 19144-1808</b> 12th wd. 2,518 Sq. Ft. OPA#121196800 Improvements: Residential Property KOHREN ROWLAND A/K/A KOHREN DAWSON C.P. August Term, 2019 No. 03436 \$209,708.70 Phelan Hallinan Diamond &amp; Jones, LLP</p>	<p><b>2003-419</b> <b>1136 N. 65th St 19151</b> 34th wd. 1,495 Sq. Ft. BRT#344314300 Improvements: Residential Dwelling STEVEN ELLIOT BROWN A/K/A STEVEN BROWN C.P. August Term, 2018 No. 01816 \$171,527.98 Powers Kim, LLC</p>	<p><b>2003-432</b> <b>6050 Augusta St 19149-3228</b> 53rd wd. 1,132 Sq. Ft. OPA#531253800 Improvements: Residential Property ONEIDA COLLAZO C.P. November Term, 2017 No. 01714 \$108,577.02 Phelan Hal-linan Diamond &amp; Jones, LLP</p>	<p><b>2003-443</b> <b>3217 Hamilton St 19104</b> 24th wd. 2,154 Sq.</p>



SHERIFF'S SALE

Ft. BRT#241187700     Improvements: Commercial Real Estate  
W.N.B. INVESTMENTS, LLC     C.P. January Term, 2019 No. 00314     \$265,984.63     Stern & Eisenberg PC

**2003-444**  
**5128 N Marvine St 19141-2815**     49th wd. 1,276 Sq. Ft.     OPA#493098200     Improvements: Residential Property  
LARRY A. ADAMS, JR     C.P. October Term, 2019 No. 03403     \$105,175.79     Phelan Hallinan Diamond & Jones, LLP

**2003-445**  
**537 E. Tulpehocken St 19144**     59th wd. 2,945 Sq. Ft.     OPA#592121000     Improvements: Residential Property  
ANTONETTE BUFFORD     C.P. June Term, 2014 No. 02865     \$71,157.45     KML Law Group, P.C.

**2003-446**  
**6118 Chestnut St 19139**     3rd wd. ROW 2 STY MASONRY; 1,260 Sq. Ft.     BRT#031032900     Improvements: Residential Dwelling  
DEBORAH E. JONES     C.P. September Term, 2016 No. 00372     \$79,278.95     McCabe, Weisberg, & Conway, LLC

**2003-447**  
**8025 Mansfield Ave 19150**     15th wd. S/D W/B GAR 2 STY MASONRY; 1,518 Sq. Ft.     BRT#502020200     Improvements: Residential Dwelling  
UNKNOWN SURVIVING HEIRS OF FRED-DIE RICKS A/K/A FREDDIE T. RICKS     C.P. January Term, 2019 No. 01467     \$137,217.60     McCabe, Weisberg, & Conway, LLC

**2003-448**  
**4351 Pearce St 19124**     23rd wd. 2,588 Sq. Ft.     OPA#231062800     Improvements: Residential Property  
KEITH JELLEYMAN AND CHRISTI M. STRUNK     C.P. January Term, 2017 No. 03730     \$164,816.90     KML Law Group, P.C.

**2003-449**  
**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

**2003-450**  
**6944 Cedar Park Ave 19138**     10th wd. 1,421 Sq. Ft.     BRT#102501200     Improvements: Residential Dwelling  
WINTER BOATWRIGHT, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT L. BOATWRIGHT, DECEASED     C.P. February Term, 2019 No. 03093     \$10,449.37     Law Office of Gregory Javardian, LLC

**2003-451**  
**2025 N 62nd St 19151**     34th wd. S/D CONV APT 3 STY MAS+OT; 4,012 Sq. Ft.     BRT#342304200     Improvements: Residential Dwelling  
THEODORE W. MCBRIDE, JR., KNOWN SURVIVING HEIR OF THEODORE MCBRIDE, JAMES MCBRIDE, KNOWN SURVIVING HEIR OF THEODORE MCBRIDE, OCTAVIA MCBRIDE, KNOWN SURVIVING HEIR OF THEODORE MCBRIDE AND UNKNOWN SURVIVING HEIRS OF THEODORE MCBRIDE     C.P. March Term, 2017 No. 01291     \$277,052.18     McCabe, Weisberg, & Conway, LLC

**2003-452**  
**4638 Adams Ave 19124**     23rd wd. 1,456 Sq. Ft.     BRT#234007600     Improvements: Residential Dwelling  
MARIE D. CAMILIE A/K/A MARIE DENISE CAMILIE A/K/A MARIE JOACHIM AND JAMES CAMILIE     C.P. September Term, 2018 No. 02126     \$119,283.96     Powers Kim, LLC

**2003-453**  
**2 Rudy Robinson Way 19139-0000**     6th wd. 2,355 Sq. Ft.     OPA#061004990     Improvements: Single Family Residential Dwelling  
DARRYL A. WALSTON, DECEASED     C.P. November Term, 2018 No. 02712     \$23,742.30     Hladik, Onorato & Federman, LLP

**2003-454**  
**1372 N 76th St 19151**     34th wd. 1,600 Sq. Ft.     OPA#343308400     Improvements: Residential Property  
TRACEY DENNIS     C.P. September Term, 2018 No. 01345     \$95,341.35     KML Law Group, P.C.

**2003-455**  
**31 N 58th St 19139**     4th wd. ROW CONV/

SHERIFF'S SALE

APT 2 STY MASON; 1,296 Sq. Ft.     BRT#042084700     Improvements: Residential Dwelling  
JOSEPH JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER, STEVEN JENKINS, KNOWN SURVIVING HEIR OF ELIZABETH P. BAKER AND UNKNOWN SURVIVING HEIRS OF ELIZABETH BAKER     C.P. February Term, 2019 No. 00087     \$71,982.16     McCabe, Weisberg, & Conway, LLC

**2003-456**  
**6629 Limekiln Pike 19138-3127**     10th wd. 1,056 Sq. Ft.     OPA#102050900     Improvements: Residential Property  
ELLSURZE OLIVER INDIVIDUALLY AND IN HER CAPACITY AS EXECUTRIX OF THE ESTATE AND DEVISEE OF THE ESTATE OF MARY E. BARNES A/K/A MARY BARNES A/K/A MARY ELIZABETH BARNES     C.P. October Term, 2018 No. 00837     \$66,945.80     Phelan Hallinan Diamond & Jones, LLP

**2003-457**  
**1918 Montrose St 19146-2629**     30th wd. 1,590 Sq. Ft.     OPA#301219500     Improvements: Residential Property  
MARTHA LEATHERBERRY A/K/A MARTHA BOWEN-LETERBERRY; DOILA WELCH A/K/A DOILA A. WELCH; JANETTE WELCH A/K/A JANET JENNIFER WELCH; GILBERT WELCH A/K/A GILBERT LEOPOLD PERCIVAL WELCH     C.P. May Term, 2010 No. 03329     \$47,944.03     Phelan Hallinan Diamond & Jones, LLP

**2003-458**  
**1407 S Taylor St 19146**     36th wd. 770 Sq. Ft.     OPA#364173700     Improvements: Residential Property  
DEMETRI G. BOTSARIS     C.P. May Term, 2019 No. 00183     \$268,043.51     KML Law Group, P.C.

**2003-459**  
**32 S. 61st St 19139**     3rd wd. 1,300 Sq. Ft.     OPA#03-1-1749-00     Improvements: Residential Dwelling  
ADLENA BLACKWELL, SURVIVING JOINT TENANT WITH RIGHT OF SURVIVORSHIP     C.P. March Term, 2019 No. 00081     \$109,240.71     Pressman & Doyle, LLC

**2003-460**  
**3438 F St 19134**     33rd wd. 968 Sq. Ft.; Improvements: 1,200 Sq. Ft.     OPA#331287900     Improvements: Row 2 Sty Masonry  
GLADYS MORALES     C.P. June Term, 2019 No. 05726     \$35,241.96     Robert Crawley, Esquire

**2003-461**  
**1328 S. 18th St 19146**     36th wd. Land - 1,635 Sq. Ft.     OPA#361145600     Subject to Mortgage  
Improvements: Vacant Land Reside Acre  
SOUTH 18TH ST CAPITAL LLC     C.P. August Term, 2019 No. 01715     \$373,068.02     Jennifer Popelack, Esquire; Mattioni, Ltd.

**2003-463**  
**6511 Walnut Park Dr a/k/a 6511 W Walnut Park Dr 19120-1031**     61st wd. 1,120 Sq. Ft.     OPA#611029400     Improvements: Residential Property  
TOSHIKA SALMONS-GREEN     C.P. July Term, 2018 No. 01365     \$103,831.82     Phelan Hallinan Diamond & Jones, LLP

**2003-464**  
**2984 Chatham St 19134**     25th wd. 1,051 Sq. Ft.     OPA#251411500     Improvements: Residential Property  
THE UNKNOWN HEIRS OF KRZYSZTOF P. WISNIEWSKI DECEASED     C.P. July Term, 2019 No. 02997     \$36,718.01     KML Law Group, P.C.

**2003-465**  
**8313 Fayette St 19150**     50th wd. 1,643 Sq. Ft.     OPA#501046600     Improvements: Residential Property  
ANTHONY RICHARDSON, SOLELY IN HIS CAPACITY AS HEIR OF CHARMAINE RICHARDSON, DECEASED AND THE UNKNOWN HEIRS OF CHARMAINE RICHARDSON, DECEASED     C.P. November Term, 2017 No. 00858     \$129,157.58     KML Law Group, P.C.

**2003-466**  
**7601 Crittenden St, G3 19118-3243**     88th wd.

SHERIFF'S SALE

1,566 Sq. Ft.     OPA#888200600     Improvements: Residential Property  
JOYCEAN A. MOSELEY, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF WALTER E. WASHINGTON A/K/A WALTER ELIJAH WASHINGTON A/K/A WALTER WASHINGTON; DARLENE F. ANDREWS, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF WALTER E. WASHINGTON A/K/A WALTER ELIJAH WASHINGTON A/K/A WALTER WASHINGTON     C.P. April Term, 2019 No. 02334     \$203,035.79     Phelan Hallinan Diamond & Jones, LLP

**2003-467**  
**6242 Brous Ave 19149**     62nd wd. 1,050 Sq. Ft.     BRT#621588800     Improvements: Row B/gar 2 Sty Masonry  
ROBERT S. STESKAL AND ALICE D. STESKAL     C.P. July Term, 2019 No. 02616     \$144,588.87     Milstead & Associates, LLC

**2003-468**  
**3014 N. Marshall St 19133**     43rd wd. RESIDENTIAL ROW 2 STORY MASONRY     OPA#372032100     Improvements: Erected Thereon  
GENEVA DRUMMONDS     C.P. April Term, 2018 No. 02409     \$22,203.28     Christina J. Pross, Esquire

**2003-469**  
**6731 Lyndford St, a/k/a 6731 Lynford St 19149**     54th wd. 1,567 Sq. Ft.     OPA#542204300     Improvements: Residential Property  
CINCEARAE KELLY     C.P. June Term, 2017 No. 00504     \$185,460.24     KML Law Group, P.C.

**2003-470**  
**2834 Fanshawe St 19149**     55th wd. 1,580 Sq. Ft.     OPA#551106900     Improvements: Residential Dwelling  
DEBRA ELIA; PAUL ELIA, JR.     C.P. May Term, 2015 No. 01589     \$126,554.91     RAS Citron LLC - Walter Gouldsbury, Esquire

**2003-471**  
**7115 Forrest Ave 19138-2020**     10th wd. 1,412 Sq. Ft.     OPA#102536100     Improvements: Residential Property  
SHIRLEY ANN MIMS A/K/A SABRIYA J. BILAL     C.P. April Term, 2018 No. 02084     \$81,641.69     Phelan Hallinan Diamond & Jones, LLP

**2003-472**  
**5006 Tulip St 19124**     62nd wd. 1,050 Sq. Ft.     OPA#622456400     Improvements: Residential Property  
PATRICIA A. HULL; DAVID R. HULL, JR     C.P. February Term, 2014 No. 00854     \$30,371.22     Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

**2003-473**  
**706 Rodman St 19147-1324**     5th wd. 1,488 Sq. Ft.     OPA#053078320     Subject to Mortgage  
Improvements: Residential Property  
JEREMY R. BERGER A/K/A JEREMY BERGER     C.P. March Term, 2019 No. 02257     \$144,499.21     Phelan Hallinan Diamond & Jones, LLP

**2003-474**  
**848 Brill St 19124-1006**     35th wd. 1,034 Sq. Ft.     OPA#351173800     Improvements: Residential Property  
BERNICE LOVE     C.P. December Term, 2017 No. 04216     \$86,611.44     Phelan Hallinan Diamond & Jones, LLP

**2003-475**  
**2069 Larue St 19124**     41st wd. 1,111 Sq. Ft.     BRT#411013300     Improvements: Residential Dwelling  
MICHELLE TOMASELLI, DECEASED     C.P. October Term, 2017 No. 01041     \$32,870.09     Law Office of Gregory Javardian, LLC

**2003-476**  
**63101 Delaire Landing Rd 19114**     65th wd. 0 Sq. Ft.     OPA#888650860     Improvements: Residential Property  
SETH A. DEFULGENTIS     C.P. April Term, 2018 No. 04629     \$71,534.15     Shapiro & DeNardo, LLC

**2003-477**  
**8513 Temple Rd 19150**     50th wd. 1,544 Sq. Ft.     BRT#501109800     Improvements: Residential  
EUGENE R. WILLIAMS A/K/A EUGENE R. WILLIAMS, SR. A/K/A EUGENE RICHARD WILLIAMS, SR. SOLELY AS EXECUTOR OF THE ESTATE OF EUGENE O. WILLIAMS A/K/A EUGENE ODELL WILLIAMS AND YOWANDA WILLIAMS     C.P. April Term, 2018 No. 02218     \$114,239.97     Stern & Eisenberg, P.C.

SHERIFF'S SALE

**2003-478**  
**2123 Glenview St 19149**     54th wd. 1,839 Sq. Ft.     OPA#542027600     Improvements: Residential Property  
ROBERT B. LIGHTCAP SR. A/K/A ROBERT B. LIGHTCAP     C.P. December Term, 2018 No. 03312     \$64,829.31     KML Law Group, P.C.

**2003-479**  
**2937 N Lambert St 19132-1528**     11th wd. 1,120 Sq. Ft.     OPA#111273400     Subject to Mortgage  
Subject to Rent Improvements: Residential Dwelling, Row B/gar 2 Sty Masonry  
KP INVESTMENTS GROUP, LLC     C.P. December Term, 2014 No. 02308     \$65,801.93     Timoney Knox, LLP

**2003-480**  
**1131 E Sharpnack St 19150**     50th wd. 1,742 Sq. Ft.     BRT#502333400     Improvements: Residential  
INGRAM BELLAMY, ADMINISTRATIX OF THE ESTATE OF GEORGIA BELLAMY, DECEASED AND GEORGIA M. BELLAMY     C.P. January Term, 2019 No. 00095     \$64,666.85     Stern & Eisenberg, P.C.

**2003-481**  
**2206 S. Norwood St 19145**     48th wd. Land Area 658 Sq. Ft.     OPA#482159000     Improvements: Row 2 Sty Masonry  
JESSICA LUNDY     C.P. March Term, 2018 No. 1853     \$24,606.09     Bezark, Lerner & Devirgilis, P.C.

**2003-482**  
**6033 N Mascher St assessed as 6033 Mascher St 19120**     61st wd. 1,108 Sq. Ft.     OPA#612447400     Improvements: Residential Property  
CORNELIA J. STROWDER     C.P. October Term, 2019 No. 00512     \$49,447.07     Shapiro & DeNardo, LLC

**2003-483**  
**6532 Windsor St 19142**     40th wd. 1,600 Sq. Ft.     OPA#403082400     Improvements: Residential Property  
KODJO KPEDENOU     C.P. October Term, 2019 No. 00608     \$97,840.05     Shapiro & DeNardo, LLC

**2003-484**  
**2110 S Lambert St 19145**     48th wd. 892 Sq. Ft.     OPA#481354300     Improvements: Residential Property  
REMONA A. GARY     C.P. January Term, 2018 No. 00867     \$109,405.25     Shapiro & DeNardo, LLC

**2003-485**  
**6962 Cedar Park Ave 19138**     10th wd. 1,409 Sq. Ft.     BRT#102502100     Improvements: Row B/gar 2 Sty Masonry  
PRESTINA E. ALEXANDER A/K/A PRESTINA ALEXANDER, DECEASED     C.P. February Term, 2017 No. 03393     \$101,196.33     Milstead & Associates, LLC

**2003-486**  
**406 N 53rd St 19139**     44th wd. 1,171 Sq. Ft.     OPA#442326400     Improvements: Residential Property  
MAWIYAH BAWA     C.P. February Term, 2019 No. 02212     \$69,641.88     KML Law Group, P.C.

**2003-487**  
**1215 N 56th St 19131**     4th wd. 1,590 Sq. Ft.     OPA#041216800     Improvements: Residential Property  
PATRICIA D. SAMPLE     C.P. April Term, 2017 No. 02762     \$40,087.48     KML Law Group, P.C.

**2003-488**  
**4543 N Bouvier St 19140**     13th wd. Land Area: 726 Sq. Ft.     OPA#132162200     Subject to Mortgage  
Improvements: Residential Dwelling  
TYRONE ABNEY     C.P. May Term, 2017 No. 01705     \$34,308.67     Michael Boland, Esq

**2003-489**  
**7643 Woolston Ave 19150**     10th wd. 1,426 Sq. Ft.     OPA#102427100     Improvements: Residential Property  
EMMA FORTUNE     C.P. June Term, 2018 No. 02551     \$113,076.16     Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**2003-490**  
**4629 N Broad St 19140-1217**     49th wd. 2,616 Sq. Ft.     OPA#491542300     Improvements: Residential Property  
VERNON ACKRIDGE, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF LEON M. FRYE A/K/A LEON FRYE; DONNA ACKRIDGE, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF LEON M. FRYE A/K/A

SHERIFF'S SALE

LEON FRYE     C.P. January Term, 2019 No. 00071     \$157,050.99     Phelan Hallinan Diamond & Jones, LLP

**2003-491**  
**4303 Chippendale St 19136**     65th wd. 1,240 Sq. Ft.     OPA#651125700     Improvements: Residential Property  
CHERYL MCLAVERTY, AS ADMINISTRATRIX OF THE ESTATE OF JOSEPH P. MCLAVERTY DECEASED     C.P. April Term, 2019 No. 00084     \$38,785.22     KML Law Group, P.C.

**2003-492**  
**2250 S Bonsall St 19145**     48th wd. 1,120 Sq. Ft.     OPA#482289300     Subject to Mortgage  
Improvements: Residential Property  
TRINH TRAN; THE UNITED STATES OF AMERICA, DEPARTMENT OF TREASURY, INTERNAL REVENUE SERVICE; GUOWEI QIU     C.P. October Term, 2018 No. 02497     \$60,434.15     Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**2003-493**  
**3701-3711 K St assessed as 3701-11 K St 19124**     33rd wd. 5,800 Sq. Ft.     OPA#331397500     Improvements: Residential Property  
CARMEN L. MOORE     C.P. March Term, 2019 No. 02656     \$86,020.86     Shapiro & DeNardo, LLC

**2003-494**  
**6824 Ditman St 19135**     41st wd. Beginning Point: Situate on the Northwesterly side of Ditman Street, beginning at a point at the distance of 150 feet, 3 7/8 inches Southwestwardly side of Longshore Street     OPA#412349300     Improvements: Det 2 Sty Frame  
ANGEL CARDONA     C.P. August Term, 2019 No. 02146     \$160,643.58     Patrick J. Wesner, Esquire

**2003-495**  
**6126 Tackawanna St 19135**     55th wd. 1,790 Sq. Ft.     OPA#552239000     Improvements: Residential Property  
PAWEL PODHAJNY     C.P. April Term, 2019 No. 03489     \$39,996.05     Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

**2003-496**  
**5444 Catharine St a/k/a 5444 Catherine St 19143**     46th wd. 1,503 Sq. Ft.     OPA#463103000     Improvements: Residential Property  
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.

**2003-497**  
**6437 Tulip St 19135**     41st wd. 4,866 Sq. Ft.     OPA#411448500     Improvements: Residential Property  
EAN J. SMITH     C.P. January Term, 2019 No. 00410     \$126,202.07     Shapiro & DeNardo, LLC

**2003-498**  
**482 Evergreen Ave 19128-4017**     21st wd. 8705 Sq. Ft.     OPA#212389000     Improvements: Residential Property  
DIANN L. FORSTER; STEPHEN D. FORSTER, III     C.P. April Term, 2018 No. 02486     \$330,840.67     Phelan Hallinan Diamond & Jones, LLP

**2003-499**  
**142 Gay St 19127**     21st wd. 1,418 Sq. Ft.; Improvements: 1,508 Sq. Ft.     OPA#211146200     Improvements: Row 2.5 Sty Masonry + Other  
LISA FIORILLI A/K/A LISA FIORELLI     C.P. April Term, 2019 No. 04651     \$315,876.21     Robert Crawley, Esquire

**2003-500**  
**638 E. Thayer St 19134**     33rd wd. Improvement Area: 784 Sq. Ft.; Land Area: 637 Sq. Ft.     OPA#331136900     Improvements: Row 2 Sty Masonry; Residential Property  
PIPER INVESTMENT GROUP, L.L.C.     C.P. April Term, 2018 No. 01588     \$48,125.44     Ryan A. Gower, Esquire

**2003-501**  
**4715 N Rorer St 19120**     42nd wd. Land Area: 1,200 Sq. Ft.     BRT#421533500     Improvements: Row B/gar 2 Sty Masonry  
SONIA SANCHEZ RIVERA A/K/A SONIA-SANCHEZ RIVERA A/K/A SONIA SANCHEZ     C.P. May Term, 2019 No. 00931     \$79,126.95     Milstead & Associates, LLC

**2003-502**  
**1121 McClellan St 19148**     39th wd. 1,906 Sq. Ft.     OPA#394560021     Improvements: Residential  
JOSEPH COSTA AND MARIA COSTA     C.P. May Term, 2019 No. 02033     \$49,393.00     Michael J. Shavel, Esquire



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p><b>2003-503A</b> <b>1809 W. Wingohocking St 19140</b> 13th wd. 785 Sq. Ft. BRT#132370600 Improvements: Residential Dwelling ERNESTINE GEARY C.P. July Term, 2019 No. 02490 \$596,192.17 Weber Gallagher Simpson Stapleton Fires &amp; Newby, LLP; Sarah A. Elia, Esquire</p> <p><b>2003-503B</b> <b>1811 W. Wingohocking St 19140</b> 13th wd. 785 Sq. Ft. BRT#132370700 Improvements: Residential Dwelling ERNESTINE GEARY C.P. July Term, 2019 No. 02490 \$596,192.17 Weber Gallagher</p>	<p>Simpson Stapleton Fires &amp; Newby, LLP; Sarah A. Elia, Esquire</p> <p><b>2003-504A</b> <b>2023 McKinley St 19149</b> 62nd wd. 1,425 Sq. Ft. OPA#62-1-254700 Improvements: Row B/gar 2 Sty Masonry OSAMA S. SIAM C.P. September Term, 2019 No. 00409 \$162,377.59, plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire</p> <p><b>2003-504B</b> <b>2352 Mascher St 19133</b> 19th wd. 693 Sq. Ft.</p>	<p>OPA#19-1-063600 Improvements: Row 3 Sty Masonry OSAMA S. SIAM C.P. September Term, 2019 No. 00409 \$162,377.59, plus interest through the date of the sheiff's sale, plus costs. William J. Levant, Esquire</p> <p><b>2003-505A</b> <b>7640 Williams Ave 19150</b> 50th wd. 3,000 Sq. Ft. OPA#502239600 Improvements: Residential Property DANIEL WILSON C.P. June Term, 2017 No. 02327 \$218,434.70 Shapiro &amp; DeNardo, LLC</p>	<p><b>2003-505B</b> <b>7642 Williams Ave 19150</b> 50th wd. 3,000 Sq. Ft. OPA#502239700 Improvements: Residential Property DANIEL WILSON C.P. June Term, 2017 No. 02327 \$218,434.70 Shapiro &amp; DeNardo, LLC</p> <p><b>2003-506A</b> <b>521 E Washington Ln 19144</b> 22nd wd. 2,860 Sq. Ft. BRT#592151400 Improvements: Semi/det 3 Sty Masonry DENISE A. FRAZIER A/K/A DENISE FRAZIER C.P. July Term, 2017 No. 02509 \$124,542.77 Milstead &amp; Associates, LLC</p>	<p><b>2003-506B</b> <b>521 E Washington Ln 19144</b> 22nd wd. 3,649 Sq. Ft. BRT#592151500 Improvements: Vacant Land Reside &lt;acre DENISE A. FRAZIER A/K/A DENISE FRAZIER C.P. July Term, 2017 No. 02509 \$124,542.77 Milstead &amp; Associates, LLC</p> <p><b>2003-507</b> <b>4431 N 9th St 19140</b> 43rd wd. 1,740 Sq. Ft. OPA#433397900 Improvements: Residential ANDREW J. SHAW C.P. March Term, 2019 No. 03374 \$45,520.18 Michael J. Shavel, Esquire</p>

# The Legal Intelligencer

## Pennsylvania Products Liability

By Bradley D. Remick - Marshall Dennehey Warner Coleman & Goggin

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