

# Sheriff's Sale Notices for March 7, 2017

## SHERIFF'S SALE

### FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, March 7, 2017 at the:

FIRST DISTRICT PLAZA  
3801 MARKET STREET, 3RD FLOOR  
09:00 A.M. (EST).  
Jewell Williams, Sheriff

### JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

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

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 web-site at <http://philadox.phila.gov> where they can view

## SHERIFF'S SALE

the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

### NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on March 7, 2017

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

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

### EXPLANATION

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

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

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

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

## SHERIFF'S SALE OF TUESDAY, MARCH 7, 2017

### 1703-301

**316 W Wellens Ave a/k/a 316 W Wellens St 19120-3333** 42nd wd. 1036 Sq Ft  
OPA#422229700 Improvements: Residential Property  
ANNE MANGINI C.P. July Term, 2015  
No. 00707 \$39,840.41 Phelan Hallinan  
Diamond & Jones, LLP

### 1703-302

**4134 Poplar St 19104** 24th wd. 1986 Sq Ft  
OPA#06-2-1499-00 Improvements: Single  
Family Dwelling  
WANDA G. WALKER; ARTIE WOODLYN, III; PHILLI-E-DEVELOPMENT, INC. C.P.  
May Term, 2016 No. 002419 \$75,708.46  
Craig H. Fox, Esq

### 1703-303

**2601 Pennsylvania Ave Unit 143 19130-2316**  
15th wd. 758 Sq Ft OPA#888072456 Improvements: Residential Property  
JOHN J. MANACCHIO, JR. C.P. May  
Term, 2016 No. 02276 \$165,057.32 Phelan  
Hallinan Diamond & Jones, LLP

### 1703-304

**4338 Teesdale St 41st** wd. Beginning Point:  
Situate in the forty-first ward of the City of  
Philadelphia, on the SW side of Teesdale St at  
distance of three hundred twelve feet, five inches  
Southeastward from the SE side of Walker St  
OPA#412090200 Improvements: Row B/gar  
2 Sty Masonry  
PADAIC M. COLLINS C.P. May Term,  
2016 No. 03960 \$130,749.84 Patrick J.  
Wesner

### 1703-305

**2610 S Sylmar St 19142** 40th wd.  
BRT#406131700  
EDGAR LAWSON (DECEASED) C.P. Sep-  
tember Term, 2014 No. 00248 \$115,311.97  
Michael F.J. Romano, Esquire

## SHERIFF'S SALE

### 1703-306

**4747 Lansing St 19136** 65th wd. 1208 Sq Ft  
OPA#651181800 Improvements: Residential  
Property  
SHAMIKA SOLIS-AGUADO C.P. June  
Term, 2016 No. 00309 \$115,301.99 KML  
Law Group, P.C.

### 1703-307

**1842 W Thompson St 19121** 47th wd. 960 Sq  
Ft OPA#471066200 Improvements: Resi-  
dential Property  
ALICE SMITH C.P. August Term, 2014 No.  
02127 \$240,292.99 KML Law Group, P.C.

### 1703-308

**3004 N 25th St 19132-1314** 38th wd. 1197 Sq  
Ft OPA#381065800 Improvements: Resi-  
dential Property  
DENISE M. BUCKNER, IN HER CAPAC-  
ITY AS ADMINISTRATRIX AND HEIR  
OF THE ESTATE OF GLADYS BURNS  
A/K/A GLADYS BURNS-BROWN; UN-  
KNOWN HEIRS, SUCCESSORS, ASSIGNS,  
AND ALL PERSONS, FIRMS, OR ASSO-  
CIATIONS CLAIMING RIGHT, TITLE, OR  
INTEREST FROM OR UNDER GLADYS  
BURNS A/K/A GLADYS BURNS-BROWN,  
DECEASED; UNKNOWN HEIRS, SUC-  
CESSORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST FROM  
OR UNDER RONALD C. BUCKNER, DE-  
CEASED C.P. July Term, 2016 No. 00324  
\$20,715.22 Phelan Hallinan Diamond &  
Jones, LLP

### 1703-309

**2425 S Warnock St 19148-3635** 39th wd.  
984 Sq Ft OPA#394148400 Improvements:  
Residential Property  
DONALD MADDOX, SR.; JOANNE MAD-  
DOX C.P. November Term, 2009 No. 01318  
\$201,503.39 Phelan Hallinan Diamond &  
Jones, LLP

### 1703-310

**114 E Wyoming Ave 19120** 42nd wd. 2478 Sq  
Ft OPA#421043100 Improvements: Resi-  
dential Property  
ANA L. ROSARIO C.P. June Term, 2016  
No. 00366 \$65,593.32 KML Law Group,  
P.C.

### 1703-311

**7538 Brentwood Rd 19151-2103** 34th wd.  
1120 Sq Ft OPA#343222100 Improvements:  
Residential Property  
HAKIM ABDUS-SALAAM C.P. May  
Term, 2009 No. 02477 \$184,665.13 Phelan  
Hallinan Diamond & Jones, LLP

### 1703-312

**228 S 59th St a/k/a 228 59th St 19139** 3rd  
wd. 1104 Sq Ft OPA#031129900 Improve-  
ments: Residential Property  
SANDRA WILLIAMS C.P. June Term,  
2016 No. 01551 \$38,676.68 KML Law  
Group, P.C.

### 1703-313

**5418 N Mascher St 19120** 42nd wd. 4958 Sq  
Ft OPA#422373100 Improvements: Resi-  
dential Property  
RONALD H. HUMPHREY A/K/A RONALD  
HUMPHREY C.P. July Term, 2013 No.  
04774 \$140,887.52 KML Law Group, P.C.

### 1703-314

**3137 Willits Rd 19114** 57th wd. 6000 Sq Ft  
OPA#57-2-0925-00 Improvements: Residen-  
tial Property  
MARC A. WAGNER AND KAREN MC-  
CARTHY C.P. June Term, 2015 No. 04010  
\$236,942.45 Shapiro & DeNardo, LLC

### 1703-315

**211 Robat St 19120** 42nd wd. 1163 Sq Ft  
OPA#421185000 Improvements: Residen-  
tial Property  
JOSE M. FUENTES C.P. July Term, 2016  
No. 01680 \$108,776.70 KML Law Group,  
P.C.

### 1703-317

**10016 Jeanes St 19116-3610** 58th wd. 2800  
Sq Ft BRT#582437200 Improvements: Resi-  
dential Real Estate  
MONICA SIROTOVITZ, ADMINISTRATOR  
OF THE ESTATE OF MICHAEL SIROTO-  
VITZ AND ROBERT SIROTOVITZ AND  
BELLA ZHILO C.P. October Term, 2016  
No. 00778 \$185,360.35 Stern & Eisenberg  
PC

### 1703-318

**4515 Princeton Ave 41st** wd. 2194 Sq Ft

## SHERIFF'S SALE

BRT#412058900 Improvements: Semi/det  
2 Sty Masonry  
ANIBAL CRUZ AND CAROLE M.  
CRUZ C.P. August Term, 2015 No. 02631  
\$146,853.00 Milstead & Associates, LLC

### 1703-319

**1039 Surrey Rd 19115** 63rd wd. 1152 Sq Ft  
OPA#632103000 Improvements: Residential  
Property  
CHRISTOPHER H. JOHNSON C.P. March  
Term, 2013 No. 01672 \$247,156.67 KML  
Law Group, P.C.

### 1703-320

**871 N 20th St 15th** wd. 1321 Sq Ft  
BRT#151082100 Improvements: Semi/det  
3 Sty Masonry  
DONALD WATKINS, JR. AND DONALD  
WATKINS, SR. C.P. March Term, 2014  
No. 01491 \$409,558.56 Milstead & As-  
sociates, LLC

### 1703-321

**1986 Sterling St 10th** wd. 1619 Sq Ft  
BRT#101396300 Improvements: Row B/gar  
2 Sty Masonry  
SEAN CHRISTIAN AND LOLA CHRISTIAN  
C.P. June Term, 2015 No. 01175 \$74,922.33  
Milstead & Associates, LLC

### 1703-322

**1239 E Venango St 19134** 33rd wd. 1664 Sq  
Ft OPA#331227400 Improvements: Resi-  
dential Property  
ETHEL WALTON C.P. March Term, 2016  
No. 01331 \$36,361.02 KML Law Group,  
P.C.

### 1703-323

**2550 S 72nd St 19142** 40th wd. 1024 Sq Ft  
OPA#404007900 Subject to Mortgage Im-  
provements: Residential Property  
THE UNKNOWN HEIRS OF THOMAS  
JOHNSON, DECEASED C.P. February  
Term, 2016 No. 02925 \$128,028.00 KML  
Law Group, P.C.

### 1703-324

**3509 Englewood St 19149** 55th wd. 1292 Sq  
Ft OPA#551505600 Improvements: Resi-  
dential Property  
JOHNNY CRUZ C.P. March Term, 2016  
No. 02045 \$148,764.56 KML Law Group,  
P.C.

### 1703-325

**3335 Ashville St 19136** 64th wd. 1152 Sq Ft  
OPA#642279800 Improvements: Residential  
Property  
MARSHAL D. W. THOMSON C.P. June  
Term, 2016 No. 00552 \$140,602.49 KML  
Law Group, P.C.

### 1703-326

**4615 Van Kirk St 19135** 41st wd. 1280 Sq Ft  
OPA#411098500 Improvements: Residential  
Property  
GUADALUPE VELAZQUEZ AND MILA-  
GROS VELAZQUEZ C.P. April Term, 2016  
No. 02114 \$156,377.33 KML Law Group,  
P.C.

### 1703-327

**2550 S 5th St a/k/a 2550 S 5th St 19148-4619**  
39th wd. 1140 Sq Ft OPA#392296500 Im-  
provements: Residential Property  
KENNETH M. MANNING; OLGA E. MAN-  
NING C.P. February Term, 2016 No. 02796  
\$41,378.63 Phelan Hallinan Diamond &  
Jones, LLP

### 1703-328

**132 W Queen Ln 19144-6272** 12th wd.  
OPA#123116800 Improvements: Residen-  
tial Property  
STEPHEN HOLTS, SR. C.P. November  
Term, 2015 No. 02924 \$122,230.04 Phelan  
Hallinan Diamond & Jones, LLP

### 1703-329

**4007 J St 19124** 33rd wd. 1292 Sq Ft  
OPA#332244100 Improvements: Residen-  
tial Property  
SATINA L. SHEED C.P. February Term,  
2016 No. 00371 \$49,636.23 KML Law  
Group, P.C.

### 1703-330

**6530 Chester Ave 19142** 40th wd. 1092 Sq Ft  
OPA#403098900 Improvements: Residential  
Property  
MAMADOU BAH C.P. September Term,  
2014 No. 02716 \$44,001.07 KML Law  
Group, P.C.

### 1703-331

**1724 Wagner Ave 19141** 17th wd. 1002 Sq Ft

## SHERIFF'S SALE

OPA#171028900 Improvements: Residential  
Property  
ESTHERLEAN EDMONDS C.P. August  
Term, 2015 No. 02418 \$39,063.99 KML  
Law Group, P.C.

### 1703-332

**233 N 62nd St 19139** 34th wd. 796 Sq Ft  
OPA#341213302 Improvements: Residen-  
tial Property  
JOSEPH JOHNSON C.P. January Term,  
2015 No. 02541 \$39,699.12 KML Law  
Group, P.C.

### 1703-333

**7559 Sherwood Rd 19151** 34th wd. 1868 Sq  
Ft OPA#343245500 Improvements: Resi-  
dential Property  
LYNETTE FORD C.P. February Term, 2016  
No. 03630 \$101,183.99 KML Law Group,  
P.C.

### 1703-334

**5705 Nassau Rd 19131** 4th wd. 1280 Sq Ft  
OPA#043258000 Improvements: Residential  
Property  
WILLIAM L. JAMISON AND SHERRY M.  
JAMISON C.P. December Term, 2015 No.  
01751 \$104,956.39 KML Law Group, P.C.

### 1703-335

**2925 S 67th St 19142-2613** 40th wd. 1360 Sq  
Ft OPA#406616300 Improvements: Resi-  
dential Property  
CIRE DIANE; MUSTAPHA SACCOH C.P.  
April Term, 2012 No. 00031 \$159,649.13  
Phelan Hallinan Diamond & Jones, LLP

### 1703-336

**733 N 43rd St 19104-1417** 6th wd. 2052 Sq Ft  
OPA#061281200 Improvements: Residential  
Property  
JEFFREY J. LATHAM C.P. August Term,  
2015 No. 03661 \$126,793.30 Phelan Hal-  
linan Diamond & Jones, LLP

### 1703-337

**7535 Greenhill Rd 19151** 34th wd. 1868 Sq  
Ft BRT#34-3-2502-00 Improvements: Resi-  
dential Dwelling  
SELENA D. HAMMOND C.P. July Term,  
2016 No. 00832 \$138,441.81 Udren Law  
Offices, P.C.

### 1703-338

**4821 N 10th St 19141** 49th wd. 1290 Sq Ft  
OPA#491337400 Improvements: Residential  
Dwelling  
DEBORAH NASH; RUDOLPH NASH A/K/A  
RUDOLPH NASH, SR. C.P. October  
Term, 2016 No. 03330 \$37,140.89 Udren  
Law Offices, P.C.

### 1703-339

**1404 N 61st St 19151-4210** 34th wd.  
OPA#342255700 Improvements: Residen-  
tial Property  
LYNWOOD SAVAGE C.P. January Term,  
2015 No. 01958 \$41,257.32 Phelan Hal-  
linan Diamond & Jones, LLP

### 1703-340

**1516 E Duval St 19138-1104** 10th wd. 1420  
Sq Ft OPA#102286200 Improvements:  
Residential Property  
TAMARA A. ROSS C.P. June Term, 2016  
No. 00017 \$216,101.49 Phelan Hallinan  
Diamond & Jones, LLP

### 1703-341

**1811 W 73rd Ave 19126** 10th wd. 1296 Sq Ft  
OPA#101349400 Improvements: Residential  
Property  
MARGARET L. COLE C.P. February Term,  
2016 No. 01078 \$37,551.31 Phelan Hal-  
linan Diamond & Jones, LLP

### 1703-342

**2931 Walnut Hill St 19152** 57th wd. 1095 Sq  
Ft OPA#571080500 Improvements: Resi-  
dential Property  
MICHAEL CASTALDI A/K/A MICHAEL  
M. CASTALDI C.P. June Term, 2016 No.  
02673 \$77,487.45 Phelan Hallinan Dia-  
mond & Jones, LLP

### 1703-343

**2513 W Cumberland St 19132-4102** 28th  
wd. 1356 Sq Ft OPA#281275200 Improve-  
ments: Residential Property  
EDWIN R. WALLACE C.P. April Term,  
2016 No. 02996 \$59,260.50 Phelan Hal-  
linan Diamond & Jones, LLP

### 1703-344

**5832 Norfolk St 19143-2403** 3rd wd. 1032  
Sq Ft OPA#033045700 Improvements:  
Residential Property

## SHERIFF'S SALE

MARY WILLIAMS A/K/A MARY L. WIL-  
LIAMS C.P. May Term, 2016 No. 01216  
\$12,825.35 Phelan Hallinan Diamond &  
Jones, LLP

**1703-345**  
**6655 N 20th St 19138-3116** 10th wd. 1210 Sq  
Ft OPA#102037700 Improvements: Resi-  
dential Property  
DONNA STROMAN C.P. May Term, 2016  
No. 00847 \$69,207.79 Phelan Hallinan  
Diamond & Jones, LLP

**1703-346**  
**2130 N Carlisle St 19121-1607** 32nd wd.  
1845 Sq Ft OPA#321078600 Improvements:  
Residential Property  
NAJEEB SHEIKH A/K/A NAJEEB H.  
SHEIKH-YOUSEF C.P. September Term,  
2016 No. 02680 \$132,835.79 Phelan Hal-  
linan Diamond & Jones, LLP

**1703-347**  
**307 W Chew Ave 19120-2330** 61st wd. 1224  
Sq Ft OPA#612047700 Improvements:  
Residential Property  
KIM LE THI SON C.P. April Term, 2016  
No. 01363 \$119,231.55 Phelan Hallinan  
Diamond & Jones, LLP

**1703-348**  
**2522 S Rosewood St 19145-4631** 26th wd.  
1044 Sq Ft OPA#261108600 Improvements:  
Residential Property  
CATHERINE M. BUONFIGLIO C.P. April  
Term, 2015 No. 02819 \$133,617.49 Phelan  
Hallinan Diamond & Jones, LLP

**1703-349**  
**710 Emily St 19148-2426** 39th wd. 1134 Sq  
Ft OPA#393038900 Improvements: Resi-  
dential Property  
VALARIE E. PAYNE C.P. July Term, 2015  
No. 02574 \$55,871.94 Phelan Hallinan  
Diamond & Jones, LLP

**1703-350**  
**6023 Ditman St 19135-3624** 41st wd. 952 Sq  
Ft OPA#411228000 Improvements: Resi-  
dential Property  
KELLY MURRAY C.P. July Term, 2016  
No. 00323 \$37,355.53 Phelan Hallinan  
Diamond & Jones, LLP

**1703-351**  
**3521 Vista St 19136** 64th wd. 1568 Sq Ft  
OPA#642165100 Improvements: Residen-  
tial Property  
JESSICA LEAGER C.P. April Term, 2016  
No. 03374 \$130,265.24 Phelan Hallinan  
Diamond & Jones, LLP

**1703-352**  
**3324 Meridian St 19136** 64th wd. 1108 Sq Ft  
OPA#642231400 Improvements: Residential  
Property  
MICHAEL M. POEHLER C.P. April Term,  
2016 No. 00303 \$206,042.27 Phelan Hal-  
linan Diamond & Jones, LLP

**1703-353**  
**1212 Devereaux Ave 19111-5828** 53rd wd.  
1514 Sq Ft OPA#531006400 Improvements:  
Residential Property  
ERNEST MICHAEL BURKE A/K/A ER-  
NEST M. BURKE A/K/A ERNEST BURKE  
C.P. March Term, 2016 No. 02035 \$82,731.09  
Phelan Hallinan Diamond & Jones, LLP

**1703-354**  
**4326 Potter St 19124-4428** 33rd wd. Im-  
provements: Residential Property  
TOMASA GARCIA C.P. July Term, 2012  
No. 04242 \$68,630.74 Phelan Hallinan  
Diamond & Jones, LLP

**1703-355**  
**3249 St Vincent St 19149-1627** 55th wd.  
1120 Sq Ft OPA#551447200 Improvements:  
Residential Property  
CHARLES F. FULMER; MARGARET FUL-  
MER C.P. November Term, 2015 No. 00319  
\$69,217.53 Phelan Hallinan Diamond &  
Jones, LLP

**1703-356**  
**4032 Ford Rd 19131** 52nd wd. 1828 Sq Ft  
OPA#521407700 Improvements: Residential  
Property  
PHYLLIS JAMES C.P. July Term, 2016  
No. 00005 \$65,816.61 Phelan Hallinan  
Diamond & Jones, LLP

**1703-357**  
**1341 Tyson Ave 19111** 53rd wd. 5500 Sq Ft  
OPA#532240400 Improvements: Residential  
Property  
NICHOLAS TRUBISKY C.P. January  
Term, 2015 No. 02649 \$85,962.74 KML  
Law Group, P.C.

**1703-358**  
**2435 S 72nd St a/k/a 2435 72nd St 19142**  
40th wd. 1370 Sq Ft OPA#404004000  
Improvements: Residential Property  
ANDREA C. JONES C.P. March Term, 2016  
No. 01515 \$91,334.19 KML Law Group, P.C.

**1703-359**  
**979 Carver St 19124** 35th wd. 980 Sq Ft  
OPA#351259400 Improvements: Residential  
Property

## SHERIFF'S SALE

JUANITA MALAVE-GARCIA C.P. June  
Term, 2016 No. 02568 \$132,533.64 KML  
Law Group, P.C.

**1703-360**  
**4062 Creston St 19135-4423** 62nd wd. 1068  
Sq Ft OPA#622191800 Improvements:  
Residential Property  
LUIS DEJESUS, SR. C.P. June Term, 2016  
No. 03035 \$83,592.20 Phelan Hallinan  
Diamond & Jones, LLP

**1703-361**  
**556 Alcott St 19120-1236** 35th wd. 1100 Sq  
Ft OPA#352054700 Improvements: Resi-  
dential Property  
EBONY GRAHAM C.P. May Term, 2014  
No. 02161 \$130,866.36 Phelan Hallinan  
Diamond & Jones, LLP

**1703-362**  
**829 McClellan St 19148** 1st wd. 700 Sq Ft  
OPA#012357400 Improvements: Residential  
Property  
NELSON MARTINEZ C.P. September  
Term, 2009 No. 02893 \$40,447.84 KML  
Law Group, P.C.

**1703-364**  
**5832 Lebanon Ave 19131-3032** 52nd wd.  
1672 Sq Ft OPA#522076800 Improvements:  
Residential Property  
CHRISTINA EDWARDS C.P. July Term,  
2010 No. 03196 \$77,538.52 Phelan Hal-  
linan Diamond & Jones, LLP

**1703-365**  
**436 Mark Pl 19115-1113** 58th wd. 2185 Sq Ft  
OPA#581094500 Improvements: Residential  
Property  
SAJI VARGHESE; ABI S. VARGHESE C.P.  
October Term, 2014 No. 01493 \$407,154.84  
Phelan Hallinan Diamond & Jones, LLP

**1703-366**  
**207 Wilder St 19147** 1st wd. 1260 Sq Ft  
OPA#011020200 Improvements: Residen-  
tial Property  
UNKNOWN HEIRS AND/OR ADMINISTRA-  
TORS OF THE ESTATE OF CATHERINE A.  
CONROY A/K/A CATHERINE A. CONROY  
LORD; BENJAMIN LORD, AS BELIEVED  
HEIR TO THE ESTATE OF CATHERINE A.  
CONROY A/K/A CATHERINE C. CONROY  
LORD; C.P. August Term, 2014 No. 01968  
\$132,541.57 Justin F. Kobeski, Esquire; Man-  
ley Deas Kochalski LLC

**1703-367**  
**7849 Temple Rd 19150** 50th wd. 990 Sq Ft  
OPA#501091900 Improvements: Residential  
Property  
TANGIE BOSTON C.P. June Term, 2016  
No. 00394 \$82,861.23 Justin F. Kobeski,  
Esquire; Manley Deas Kochalski LLC

**1703-368**  
**607B Edison Ave 19116** 58th wd. 1040 Sq  
Ft and 1.0526% undivided interest in the  
common elements, as more fully described  
in the Declaration of Condominium and Plats  
and Plans dated 01/26/1979 and recorded  
01/29/1979 in Deed Book DCC 16567 page  
9. BRT#888581360; PRCL#160 N7-29 Im-  
provements: Residential Condominium  
MARK A. CUMMINGS SC-12-02-23-5779  
\$12,086.00 Glenn M. Ross, Esquire

**1703-369**  
**2617 Memphis St** 31st wd. 840 Sq Ft  
BRT#312028200 Improvements: Row 2 Sty  
Masonry  
MARGARET BOGREN C.P. August Term,  
2015 No. 04850 \$53,691.72 Milstead &  
Associates, LLC

**1703-370**  
**5012 N Convent Ln, Unit K** 65th wd.  
BRT#888650367 Improvements: Res Condo  
2 Sty Frame  
EDWARD F. STINSON C.P. May Term,  
2016 No. 02320 \$174,934.74 Milstead &  
Associates, LLC

**1703-371**  
**1315 Friendship St 19111-4205** 53rd wd.  
1280 Sq Ft OPA#532307400 Improvements:  
Residential Property  
PETER J. JOHNSON, ESQ, IN HIS CAPAC-  
ITY AS CO-ADMINISTRATOR OF THE ES-  
TATE OF JOYCE M. CRAIG A/K/A JOYCE  
CRAIG-LEWIS A/K/A JOYCE MICHELLE  
CRAIG A/K/A JOYCE MICHELLE CRAIG-  
LEWIS; TIMOTHY J. HOLMAN, ESQ, IN  
HIS CAPACITY AS CO-ADMINISTRATOR  
OF THE ESTATE OF JOYCE M. CRAIG  
A/K/A JOYCE CRAIG-LEWIS A/K/A JOYCE  
MICHELLE CRAIG A/K/A JOYCE MICHELLE  
CRAIG-LEWIS; MEKHI GREEN, IN HIS  
CAPACITY AS HEIR OF THE ES-  
TATE OF JOYCE M. CRAIG A/K/A JOYCE  
CRAIG-LEWIS A/K/A JOYCE MICHELLE  
CRAIG A/K/A JOYCE MICHELLE CRAIG-  
LEWIS C/O SUZANNE N. PRITCHARD,  
ESQ; LAYLANI LEWIS, IN HER CAPACITY  
AS HEIR OF THE ESTATE OF JOYCE M.  
CRAIG A/K/A JOYCE CRAIG-LEWIS A/K/A  
JOYCE MICHELLE CRAIG A/K/A JOYCE  
MICHELLE CRAIG-LEWIS; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL

## SHERIFF'S SALE

PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTEREST  
FROM OR UNDER JOYCE CRAIG A/K/A  
JOYCE CRAIG-LEWIS A/K/A JOYCE MI-  
CHELLE CRAIG A/K/A JOYCE MICHELLE  
CRAIG-LEWIS, DECEASED C.P. Feb-  
ruary Term, 2016 No. 02414 \$149,826.60  
Phelan Hallinan Diamond & Jones, LLP

**1703-372**  
**22 E Springer St 19119** 22nd wd. 1080 Sq Ft  
OPA#221188300 Improvements: Residential  
Property  
PENNY GOLDMAN, IN HER CAPACITY  
AS HEIR OF STARLETTA GOLDMAN, DE-  
CEASED; UNKNOWN HEIRS, SUCCESS-  
ORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST FROM OR UN-  
DER STARLETTA GOLDMAN, DECEASED  
C.P. July Term, 2014 No. 01348 \$236,266.72  
Phelan Hallinan Diamond & Jones, LLP

**1703-373**  
**4765 N Mascher St a/k/a 4765 Mascher St**  
**19120** 42nd wd. 1500 Sq Ft OPA#422355600  
Improvements: Residential Property  
ADA ORIZ, IN HER CAPACITY AS HEIR  
OF EDUARDO MARQUEZ, DECEASED;  
SHELIA MARQUEZ, IN HER CAPACITY  
AS HEIR OF EDUARDO MARQUEZ, DE-  
CEASED; UNKNOWN HEIRS, SUCCESS-  
ORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST FROM  
OR UNDER EDUARDO MARQUEZ, DE-  
CEASED C.P. June Term, 2016 No. 01835  
\$70,823.83 Phelan Hallinan Diamond &  
Jones, LLP

**1703-374**  
**6023 Tackawanna St 19135-4414** 62nd wd.  
1080 Sq Ft OPA#622323800 Improvements:  
Residential Property  
JOSEPH L. JEAN-PIERRE, IN HIS CAPAC-  
ITY AS ADMINISTRATOR AND HEIR  
OF THE ESTATE OF MARIANNE JEAN-  
PIERRE; UNKNOWN HEIRS, SUCCESS-  
ORS, ASSIGNS, AND ALL PERSONS,  
FIRMS, OR ASSOCIATIONS CLAIMING  
RIGHT, TITLE, OR INTEREST FROM OR  
UNDER MARIANNE JEAN-PIERRE, DE-  
CEASED C.P. February Term, 2015 No.  
00588 \$108,029.41 Phelan Hallinan Dia-  
mond & Jones, LLP

**1703-375**  
**4014 Cambridge St 19104** 6th wd. 1349 Sq Ft  
BRT#062155900 Improvements: Residential  
Dwelling  
JUANITA FRED CASON, KNOWN HEIR OF  
LEONA F. CASON; ROBBIN ANGELA CA-  
SON, KNOWN HEIR OF LEONA F. CASON;  
RONALD DOUGLAS CASON, KNOWN  
HEIR OF LEONA F. CASON; UNKNOWN  
HEIRS, SUCCESSORS, ASSIGNS, AND ALL  
PERSONS, FIRMS, OR ASSOCIATIONS  
CLAIMING RIGHT, TITLE, OR INTER-  
EST FROM OR UNDER LEONA F. CASON  
C.P. March Term, 2016 No. 01481 \$56,092.62  
Udren Law Offices, P.C.

**1703-376**  
**1541 E Wynsam St** 10th wd. 2389 Sq Ft  
BRT#102193800 Improvements: Row B/gar  
2 Sty Masonry  
MAGDELYN STITH QUALLS C.P. Feb-  
ruary Term, 2014 No. 01117 \$108,018.72  
Milstead & Associates, LLC

**1703-377**  
**1950 E Pike St** 45th wd. 1185 Sq Ft  
BRT#452217500 Improvements: Row B/gar  
2 Sty Masonry  
RAMON L. ALBALADEJO A/K/A RAMON  
ALBALADEJO AND SONIA Y. ALBALADE-  
JO A/K/A SONIA ALBALADEJO C.P.  
December Term, 2015 No. 02612 \$91,192.85  
Milstead & Associates, LLC

**1703-378**  
**8030 Ditman St, Apt 78 19136-4427** 88th wd.  
708 Sq Ft OPA#888650978 Improvements:  
Condominium  
DUANE W. THOMPSON C.P. June Term,  
2014 No. 00219 \$90,226.96 Phelan Hal-  
linan Diamond & Jones, LLP

**1703-379**  
**152 Widener St** 61st wd. 1226 Sq Ft  
BRT#612116100 Improvements: Row B/gar  
2 Sty Masonry  
CRYSTAL D. PARKER C.P. June Term,  
2015 No. 03590 \$203,789.62 Milstead &  
Associates, LLC

**1703-380**  
**228 Sparks St a/k/a 228 W Sparks St 19120-1417**  
61st wd. 1020 Sq Ft OPA#611252200  
Improvements: Residential Property  
LESLIE TYLER C.P. December Term, 2012  
No. 03527 \$42,523.39 Phelan Hallinan  
Diamond & Jones, LLP

**1703-381**  
**3170 Livingston St 19134-5129** 25th wd.  
1058 Sq Ft OPA#251330600 Improvements:  
Residential Property  
TERESA DERR C.P. May Term, 2016 No.

## SHERIFF'S SALE

01688 \$86,122.95 Phelan Hallinan Dia-  
mond & Jones, LLP

**1703-382**  
**5653 Hazel Ave 19143-1935** 46th wd. 1020 Sq  
Ft OPA#463015900 Improvements: Resi-  
dential Property  
ERIC J. SEIGLE C.P. December Term, 2014  
No. 01367 \$52,765.01 Phelan Hallinan  
Diamond & Jones, LLP

**1703-383**  
**245 E Comly St** 35th wd. 1388 Sq Ft  
BRT#352145900 Improvements: Row W/  
det Gar 2 Sty Mas  
CHERON GOODMAN C.P. January Term,  
2016 No. 03450 \$150,688.10 Milstead &  
Associates, LLC

**1703-384**  
**1733 N Robinson St 19151-3928** 34th wd.  
OPA#342279700 Improvements: Residential  
Property  
KERSHAW P. LEATHERBURY, JR. A/K/A  
KERSHAW P. LEATHERBURY; BRENDA  
D. LEATHERBURY C.P. November Term,  
2014 No. 01015 \$80,048.60 Phelan Hal-  
linan Diamond & Jones, LLP

**1703-385**  
**926 E Schiller St 19134-1315** 33rd wd. 1176  
Sq Ft OPA#331188500 Improvements:  
Residential Property  
ROBERTO SANCHEZ C.P. May Term,  
2015 No. 01556 \$41,685.74 Phelan Hal-  
linan Diamond & Jones, LLP

**1703-386**  
**5748 Woodcrest Ave 19131-2225** 52nd wd.  
1760 Sq Ft OPA#522144300 Improvements:  
Residential Property  
RAHEEMAH BEYAH, IN HER CAPACITY  
AS EXECUTRIX AND DEVISEE OF THE  
ESTATE OF JAMES L. SPAIN, JR. C.P.  
August Term, 2014 No. 01179 \$126,290.88  
Phelan Hallinan Diamond & Jones, LLP

**1703-387**  
**2020 E Clearfield St** 25th wd. 1232 Sq Ft  
BRT#252229500 Improvements: Row 2 Sty  
Masonry  
GREGORY STANISLAUS AND UNITED  
STATES OF AMERICA C.P. November  
Term, 2013 No. 01145 \$70,757.39 Milstead  
& Associates, LLC

**1703-388**  
**3145 W Thompson St Unit 24 a/k/a 3145 W Thompson St 19121** 88th wd. 1367 Sq Ft  
OPA#888290044 Improvements: Condo-  
minium  
DARYL MCGRAW C.P. June Term, 2016  
No. 01834 \$691,440.08 Phelan Hallinan  
Diamond & Jones, LLP

**1703-389**  
**5030-36 N Warnock St 19141** 49th wd. 1650  
Sq Ft OPA#491388900 Improvements:  
Residential Property  
OVERLY A. WADDELL C.P. April Term,  
2016 No. 03380 \$28,208.32 Phelan Hal-  
linan Diamond & Jones, LLP

**1703-390**  
**819 W Stella St 19133** 37th wd. 742 Sq Ft  
OPA# 372409900 Improvements: Residen-  
tial Property  
UNKNOWN HEIRS, SUCCESSORS, AS-  
SIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TITLE,  
OR INTEREST FROM OR UNDER WILLIE  
HAMPTON, DECEASED C.P. May Term,  
2015 No. 00546 \$15,274.98 Shapiro &  
DeNardo, LLC

**1703-391**  
**3634 Edgemont St 19134-5507** 45th wd.  
1152 Sq Ft OPA#451224500 Improvements:  
Residential Property  
EDWARD ANTONELLI C.P. August Term,  
2015 No. 04068 \$222,381.30 Phelan Hal-  
linan Diamond & Jones, LLP

**1703-392**  
**908 N 63rd St 19151** 34th wd. 4520 Sq Ft  
OPA#344198700 Improvements: Residential  
Property  
DURANTON DORMEUS AND KETLEEN  
DORMEUS C.P. August Term, 2013 No.  
00182 \$217,317.27 Shapiro & DeNardo,  
LLC

**1703-393**  
**4525 Bleigh Ave 19136** 41st wd. 1209 Sq Ft  
OPA#412159900 Improvements: Residential  
Property  
LAWRENCE FRAZIER C.P. September  
Term, 2016 No. 03593 \$125,168.77 Shapiro  
& DeNardo, LLC

**1703-394**  
**1817 W Juniata St 19140-2930** 13th wd.  
1086 Sq Ft OPA#131323000 Improvements:  
Residential Property  
LAVON S. STEVENSON; LAI-LONNIE I.  
PERKINS C.P. April Term, 2016 No. 01626  
\$24,013.08 Phelan Hallinan Diamond &  
Jones, LLP

**1703-395**  
**1516 Beverly Rd 19138** 10th wd. 1558 Sq Ft

## SHERIFF'S SALE

OPA#102161500 Improvements: Residential  
Property  
THE UNKNOWN HEIRS OF PATRICIA A.  
JACKSON, DECEASED; LATYRA WIL-  
LIAMS A/K/A LATYRA KEMP, SOLELY IN  
HER CAPACITY AS HEIR OF PATRICIA A.  
JACKSON, DECEASED; KEINAN OXNER,  
SOLELY IN HIS CAPACITY AS HEIR OF  
PATRICIA A. JACKSON, DECEASED C.P.  
March Term, 2016 No. 02021 \$120,946.94  
KML Law Group, P.C.

**1703-396**  
**424 N 59th St 19139** 4th wd. Land: 1560 Sq  
Ft; Improvement: 1320 Sq Ft; Total: 2880 Sq  
Ft BRT#04-2-2470-00 Improvements: Resi-  
dential Property  
KHADJAH GRESHAM C.P. November  
Term, 2015 No. 01630 \$123,887.53 Richard  
M. Squire & Associates, LLC

**1703-397**  
**921 N Saint Bernard St 19131** 44th wd. 825  
Sq Ft OPA#442213700 Improvements:  
Residential Property  
MARGUERITE PRESSLEY, SOLELY IN  
HER CAPACITY AS HEIR OF WILLIAM  
PRESSLEY, DECEASED; DARYL PRESS-  
LEY, SOLELY IN HIS CAPACITY AS HEIR  
OF WILLIAM PRESSLEY, DECEASED;  
RANDALL PRESSLEY, SOLELY IN HIS CA-  
PACITY AS HEIR OF WILLIAM PRESSLEY,  
DECEASED C.P. February Term, 2016 No.  
01972 \$69,422.76 KML Law Group, P.C.

**1703-398**  
**1533 W Butler St 19140** 13th wd. 1200 Sq Ft  
OPA#131084400 Improvements: Residential  
Property  
KEITH A. KING C.P. June Term, 2013 No.  
01874 \$23,304.41 KML Law Group, P.C.

**1703-399**  
**7821 Forrest Ave 19150** 50th wd. Land =  
1989 Sq Ft; Improvement = 1088 Sq Ft; Total  
= 3077 Sq Ft OPA#50-2220800 Improve-  
ments: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, AS-  
SIGNS, AND ALL PERSONS, FIRMS, OR  
ASSOCIATIONS CLAIMING RIGHT, TI-  
TLE, OR INTEREST FROM OR UNDER EV-  
ELYN BLOCKER, DECEASED C.P. July  
Term, 2015 No. 03614 \$128,708.34 Richard  
M. Squire & Associates, LLC

**1703-400**  
**728 W Annsbury St 19140-1302** 49th wd.  
1050 Sq Ft OPA#491021400 Improvements:  
Residential Property  
CARREN S. COHEN A/K/A CARREN SEB-  
RINA COHEN C.P. April Term, 2016 No.  
00274 \$39,847.41 Phelan Hallinan Dia-  
mond & Jones, LLP

**1703-401**  
**4419 Mitchell St 19128** 21st wd. Land: 1080  
Sq Ft; Improvement: 725 Sq Ft; Total: 1805 Sq  
Ft OPA#212208800 Improvements: Resi-  
dential Property  
JACQUELINE M. MEYERS C.P. No-  
vember Term, 2015 No. 01083 \$125,247.78  
Richard M. Squire & Associates, LLC

**1703-402**  
**5947 Reach St 19120** 35th wd. 1575 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.

**1703-403**  
**7259 Mansfield Ave 19138** 10th wd. Land:  
1526 Sq Ft; Improvement: 1152 Sq Ft; Total:  
2678 Sq Ft OPA#102360500 Improvements:  
Residential Property  
PATRICE HOLLINGER AND JAMES D.  
FATE C.P. September Term, 2014 No. 00731  
\$161,142.42 Richard M. Squire & Associ-  
ates, LLC

**1703-404**  
**6409 Saybrook Ave 19142-2320** 40th wd.  
1482 Sq Ft OPA#401344000 Improvements:  
Residential Property  
MARK V. TRAN; TUOI PHAM A/K/A TUOI  
NGOC PHAM A/K/A TOUI N. PHAM C.P.  
June Term, 2016 No. 00360 \$68,745.31  
Phelan Hallinan Diamond & Jones, LLP

**1703-405**  
**5354 Priscilla St 19144** 12th wd. 980 Sq Ft  
OPA#124136400 Improvements: Residential  
Property  
SHANTEE STRADFORD, SOLELY IN HER  
CAPACITY AS HEIR OF SABRINA V. SUL-  
LIVAN, DECEASED; SHERRIE SULLIVAN,  
SOLELY IN HER CAPACITY AS HEIR OF  
SABRINA V. SULLIVAN, DECEASED;  
SEAN SULLIVAN, SOLELY IN HIS CAPAC-  
ITY AS HEIR OF SABRINA V. SULLIVAN,  
DECEASED; SHANE SULLIVAN, SOLELY  
IN HIS CAPACITY AS HEIR OF SABRINA  
V. SULLIVAN, DECEASED C.P. February  
Term, 2016 No. 04192 \$23,468.42 KML  
Law Group, P.C.

**1703-406**  
**3865 Jasper St 19124** 45th wd. Land: 1391 Sq  
Ft; Improvement: 980 Sq Ft; Total: 2371 Sq Ft

SHERIFF'S SALE

OPA#452375100 Improvements: Residential Property  
JOSEPH D. KALITA C.P. June Term, 2014 No. 02968 \$26,643.25 Richard M. Squire & Associates, LLC

**1703-407**  
**4723 Bleigh Ave 19136** 65th wd. 1260 Sq Ft OPA#651022200 Improvements: Residential Property  
GUY ALSTON, IV C.P. November Term, 2015 No. 00875 \$114,677.38 KML Law Group, P.C.

**1703-408**  
**6222 Delancey St 19143** 3rd wd. 992 Sq Ft OPA#032029300 Subject to Mortgage Improvements: Residential Property  
APRIL L. MITCHELL C.P. June Term, 2016 No. 03624 \$111,545.79 KML Law Group, P.C.

**1703-409**  
**5815 Woodstock St 19138** 17th wd. 1050 Sq Ft OPA#172391400 Improvements: Residential Property  
THE WHITTAKER GROUP, LLC AND CRYSTAL D. TINDAL A/K/A CRYSTAL D. HILLS C.P. June Term, 2016 No. 02230 \$66,212.26 KML Law Group, P.C.

**1703-410**  
**7319 N 18th St 19126** 50th wd. 1260 Sq Ft BRT#101091200 Improvements: Residential Dwelling  
DEDRIA MILBURNE C.P. October Term, 2015 No. 00691 \$77,888.74 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; James French, Esquire

**1703-411**  
**6451 Oxford Ave 19111** 53rd wd. Land Area: 230,000 Sq Ft; Improvement Area: 171,000 Sq Ft OPA#881163000 Improvements: Apartments 100+ Units, Masonry  
OXFORD APARTMENT PARTNERS, LP C.P. October Term, 2003 No. 02481 \$6,000.00 plus interest from 01/21/2005 and costs Timothy R. Hough, Esquire

**1703-412**  
**6420 Garman St 19142-3023** 40th wd. 1223 Sq Ft OPA#406265100 Improvements: Residential Property  
DOLORES FAHY; JOSEPH P. FAHY, JR. C.P. August Term, 2016 No. 04441 \$72,808.35 Phelan Hallinan Diamond & Jones, LLP

**1703-413**  
**1304 S 22nd St 19146** BRT#361328500 Improvements: Residential Property  
QIARA AYCOX C.P. January Term, 2014 No. 01025 \$74,355.72 Alicia M. Sandoval, Esquire

**1703-414**  
**643 Artwood Dr 19115-2826** 63rd wd. 1497 Sq Ft OPA#632163600 Improvements: Residential Property  
STUART JANOFF; ALLISON JANOFF C.P. April Term, 2016 No. 02450 \$202,063.02 Phelan Hallinan Diamond & Jones, LLP

**1703-416**  
**444 N Wilton St 19139** 44th wd. 944 Sq Ft OPA#442307800 Improvements: Residential Property  
CYNTHIA BAPTISTE AND MYRON G. BAPTISTE A/K/A MYRON BAPTISTE C.P. November Term, 2015 No. 00426 \$31,464.93 KML Law Group, P.C.

**1703-417**  
**4830 N Marshall St 19120** 49th wd. 935 Sq Ft OPA#491197500 Improvements: Residential Property  
JULIO FERNANDEZ A/K/A JULIO E. FERNANDEZ C.P. June Term, 2016 No. 03186 \$36,699.20 KML Law Group, P.C.

**1703-418**  
**319 E Elwood St a/k/a 319 Elwood St 19144** 12th wd. 1088 Sq Ft OPA#121010400 Improvements: Residential Property  
TYNEHL WILSON A/K/A TYNEHL S. WILSON C.P. November Term, 2014 No. 01751 \$90,106.36 KML Law Group, P.C.

**1703-419**  
**550 Van Kirk St 19120** 35th wd. 1200 Sq Ft OPA#352097600 Improvements: Residential Property  
TRACY HUA AND CHI-HUNG MU C.P. April Term, 2012 No. 02922 \$135,815.70 KML Law Group, P.C.

**1703-420**  
**4632 N Marvine St a/k/a N Marvin St 19144** 49th wd. 1156 Sq Ft BRT#491432700 Improvements: Row 2 Sty Masonry  
WILLIAM H. CHOICE C.P. November Term, 2011 No. 02772 \$48,967.97 Milstead & Associates, LLC

**1703-421**  
**2932 N 27th St 19132** 38th wd. 1086 Sq Ft OPA#38-1-2143-00 Subject to Mortgage Improvements: Residential Property  
MICHELLE FLETCHER C.P. November

SHERIFF'S SALE

Term, 2015 No. 03657 \$63,777.27 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1703-422**  
**6222 N Hancock St 19120** 61st wd. 1200 Sq Ft OPA#611039900 Improvements: Residential Property  
BLANCA RIOS C.P. March Term, 2016 No. 03427 \$21,680.89 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1703-423**  
**4245 Tackawanna St 19124** 23rd wd. 924 Sq Ft OPA#232344400 Improvements: Residential Property  
CHRISTINA ORTIZ C.P. January Term, 2016 No. 01730 \$57,950.35 Shapiro & DeNardo, LLC

**1703-424**  
**5031 Newhall St 19144** 13th wd. 2580 Sq Ft OPA#133104600 Improvements: Residential Property  
TIMOTHY C. COLEMAN C.P. May Term, 2016 No. 03529 \$174,286.96 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1703-425**  
**2069 Mercy St 19145** 48th wd. 1216 Sq Ft OPA#481125700 Improvements: Residential Property  
ANN P. FROMM C.P. July Term, 2016 No. 03272 \$118,808.21 Shapiro & DeNardo, LLC

**1703-426**  
**4341 Reno St 19104** 6th wd. 1134 Sq Ft OPA#062048600 Improvements: Residential Property  
ANWAR H. O'NEAL AND MARIE D. PRESSLEY C.P. October Term, 2015 No. 01605 \$31,180.85 Shapiro & DeNardo, LLC

**1703-427**  
**6032 N Broad St 19141** 17th wd. 2221 Sq Ft OPA#172009000 Improvements: Residential Property  
NICHOLSON PERICLES C.P. December Term, 2013 No. 02111 \$91,338.69 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1703-428**  
**6311 Oakland St 19149** 54th wd. 1200 Sq Ft OPA#541259600 Improvements: Residential Property  
EDDIE H. SMYTHE C.P. December Term, 2015 No. 02296 \$179,457.47 Shapiro & DeNardo, LLC

**1703-429**  
**248 E Durham St 19119** 22nd wd. 1969 Sq Ft OPA#222155800 Improvements: Residential Property  
BRUCE A. MCCALL, JR.; UNITED STATES OF AMERICA C.P. November Term, 2014 No. 00745 \$98,933.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1703-430**  
**3759 Richmond St 19137** 45th wd. 1019 Sq Ft OPA#451141300 Improvements: Residential Property  
JAMES HAMMELL C.P. November Term, 2015 No. 01084 \$157,519.90 Shapiro & DeNardo, LLC

**1703-431**  
**813 Tyson Ave 19111** 53rd wd. BRT#532230600  
ABDELHAMID MOUHOU A/K/A MOUHOU ABDELHAMID; TAMMY S. MOUHOU C.P. January Term, 2013 No. 01854 \$214,303.91 Emmanuel J. Argentieri, Esquire

**1703-432**  
**320 Delphine St 19120** 42nd wd. 840 Sq Ft OPA#422264600 Improvements: Residential Property  
DARNELL B. HURLEY A/K/A DARNELL HURLEY C.P. June Term, 2013 No. 00331 \$53,193.33 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1703-433**  
**7355 Rockwell Ave 19111** 63rd wd. 2968 Sq Ft OPA#631112311 Improvements: Residential Property  
JOSE VAZQUEZ C.P. January Term, 2016 No. 03208 \$206,954.35 Shapiro & DeNardo, LLC

**1703-434**  
**1722 N Willington St 19137** 47th wd. 15'90"x70'10" OPA#471245100 Subject to Mortgage Improvements: Residential Dwelling  
WILLINGTON PROPERTIES, LLC C.P. October Term, 2016 No. 01724 \$90,704.06 Jay E. Kivitz, Esq.

**1703-435**  
**2604 Pratt St assessed as 2602-2604 Pratt St 19137** 45th wd. 3240 Sq Ft OPA#453138600 Improvements: Residential Property  
LORRAINE HOMES, EXECUTRIX OF THE ESTATE OF YOLANDA FARINA, DECEASED C.P. October Term, 2016 No. 01823 \$95,201.77 Shapiro & DeNardo, LLC

SHERIFF'S SALE

**1703-436**  
**2422 Montrose St 19135** 30th wd. 700 Sq Ft BRT#302214200 Improvements: Row 2 Sty Masonry  
ANTHONY BLIGEN; ODESSA JORDON; ROCHELLE BLIGEN; CYNTHIA BLIGEN C.P. April Term, 2016 No. 02801 \$176,128.80 Milstead & Associates, LLC

**1703-437**  
**6231 Ludlow St 19139** 3rd wd. 1164 Sq Ft OPA#03-1012600 Improvements: Residential Property  
ISAAC P. IVERY; DORIS ANN IVERY C.P. July Term, 2013 No. 02704 \$53,575.60 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1703-438**  
**6551 Cottage St 19135** 55th wd. 1511 Sq Ft OPA#552413300 Improvements: Residential Property  
RICHARD DENNIN, III AND STACEY DENNIN C.P. April Term, 2016 No. 02402 \$156,447.47 Shapiro & DeNardo, LLC

**1703-439**  
**1812 E Thayer St 19135** 45th wd. 990 Sq Ft BRT#452062400 Improvements: Row 2 Sty Masonry  
RAYMOND VANDEGRIFT C.P. January Term, 2015 No. 02653 \$55,385.51 Milstead & Associates, LLC

**1703-440**  
**7822 Cottage St 19136** 65th wd. 1528 Sq Ft OPA#65-1241900 Improvements: Residential Property  
JAMES G. COSTELLO C.P. December Term, 2013 No. 00527 \$103,393.30 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1703-441**  
**1526 S Hollywood St 19146-3516** 36th wd. 658 Sq Ft BRT#364408500 Improvements: Residential Real Estate  
WALTER J. FULLER C.P. October Term, 2016 No. 00775 \$53,446.72 Stern & Eisenberg PC

**1703-442**  
**2651 Aramingo Ave 19138** 18th wd. 951 Sq Ft BRT#312147100 Improvements: Row 2 Sty Masonry  
JILL MORRIS C.P. February Term, 2015 No. 00877 \$143,982.75 Milstead & Associates, LLC

**1703-443**  
**2038 N Hope St 19122** 18th wd. 1620 Sq Ft OPA#183231701 Improvements: Residential Property  
ILUMINADO MALDONADO C.P. April Term, 2015 No. 02112 \$79,309.29 Shapiro & DeNardo, LLC

**1703-444**  
**7844 Michener Ave 19150** 50th wd. 1253 Sq Ft BRT#501119900 Improvements: Residential Dwelling  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLORIA M. LYONS C.P. March Term, 2016 No. 02610 \$116,765.87 Udren Law Offices, P.C.

**1703-445**  
**857 Foulkrod St 19124** 35th wd. Land: 1488 Sq Ft; Improvement: 1308 Sq Ft BRT#351080400 Improvements: Residential Real Estate  
TONY GRAVES, JR. AND TAO J. GRAVES C.P. July Term, 2016 No. 001115 \$74,869.03 Stern & Eisenberg PC

**1703-446**  
**1816 W Ruscomb St 19137** 17th wd. 1068 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

**1703-447**  
**5127 Aspen St 19139** 44th wd. Land Area: 1136 Sq Ft; Improvement Area 1532 Sq Ft BRT#441254900 Improvements: Residential Real Estate  
SYLVESTER BROXTON C.P. January Term, 2016 No. 02118 \$49,969.35 Stern & Eisenberg PC

**1703-448**  
**5007 Brown St 19139** 44th wd. 1288 Sq Ft OPA#441276400 Improvements: Residential Property  
MARY MUNYANTWALI C.P. September Term, 2015 No. 00639 \$85,006.72 Shapiro & DeNardo, LLC

**1703-449**  
**3545 Emerald St 19134-2033** 45th wd. 2850 Sq Ft BRT#452328300 Improvements: Residential Real Estate  
GERMAINE BROWN A/K/A GERMAINE BORSKI C.P. October Term, 2016 No. 01260 \$38,250.14 Stern & Eisenberg PC

SHERIFF'S SALE

**1703-450**  
**7050 Van Dike St 19135** 41st wd. 1650 Sq Ft OPA#412423300 Improvements: Residential Property  
TERRANCE BERKERY C.P. July Term, 2014 No. 1303 \$148,945.91 Shapiro & DeNardo, LLC

**1703-451**  
**4535 Aldine St 19136** 41st wd. 1056 Sq Ft OPA#412126500 Improvements: Residential Property  
MEGAN BOYLE C.P. May Term, 2015 No. 01299 \$116,276.00 Shapiro & DeNardo, LLC

**1703-452**  
**225 W Champlost Ave 19120-1844** 61st wd. 1616 Sq Ft OPA#612166100 Improvements: Residential Property  
NICHOLSON PERICLES C.P. February Term, 2016 No. 01054 \$50,435.05 Phelan Hallinan Diamond & Jones, LLP

**1703-453**  
**3850 Woodhaven Rd #701 19154** 66th wd. Land Area: 0 Sq Ft undivided interest in the common elements (as defined in such declaration) of .851933 percent; Condominium BRT#888660319 Improvements: Residential Dwelling  
SHAREA L. DAY C.P. July Term, 2016 No. 01078 \$134,065.91 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; James French, Esquire

**1703-454**  
**5922 Catherine St 19143** 3rd wd. 1760 Sq Ft BRT#033003800 Improvements: Residential Real Estate  
VICTOR B. SMITH, SR., AS ADMINISTRATOR FOR THE ESTATE OF ROBIN D. SMITH A/K/A ROBIN SMITH C.P. July Term, 2016 No. 01119 \$57,882.13 Stern & Eisenberg PC

**1703-455**  
**276 W Sheldon St 19120** 42nd wd. 1440 Sq Ft OPA#422200500 Improvements: Residential Property  
FIDELINA RODRIGUEZ C.P. July Term, 2015 No. 001792 \$94,878.49 Shapiro & DeNardo, LLC

**1703-456**  
**5148 Greene St 19144** 12th wd. 1816 Sq Ft BRT#123166400 Improvements: Residential Dwelling  
DARLEASE WHITE CLAITT; EMANUEL CLAITT, INDIVIDUALLY AND AS KNOWN HEIR OF CLARENCE CLAITT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CLARENCE CLAITT C.P. August Term, 2016 No. 00523 \$53,039.88 Udren Law Offices, P.C.

**1703-457**  
**7539 Briar Rd 19138** 50th wd. 1350 Sq Ft BRT#501347100 Improvements: Residential Dwelling  
KEITH BALL, KNOWN HEIR OF JUANITA C. BALL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUANITA C. BALL C.P. June Term, 2014 No. 04541 \$77,598.97 Udren Law Offices, P.C.

**1703-458**  
**4622 E Howell St a/k/a 4622 Howell St 19135-4027** 41st wd. 1600 Sq Ft OPA#411103700 Improvements: Residential Property  
FREDDIE RIVERA; YAJAIRA CRUZ C.P. November Term, 2015 No. 00769 \$133,940.68 Phelan Hallinan Diamond & Jones, LLP

**1703-459**  
**5607 Lebanon Ave 19131** 52nd wd. Land: 1600 Sq Ft; Improvement: 1290 Sq Ft; Total: 2890 Sq Ft OPA#522081400 Improvements: Residential Property  
TAMARA LEWIS C.P. August Term, 2016 No. 01242 \$71,215.08 Richard M. Squire & Associates, LLC

**1703-460**  
**1539 Wilton St 19143** 51st wd. 15'x53' OPA#512053200 Improvements: Single Family Dwelling  
GLORIA T. WALTER C.P. January Term, 2016 No. 02666 \$43,284.39 + fees/costs Michael F. Schleigh, Esquire

**1703-461**  
**5628 Belmar Terr 19147** 51st wd. On the Southeast-erly side of Belmar St 196 ft Southwestwardly from the Southwesterly side of 56th St; Front: 16' Depth: 63'6" OPA#51-4-1052-00  
MAURICE NESMITH C.P. March Term, 2016 No. 001516 \$63,958.21 Lois M. Vitti, Esquire

**1703-462**  
**1936 S 23rd St 19145** 48th wd. BRT#482258700  
C. THOMASINE KIRK (DECEASED) C.P.

SHERIFF'S SALE

March Term, 2015 No. 00192 \$157,985.15 Michael F.J. Romano, Esquire

**1703-463**  
**629 Wynnewood Rd 19151** 34th wd. 2443 Sq Ft OPA#344207000 Improvements: Residential Dwelling  
DANIEL MCMILLAN, JR. C.P. September Term, 2016 No. 01626 \$150,461.42 Udren Law Offices, P.C.

**1703-464**  
**102 W Ritner St a/k/a 102 Ritner St 19148-4021** 39th wd. 1400 Sq Ft OPA#391128400 Improvements: Residential Property  
JUSTIN SCHLETTERER C.P. June Term, 2016 No. 02099 \$200,725.26 Phelan Hallinan Diamond & Jones, LLP

**1703-466**  
**4243 W Stiles St 19104-1024** 6th wd. 1743 Sq Ft OPA#062188100 Improvements: Residential Property  
KENDRICK ELLISON C.P. April Term, 2016 No. 03387 \$45,150.99 Phelan Hallinan Diamond & Jones, LLP

**1703-467**  
**1630-90 Welsh Rd Unit G50 19115** 56th wd. 1752 Sq Ft OPA#888561598 Improvements: Residential Property  
ERIC SZYMANSKI; ERIN M. GALLAGHER A/K/A ERIN GALLAGHER C.P. November Term, 2015 No. 00317 \$253,187.06 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1703-468**  
**3248 Princeton Ave 19149** 55th wd. 1735 Sq Ft OPA#551383300 Improvements: Residential Property  
BRYN MICHAEL WEVODAU; PATRICIA WEVODAU A/K/A PATRICIA J. WEVODAU C.P. November Term, 2015 No. 01268 \$185,191.01 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1703-469**  
**8228 Elberon Ave 19111** 63rd wd. 4464 Sq Ft OPA#631039300 Improvements: Residential Property  
EDWARD L. SMITH C.P. April Term, 2016 No. 01701 \$146,764.68 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1703-470**  
**5747 Reedland St a/k/a 5747 Reedland Ave 19143-6131** 40th wd. 864 Sq Ft OPA#402192800 Improvements: Residential Property  
PATRICK MARUGGI; JEANA MARUGGI C.P. January Term, 2016 No. 02686 \$94,156.06 Phelan Hallinan Diamond & Jones, LLP

**1703-471**  
**5334 Akron St 19124** 62nd wd. 1345 Sq Ft OPA#621420000 Improvements: Residential Property  
ELNORA JOHNSON C.P. February Term, 2016 No. 01531 \$115,299.10 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1703-472**  
**5705 N 6th St 19120-2201** 61st wd. 1310 Sq Ft OPA#612283000 Improvements: Residential Property  
TROY FARLOW C.P. June Term, 2014 No. 02066 \$137,638.93 Phelan Hallinan Diamond & Jones, LLP

**1703-473**  
**6142 Tackawanna St 19135-3416** 55th wd. 1088 Sq Ft OPA#552239800 Improvements: Residential Property  
BRYAN J. GALIE C.P. August Term, 2012 No. 00036 \$38,853.30 Phelan Hallinan Diamond & Jones, LLP

**1703-474**  
**1324 Locust St #1131 a/k/a Locust St Unit 1131 a/k/a 1324-32 Locust St 19107-7008** 5th wd. 403 Sq Ft OPA#888115774 Improvements: Residential Property  
THOMAS M. LEONARD C.P. October Term, 2016 No. 01729 \$123,332.45 Phelan Hallinan Diamond & Jones, LLP

**1703-475**  
**2101 Chestnut St Unit 808 a/k/a 2101-17 Chestnut St Unit 808 19103** 8th wd. 862 Sq Ft OPA#88-8111994 Improvements: Residential Property  
CAROL SHORE C.P. December Term, 2014 No. 01064 \$198,898.58 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1703-476**  
**3418 Brighton St 19149** 55th wd. 1657 Sq Ft BRT#551360200 Improvements: Residential Dwelling  
PHILIP BRANDES AND CHRISTINE ADAMS C.P. June Term, 2016 No. 01483 \$164,126.02 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; James French, Esquire

**1703-477**  
**3939 Pennsgrove St 19104** 24th wd. 1434 Sq Ft OPA#243175300 Improvements: Residential Property



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LARRY R. TOWNS, DECEASED C.P. May Term, 2015 No. 00270 \$24,998.41 Shapiro & DeNardo, LLC	2016 No. 02721 \$86,577.16 Powers, Kim & Associates, LLC	OPA#651098900 Improvements: Residential Property NATHAN SALLARD C.P. April Term, 2016 No. 00859 \$108,895.66 KML Law Group, P.C.	00091 \$117,134.71 McCabe, Weisberg, & Conway, P.C.	03017 \$79,306.38 McCabe, Weisberg, & Conway, P.C.
<b>1703-478</b> <b>1706 Wagner Ave 19141</b> 17th wd. 1050 Sq Ft OPA#171028000 Improvements: Residential Property MONIQUE WELLS C.P. September Term, 2008 No. 004422 \$84,915.05 Shapiro & DeNardo, LLC	<b>1703-492</b> <b>163 W Penn St</b> 12th wd. 3577 Sq Ft BRT#12-4024700 Improvements: Residential Dwelling BARBARA L. ZAGA AND UNITED STATES OF AMERICA C.P. April Term, 2013 No. 02788 \$276,070.96 Powers, Kim & Associates, LLC	<b>1703-505</b> <b>7722 Thouron Ave 19150</b> 50th wd. 1345 Sq Ft OPA#502142900 Improvements: Residential Property JERVAZZ E. BALLARD C.P. April Term, 2016 No. 02127 \$173,561.05 KML Law Group, P.C.	<b>1703-518</b> <b>4031 Balwynne Park Rd 19131-1601</b> 52nd wd. 1828 Sq Ft OPA#521403600 Improvements: Residential Property MODJTABA AZADEGAN C.P. July Term, 2014 No. 02500 \$125,683.49 Phelan Hallinan Diamond & Jones, LLP	<b>1703-532</b> <b>6352 Sherman St 19144</b> 59th wd. SEMI/DET 2 STY MASONRY; 1707 Sq Ft BRT#593190200 Improvements: Residential Dwelling RONNIE GRAHAM, KNOWN SURVIVING HEIR OF WILLIE V. GRAHAM; VINCENT GRAHAM, KNOWN SURVIVING HEIR OF WILLIE V. GRAHAM; DOROTHY SHAW WILEY, KNOWN SURVIVING HEIR OF WILLIE V. GRAHAM; RUDOLPH E. GRAHAM, KNOWN SURVIVING HEIR OF WILLIE V. GRAHAM; RENEE C. GRAHAM, KNOWN SURVIVING HEIR OF WILLIE V. GRAHAM; ALLEN D. GRAHAM, KNOWN SURVIVING HEIR OF WILLIE V. GRAHAM ; UNKNOWN SURVIVING HEIRS OF WILLIE V. GRAHAM C.P. September Term, 2015 No. 00679 \$148,281.17 McCabe, Weisberg, & Conway, P.C.
<b>1703-479</b> <b>732 N 2nd St 19123</b> 11th wd. Front: 20'; Depth: 80'; 1613 Sq Ft OPA#871509470 Improvements: 4 Story Structure Commercial/residential Building JOSEPH STEWARD, III C.P. July Term, 2016 No. 01895 \$600,063.24 Thomas D. Bielli, Esq.; Cory P. Stephenson, Esq.; Bielli & Klauder, LLC	<b>1703-493</b> <b>1826 Evarts St 19152</b> 56th wd. 3969 Sq Ft OPA#562239900 Improvements: Residential Property DORANN MATTHEWS AS ADMINISTRATRIX OF THE ESTATE OF EDWARD RAYMOND BENNETT, DECEASED C.P. June Term, 2016 No. 03606 \$47,350.89 KML Law Group, P.C.	<b>1703-506</b> <b>9518 Dungan Rd a/k/a 9516 Dungan Rd 19115-3822</b> 58th wd. 2000 Sq Ft OPA#581371500 Improvements: Residential Property LYNETTE D. KIRKMAN C.P. June Term, 2016 No. 03337 \$248,071.04 Phelan Hallinan Diamond & Jones, LLP	<b>1703-519</b> <b>101-103 N 58th St 19139</b> 4th wd. ROW CONV/APT 2 STY MASON; 2280 Sq Ft BRT#042085900 Improvements: Residential Dwelling TROY GRANT, III C.P. June Term, 2016 No. 03404 \$130,038.30 McCabe, Weisberg, & Conway, P.C.	
<b>1703-480</b> <b>5602 Hunter St 19131</b> 4th wd. 1200 Sq Ft OPA#043191300 Improvements: Residential Property GERTRUDE GASKIN A/K/A GERTRUDE T. GASKIN C.P. March Term, 2016 No. 03384 \$20,797.20 Shapiro & DeNardo, LLC	<b>1703-494</b> <b>5048 Irving St 19139</b> 60th wd. 1005 Sq Ft OPA#602097500 Improvements: Residential Property SARITA PORTER, SOLELY IN HER CAPACITY AS HEIR OF WILLIAMS SANDERS, DECEASED C.P. July Term, 2016 No. 00820 \$184,603.35 KML Law Group, P.C.	<b>1703-507</b> <b>2406 N 54th St 19131-1309</b> 52nd wd. 2701 Sq Ft OPA#522207500 Improvements: Residential Property NICOLE MASSEY; RICHARD RAYMOND MASSEY C.P. September Term, 2015 No. 02869 \$214,912.42 Phelan Hallinan Diamond & Jones, LLP	<b>1703-520</b> <b>4653 Weymouth St 19120-4619</b> 42nd wd. 800 Sq Ft OPA#421594600 Improvements: Residential Property AMBAR C. RODRIGUEZ C.P. June Term, 2016 No. 02503 \$67,239.32 Phelan Hallinan Diamond & Jones, LLP	
<b>1703-481</b> <b>5915 Reach St 19120</b> 35th wd. 1575 Sq Ft BRT#66N4-43; OPA#352240700 Improvements: Residential Dwelling JAMES E. BRADLEY C.P. August Term, 2016 No. 03095 \$67,298.40 Udren Law Offices, P.C.	<b>1703-495</b> <b>1503 N Uber St 19121</b> 47th wd. 4319 Sq Ft OPA#472111010 Improvements: Residential Property EDWARD WRIGHT, ADMINISTRATOR OF THE ESTATE OF MARY H. CHERRY, DECEASED C.P. March Term, 2013 No. 02487 \$120,000.00 KML Law Group, P.C.	<b>1703-508</b> <b>239 W Abbottsford Ave 19144-4214</b> 13th wd. (formerly 22nd wd.) 1962 Sq Ft OPA#133039400 Improvements: Residential Property RASHAAN LAWRENCE A/K/A RASHAN LAWRENCE; CASSANDRA P. LAWRENCE A/K/A CASSANDRA LAWRENCE C.P. March Term, 2013 No. 01761 \$172,455.98 Phelan Hallinan Diamond & Jones, LLP	<b>1703-521</b> <b>239 S St Bernard St 19139</b> 6th wd. ROW CONV/APT 2 STY MASON; 2040 Sq Ft BRT#601095100 Improvements: Residential Dwelling TIMOTHY A. TOBIN C.P. February Term, 2016 No. 03303 \$99,285.63 McCabe, Weisberg, & Conway, P.C.	<b>1703-533</b> <b>1840 Tomlinson Rd</b> BRT#582197400 Improvements: Residential Dwelling AMY FLITE C.P. September Term, 2014 No. 03552 \$205,152.57 Powers, Kim & Associates, LLC
<b>1703-482</b> <b>147 E Walnut Ln 19144</b> 59th wd. 3398 Sq Ft OPA#592072300 Improvements: Residential Property ADA BUTLER A/K/A ADA N. BUTLER C.P. January Term, 2012 No. 00711 \$173,055.30 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC	<b>1703-496</b> <b>2601 Pennsylvania Ave Apt 929 19130</b> 15th wd. 725 Sq Ft OPA#888073134 Improvements: Residential Property 2601 PARKWAY CONDOMINIUM ASSOCIATION; THE UNKNOWN HEIRS OF JOYCE M. ANDERSON, DECEASED; LAUREN COLOMB, SOLELY IN HER CAPACITY AS HEIR OF JOYCE M. ANDERSON, DECEASED; SUSAYE LAWSON, SOLELY IN HER CAPACITY AS HEIR OF JOYCE M. ANDERSON, DECEASED C.P. December Term, 2015 No. 03026 \$253,602.53 KML Law Group, P.C.	<b>1703-509</b> <b>4644 Hurley St 19120</b> 42nd wd. 1024 Sq Ft OPA#4221439400 Improvements: Residential Property UMIDA F. ERGASHBAEVA C.P. July Term, 2016 No. 01807 \$55,973.04 Phelan Hallinan Diamond & Jones, LLP	<b>1703-523</b> <b>515 Parlin St 19116-3334</b> 58th wd. 1440 Sq Ft OPA#582058200 Improvements: Residential Property CALAKUDI P. MATHAI C.P. February Term, 2015 No. 00727 \$118,883.91 Phelan Hallinan Diamond & Jones, LLP	<b>1703-534</b> <b>1741 S Avondale St</b> BRT#40-1179900 Improvements: Residential Dwelling CHRISTOPHER HAYE C.P. February Term, 2014 No. 02572 \$40,347.83 Powers, Kim & Associates, LLC
<b>1703-483</b> <b>3514 Englewood St 19149</b> 55th wd. 1424 Sq Ft BRT#551492200 Improvements: Residential Dwelling OWEN J. BURKE C.P. June Term, 2016 No. 03835 \$117,949.53 Udren Law Offices, P.C.	<b>1703-497</b> <b>3137 N Spangler St a/k/a 3137 Spangler St 19132</b> 38th wd. 1050 Sq Ft OPA#382190600 Improvements: Residential Property LARRY D. ABNEY, AS EXECUTOR OF THE ESTATE OF SHIRLEY THOMAS-KENNEY A/K/A SHIRLEY THOMAS, DECEASED C.P. April Term, 2016 No. 03003 \$52,739.14 KML Law Group, P.C.	<b>1703-510</b> <b>4491 E Allen St 19137-2012</b> 45th wd. 960 Sq Ft OPA#453348900 Improvements: Residential Property STEPHEN J. BARKER C.P. March Term, 2016 No. 02766 \$92,394.65 Phelan Hallinan Diamond & Jones, LLP	<b>1703-524</b> <b>5836 Malvern Ave 19131</b> 52nd wd. ROW 2 STY MASONRY; 1217 Sq Ft BRT#522113600 Improvements: Residential Dwelling YANICK R. JEAN-LOUIS, KNOWN SURVIVING HEIR OF GERARD D. JEAN-LOUIS AND UNKNOWN SURVIVING HEIRS OF GERARD JEAN-LOUIS C.P. January Term, 2016 No. 03457 \$92,503.66 McCabe, Weisberg, & Conway, P.C.	<b>1703-535</b> <b>2523 S Galloway St 19148</b> 39th wd. ROW 2 STY MASONRY; 1256 Sq Ft BRT#392232900 Improvements: Residential Dwelling DENISE M. HASSON AND THOMAS HASSON, JR. A/K/A THOMAS M. HASSON, JR. C.P. May Term, 2016 No. 01941 \$121,898.03 McCabe, Weisberg, & Conway, P.C.
<b>1703-484</b> <b>6259 N Broad St 19141</b> 49th wd. 1599.36 Sq Ft BRT#493254900 Improvements: Residential Real Estate BARRINGTON HYLTON AND PHYLLIS F. HYLTON C.P. August Term, 2015 No. 00941 \$146,783.55 Stern & Eisenberg PC	<b>1703-498</b> <b>2436 E Clearfield St</b> 25th wd. 1270 Sq Ft BRT#251109200 Improvements: Residential Dwelling KATHLEEN M. WIKIERA, PERSONAL REPRESENTATIVE OF THE ESTATE OF GRACE WIKIERA, DECEASED C.P. January Term, 2016 No. 01391 \$46,936.31 Law Office of Gregory Javardian, LLC	<b>1703-511</b> <b>6614 Walker St 19135-2612</b> 55th wd. 1088 Sq Ft OPA#552314100 Improvements: Residential Property CHRISTOPHER G. DONLON; DOREEN DONLON C.P. February Term, 2016 No. 01086 \$89,398.15 Phelan Hallinan Diamond & Jones, LLP	<b>1703-525</b> <b>7349 Ogontz Ave 19138-1305</b> 50th wd. 1402 Sq Ft OPA#501309700 Improvements: Residential Property TIFFANI DEAN C.P. June Term, 2016 No. 02507 \$109,825.70 Phelan Hallinan Diamond & Jones, LLP	<b>1703-536</b> <b>6144 Walker St 19135</b> 55th wd. ROW 2 STY MASONRY; 1260 Sq Ft BRT#552309600 Improvements: Residential Dwelling DIANE M. CAPRA, KNOWN SURVIVING HEIR OF JOSEPH C. FORTUNA; EILEEN M. SMALL, KNOWN SURVIVING HEIR OF JOSEPH C. FORTUNA; MICHAEL FORTUNA, KNOWN SURVIVING HEIR OF JOSEPH C. FORTUNA; GERALD J. FORTUNA, KNOWN SURVIVING HEIR OF JOSEPH C. FORTUNA; NANCY E. SCHMUKLER, KNOWN SURVIVING HEIR OF JOSEPH C. FORTUNA; UNKNOWN SURVIVING HEIRS OF JOSEPH C. FORTUNA C.P. May Term, 2016 No. 03077 \$124,083.06 McCabe, Weisberg, & Conway, P.C.
<b>1703-485</b> <b>8832 Blue Grass Rd 19152</b> 13th wd. 6336 Sq Ft BRT#571194600 Improvements: Residential Real Estate UNKNOWN HEIRS, EXECUTORS, AND DEVISEES OF THE ESTATE OF BOBBIE R. LEWIN; BOBBIE R. STEPPS, SOLELY AS KNOWN HEIR AND EXECUTRIX TO THE ESTATE OF BOBBIE R. LEWIN C.P. July Term, 2015 No. 02095 \$126,954.90 Stern & Eisenberg PC	<b>1703-499</b> <b>602 E Westmoreland St</b> 33rd wd. 1023 Sq Ft BRT#331091800 Improvements: Residential Dwelling CESAR GARCIA C.P. May Term, 2016 No. 02738 \$89,030.87 Law Office of Gregory Javardian, LLC	<b>1703-512</b> <b>5708 Drexel Rd</b> 52nd wd. 2367 Sq Ft BRT#522189100; PRCL# 110 N 12-202 Improvements: Residential Dwelling PAULA OWENS, DECEASED C.P. January Term, 2015 No. 00174 \$61,194.80 Powers, Kim & Associates, LLC	<b>1703-526</b> <b>4232 N Darien St 19140</b> 43rd wd. 1038 Sq Ft OPA#433383700 Improvements: Residential Property ANGELA L. PEMBLETON; GLENN T. PEMBLETON; HAAMID SAAHIR C.P. November Term, 2015 No. 03971 \$20,101.25 Phelan Hallinan Diamond & Jones, LLP	<b>1703-537</b> <b>1614 E Hewson St 19125</b> 6th wd. 767 Sq Ft BRT#181221400 Improvements: Residential Dwelling AMBER BATZIG, KNOWN HEIR OF EDWARD R. BATZIG, SR.; EDDIE BATZIG, KNOWN SURVIVING HEIR OF EDWARD R. BATZIG, SR.; MAGGIE BATZIG, KNOWN HEIR OF EDWARD R. BATZIG, SR.; THOMAS BATZIG, KNOWN HEIR OF EDWARD R. BATZIG, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EDWARD R. BATZIG, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JEANETTE A. BATZIG C.P. October Term, 2015 No. 03452 \$77,549.32 Udren Law Offices, P.C.
<b>1703-486</b> <b>3251 N Lee St 19134</b> 7th wd. 917 Sq Ft BRT#073024700 Improvements: Residential Dwelling JOSE ROBLES C.P. January Term, 2016 No. 00521 \$41,542.99 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; James French, Esquire	<b>1703-500</b> <b>3253 St Vincent St</b> 64th wd. 1590 Sq Ft BRT#551447400 Improvements: Residential Dwelling MARGUERITE B. SCHOPPE AND CHERYL HESS C.P. January Term, 2016 No. 00273 \$64,538.33 Law Office of Gregory Javardian, LLC	<b>1703-513</b> <b>7819 Centaur Pl</b> BRT#405869300 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM N. FLOOD, DECEASED C.P. June Term, 2016 No. 00349 \$146,877.57 Powers, Kim & Associates, LLC	<b>1703-527</b> <b>4719 Comly St 19135-4139</b> 41st wd. 1440 Sq Ft OPA#411125300 Improvements: Residential Property ADRIENNE COOPER, IN HER CAPACITY AS HEIR OF THE ESTATE OF GARY COOPER A/K/A GARY MICHAEL COOPER C.P. July Term, 2014 No. 02030 \$45,064.52 Phelan Hallinan Diamond & Jones, LLP	<b>1703-538</b> <b>1427 N 57th St</b> 4th wd. On Easterly side of the said 57th St; Front: Irregular Depth: Irregular OPA#043092700 Improvements: Commercial MCLVAIN REALTY GROUP A/K/A MRJ ALLIANCE, LLC C.P. April Term, 2016 No. 01869 \$81,370.24 Matthew C. Collins, Esquire
<b>1703-487</b> <b>3039 Witte St 19134</b> 25th wd. 681 Sq Ft BRT#252417700 Improvements: Residential Dwelling RAYMOND VANDEGRIFT C.P. March Term, 2016 No. 02214 \$57,424.79 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; James French, Esquire	<b>1703-501</b> <b>4420 Malta St</b> 33rd wd. 1736 Sq Ft BRT#332136000 Improvements: Residential Dwelling MARGARITA RODRIGUEZ CARDEC AND RAMON CARDEC, JR. C.P. April Term, 2016 No. 00027 \$158,427.49 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.	<b>1703-514</b> <b>758 N Uber St 19130</b> 15th wd. ROW 3 STY MASONRY; 1290 Sq Ft BRT#151066400 Improvements: Residential Dwelling LORRAINE G. RUFFIN, ADMINISTRATRIX OF THE ESTATE OF RUTH GOLPHIN, DECEASED MORTGAGOR AND REAL OWNER C.P. January Term, 2015 No. 01714 \$297,683.14 McCabe, Weisberg, & Conway, P.C.	<b>1703-528</b> <b>2002 66th Ave 19138</b> 10th wd. ROW B/GAR 2 STY MASONRY; 1158 Sq Ft BRT#102362800 Improvements: Residential Dwelling SANDRA HEGGS C.P. January Term, 2012 No. 05088 \$94,905.42 McCabe, Weisberg, & Conway, P.C.	<b>1703-539</b> <b>223 W Duval St</b> 59th wd. On NW side of Duval St; 15' x Irregular OPA#593116900 Improvements: Single Family Residence MICHAEL MARSTON, SOLELY IN HIS CAPACITY AS HEIR OF RALPH MARSTON, DECEASED; UNKNOWN HEIRS OF RALPH MARSTON, DECEASED C.P. August Term, 2016 No. 03714 \$102,554.31 Stephen M. Hladik, Esq.
<b>1703-489</b> <b>2921 Knorr St 19149</b> 55th wd. Land: 1993 Sq Ft; Improvement: 1168 Sq Ft BRT#551206100 Improvements: Residential Real Estate KAREN M. WENGER C.P. July Term, 2016 No. 00022 \$159,656.74 Stern & Eisenberg PC	<b>1703-502</b> <b>747 S Cleveland St</b> 30th wd. Land Area: 696 Sq Ft; Improvement Area: 896 Sq Ft BRT#301365400 Improvements: Row 2 Sty Masonry BRIAN EUGENE TUCKER C.P. August Term, 2016 No. 02508 \$191,145.12 Brett A. Berman, Esquire	<b>1703-515</b> <b>5119 Ditman St 19124</b> 62nd wd. ROW 2 STY MASONRY; 1060 Sq Ft BRT#622445600 Improvements: Residential Dwelling VALERIE R. BLACKSHEAR C.P. May Term, 2016 No. 04097 \$21,629.86 McCabe, Weisberg, & Conway, P.C.	<b>1703-529</b> <b>5747 N 20th St 19138-2901</b> 17th wd. 1848 Sq Ft OPA#172375400 Improvements: Residential Property TAMIKA A. MURPHY, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF JUANITA MURPHY C.P. December Term, 2014 No. 03379 \$67,732.91 Phelan Hallinan Diamond & Jones, LLP	<b>1703-540</b> <b>7135 Torresdale Ave 19135</b> SEMI/DET 2 STY MASONRY; 1440 Sq Ft BRT#651257400 Improvements: Residential Dwelling BETH ANN ELLINGER C.P. March Term, 2016 No. 00499 \$158,780.22 McCabe, Weisberg, & Conway, P.C.
<b>1703-490</b> <b>238 E Stella St</b> 7th wd. (formerly the 33rd wd.) 48900 Sq Ft BRT#07-1-2563-00; PRCL# 37-N-13-158 Improvements: Residential Dwelling KATRINA STRICKLAND C.P. July Term, 2014 No. 00406 \$59,044.73 Powers, Kim & Associates, LLC	<b>1703-503</b> <b>3820 Elsinore St 19124</b> 33rd wd. 900 Sq Ft OPA#332204600 Improvements: Residential Property LORETTA WEBB C.P. July Term, 2016 No. 01242 \$33,554.87 KML Law Group, P.C.	<b>1703-516</b> <b>1020 S Ithan St 19143-3907</b> 51st wd. ROW 2 STY MASONRY; 992 Sq Ft BRT#513027900 Improvements: Residential Dwelling SYREITA JOHNSON C.P. December Term, 2012 No. 00399 \$63,604.90 McCabe, Weisberg, & Conway, P.C.	<b>1703-530</b> <b>6017 W Columbia Ave 19151</b> 34th wd. ROW B/GAR 2 STY MASONRY; 1568 Sq Ft BRT#342113200 Improvements: Residential Dwelling JOSEPH W. ROBINSON, KNOWN SURVIVING HEIR OF CHARMAINE ROBINSON AND UNKNOWN SURVIVING HEIRS OF CHARMAINE ROBINSON C.P. October Term, 2015 No. 00818 \$93,103.45 McCabe, Weisberg, & Conway, P.C.	<b>1703-541</b> <b>2131 S 64th St 19142</b> 40th wd. ROW 2 STY MASONRY; 1392 Sq Ft BRT#401172200 Improvements: Residential Dwelling

SHERIFF'S SALE

BETTY ANN CARROLL C.P. June Term, 2016 No. 02229 \$59,924.66 McCabe, Weisberg, & Conway, P.C.

1703-542

**1505 E Walnut Ln 19138** 10th wd. ROW B/GAR 2 STY MASONRY; 1188 Sq Ft BRT#102155700 Improvements: Residential Dwelling  
OLIVER T. JESSUP, SR. C.P. July Term, 2016 No. 00157 \$116,651.00 McCabe, Weisberg, & Conway, P.C.

1703-543

**6956 Fowler St 19128** 21st wd. DET W/D GAR 1.5 STY MAS + OTHER; 1596 Sq Ft BRT#212454900 Improvements: Residential Dwelling  
JOHN G. BECHTEL, SR., DECEASED C.P. July Term, 2016 No. 02404 \$194,024.95 McCabe, Weisberg, & Conway, P.C.

1703-544

**4424 Decatur St 19136** 65th wd. S/D W/B GAR 1 STY MASONRY; 875 Sq Ft BRT#651212300 Improvements: Residential Dwelling  
DONALD R. MICHELL, KNOWN SURVIVING HEIR OF DONALD S. MICHELL; DAVID B. MICHELL, KNOWN SURVIVING HEIR OF DONALD S. MICHELL; GLORIA D. MICHELL-WONG, KNOWN SURVIVING HEIR OF DONALD S. MICHELL; GARY K. MICHELL, KNOWN SURVIVING HEIR OF DONALD S. MICHELL; UNKNOWN SURVIVING HEIRS OF DONALD S. MICHELL C.P. June Term, 2016 No. 00886 \$99,706.72 McCabe, Weisberg, & Conway, P.C.

1703-545

**722 W Raymond St 19140** 49th wd. ROW 2 STY MASONRY; 1098 Sq Ft BRT#491026100 Improvements: Residential Dwelling  
CHARISSE EVANS, KNOWN SURVIVING HEIR OF CHARLENE T. BERRY; WESLEY A. HILL, KNOWN SURVIVING HEIR OF CHARLENE T. BERRY; UNKNOWN SURVIVING HEIRS OF CHARLENE T. BERRY C.P. October Term, 2015 No. 03321 \$115,161.80 McCabe, Weisberg, & Conway, P.C.

1703-546

**11881 Colman Rd 19154** 66th wd. ROW B/GAR 2 STY MAS+OTHER; 1332 Sq Ft BRT#662014700 Improvements: Residential Dwelling  
SANDRA A. BRUENNIG C.P. July Term, 2016 No. 01894 \$193,458.31 McCabe, Weisberg, & Conway, P.C.

1703-547

**4710 Greene St 19144** 12th wd. SEMI/DET 2 STY MASONRY; 1792 Sq Ft BRT#123159300 Improvements: Residential Dwelling

SHERIFF'S SALE

CHEVELLE DAVIS, ADMINISTRATRIX OF THE ESTATE OF LEROY DAVIS C.P. July Term, 2016 No. 03364 \$38,644.36 McCabe, Weisberg, & Conway, P.C.

1703-548

**616 Annin St 19147** 2nd wd. ROW 2 STY MASONRY; 612 Sq Ft BRT#021224550 Improvements: Residential Dwelling  
MARCELLA FIORENTINO, KNOWN SURVIVING HEIR OF BERNADETTE FIORENTINO (A MINOR) AND THE UNKNOWN SURVIVING HEIRS OF BERNADETTE FIORENTINO C.P. February Term, 2016 No. 02952 \$153,445.48 McCabe, Weisberg, & Conway, P.C.

1703-549A

**3136 Judson St 19132** 11th wd. 1212 Sq Ft OPA#111437000 Subject to Rent Improvements: Residential Dwelling  
TPM PROPERTIES, INC. C.P. September Term, 2016 No. 02870 \$239,244.45 plus costs Lachall, Cohen & Sagnor LLP

1703-549B

**1347 N Alden St 19131** 4th wd. 1133 Sq Ft OPA#043112500 Subject to Rent Improvements: Residential Property  
TPM PROPERTIES, INC. C.P. September Term, 2016 No. 02870 \$239,244.45 plus costs Lachall, Cohen & Sagnor LLP

1703-549C

**5938 Sansom St 19139** 3rd wd. 1140 Sq Ft OPA#031046500 Subject to Rent Improvements: Residential Property  
TPM PROPERTIES, INC. C.P. September Term, 2016 No. 02870 \$239,244.45 plus costs Lachall, Cohen & Sagnor LLP

1703-550

**6618 Ditman St 19135** 41st wd. S/D W/D GAR 2 STY MASONRY; 1280 Sq Ft BRT#411223600 Improvements: Residential Dwelling  
MARTIN RODRIGUEZ C.P. March Term, 2015 No. 00224 \$152,509.15 McCabe, Weisberg, & Conway, P.C.

1703-551

**2639 S Lloyd St 19153** 40th wd. ROW 2 STY MASONRY; 1066 Sq Ft BRT#404014800 Improvements: Residential Dwelling  
NAKIA A. CALICAT C.P. June Term, 2014 No. 04573 \$93,920.78 McCabe, Weisberg, & Conway, P.C.

1703-552

**603 Rosalie St 19120** 35th wd. ROW B/GAR 2 STY MASONRY; 1116 Sq Ft BRT#352041200 Improvements: Residential Dwelling  
SOTHEA OUN C.P. November Term, 2015 No. 04042 \$79,303.49 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1703-553

**1412-1414 W Tioga St** 11th wd. Beginning Point: Situate on the Southerly side of Tioga St at the distance of 156 ft 4 in Eastwardly from the Easterly side of 15th St in the 11th ward of the City of Philadelphia Tax ID No. #881070780 Improvements: Apts 5-50 Units Masonry  
SHLIMA MISYUK C.P. March Term, 2016 No. 00591 \$623,920.61 Sean P. Mays

1703-554

**1230 E Chelten Ave** 12th wd. Beginning Point: Situate on the Southeasterly side of Chelten Ave at the distance of 239 ft 6 in Northeastwardly from the Northeast-erly side of Anderson St in the 12th Ward. OPA#122125400 Improvements: Row Conv/apt 2 Sty Masonry  
MATTHEW C. SAMS C.P. July Term, 2016 No. 01148 \$63,381.49 Patrick J. Wesner

1703-555

**6615 N 13th St 19126** 61st wd. S/D W DET GAR 3S STONE; 2300 Sq Ft BRT#611194000 Improvements: Residential Dwelling  
CLARENCE BUTLER, JR. C.P. February Term, 2015 No. 01262 \$92,569.41 McCabe, Weisberg, & Conway, P.C.

1703-556

**2628 Welsh Rd, Unit 311 19152** 57th wd. RES CONDO 3 STY MASONRY; 1233 Sq Ft BRT#888570120 Subject to Mortgage Improvements: Condominium  
AMY E. DEVOR, KNOWN SURVIVING HEIR OF BARBARA LASKY AND UNKNOWN SURVIVING HEIRS OF BARBARA LASKY C.P. November Term, 2015 No. 04120 \$104,176.29 McCabe, Weisberg, & Conway, P.C.

1703-557

**10215 Rubin Ln 19116** 58th wd. S/D W/B GAR 2 STY MAS + OTH; 2290 Sq Ft BRT#582521457 Improvements: Residential Dwelling  
LYUDMILA MANDZHIYEVA AND ALEK-SANDR MANDZHIYEV C.P. May Term, 2016 No. 02788 \$279,553.07 McCabe, Weisberg, & Conway, P.C.

1703-558

**1416-18 N 61st St 19151** 34th wd. SEMI/DET 2 STY MASONRY; 1814 Sq Ft BRT#342256300 Improvements: Residential Dwelling  
JERRY L. WILLIFORD C.P. November Term, 2015 No. 04303 \$81,944.11 McCabe, Weisberg, & Conway, P.C.

1703-559

**7601 Elmwood Ave 19153** 40th wd. ROW

SHERIFF'S SALE

B/GAR 2 STY MASONRY; 1056 Sq Ft BRT#404228500 Improvements: Residential Dwelling  
MARK C. THORNTON AND SHEILA D. CLAY C.P. April Term, 2014 No. 00922 \$99,832.32 McCabe, Weisberg, & Conway, P.C.

1703-560

**2634 Cecil B. Moore Ave a/k/a 2634 W Columbia Ave 19121** 32nd wd. 2660 Sq Ft BRT#324038400 Improvements: Multi-family Unit  
2364 CECIL B. MOORE, LLC C.P. August Term, 2016 No. 4282 \$133,645.71 Weber Gallagher Simpson Stapleton Fires & Newby, LLP; Sarah A. Elia, Esq.

1703-561A

**258 E Allegheny Ave 19134** 7th wd. Land = 1560 Sq Ft; Improvement = 3120 Sq Ft; Total = 4680 Sq Ft OPA#882934000 Improvements: Commercial  
CRUZZUGO, LLC C.P. December Term, 2015 No. 02134 \$419,549.29 Richard M. Squire & Associates, LLC

1703-561B

**256 E Allegheny Ave 19134** 7th wd. Land = 1280 Sq Ft; Improvement = 1440 Sq Ft; Total = 2720 Sq Ft OPA#882934003 Improvements: Commercial  
CRUZZUGO, LLC C.P. December Term, 2015 No. 02134 \$419,549.29 Richard M. Squire & Associates, LLC

1703-562A

**5828 Race St 19139** 34th wd. 1472 Sq Ft OPA#042057500 Subject to Mortgage Subject to Rent Improvements: Residential Dwelling  
TPM PROPERTIES, INC. C.P. September Term, 2016 No. 02870 \$239,244.45 plus costs Lachall, Cohen & Sagnor LLP

1703-562B

**6919 Saybrook Ave 19142-1820** 40th wd. 1114 Sq Ft OPA#403297500 Subject to Rent Improvements: Residential  
TPM PROPERTIES, INC C.P. September Term, 2016 No. 02870 \$239,244.45 plus costs Lachall, Cohen & Sagnor LLP

1703-562C

**626 E Hilton St 19143** 33rd wd. 1108 Sq Ft OPA#331047300 Subject to Rent Improvements: Residential  
TPM PROPERTIES, INC C.P. September Term, 2016 No. 02870 \$239,244.45 plus costs Lachall, Cohen & Sagnor LLP

1703-563

**7624 Wyndale Ave 19151** 34th wd. 2152 Sq Ft BRT#343178000 Improvements: Residential Dwelling

SHERIFF'S SALE

FRANCES E. TILLMAN A/K/A FRANCIS E. TILLMAN C.P. July Term, 2016 No. 01112 \$71,540.57 Udren Law Offices, P.C.

1703-564A

**2800 Bridge St 19137** 45th wd. 1722 Sq Ft BRT#453155000 Improvements: Residential Dwelling  
DEBORAH FLINT C.P. December Term, 2015 No. 01567 \$91,281.42 Udren Law Offices, P.C.

1703-564B

**2802 Bridge St 19137** 45th wd. 1722 Sq Ft BRT#453155100 Improvements: Residential Dwelling  
DEBORAH FLINT C.P. December Term, 2015 No. 01567 \$91,281.42 Udren Law Offices, P.C.

1703-565A

**2626 Eddington St 19137** 45th wd. 1005 Sq Ft BRT#45-3-0200-00 Improvements: Residential Dwelling  
ESTATE OF LEROY CROCKETT A/K/A LEROY E. CROCKETT; LEROY F. CROCKETT, KNOWN HEIR OF LEROY CROCKETT A/K/A LEROY E. CROCKETT, LAST RECORD OWNER; MARY CROCKETT, ADMINISTRATRIX OF THE ESTATE OF LEROY CROCKETT A/K/A LEROY E. CROCKETT, LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEROY CROCKETT A/K/A LEROY E. CROCKETT, LAST RECORD OWNER; LINDA CROCKETT A/K/A LINDA M. CROCKETT C.P. August Term, 2014 No. 02379 \$184,443.60 Udren Law Offices, P.C.

1703-565B

**2627 Alresford St 19137** 45th wd. 1005 Sq Ft BRT#45-3-0159-10 Improvements: Residential Dwelling  
ESTATE OF LEROY CROCKETT A/K/A LEROY E. CROCKETT; LEROY F. CROCKETT, KNOWN HEIR OF LEROY CROCKETT A/K/A LEROY E. CROCKETT, LAST RECORD OWNER; MARY CROCKETT, ADMINISTRATRIX OF THE ESTATE OF LEROY CROCKETT A/K/A LEROY E. CROCKETT, LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEROY CROCKETT A/K/A LEROY E. CROCKETT, LAST RECORD OWNER; LINDA CROCKETT A/K/A LINDA M. CROCKETT C.P. August Term, 2014 No. 02379 \$184,443.60 Udren Law Offices, P.C.

Insurance Bad Faith In Pennsylvania - 16<sup>th</sup> Edition

By Richard L. McMonigle, Jr. - Post & Schell, P.C



For more information or to place an order, visit: [www.lawcatalog.com/badf](http://www.lawcatalog.com/badf) | call 800-756-8993

*Insurance Bad Faith in Pennsylvania is designed for busy practicing attorneys, claims professionals, judges and law clerks.*

This clearly written, straightforward volume examines every important issue relating to bad faith lawsuits under Pennsylvania’s common law and under §8371 - Pennsylvania’s “Bad Faith Statute.” With this helpful book, you’ll be able to handle any debate in the bad faith arena.

[www.lawcatalog.com/badf](http://www.lawcatalog.com/badf)

