

# Sheriff’s Sale Notices for April 4, 2017

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>SECOND PUBLICATION</b> Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, April 4, 2017 at the:</p> <p><b>FIRST DISTRICT PLAZA</b> 3801 MARKET STREET, 3RD FLOOR 09:00 A.M. (EDT). Jewell Williams, 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 his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p>	<p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. <b>PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</b></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 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 April 4, 2017</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 him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p><b>1704-303</b> <b>5645 Florence Ave</b> 51st wd. 1281 Sq Ft BRT#513262200 Improvements: Residential Dwelling MARY E. DUVAL C.P. November Term, 2015 No. 02581 \$47,491.47 Law Office of Gregory Javardian, LLC</p> <p><b>1704-304</b> <b>1321 S 57th St</b> <b>19143</b> 51st wd. 2924 Sq Ft OPA#513039200 Improvements: Residential Property NICOLE HEWLETT, SOLELY AS HEIR TO TANGERINE B. HEWLETT, DECEASED; UNKNOWN HEIRS OF TANGERINE B. HEWLETT, DECEASED C.P. February Term, 2016 No. 02362 \$53,603.19 Richard M. Squire &amp; Associates, LLC</p> <p><b>1704-305</b> <b>7910 Michener Ave</b> <b>19150-1321</b> 50th wd. 1312 Sq Ft OPA#501120800 Improvements: Residential Property MARY DEARRY C.P. June Term, 2014 No. 04806 \$142,709.86 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-306</b> <b>5630 Pine St</b> 60th wd. 1560 Sq Ft BRT#604100600 Improvements: Residential Dwelling BERNADETTE ABRAHAM C.P. August Term, 2014 No. 00332 \$117,163.03 Law Office of Gregory Javardian, LLC</p> <p><b>1704-307</b> <b>5804 Tulip St</b> <b>19135-4208</b> 41st wd. 1728 Sq Ft OPA#411420400 Improvements: Residential Property WILLIAM GROSS C.P. June Term, 2014 No. 00016 \$101,995.16 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-309</b> <b>6620 N Gratz St</b> <b>19126-2632</b> 10th wd. (formerly 50th wd.) 1212 Sq Ft OPA#101104500 Improvements: Residential Property HEDLEY B. PATTERSON; CUTTING EDGE FUNDING GROUP, LLC C.P. September Term, 2015 No. 02427 \$130,572.17 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-310</b> <b>6811 Oakley St</b> <b>19111</b> 35th wd. 2500 Sq Ft OPA#353226700 Improvements: Residential Property NHAK KROEUNG; THE UNKNOWN HEIRS OF NHEAP KROEUNG, DECEASED; BOPEA CHUM SOLELY IN HER CAPACITY AS HEIR OF NHEAP KROEUNG, DECEASED; PHOM KHIM SOLELY IN HER CAPACITY AS HEIR OF NHEAP KROEUNG, DECEASED; C.P. May Term, 2016 No. 01831 \$162,648.65 KML Law Group, P.C.</p> <p><b>1704-311</b> <b>6022 N Water St a/k/a</b> <b>6022 Water St</b> <b>19120-2015</b> 61st wd. 1224 Sq Ft OPA#612485300 Improvements: Residential Property HOWARD G. PALMER C.P. March Term, 2016 No. 03388 \$102,856.78 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-312</b> <b>5824 Woodcrest Ave</b> <b>19131</b> 52nd wd. 1280 Sq Ft OPA#522146200 Improvements: Residential Property THE UNKNOWN HEIRS OF FLORENCE GREEN, DECEASED; MARIE WEDDINGTON, SOLELY IN HER CAPACITY AS HEIR OF FLORENCE GREEN, DECEASED C.P. April Term, 2016 No. 02134 \$96,994.25 KML Law Group, P.C.</p> <p><b>1704-313</b> <b>2541 S Dewey St</b> <b>19142-3517</b> 40th wd. 960 Sq Ft OPA#402073300 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOAN M MILSTEAD, DECEASED C.P. July Term, 2016 No. 02916 \$8,912.84 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-314</b> <b>2269 N Gratz St</b> <b>19132</b> 16th wd. 634 Sq Ft OPA#162045500 Improvements: Residential Property</p>	<p>MILLICENT LUCAS C.P. March Term, 2016 No. 00781 \$66,961.57 KML Law Group, P.C.</p> <p><b>1704-315</b> <b>7223 Brous Ave</b> <b>19149</b> 64th wd. 1666 Sq Ft OPA#641064400 Improvements: Residential Property DENNIS A. HUNTER, JR. AND DAWN M. HUNTER C.P. October Term, 2015 No. 02589 \$70,576.48 KML Law Group, P.C.</p> <p><b>1704-317</b> <b>1318 Gilham St</b> <b>19111</b> 53rd wd. 1048 Sq Ft OPA#531160700 Improvements: Residential Property RUTH NOBLE C.P. July Term, 2016 No. 01327 \$92,794.98 KML Law Group, P.C.</p> <p><b>1704-318</b> <b>4322 Palmetto St</b> <b>19124</b> 33rd wd. 1155 Sq Ft OPA#332191700 Improvements: Residential Property DELORES DAVIS C.P. July Term, 2014 No. 02297 \$95,386.43 KML Law Group, P.C.</p> <p><b>1704-319</b> <b>4515 Parrish St</b> <b>19139-1934</b> 6th wd. 1104 Sq Ft OPA#062065000 Improvements: Residential Property CHRISTINE MATHEWS C.P. August Term, 2016 No. 03992 \$35,536.05 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-320</b> <b>4626 Pilling St</b> <b>19124</b> 23rd wd. 3750 Sq Ft OPA#234241000 Improvements: Residential Property AYANA DOCKERY A/K/A AYANA N. DOCKERY C.P. December Term, 2015 No. 01077 \$161,319.51 KML Law Group, P.C.</p> <p><b>1704-321</b> <b>6021 N Camac St</b> <b>19141</b> 49th wd. 1331 Sq Ft OPA#493168100 Improvements: Residential Property ALAN JOHNSON C.P. September Term, 2012 No. 03474 \$91,614.14 KML Law Group, P.C.</p> <p><b>1704-322</b> <b>7623 Thouron Ave a/k/a</b> <b>7623 Thouron St</b> <b>19150</b> 50th wd. 2000 Sq Ft OPA#502164000 Improvements: Residential Property DEKARI M. BERRY AS ADMINISTRATOR OF THE ESTATE OF ELLA TATE A/K/A ELLA M. TATE, DECEASED C.P. May Term, 2016 No. 03290 \$122,467.09 KML Law Group, P.C.</p> <p><b>1704-323</b> <b>1326 Spruce St a/k/a</b> <b>1326-42 Spruce St Unit</b> <b>1405</b> <b>19107-5804</b> 88th wd. (formerly known as 5th wd.) 1209 Sq Ft OPA#888050287 Improvements: Residential Property RICHARD A. SMAKULSKI, IN HIS CAPACITY AS EXECUTOR AND DEVISEE OF THE ESTATE OF GERALD SHOVLIN C.P. February Term, 2016 No. 04924 \$83,605.77 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-324</b> <b>1422 S Napa St</b> <b>19146</b> 36th wd. 1024 Sq Ft OPA#364443500 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF WILLIAM L. SCOTT; THE UNITED STATES OF AMERICA DEPARTMENT OF TREASURY; INTERNAL REVENUE SERVICE; WILLIAM L. SCOTT (DECEASED) C.P. December Term, 2015 No. 02544 \$14,014.62 Meredith H. Wooters, Esquire; Manley Deas Kochalski LLC</p> <p><b>1704-325</b> <b>722 Oregon Ave</b> <b>19148-4539</b> 39th wd. 960 Sq Ft OPA#395018600 Improvements: Residential Property JOSEPH SCHAFFER A/K/A JOSEPH M. SCHAFFER; MARIE CALLIS C.P. August Term, 2012 No. 00202 \$77,189.13 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-326</b> <b>2640 Elbridge St</b> <b>19149</b> 62nd wd. Land Area: 1902 Sq Ft BRT#621295600 Improvements: Residential Dwelling BREUS ELOGE C.P. July Term, 2016 No. 01968 \$97,710.55 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; James French, Esquire</p>	<p><b>1704-327</b> <b>6152 Walnut St</b> <b>19139-3704</b> 3rd wd. 1200 Sq Ft OPA#031071800 Improvements: Residential Property LANORDE WHEELER C.P. March Term, 2016 No. 03387 \$75,869.32 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-328</b> <b>1506 Alcott St</b> 62nd wd. 1230.89 Sq Ft BRT#62-1-1019-00; BRT#141N19-0157 Improvements: Residential Dwelling CHRISTOPHER THUDE C.P. February Term, 2016 No. 02406 \$94,470.93 Powers, Kirm &amp; Associates, LLC</p> <p><b>1704-329</b> <b>3467 Palmetto St</b> 33rd wd. 1152 Sq Ft BRT#331388900 Improvements: Residential Dwelling JOSE L. MALDONADO C.P. March Term, 2016 No. 03377 \$49,131.73 Powers, Kirm &amp; Associates, LLC</p> <p><b>1704-330</b> <b>1001 10th and Chestnut</b> <b>19102</b> 88th wd. (formerly 5th Ward wd.) 963 Sq Ft OPA#888110424 Improvements: Residential Property RICHARD TROSKO; ALLISON TROSKO C.P. October Term, 2016 No. 03259 \$263,225.19 Phelan Hallinan Diamond &amp; Jones, LLP</p> <p><b>1704-331</b> <b>145 W Wyneva St</b> <b>19144</b> 12th wd. 1746 Sq Ft BRT#123030400 Improvements: Residential Real Estate EARL HAMMOND AND IRMA GARDNER HAMMOND C.P. March Term, 2016 No. 02838 \$118,643.21 Stern &amp; Eisenberg PC</p> <p><b>1704-332</b> <b>5736 Haddington St a/k/a</b> <b>5736 Haddington Ln</b> <b>19131</b> 4th wd. 1252 Sq Ft OPA#043223700 Improvements: Residential Property BENJAMIN BROWN C.P. June Term, 2016 No. 01931 \$128,006.00 KML Law Group, P.C.</p> <p><b>1704-333</b> <b>5435 Diamond St</b> <b>19131-3110</b> 52nd wd. 1633 Sq Ft BRT#522094100 Improvements: Residential Real Estate RICHARD HALL C.P. May Term, 2016 No. 00796 \$147,291.87 Stern &amp; Eisenberg PC</p> <p><b>1704-334</b> <b>6629 Algard St</b> <b>19135</b> 55th wd. 1416 Sq Ft OPA#552372800 Improvements: Residential Property KIMANH LE A/K/A KIM-ANH NGUYEN, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF GILBERT N. NGUYEN A/K/A GILBERT NGUYEN, DECEASED C.P. April Term, 2016 No. 03004 \$127,181.00 KML Law Group, P.C.</p> <p><b>1704-335</b> <b>2651 N Reese St a/k/a</b> <b>2651 Reese St</b> <b>19133</b> 19th wd. 854 Sq Ft OPA#192233320 Improvements: Residential Property YOLICET GRIN-LOPEZ A/K/A YOLICET GRIN C.P. May Term, 2016 No. 00378 \$33,367.57 KML Law Group, P.C.</p> <p><b>1704-336</b> <b>120 Thorndike Rd</b> <b>19115</b> 63rd wd. 9000 Sq Ft OPA#632064300 Improvements: Residential Property ANTHONY D. DATTILO AND ANGELA E. KEISLER C.P. July Term, 2016 No. 00156 \$330,485.06 KML Law Group, P.C.</p> <p><b>1704-339</b> <b>6512 Mascher St a/k/a</b> <b>6512 N Mascher St</b> <b>19120</b> 61st wd. 1600 Sq Ft OPA#611025900 Improvements: Residential Property ALTHEA E. LUCAS C.P. May Term, 2015 No. 01959 \$59,344.22 KML Law Group, P.C.</p> <p><b>1704-340</b> <b>5001 N Sydenham St</b> <b>19141</b> 17th wd. 1344 Sq Ft OPA#172076900 Improvements: Residential Property ENTRUST CAMA, FBO JANETTE LEE CURRY; IRA AND BRUCE D. RYAN C.P. January Term, 2015 No. 03193 \$48,293.62 KML Law Group, P.C.</p>



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<b>1704-341</b> <b>5915 Penn St a/k/a 5915 N Penn St 19149</b> 62nd wd. 1643 Sq Ft OPA#621494600 Improvements: Residential Property THE UNKNOWN HEIRS OF JOHN R. BURNS, DECEASED C.P. July Term, 2016 No. 01259 \$25,970.50 KML Law Group, P.C.
<b>1704-342</b> <b>15009 Theresa Dr 19116</b> 58th wd. 3700 Sq Ft OPA#583165153 Improvements: Residential Property MARGARET H. ROWAN C.P. July Term, 2016 No. 01843 \$320,780.86 KML Law Group, P.C.
<b>1704-343</b> <b>252 E Mount Pleasant Ave 19119-1832</b> 22nd wd. 1450 Sq Ft OPA#222142100 Improvements: Residential Property NATHANIEL A. THOMPSON, IN HIS CAPACITY AS HEIR OF BARBARA JEAN THOMPSON A/K/A BARBARA THOMPSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BARBARA JEAN THOMPSON A/K/A BARBARA THOMPSON, DECEASED C.P. August Term, 2016 No. 00584 \$194,896.27 Phelan Hallinan Diamond & Jones, LLP
<b>1704-344</b> <b>5901 Colgate St 19120</b> 35th wd. 975 Sq Ft OPA#352275200 Improvements: Residential Property EDGARDO J. REYES A/K/A EDGARDO REYES C.P. February Term, 2014 No. 01077 \$110,796.22 KML Law Group, P.C.
<b>1704-345</b> <b>810 Brighton St 19111-4127</b> 53rd wd. 1551 Sq Ft OPA#532245200 Improvements: Residential Property CHERYL FORKER C.P. August Term, 2016 No. 00525 \$166,880.70 Phelan Hallinan Diamond & Jones, LLP
<b>1704-346</b> <b>5326 Vine St 19139-1414</b> 44th wd. 1760 Sq Ft OPA#441040200 Improvements: Residential Property BRENDA PITTS C.P. June Term, 2016 No. 03098 \$31,178.51 Phelan Hallinan Diamond & Jones, LLP
<b>1704-347</b> <b>5918 Pine St 19143</b> 3rd wd. (formerly 46th wd.) 1480 Sq Ft OPA#032043000 Improvements: Residential Property MICHELLE FAGAN C.P. February Term, 2015 No. 02496 \$74,920.68 Phelan Hallinan Diamond & Jones, LLP
<b>1704-348</b> <b>5329 Woodland St a/k/a 5329 Woodland Ave 19134</b> 51st wd. 2176 Sq Ft OPA#512098200 Improvements: Residential Property BARBARA J. BRUNSON A/K/A BARBARA BRUNSON C.P. April Term, 2016 No. 02595 \$139,301.43 Phelan Hallinan Diamond & Jones, LLP
<b>1704-349</b> <b>4140 Fairdale Rd 19154-3612</b> 66th wd. 1260 Sq Ft OPA#662568400 Improvements: Residential Property TIMOTHY JAMES A/K/A TIMOTHY A. JAMES C.P. July Term, 2016 No. 03087 \$200,999.51 Phelan Hallinan Diamond & Jones, LLP
<b>1704-350</b> <b>6112 Hasbrook Ave 19111-5904</b> 35th wd. 1144 Sq Ft OPA#352256400 Improvements: Residential Property GALAN EMILIANO A. RAMIREZ; GLORIA DELEON C.P. March Term, 2015 No. 00742 \$116,218.12 Phelan Hallinan Diamond & Jones, LLP
<b>1704-351</b> <b>6909 Greene St 19119-3413</b> 22nd wd. 1620 Sq Ft OPA#223240600 Improvements: Residential Property RONALD P. WILLIS; JACQUELINE WILLIS A/K/A JACQUELIN WILLIS C.P. July Term, 2014 No. 02504 \$111,455.00 Phelan Hallinan Diamond & Jones, LLP
<b>1704-352</b> <b>5117 Oxford Ave 19124-2521</b> 62nd wd. 1516 Sq Ft OPA#621310100 Improvements: Residential Property FELIX M. BAEZ C.P. April Term, 2016 No. 01036 \$100,965.22 Phelan Hallinan Diamond & Jones, LLP
<b>1704-353</b> <b>3607 Spring Garden St 19104-2300</b> 24th wd. 3150 Sq Ft OPA#242005500 Improvements: Residential Property ALA S. RABADY; JIHANE HAJJ; 3607 SPRING GARDEN, LP C.P. August Term,

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2012 No. 01537 \$163,867.52 Phelan Hallinan Diamond & Jones, LLP
<b>1704-354</b> <b>1236 Glenview St 19111</b> 53rd wd. 1728 Sq Ft OPA#532150400 Improvements: Residential Property JAMES T. CAPRIO, SR. C.P. August Term, 2016 No. 00437 \$150,135.11 Phelan Hallinan Diamond & Jones, LLP
<b>1704-355</b> <b>5133 Oxford Ave 19124-2521</b> 62nd wd. 1516 Sq Ft OPA#621310900 Improvements: Residential Property ERIC JONES C.P. July Term, 2015 No. 01572 \$132,570.15 Phelan Hallinan Diamond & Jones, LLP
<b>1704-356</b> <b>5215 Oakland St 19124-1813</b> 62nd wd. 1237 Sq Ft OPA#621401300 Improvements: Residential Property JEFFERY A. WILSON C.P. August Term, 2016 No. 00351 \$110,145.07 Phelan Hallinan Diamond & Jones, LLP
<b>1704-357</b> <b>2214 S Woodstock St 19145</b> 48th wd. 1036 Sq Ft OPA#481342900 Improvements: Residential Property ALFRED RODGERS C.P. August Term, 2015 No. 02204 \$52,479.43 Phelan Hallinan Diamond & Jones, LLP
<b>1704-358</b> <b>2547 Grays Ferry Ave 19146-3909</b> 30th wd. 1494 Sq Ft BRT#30-2-3190-00 Improvements: Residential Dwelling DENISE GLOVER C.P. September Term, 2014 No. 02159 \$313,031.96 BARBARA A. FEIN, ESQUIRE
<b>1704-359</b> <b>1107 Glenview St 19111</b> 53rd wd. 2766 Sq Ft OPA#532158900 Improvements: Residential Property THERESA BLACKWELL C.P. December Term, 2012 No. 01451 \$151,511.92 KML Law Group, P.C.
<b>1704-360</b> <b>37 W Rockland St 19144</b> 12th wd. 1505 Sq Ft OPA#123037600 Improvements: Residential Property ANDRI COUNCIL, JR. C.P. February Term, 2015 No. 01113 \$120,061.53 KML Law Group, P.C.
<b>1704-361</b> <b>6639 N Fairhill St 19126</b> 61st wd. 1545 Sq Ft OPA#611115400 Improvements: Residential Property JEANETTE WIDEMAN C.P. July Term, 2013 No. 01962 \$83,414.39 KML Law Group, P.C.
<b>1704-362</b> <b>1932 Morris St 19145</b> 36th wd. 1075 Sq Ft OPA#363126000 Improvements: Residential Property JAVINA R. CHAMBERLAIN C.P. August Term, 2007 No. 01179 \$96,377.95 KML Law Group, P.C.
<b>1704-363</b> <b>1950 N 29th St 19121</b> 32nd wd. 828 Sq Ft OPA#323238700 Improvements: Residential Property CHARLES DAVID SMITH C.P. June Term, 2016 No. 03626 \$25,215.41 KML Law Group, P.C.
<b>1704-364</b> <b>6550 Harlan St 19151</b> 34th wd. 2039 Sq Ft OPA#344014300 Improvements: Residential Property JANET AFFLICK SOLELY IN HER CAPACITY AS HEIR OF ESPERANZA C. MILLER A/K/A ESPORANZA C. MILLER, DECEASED; MORRIS MILER, JR. SOLELY IN HIS CAPACITY AS HEIR OF ESPERANZA C. MILLER A/K/A ESPORANZA C. MILLER, DECEASED; THE UNKNOWN HEIRS OF ESPERANZA C. MILLER A/K/A ESPORANZA C. MILLER, DECEASED; CHARMA MILLER, SOLELY IN HER CAPACITY AS HEIR OF ESPERANZA MILLER A/K/A ESPORANZA C. MILLER, DECEASED C.P. May Term, 2016 No. 00752 \$71,017.51 KML Law Group, P.C.
<b>1704-365</b> <b>5943 Ella St 19120</b> 61st wd. 1104 Sq Ft OPA#612504100 Improvements: Residential Property HELENA WILSON C.P. September Term, 2016 No. 02486 \$82,800.21 Phelan Hallinan Diamond & Jones, LLP
<b>1704-366</b> <b>6713 N 15th St 19126</b> 10th wd. 1530 Sq Ft OPA#101013300 Improvements: Residential Property DONNA M. WALKER A/K/A DONNA WALKER C.P. November Term, 2016 No. 01047 \$39,624.88 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE
<b>1704-367</b> <b>2215 N Hobart St 19131-2204</b> 52nd wd. 1612 Sq Ft OPA#522241400 Improvements: Residential Property KEITH P. GIVENS C.P. August Term, 2009 No. 02509 \$94,372.27 Phelan Hallinan Diamond & Jones, LLP
<b>1704-368</b> <b>1133 Bridge St 19124-1819</b> 62nd wd. 1248 Sq Ft OPA#621028500 Improvements: Residential Property LOUIS S. ZACHARY C.P. July Term, 2012 No. 01065 \$51,378.67 Phelan Hallinan Diamond & Jones, LLP
<b>1704-369</b> <b>1951 N 24th St 19121-2010</b> 32nd wd. 1278 Sq Ft OPA#322146000 Improvements: Residential Property KEWSCHA AKPABIO C.P. November Term, 2015 No. 04387 \$103,127.35 Phelan Hallinan Diamond & Jones, LLP
<b>1704-370</b> <b>6108 Castor Ave 19149-3215</b> 53rd wd. 1422 Sq Ft OPA#531347800 Improvements: Residential Property MELODY CAMPBELL C.P. August Term, 2012 No. 00043 \$73,637.44 Phelan Hallinan Diamond & Jones, LLP
<b>1704-371</b> <b>6515 Torresdale Ave 19135-2821</b> 41st wd. 1216 Sq Ft OPA#41-1-3203-00 Improvements: Residential Property JEFFERY WILLIAMS, IN HIS CAPACITY AS HEIR OF JANE A. WILLIAMS, DECEASED; BRIAN AGUADO, IN HIS CAPACITY AS HEIR OF JANE A. WILLIAMS, DECEASED; MICHAEL AGUADO, IN HIS CAPACITY AS HEIR OF JANE A. WILLIAMS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JANE A. WILLIAMS, DECEASED C.P. April Term, 2016 No. 02280 \$15,873.08 Phelan Hallinan Diamond & Jones, LLP
<b>1704-372</b> <b>4345 Boone St 19128</b> 21st wd. 1066 Sq Ft OPA#211270250 Improvements: Residential Property WARREN SNYDER AND KELLY M. SNYDER C.P. July Term, 2016 No. 01808 \$208,295.58 KML Law Group, P.C.
<b>1704-373</b> <b>628 Martin St 19128-1621</b> 21st wd. 952 Sq Ft OPA#213177100 Improvements: Residential Property ROBERT D. BIDDLE C.P. September Term, 2011 No. 03840 \$60,264.10 Phelan Hallinan Diamond & Jones, LLP
<b>1704-374</b> <b>5122 Glenloch St 19124-2105</b> 62nd wd. 864 Sq Ft OPA#622413900 Improvements: Residential Property LOUISE ANNETTE NEDD A/K/A LOUISE A. NEDD C.P. February Term, 2012 No. 03245 \$99,106.64 Phelan Hallinan Diamond & Jones, LLP
<b>1704-375</b> <b>1861 E Clementine St 19134</b> 25th wd. 777 Sq Ft OPA#252261900 Improvements: Residential Property JUAN A. MORALES C.P. January Term, 2016 No. 02122 \$62,326.37 KML Law Group, P.C.
<b>1704-376</b> <b>4424 Devereaux St 19135-3642</b> 55th wd. 1280 Sq Ft OPA#552025100 Improvements: Residential Property DONNA M. COSTELLO A/K/A DONNA M. HOLZSHU C.P. January Term, 2015 No. 03419 \$98,616.85 Phelan Hallinan Diamond & Jones, LLP
<b>1704-377</b> <b>655 N 37th St 19104</b> 11th wd. 1833 Sq Ft BRT#242177700 Improvements: Residential Dwelling CLEVELAND JOHNSON, INDIVIDUALLY AND AS KNOWN HEIR OF OLLIE MAE JOHNSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OLLIE MAE JOHNSON C.P. February Term, 2016 No. 00391 \$57,548.31 Udren Law Offices, P.C.
<b>1704-378</b> <b>1820 N 76th St a/k/a 1820 76th St 19151</b> 34th wd. 1533 Sq Ft OPA#343313500 Improvements: Residential Property ANTHONY J. BRITTINGHAM AND LAKISHA K. HARDY A/K/A LAKISHA K. BRITTINGHAM C.P. February Term, 2016 No. 02036 \$78,131.48 KML Law Group, P.C.

SHERIFF'S SALE
<b>1704-379</b> <b>2028 W Spencer St a/k/a 2028 Spencer St 19138</b> 17th wd. 1180 Sq Ft OPA#17-1-2567-00 Improvements: Single Family Row Home TIMOTHY E. LASMITH C.P. April Term, 2013 No. 000463 \$118,061.73 Craig H. Fox, Esq
<b>1704-380</b> <b>1861 W Nedro Ave 19141</b> 17th wd. 1933 Sq Ft OPA#171173600 Improvements: Residential Property LYDIA EDWARDS C.P. July Term, 2013 No. 03267 \$63,067.67 KML Law Group, P.C.
<b>1704-381</b> <b>6236 Revere St 19149</b> 62nd wd. BRT#621549000 EILEEN PAGANO AND JOHN PAGANO C.P. June Term, 2016 No. 00801 \$140,940.26 Emmanuel J. Argentieri, Esquire
<b>1704-382</b> <b>10027 Bridle Rd</b> 58th wd. 2993 Sq Ft BRT#582468200 Improvements: Residential Dwelling MARAT SNITKOVSKY C.P. July Term, 2016 No. 00088 \$163,448.20 Powers, Kim & Associates, LLC
<b>1704-383</b> <b>2234 E Washington Ln 19138</b> 50th wd. Land Area: 1650 Sq Ft BRT#50-1-3927-00 Improvements: Residential Dwelling WANDA DALES, IN HER CAPACITY AS HEIR OF RONALD DALES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD DALES, DECEASED C.P. October Term, 2015 No. 00941 \$129,483.65 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esquire
<b>1704-384</b> <b>2623 S Shields St 19142</b> 40th wd. 1296 Sq Ft OPA#406026300 Improvements: Residential Property THOMAS SIMS C.P. January Term, 2016 No. 01950 \$89,382.55 KML Law Group, P.C.
<b>1704-385</b> <b>8123 Terry St 19136</b> 64th wd. 1296 Sq Ft BRT#642035300 Improvements: Residential Dwelling EDWARD CREEDON AND FRANCES CREEDON C.P. November Term, 2016 No. 00100 \$89,161.13 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esquire
<b>1704-386</b> <b>5142 Brown St 19139</b> 44th wd. 992 Sq Ft OPA#441271500 Improvements: Residential Property ATIF LACEY C.P. January Term, 2014 No. 01438 \$87,662.25 KML Law Group, P.C.
<b>1704-387</b> <b>6546 Windsor Ave a/k/a 6546 Windsor St 19142</b> 40th wd. 1600 Sq Ft OPA#403083100 Improvements: Residential Property LAMARCUS LASHAWN ROBINSON C.P. February Term, 2016 No. 02052 \$39,170.10 KML Law Group, P.C.
<b>1704-388</b> <b>6616 Chew Ave 19119</b> 22nd wd. 1070 Sq Ft BRT#221254600 Improvements: Residential Real Estate SPENCER EVANS, ADMINISTRATOR OF THE ESTATE OF EARTIER P. EVANS-COLEMAN A/K/A EARTIE COLEMAN A/K/A ERTIE EVANS C.P. October Term, 2014 No. 00612 \$99,441.72 Stern & Eisenberg PC
<b>1704-389</b> <b>1431 N Felton St 19151</b> 34th wd. 810 Sq Ft OPA#342331700 Improvements: Residential Property JOAN MURRAY (DECEASED) AND IRA R. MURRAY, III C.P. April Term, 2013 No. 02872 \$53,688.20 KML Law Group, P.C.
<b>1704-390</b> <b>3566 Edgemont St 19134-5408</b> 45th wd. 1533 Sq Ft BRT#451223760 Improvements: Residential Real Estate RICHARD PAWLUCY AND SABRINA REICHART C.P. February Term, 2016 No. 04929 \$158,064.16 Stern & Eisenberg PC
<b>1704-391</b> <b>6136 N 6th St 19120</b> 61st wd. 1568 Sq Ft OPA#61-1133900 Improvements: Residential Property REGINALD FREEMAN C.P. July Term, 2013 No. 02525 \$157,298.24 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

SHERIFF'S SALE
<b>1704-392</b> <b>4623 Vista St</b> 41st wd. 1383 Sq Ft OPA#412214800 Subject to Mortgage Subject to Rent Improvements: Row Conv/apt 2 Sty Mason ANTHONY M. CANCELLIERE C.P. July Term, 2016 No. 01790 \$118,981.31 Kevin D. Birkhead, Esquire
<b>1704-393</b> <b>225 W Zeralda St 19144</b> 13th wd. 1152 Sq Ft OPA#133024600 Improvements: Residential Property POLLY CARMICHAEL C.P. January Term, 2016 No. 02191 \$161,813.93 KML Law Group, P.C.
<b>1704-394</b> <b>3400 Richmond St 19134</b> 45th wd. 2016 Sq Ft OPA#871570320 Improvements: Residential Property DONALD N. PERRY C.P. September Term, 2014 No. 03941 \$94,189.54 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC
<b>1704-395</b> <b>1997 Plymouth St 19138</b> 10th wd. 1141 Sq Ft OPA#101323100 Improvements: Residential Property MILDRED F. WASHINGTON C.P. September Term, 2016 No. 01512 \$52,607.60 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC
<b>1704-396</b> <b>3227 Cottman Ave</b> 64th wd. 1949 Sq Ft OPA#641149900 Subject to Mortgage Subject to Rent Improvements: Row B/gar 2 Sty Mason ANTHONY M. CANCELLIERE C.P. July Term, 2016 No. 02606 \$120,385.51 Kevin D. Birkhead, Esquire
<b>1704-397</b> <b>3424 Englewood St 19149</b> 55th wd. 1424 Sq Ft OPA#551490000 Improvements: Residential Property JOHN J. BENDER; TERI A. BENDER A/K/A TERI BENDER C.P. December Term, 2014 No. 01069 \$181,639.39 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC
<b>1704-398</b> <b>7246 Charles St</b> 41st wd. 2803 Sq Ft OPA#412236900 Subject to Mortgage Subject to Rent Improvements: Rom Conv/apt 2 Sty Mason ANTHONY M. CANCELLIERE C.P. July Term, 2016 No. 01340 \$126,576.26 Kevin D. Birkhead, Esquire
<b>1704-399</b> <b>7227 Jackson St 19135</b> 41st wd. 1485 Sq Ft OPA#412324100 Improvements: Residential Property IESHIA D. NEAL C.P. July Term, 2016 No. 03138 \$144,886.29 KML Law Group, P.C.
<b>1704-400</b> <b>1075 Alcott St 19149</b> 35th wd. 1260 Sq Ft OPA#352084200 Improvements: Residential Property DANIEL CHARYNA; DOMINIC DELORENZO; THEODORE DUDA C.P. August Term, 2016 No. 00603 \$51,432.20 KML Law Group, P.C.
<b>1704-401</b> <b>936 E Price St 19138</b> 59th wd. 1314 Sq Ft OPA#591068400 Improvements: Residential Property EDWARD M. RUSSELL, JR.; CHRISTINE RUSSELL; DENIS W. SWEENEY C.P. August Term, 2016 No. 01092 \$44,762.39 Shapiro & DeNardo, LLC
<b>1704-402</b> <b>7309 N 21st St 19138</b> 10th wd. 1888 Sq Ft OPA#101178800 Improvements: Residential Property CYNTHIA NURSE AND ROBERT NURSE, JR. C.P. October Term, 2013 No. 02647 \$159,443.56 KML Law Group, P.C.
<b>1704-404</b> <b>137 W Manheim St a/k/a 137 Manheim St 19144-3655</b> 12th wd. 2640 Sq Ft OPA#123077600 Improvements: Residential Property NAJOUA RICHEY; SKANDER ERRAI C.P. March Term, 2016 No. 00805 \$124,683.84 Phelan Hallinan Diamond & Jones, LLP
<b>1704-405</b> <b>6215 Osage Ave 19142</b> 3rd wd. ROW B/GAR 2 STY MASONRY; 2203 Sq Ft BRT#032060210 EDWARD MORRIS C.P. September Term, 2016 No. 00108 \$81,561.69 Richard J. Weitzman, Esq.; Law Offices of Richard J. Weitzman, P.C.
<b>1704-406</b> <b>1525 S Stanley St a/k/a 1525 Stanley St 19146</b> 36th wd. 858 Sq Ft OPA#364426300 Improvements: Residential Property



SHERIFF'S SALE

GERALD E. THOMPSON C.P. June Term, 2016 No. 02227 \$34,197.58 KML Law Group, P.C.

**1704-408**  
**9949 Bridle Rd 19115** 58th wd. 3346 Sq Ft OPA#581234900 Improvements: Residential Property  
LOURDES LOPEZ AND WILMAR LOPEZ C.P. September Term, 2014 No. 02347 \$260,941.22 KML Law Group, P.C.

**1704-409**  
**6532 N 9th St 19126** 49th wd. 3624 Sq Ft OPA#492150400 Improvements: Residential Property  
BRIDGETTE MCINTOSH C.P. August Term, 2016 No. 00479 \$187,574.05 Shapiro & DeNardo, LLC

**1704-410**  
**611 Comly St 19120** 35th wd. 1021 Sq Ft BRT#35-2149500 Improvements: Residential Dwelling  
IVAN QUINONES AND JOSUE DELEON C.P. June Term, 2016 No. 02228 \$51,883.80 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esquire

**1704-411**  
**137 Roselyn St 19120** 61st wd. 1140 Sq Ft OPA#612191100 Improvements: Residential Property  
CANDICE BRACE C.P. March Term, 2016 No. 00041 \$157,014.33 Shapiro & DeNardo, LLC

**1704-412**  
**229 N Robinson St 19139** 34th wd. Land Area: 1585 Sq Ft BRT#341171400 Improvements: Residential Dwelling  
LANA ARLENE WATKINS C.P. August Term, 2015 No. 03018 \$23,185.51 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esquire

**1704-413**  
**12715 Hollins Rd 19154** 66th wd. 2000 Sq Ft OPA#663340700 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KATHRYN M. WEISBROD, DECEASED C.P. August Term, 2016 No. 03250 \$202,593.41 Shapiro & DeNardo, LLC

**1704-414**  
**4725 A St 19120** 42nd wd. 1364 Sq Ft OPA#421297600 Improvements: Residential Property  
KIMSAN KEO C.P. March Term, 2015 No. 001427 \$93,980.49 Shapiro & DeNardo, LLC

**1704-415**  
**7923 Michener Ave** 50th wd. 1620 Sq Ft BRT#501150600 Improvements: Row B/gar 2 Sty Masonry  
JACKIE WHALEY A/K/A JACQUELINE WHALEY AND DON WHALEY C.P. December Term, 2014 No. 03684 \$111,022.50 Milstead & Associates, LLC

**1704-416**  
**2504 S 61st St** 40th wd. Land Area: 1096 Sq Ft BRT#402063500 Improvements: Row 2 Sty Masonry  
SHAKIR MUHAMMAD AND LINDA JONES C.P. September Term, 2014 No. 03645 \$97,932.75 Milstead & Associates, LLC

**1704-417**  
**6555 Belmar St 19142** 40th wd. Land Area: 1550 Sq Ft BRT#403087200 Improvements: Residential Dwelling  
BERNADINO VARALLO AND TRICIA ROSSI C.P. November Term, 2016 No. 01331 \$74,640.41 Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esquire

**1704-418**  
**7047 Souder St** 54th wd. Land Area: 1398 Sq Ft BRT#542325900 Improvements: Row B/gar 2 Sty Masonry  
BENITO JOHNSON C.P. September Term, 2014 No. 02650 \$264,485.42 Milstead & Associates, LLC

**1704-419**  
**420 N 66th St 19151** 34th wd. 2827 Sq Ft BRT#34-3134900 Subject to Mortgage Improvements: Residential Dwelling  
ABDUL TIMITE, KNOWN HEIR OF SOUMAHORO BOUAKE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SOUMAHORO BOUAKE C.P. May Term, 2016 No.

SHERIFF'S SALE

01659 \$101,765.87 Udren Law Offices, P.C.

**1704-420**  
**344 E Church Ln 19144** 22nd wd. 2122 Sq Ft BRT#12-2032600 Improvements: Residential Dwelling  
LEAH TATE A/K/A LENA TATE, LAST RECORD OWNER; DARLENE CERONE TATE, KNOWN HEIR OF LEAH TATE A/K/A LENA TATE, LAST RECORD OWNER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEAH TATE A/K/A LENA TATE, LAST RECORD OWNER C.P. October Term, 2014 No. 02919 \$129,997.07 Udren Law Offices, P.C.

**1704-422**  
**7438 Rockwell Ave 19111** 2446 Sq Ft BRT#147-N-20-33 Improvements: Residential Dwelling  
JACQUELINE SCHONEWOLF, KNOWN HEIR OF ROBERT SCHONEWOLF; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT SCHONEWOLF C.P. June Term, 2016 No. 00687 \$153,713.43 Udren Law Offices, P.C.

**1704-423**  
**3750 Clarendon Ave, Apt 37 19114** 66th wd. 1138 Sq Ft OPA#88-8-6600-37 Improvements: Residential Property  
JENNIFER A. MCGOVERN C.P. August Term, 2015 No. 03878 \$127,214.20 Shapiro & DeNardo, LLC

**1704-424**  
**2236 Cross St 19146** 36th wd. 672 Sq Ft OPA#364056800 Improvements: Residential Dwelling  
SHERRYLYNN COOTS, KNOWN HEIR OF CLARA C. CAIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CLARA C. CAINE C.P. April Term, 2016 No. 03375 \$90,468.50 Udren Law Offices, P.C.

**1704-425**  
**9561 B James St #20B 19114** 65th wd. BRT#88-8651450 Improvements: Residential Dwelling  
KENNY YERETZIAN C.P. November Term, 2015 No. 01962 \$138,396.77 Udren Law Offices, P.C.

**1704-426**  
**7121 Theodore St** 40th wd. 1259 Sq Ft BRT#404249600 Improvements: Row 2 Sty Masonry  
JOSE A. RODRIGUEZ C.P. November Term, 2015 No. 04395 \$140,706.99 Milstead & Associates, LLC

**1704-427**  
**6046 W Oxford St** 34th wd. 1470 Sq Ft BRT#342091400 Improvements: Row B/gar 3 Sty Masonry  
JEFFREY WHITE C.P. November Term, 2015 No. 01115 \$111,964.78 Milstead & Associates, LLC

**1704-428**  
**2617 E Norris St** 31st wd. 1654 Sq Ft BRT#313011900 Improvements: Row 3 Sty Masonry  
SIMONE CESARINI AND LIDIA CESARINI C.P. July Term, 2014 No. 01563 \$397,209.02 Milstead & Associates, LLC

**1704-430**  
**5856 Fernwood St 19143** 3rd wd. 1240 Sq Ft OPA#034037700 Improvements: Residential Property  
ESTELL GRADY, SOLELY IN HER CAPACITY AS HEIR OF EDWARD T. FELL, DECEASED C.P. September Term, 2016 No. 01700 \$7,604.18 KML Law Group, P.C.

**1704-431**  
**1503 N Redfield St 19151** 34th wd. 1420 Sq Ft OPA#342165200 Improvements: Residential Property  
ALIYA S. SMALL C.P. December Term, 2008 No. 00510 \$51,907.45 KML Law Group, P.C.

**1704-432**  
**22 E Montana St** 22nd wd. 943 Sq Ft BRT#221134700 Improvements: Row 2 Sty Masonry  
JOYCE D. JOHNSON C.P. December

SHERIFF'S SALE

Term, 2015 No. 01295 \$65,579.15 Milstead & Associates, LLC

**1704-433**  
**2938 Gilham St 19149** 55th wd. 1254 Sq Ft OPA#551059300 Improvements: Residential Property  
MELISSA A. CASILE AND ROBERT W. GARMAN C.P. September Term, 2014 No. 04163 \$107,600.41 KML Law Group, P.C.

**1704-434**  
**1532 N Saratoga Pl 19122** 20th wd. ROW B/GAR 2 STY MASONRY; 1600 Sq Ft BRT#202272700 Improvements: Residential Dwelling  
EULA BOUDEN A/K/A EULAR BOUDEN, DECEASED C.P. March Term, 2016 No. 00976 \$176,270.96 McCabe, Weisberg, & Conway, P.C.

**1704-435**  
**6025 Walton Ave 19143** 3rd wd. 1701 Sq Ft OPA#032165900 Improvements: Residential Property  
EMMA SHAW-CAMARA C.P. February Term, 2016 No. 00423 \$96,072.14 KML Law Group, P.C.

**1704-436**  
**1627 Murdoch Rd 19150** 50th wd. APT 2-4 UNITS 2 STY MASONRY; 1320 Sq Ft BRT#501506300 Improvements: Residential Dwelling  
MAGGIE ANN BURNAM C.P. March Term, 2016 No. 00776 \$142,299.12 McCabe, Weisberg, & Conway, P.C.

**1704-437**  
**3125 Aramingo Ave 19134** 25th wd. 979 Sq Ft OPA#251463700 Improvements: Residential Property  
TERESA DERR C.P. July Term, 2016 No. 00554 \$67,435.29 KML Law Group, P.C.

**1704-438**  
**5638 Cedar Ave 19143** 46th wd. SEMI DET 2 STY MASONRY; 1560 Sq Ft BRT#463052700 Improvements: Residential Dwelling  
LUCY M. RIDLEY A/K/A LUCY RIDLEY C.P. June Term, 2015 No. 01288 \$112,487.46 McCabe, Weisberg, & Conway, P.C.

**1704-439**  
**5932 Turner St 19151** 34th wd. 1070 Sq Ft OPA#342102900 Improvements: Residential Property  
JACQUELINE BLACK SOLELY IN HER CAPACITY AS HEIR OF JOYCE L. JENKINS, DECEASED; JUDITH JENKINS SOLELY IN HER CAPACITY AS HEIR OF JOYCE L. JENKINS, DECEASED C.P. May Term, 2016 No. 02465 \$99,631.77 KML Law Group, P.C.

**1704-440**  
**419 W George St** 65th wd. 507 Sq Ft BRT#057200500 Improvements: Row 3 Sty Masonry  
LUCIANO ROMAN C.P. July Term, 2012 No. 04350 \$279,659.28 Milstead & Associates, LLC

**1704-441**  
**6319 Vandike St 19135** 41st wd. 1289 Sq Ft OPA#411345300 Improvements: Residential Property  
BARBARA J. KINSING A/K/A BARBARA J. WITHERS-KINSING C.P. July Term, 2016 No. 03180 \$43,465.94 KML Law Group, P.C.

**1704-442**  
**2316 E Lehigh Ave a/k/a 2316 Lehigh Ave 19125** 31st wd. 2700 Sq Ft OPA#314252600 Improvements: Residential Property  
THE UNKNOWN HEIRS OF JOSEPH SZYMCAK A/K/A JOSEPH SZYMEZAK, DECEASED; TAMMY SZYMCZAK, SOLELY IN HER CAPACITY AS HEIR OF JOSEPH SZYMCAK A/K/A JOSEPH SZYMEZAK, DECEASED; MARY SZYMCZAK C.P. July Term, 2016 No. 03136 \$185,422.20 KML Law Group, P.C.

**1704-443**  
**2028 Plum St** 23rd wd. Land Area: 1425 Sq Ft BRT#232112700 Improvements: Row 2.5 Sty Masonry  
JEFFREY P. RINEHIMER A/K/A JEFFREY RINEHIMER C.P. September Term, 2016 No. 00382 \$81,651.70 Milstead & Associates, LLC

**1704-444**  
**4006 Claridge St 19124** 33rd wd. 1114 Sq Ft OPA#332337200 Improvements: Residential Property  
WILBUR G. NUNEZ C.P. July Term, 2016 No. 03406 \$82,438.24 KML Law Group, P.C.

**1704-445**  
**7334 W Passyunk Ave 19142** 40th wd. 1827

SHERIFF'S SALE

Sq Ft OPA#404247200 Improvements: Residential Property  
THOMAS W. BLICKOS C.P. July Term, 2013 No. 03372 \$43,894.29 KML Law Group, P.C.

**1704-446**  
**531 S Salford St 19143** 3rd wd. ROW 2 STY MASONRY; 1093 Sq Ft BRT#032210300 Improvements: Residential Dwelling  
KENNETH MCNEIL LANE, JR. C.P. June Term, 2016 No. 02267 \$44,946.67 McCabe, Weisberg, & Conway, P.C.

**1704-447**  
**1409 E Luzerne St 19124** 33rd wd. 1230 Sq Ft OPA#332026000 Improvements: Residential Property  
LEONARD G. IRWIN; VICTORIA LAROCO A/K/A VICTORIA L. LAROCCO; HOWARD WEBB C.P. August Term, 2016 No. 00055 \$62,758.50 KML Law Group, P.C.

**1704-448**  
**147 Harvey St** 59th wd. Land Area: 5503 Sq Ft BRT#593054600 Improvements: S/d Conv Apt 3 Sty Mason  
IDRIS ABDUS-SABER C.P. March Term, 2015 No. 01131 \$321,632.68 Milstead & Associates, LLC

**1704-449**  
**7281 Leonard St 19149** 54th wd. (formerly part of the 35th wd.) 1452 Sq Ft OPA#542490200 Improvements: Residential Property  
KOK LAM NG C.P. July Term, 2016 No. 02594 \$123,404.38 KML Law Group, P.C.

**1704-450**  
**905 W Lindley Ave 19141** 49th wd. SEMI/DET 3 STY MASONRY; 1613 Sq Ft BRT#492005700 Improvements: Residential Dwelling  
SHAHIDA GARRICK, ADMINISTRATOR OF THE ESTATE OF ROSALYN GARRICK, DECEASED MORTGAGOR AND REAL OWNER C.P. October Term, 2016 No. 02677 \$172,230.48 McCabe, Weisberg, & Conway, P.C.

**1704-451**  
**313 Stevens St 19111** 35th wd. 1458 Sq Ft OPA#352186900 Improvements: Residential Property  
JULIUS WILLIAMS C.P. May Term, 2016 No. 01063 \$140,340.83 KML Law Group, P.C.

**1704-452**  
**8564 Forrest Ave 19150** 50th wd. ROW B/GAR 2 STY MASONRY; 1159 Sq Ft BRT#502213100 Improvements: Residential Dwelling  
ERNEST BARRON C.P. May Term, 2016 No. 02871 \$106,095.73 McCabe, Weisberg, & Conway, P.C.

**1704-453**  
**1821 Georges Ln 19131** 52nd wd. ROW B/GAR 2 STY MASONRY; 1374 Sq Ft BRT#521349700 Improvements: Residential Dwelling  
ARNOLD MURPHY C.P. January Term, 2015 No. 00375 \$116,025.90 McCabe, Weisberg, & Conway, P.C.

**1704-454**  
**3421 Brighton St 19149** 55th wd. 1656 Sq Ft OPA#551376300 Improvements: Residential Property  
SUSAN C. MARTIN C.P. May Term, 2016 No. 02278 \$46,028.86 KML Law Group, P.C.

**1704-455**  
**2010 W Cheltenham Ave 19138** 10th wd. ROW B/GAR 2 STY MASONRY; 1480 Sq Ft BRT#101408700 Improvements: Residential Dwelling  
JOHNETTE F. JOHNSON, KNOWN SURVIVING HEIR OF ELOISE JOHNSON; JOHN W. JOHNSON, KNOWN SURVIVING HEIR OF ELOISE JOHNSON; FREDERICK TATE, KNOWN SURVIVING HEIR OF ELOISE JOHNSON; RONNETTA D. AVENT, KNOWN SURVIVING HEIR OF ELOISE JOHNSON; UNKNOWN SURVIVING HEIRS OF ELOISE JOHNSON C.P. June Term, 2015 No. 03393 \$109,057.54 McCabe, Weisberg, & Conway, P.C.

**1704-456**  
**2957 N Camac St a/k/a 2957 Camac St 19133** 37th wd. 1451 Sq Ft OPA#372264600 Improvements: Residential Property  
JOELLA FRAZIER DAVIS SOLELY IN HER CAPACITY AS HEIR OF JUARRANNETTA MCNABB A/K/A JUARANNETTA MCNABB, DECEASED C.P. February Term, 2016 No. 04915 \$56,096.54 KML Law Group, P.C.

**1704-457**  
**6821 N Gratz St 19126** 10th wd. ROW B/GAR 2 STY MASONRY; 1270 Sq Ft

SHERIFF'S SALE

BRT#101102800 Improvements: Residential Dwelling  
ANTHONY M. JACKSON, KNOWN SURVIVING HEIR OF DOROTHY KAY JACKSON; REUBEN JACKSON, JR., KNOWN SURVIVING HEIR OF DOROTHY KAY JACKSON; UNKNOWN SURVIVING HEIRS OF DOROTHY KAY JACKSON C.P. April Term, 2016 No. 02338 \$85,471.36 McCabe, Weisberg, & Conway, P.C.

**1704-458**  
**1423 Tyson Ave 19111** BRT#532241000 Improvements: Residential Dwelling  
MARY ANN MONGER A/K/A MARY A. MONGER C.P. December Term, 2015 No. 00207 \$44,300.39 Alicia M. Sandoval, Esquire

**1704-459**  
**3054 Fairfield St 19136** 57th wd. 1719 Sq Ft OPA#572043000 Improvements: Residential Property  
SUSAN D. FERRIS C.P. July Term, 2016 No. 00159 \$113,413.17 KML Law Group, P.C.

**1704-460**  
**2141 Bridge St 19124** 62nd wd. 3600 Sq Ft BRT#622123700 Improvements: 5 Unit 3 Sty Masonry Row Home  
THOMAS MARION C.P. October Term, 2016 No. 00925 \$81,992.45 Janet L. Gold, Esquire

**1704-461**  
**1451 Westend Dr a/k/a 1451 West End Dr 19151-2232** 34th wd. 1120 Sq Ft OPA#344431700 Improvements: Residential Property  
SHERRIA ALLEN C.P. February Term, 2015 No. 00039 \$111,525.26 Phelan Hallinan Diamond & Jones, LLP

**1704-462**  
**2327 E Somerset St 19134-4227** 25th wd. 1728 Sq Ft OPA#252032500 Improvements: Residential Property  
HECTOR O. ORTIZ C.P. September Term, 2013 No. 02617 \$54,510.65 Phelan Hallinan Diamond & Jones, LLP

**1704-463**  
**6248 Addison St 19143-1015** 3rd wd. 1099 Sq Ft OPA#032082600 Improvements: Residential Property  
DEMETRIUS YOUNG, IN HIS CAPACITY AS HEIR OF BELINDA HAYNES, DECEASED; MI-A HAYNES, IN HER CAPACITY AS HEIR OF BELINDA HAYNES, DECEASED; STEVEN HARDY, IN HIS CAPACITY AS HEIR OF BELINDA HAYNES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BELINDA HAYNES, DECEASED C.P. November Term, 2015 No. 03968 \$53,802.72 Phelan Hallinan Diamond & Jones, LLP

**1704-464**  
**1639 S 26th St 19145-1214** 36th wd. 1060 Sq Ft OPA#364212900 Improvements: Residential Property  
JAMES E. HELMAN; CHRISTIAN J. LOSCH, IN HIS CAPACITY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF GARY THOMAS A/K/A GARY R. THOMAS; THE GARY R. THOMAS LIVING TRUST AGREEMENT; UNKNOWN TRUSTEES OF THE GARY R. THOMAS LIVING TRUST AGREEMENT; UNKNOWN BENEFICIARIES OF THE GARY R. THOMAS LIVING TRUST AGREEMENT C.P. December Term, 2015 No. 02146 \$53,366.83 Phelan Hallinan Diamond & Jones, LLP

**1704-465**  
**104 Tree St 19148** 39th wd. 816 Sq Ft OPA#391085500 Improvements: Residential Property  
STEVEN SIEGFRIED C.P. August Term, 2016 No. 01040 \$136,766.60 Phelan Hallinan Diamond & Jones, LLP

**1704-466**  
**4816 N 10th St 19141-3930** 49th wd. 1350 Sq Ft OPA#491353100 Improvements: Residential Property  
JAMES T. WILLIAMS; BERNADETTE H. WILLIAMS C.P. September Term, 2016 No. 03257 \$48,208.05 Phelan Hallinan Diamond & Jones, LLP

**1704-467**  
**5454 Chestnut St 19139-3337** 60th wd. 2280 Sq Ft OPA#603017205 Improvements: Residential Property  
STEVEN J. HILL A/K/A STEPHEN J. HILL C.P. January Term, 2015 No. 03164 \$155,831.63 Phelan Hallinan Diamond & Jones, LLP

**1704-468**  
**424-26 Gilham St 19111** 35th wd. 1730 Sq



## SHERIFF'S SALE

Ft OPA#353075500 Improvements: Residential Property  
SARAH A. NEWTON C.P. August Term, 2016 No. 01546 \$146,669.58 Phelan Hallinan Diamond & Jones, LLP

## 1704-469

**4204 Barnett St 19135** 55th wd. 1328 Sq Ft OPA#552062800 Improvements: Residential Property  
ERIC KEMP AND SUZANNE M. SCODA C.P. January Term, 2016 No. 03050 \$44,713.34 KML Law Group, P.C.

## 1704-470

**2066 E Fletcher St 19125** 31st wd. Land Area: 1197 Sq Ft BRT#313049600 Improvements: Residential Dwelling  
ZODIAC 18 PROPERTIES, L.L.C. C.P. November Term, 2013 No. 00926 \$155,879.92 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esquire

## 1704-471

**108 W Chew St 19120** 61st wd. 1792 Sq Ft BRT#612044200 Improvements: Residential Real Estate  
OMAR GOODWIN C.P. October Term, 2015 No. 01412 \$57,760.32 Stern & Eisenberg PC

## 1704-472

**5913 N Mascher St 19120-1933** 61st wd. 884 Sq Ft BRT#612443700 Improvements: Residential Real Estate  
JAMES PLEASANT, JR. C.P. June Term, 2014 No. 00617 \$111,490.75 Stern & Eisenberg PC

## 1704-473

**1022 Foster St 19116** 58th wd. 1602 Sq Ft BRT#582164500 Improvements: Residential Real Estate  
SERGEY ZHERLITSIN A/K/A GEORGE SERGEY ADAMS; LYUBOV ZHERLITSINA A/K/A ANNA LOVE ADAMS C.P. August Term, 2016 No. 00844 \$204,124.32 Stern & Eisenberg PC

## 1704-475

**6233 Ellsworth St 19143** 3rd wd. 2466 Sq Ft OPA#033141100 Improvements: Residential Property  
CLAUDE A. BLAGMON C.P. September Term, 2014 No. 004567 \$117,289.01 Shapiro & DeNardo, LLC

## 1704-476

**52 N Robinson St 19139** 34th wd. 1112 Sq Ft OPA#341180600 Improvements: Residential Property  
JANYCE CARTER LAWTON, KNOWN HEIR OF THE ESTATE OF WILLIAM E. HINES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM E. HINES, DECEASED C.P. September Term, 2016 No. 01048 \$13,304.86 Shapiro & DeNardo, LLC

## 1704-477

**5140 Pennway St 19124-3021** 23rd wd. 1327 Sq Ft OPA#233100300 Improvements: Residential Property  
RICARDO I. LOPEZ, JR. C.P. February Term, 2015 No. 03016 \$130,809.76 Phelan Hallinan Diamond & Jones, LLP

## 1704-478

**236 Linton St 19120** 61st wd. 1050 Sq Ft OPA#612130800 Improvements: Residential Property  
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EUGENE V. GREVIOUS, DECEASED; SHARIKA GREVIOUS, KNOWN HEIR OF EUGENE V. GREVIOUS, DECEASED; DEVIA GREVIOUS, KNOWN HEIR OF EUGENE V. GREVIOUS, DECEASED; DAVID HARPER, KNOWN HEIR OF EUGENE V. GREVIOUS, DECEASED C.P. May Term, 2015 No. 00937 \$57,364.46 Shapiro & DeNardo, LLC

## 1704-479

**1232 E Pike St 19124-5520** 33rd wd. 1290 Sq Ft OPA#332004500 Improvements: Residential Property  
GILBERTO MARTINEZ C.P. April Term, 2016 No. 03447 \$57,338.32 Phelan Hallinan Diamond & Jones, LLP

## 1704-480

**2210 N 17th St 19132** 16th wd. 2288 Sq Ft OPA#161161901 Improvements: Residential Property  
ANTHONY GONZALES, ADMINISTRATOR OF THE ESTATE OF BELINDA M. GONZALES, DECEASED C.P. August Term, 2015 No. 03444 \$46,586.91 Shapiro & DeNardo, LLC

## SHERIFF'S SALE

## 1704-481

**1964 Brill St 19124** 62nd wd. 1840 Sq Ft OPA#622146420 Improvements: Residential Property  
TONY DURAN C.P. October Term, 2016 No. 04492 \$66,580.45 Shapiro & DeNardo, LLC

## 1704-482

**6018 Walton Ave 19143** 3rd wd. 2832 Sq Ft OPA#032177710 Improvements: Residential Property  
IAN JON ROBINSON C.P. August Term, 2016 No. 03070 \$100,343.36 Richard M. Squire & Associates, LLC

## 1704-483

**8326 Ditman St a/k/a 8334 Ditman St 19136** 65th wd. 4330 Sq Ft OPA#652284600 Improvements: Residential Property  
UNKNOWN HEIRS OF ROBERT W. STAICH, DECEASED; RICHARD J. STAICH, SOLELY AS HEIR TO ROBERT W. STAICH, DECEASED C.P. February Term, 2016 No. 05070 \$97,457.06 Richard M. Squire & Associates, LLC

## 1704-484

**7645 Gilbert St 19150** 10th wd. 1320 Sq Ft OPA#102490600 Improvements: Residential Property  
DENNIS R. BELL A/K/A DENNIS BELL C.P. October Term, 2014 No. 00841 \$176,977.85 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

## 1704-485

**3232 Wellington St 19149** 55th wd. 1792 Sq Ft OPA#551459400 Improvements: Residential Property  
DOLORES W. SCHRENK C.P. August Term, 2016 No. 04546 \$156,244.82 Phelan Hallinan Diamond & Jones, LLP

## 1704-486

**1647 S 26th St 19145-1214** 36th wd. 1060 Sq Ft OPA#364213300 Improvements: Residential Property  
JAMES HELMAN A/K/A JAMES E. HELMAN; THE GARY R. THOMAS LIVING TRUST; UNKNOWN TRUSTEES OF THE GARY R. THOMAS LIVING TRUST; UNKNOWN BENEFICIARIES OF THE GARY R. THOMAS LIVING TRUST C.P. July Term, 2016 No. 00774 \$59,340.27 Phelan Hallinan Diamond & Jones, LLP

## 1704-487

**3401 Saint Vincent St 19149-1627** 55th wd. 1600 Sq Ft OPA#551450800 Improvements: Residential Property  
RONALD C. KURMER C.P. April Term, 2016 No. 00540 \$14,087.43 Phelan Hallinan Diamond & Jones, LLP

## 1704-488

**2814 Nature Rd 19154-1606** 66th wd. 1695 Sq Ft OPA#662531800 Improvements: Residential Property  
PATRICK J. O'CONNOR; DONNA M. O'CONNOR C.P. June Term, 2014 No. 02715 \$89,696.98 Phelan Hallinan Diamond & Jones, LLP

## 1704-489

**725 S 56th St 19143-2507** 46th wd. 1856 Sq Ft OPA#463214300 Improvements: Residential Property  
GEORGE AKANNO C.P. May Term, 2012 No. 01896 \$66,874.58 Phelan Hallinan Diamond & Jones, LLP

## 1704-490

**5633 Upland Way 19135-1428** 34th wd. On NE side of Upland Way; Front: Irregular; Depth: Irregular OPA#522004100 Subject to Mortgage Improvements: Single Family Residence  
IRMA POWELL C.P. July Term, 2016 No. 00048 \$85,148.11 Stephen M. Hladik, Esq.

## 1704-491

**4203 Malta St 19133** 33rd wd. On Southeasterly side of Malta St; Front: 16'3"; Depth: 107'6" OPA#332138200 Improvements: Single Family Residence  
CARLOS MERCADO C.P. February Term, 2016 No. 01070 \$149,907.24 Stephen M. Hladik, Esq.

## 1704-492

**2028 W 68th Ave 19128** 10th wd. On S side of Sixty-eighth Ave; Front: 14'8"; Depth: Irregular OPA#102438400 Subject to Mortgage Improvements: Single Family Residence  
CHERYL M. GEORGE AND JOSEPH P. GEORGE C.P. March Term, 2012 No. 00729 \$42,475.46 Stephen M. Hladik, Esq.

## 1704-493

**6901 Valley Ave Apt C4 a/k/a 6901-29 Valley Ave Apt C4 19128** 21st wd. 780 Sq Ft OPA#888211027 Improvements: Residential Property  
JAMES H. HIGGINS; MARTIN HIGGINS C.P. October Term, 2014 No. 00310

## SHERIFF'S SALE

\$140,245.29 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

## 1704-495

**8638 Provident Rd 19143-4808** 50th wd. On Southwesterly side of Provident St; Front: 16'2; Depth: 89'8" OPA#501180900 Improvements: Single Family Residence  
WANDA HANKINS C.P. March Term, 2013 No. 02818 \$171,916.86 Stephen M. Hladik, Esq.

## 1704-496

**1121 E Rittenhouse St BRT#59-1-1382-00** Improvements: Residential Dwelling  
TIFFANY ROSE MELVENA GAY AND LAWRENCE LOVELACE C.P. November Term, 2015 No. 02132 \$128,834.64 Powers, Kirn & Associates, LLC

## 1704-497

**407 W Abbottsford Ave BRT#133040700** Improvements: Residential Dwelling  
ROBERT BALAZS C.P. April Term, 2016 No. 02258 \$128,537.30 Powers, Kirn & Associates, LLC

## 1704-498

**846 E Haines St 22nd wd. 5850 Sq Ft BRT#591161600** Improvements: Residential Dwelling  
MELVIN F. MORAGNE, DECEASED C.P. October Term, 2014 No. 01065 \$137,616.80 Powers, Kirn & Associates, LLC

## 1704-499

**2628 Dudley St BRT#48-2-0490-00** Improvements: Residential Dwelling  
SAMUEL P. DAWKINS, JR. C.P. December Term, 2015 No. 02884 \$160,547.74 Powers, Kirn & Associates, LLC

## 1704-500

**1526 Race St a/k/a 131 N Mole St 19102** 8th wd. Front: 20.70' x Depth: 104.20'; 2157 Sq Ft BRT#5881551000  
GUS GREVENITIS AND POPI GREVENITIS C.P. December Term, 2015 No. 00358 \$567,763.11 Justin L. Krik, Esquire; Lipsky and Brandt

## 1704-501

**1810 S 28th St 19145-1614** 48th wd. 1120 Sq Ft OPA#482349500 Improvements: Residential Property  
TERRANCE WASHINGTON C.P. May Term, 2013 No. 00574 \$123,084.32 Phelan Hallinan Diamond & Jones, LLP

## 1704-502

**724 Chestnut St 19106** (Land) 3625 Sq Ft; (Improvements) 14100 Sq Ft OPA#882490900 Improvements: Commercial Premises (first Floor)- 4 Units, 4 Story  
BONNIE RICHMAN C.P. December Term, 2016 No. 0769 \$501,270.00 Dana S. Plon, Esquire; Sirlin Lesser & Benson, P.C.

## 1704-503

**7128 Tulip St 19135-1428** 65th wd. 1008 Sq Ft OPA#651295500 Improvements: Residential Property  
CHRISTOPHER J. NUGENT C.P. July Term, 2013 No. 03646 \$70,957.24 Phelan Hallinan Diamond & Jones, LLP

## 1704-504

**648 Kerper St BRT#353135500** Improvements: Residential Dwelling  
AHMED M. BESHARAT C.P. November Term, 2015 No. 00581 \$169,926.35 Powers, Kirn & Associates, LLC

## 1704-505

**449 E Washington Ln 59th wd. Beginning Point: Situate on the Northwesterly side of E Washington Ln (50 feet wide) at the distance of 66 feet Southwestwardly from the Southwesterly side of Musgrave St (50 feet wide) OPA#592149900** Improvements: Row 2 Sty Masonry  
CRYSTAL L. THOMPSON C.P. June Term, 2016 No. 01275 \$117,326.57 Patrick J. Wesner, Esquire

## 1704-506

**3060 Livingston St 19134-5039** 25th wd. 774 Sq Ft OPA#251326400 Improvements: Residential Property  
SUSAN ROLKOWSKI C.P. August Term, 2010 No. 03093 \$53,170.27 Phelan Hallinan Diamond & Jones, LLP

## 1704-507

**5830 Haverford Ave 19131-4848** 4th wd. 1737 Sq Ft OPA#042189500 Improvements: Residential Property  
COLETTE L. JACKSON C.P. April Term, 2015 No. 00302 \$58,483.22 Phelan Hallinan Diamond & Jones, LLP

## 1704-509

**5833 Penn St 19149** 62nd wd. 2265 Sq Ft OPA#621492600 Improvements: Residential Property  
BRIAN L. DEVOR AND FLORENCE D. RONAN C.P. December Term, 2015 No.

## SHERIFF'S SALE

00243 \$151,930.12 Shapiro & DeNardo, LLC

## 1704-510

**1232 S Ruby St 19143-4808** 51st wd. 918 Sq Ft OPA#511248200 Improvements: Residential Property  
JASON BEGGS C.P. October Term, 2015 No. 03299 \$48,650.02 Phelan Hallinan Diamond & Jones, LLP

## 1704-511

**6509-6511 N Park Ave 19144** 49th wd. 6906 Sq Ft OPA#493234700 Improvements: Residential Property  
CARLTON J. BENNETT AND MONIQUE BENNETT AND UNITED STATES OF AMERICA C.P. August Term, 2016 No. 03434 \$175,623.95 Richard M. Squire & Associates, LLC

## 1704-512

**5222 Schuyler St 19144** 12th wd. APT 2-4 UNITS 2STY MASONRY; 6132 Sq Ft BRT#123242100 Improvements: Residential Dwelling  
LISA MARIE BARON, ADMINISTRATRIX OF THE ESTATE OF MICHAEL E. SHIELDS, DECEASED MORTGAGOR AND REAL OWNER C.P. December Term, 2011 No. 03335 \$267,136.79 McCabe, Weisberg, & Conway, P.C.

## 1704-513

**480 Hermit St 19128-3638** 21st wd. 1432 Sq Ft OPA#212009610 Improvements: Residential Property  
NEIL M. SILVERMAN C.P. December Term, 2014 No. 00984 \$188,497.71 Phelan Hallinan Diamond & Jones, LLP

## 1704-514

**1037 E Phil Ellena St 19150** 50th wd. S/D W/B GAR 2 STY MASONRY; 1474 Sq Ft BRT#502359700 Improvements: Residential Dwelling  
RONALD E. BOUWIE, KNOWN SURVIVING HEIR OF ROBERT BOUWIE AND UNKNOWN SURVIVING HEIRS OF ROBERT BOUWIE C.P. June Term, 2016 No. 02601 \$181,239.91 McCabe, Weisberg, & Conway, P.C.

## 1704-515

**10918 E Keswick Rd a/k/a 10918 Keswick Rd 19154-4116** 66th wd. 1360 Sq Ft OPA#662100200 Improvements: Residential Property  
MARGARET RIES; CHARLES RIES C.P. August Term, 2016 No. 00107 \$200,198.57 Phelan Hallinan Diamond & Jones, LLP

## 1704-516

**105 Rochelle Ave 21st wd. 9187 Sq Ft OPA#881083720** Improvements: Apts 5-50 Unts Masonry  
RONALD KAISEN C.P. February Term, 2012 No. 03090 \$570189.03 together with interest at the per diem rate of \$141.52 accruing after May 14, 2012 Frank G. Murphy, Esquire

## 1704-517

**177 East St 21st wd. 2549 Sq Ft OPA#211030125** Improvements: Row 2 Sty Masonry  
DOUGLAS FINANCIAL INDUSTRIES, INC. C.P. February Term, 2012 No. 03314 \$191707.47 together with interest at the per diem rate of \$41.08 accruing after May 14, 2012 Frank G. Murphy, Esquire

## 1704-518

**660 N 56th St 19131-4802** 4th wd. 1664 Sq Ft OPA#043048600 Improvements: Residential Property  
STEVEN R. PHILLIPS A/K/A STEVEN ROBERT PHILLIPS, IN HIS CAPACITY AS ADMINISTRATOR DBN AND DEVISEE OF THE ESTATE OF RUBY S. PHILLIPS; RUBY SEAMAN PHILLIPS C.P. February Term, 2016 No. 03457 \$106,009.59 Phelan Hallinan Diamond & Jones, LLP

## 1704-519

**1001-13 Chestnut St #307 East 19107** 5th wd. RES CONDO 5+ STY MASONRY; 528 Sq Ft BRT#888110420 Improvements: Condominium  
BRUCE BEHMKE AND PAMELA BEHMKE C.P. August Term, 2016 No. 03383 \$240,417.41 McCabe, Weisberg, & Conway, P.C.

## 1704-520

**2452 79th Ave 19150** 50th wd. 1152 Sq Ft OPA#501453300 Improvements: Residential Property  
VERONICA D. WILKINS C.P. April Term, 2015 No. 03402 \$145,055.26 Phelan Hallinan Diamond & Jones, LLP

## 1704-521

**2123 S 15th St 19145** 26th wd. ROW 3 STY MASONRY; 1724 Sq Ft BRT#261143100

## SHERIFF'S SALE

Subject to Mortgage Improvements: Residential Dwelling  
MARY ROSSITER, KNOWN SURVIVING HEIR OF MARY ACCARDO; UNKNOWN SURVIVING HEIRS OF MARY ACCARDO; JOSEPH ACCARDO, SR., KNOWN SURVIVING HEIR OF MARY ACCARDO; SAVERIO ACCARDO, KNOWN SURVIVING HEIR OF MARY ACCARDO; RAYMOND J. ACCARDO, KNOWN SURVIVING HEIR OF MARY ACCARDO; LOUIS D. ACCARDO, KNOWN SURVIVING HEIR OF MARY ACCARDO; LUISA ACCARDO, KNOWN SURVIVING HEIR OF MARY ACCARDO; ANTHONY J. ACCARDO, SR., KNOWN SURVIVING HEIR OF MARY ACCARDO C.P. March Term, 2016 No. 00251 \$103,726.05 McCabe, Weisberg, & Conway, P.C.

## 1704-522

**452 E Pleasant St a/k/a 452 Pleasant St 19119-1937** 22nd wd. 1152 Sq Ft OPA#222069000 Improvements: Residential Property  
EVANESE TUCKER C.P. May Term, 2015 No. 02245 \$156,574.80 Phelan Hallinan Diamond & Jones, LLP

## 1704-523

**1423 Grays Ferry Ave 19143-4458** 27th wd. 756 Sq Ft OPA#273032700 Improvements: Residential Property  
GLORIA WILLIAMS-SUMMERS, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF LEANORA WILLIAMS; WINSTON E. WILLIAMS, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF LEONORA WILLIAMS C.P. August Term, 2015 No. 00594 \$40,283.32 Phelan Hallinan Diamond & Jones, LLP

## 1704-524

**5413 Rutland St 19124-1127** 62nd wd. 1417 Sq Ft OPA#621328600 Improvements: Residential Property  
YADIRA BERMUDEZ C.P. March Term, 2016 No. 03064 \$45,323.99 Phelan Hallinan Diamond & Jones, LLP

## 1704-525

**5013 Hawthorne St 19124-1340** 62nd wd. 1164 Sq Ft OPA#622256000 Improvements: Residential Property  
GUILLERMO ALVARADO; AUDY BAUTISTA C.P. April Term, 2015 No. 00610 \$43,109.00 Phelan Hallinan Diamond & Jones, LLP

## 1704-526

**4544 N Uber St BRT#132225800** Improvements: Residential Dwelling  
ANTON DRUMMOND, IN HIS CAPACITY AS HEIR OF AUDREY L. DRUMMOND, DECEASED; ROGER A. DRUMMOND, IN HIS CAPACITY AS HEIR OF AUDREY L. DRUMMOND, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER AUDREY L. DRUMMOND, DECEASED C.P. May Term, 2016 No. 01965 \$92,515.16 Powers, Kirn & Associates, LLC

## 1704-527

**7505 Torresdale Ave 19136-3326** 65th wd. 1440 Sq Ft OPA#651263300 Improvements: Residential Property  
RAYMOND SCOTT, JR. A/K/A RAYMOND SCOTT C.P. December Term, 2015 No. 02520 \$57,429.60 Phelan Hallinan Diamond & Jones, LLP

## 1704-528

**8902 Fairfield St 19152-1310** 57th wd. 1599 Sq Ft OPA#571170700 Improvements: Residential Property  
CHRISTOPHER BRENT AYRES C.P. August Term, 2016 No. 02640 \$159,798.01 Phelan Hallinan Diamond & Jones, LLP

## 1704-529

**419 N Sickles St BRT#041150300** Improvements: Residential Dwelling  
JOHNELL BASLEY C.P. February Term, 2016 No. 00087 \$57,990.74 Powers, Kirn & Associates, LLC

## 1704-530

**3515 N Warnock St 43rd wd. 784 Sq Ft BRT#432124900** Improvements: Residential Dwelling  
DARYL S. MARTINO, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY LOU MARTINO A/K/A MARY LOU MARTINO-GANTT, DECEASED C.P. August Term, 2016 No. 03146 \$21,152.83 Law Office of Gregory Javardian, LLC

## 1704-531

**5714 Hunter St 4th wd. 1244 Sq Ft BRT#043194000** Improvements: Residential Dwelling  
YVETTE HILL-MCCREA C.P. June Term,



SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
2016 No. 02382 \$68,177.13 Law Office of Gregory Javardian, LLC	Term, 2016 No. 00687 \$63,370.99 Law Office of Gregory Javardian, LLC	01246 \$146,532.17 McCabe, Weisberg, & Conway, P.C.	BRT#172279100 Improvements: Residential Dwelling GERALDINE WRIGHT C.P. April Term, 2016 No. 01592 \$111,753.87 McCabe, Weisberg, & Conway, P.C.	side of Walnut St 320 ft Westerly of 48th St; Front: 20'; Depth: 111'2" OPA#601045700 Subject to Mortgage Improvements: Residential Dwelling HUMBERTO GUEITS AND LYNETTE K. GUEITS C.P. November Term, 2015 No. 02740 \$199,116.18 plus legal interest in the amount of \$16142.66 for a subtotal of \$215258.84 Leona Mogavero, Esq.
1704-532 2315 E Cambria St 25th wd. 940 Sq Ft BRT#252112000 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF WALTER OKOMSKI C.P. October Term, 2016 No. 01959 \$18,490.32 Law Office of Gregory Javardian, LLC	1704-537 7803 Woolston Ave 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1152 Sq Ft BRT#502066100 Improvements: Residential Dwelling CHERYL Y. MARSHALL C.P. July Term, 2016 No. 00807 \$111,802.72 McCabe, Weisberg, & Conway, P.C.	1704-541 3645 Sussex Ln 19114 66th wd. ROW B/GAR 2 STY MAS+OTHER; 1296 Sq Ft BRT#661214800 Improvements: Residential Dwelling LOURIE D. DE LEO AND MICHAEL P. DE LEO C.P. July Term, 2016 No. 01338 \$102,745.56 McCabe, Weisberg, & Conway, P.C.	1704-546 7138 Vandike St 19135 65th wd. 1650 Sq Ft BRT#651268500 Improvements: Residential Dwelling LAURIE WILT C.P. March Term, 2016 No. 02414 \$96,205.70 Udren Law Offices, P.C.	1704-550A 7116 Hoy St 40th wd. 1500 Sq Ft BRT#885905380 Improvements: Vacant Industrial Land PIDC FINANCING CORP C.P. October Term, 2011 No. 00230 \$350,540.89 plus \$129979.44 (interest through 01/24/2017) plus \$64.86 per day after 01/24/2017 Laurence A. Mester; Mester & Schwartz, P.C.
1704-533 65 E Clapier St 19144-5932 12th wd. 2065 Sq Ft OPA#121028200 Improvements: Residential Property ROY SMITH; BRANDY HOLDEN C.P. November Term, 2011 No. 01034 \$245,954.05 Phelan Hallinan Diamond & Jones, LLP	1704-538 8631 Temple Rd 19150 50th wd. ROW B/GAR 2 STY MASONRY; 1224 Sq Ft BRT#501114100 Improvements: Residential Dwelling INETHA KENNEDY C.P. May Term, 2016 No. 00648 \$144,415.06 McCabe, Weisberg, & Conway, P.C.	1704-542 4119 Princeton St a/k/a 4119 Princeton Ave 41st wd. Land Area: 1792 Sq Ft; Improvement Area: 1634 Sq Ft BRT#412054300 Improvements: Row B/garage 2 Sty Masonry GREEN TREE ASSET MANAGEMENT LLC C.P. July Term, 2016 No. 02726 \$135,421.95 plus \$14.68 per day after 07/20/2016 Laurence A. Mester; Mester & Schwartz, P.C.	1704-547 6147 Pine St 19143 3rd wd. (formerly part of the 36th wd.) 1095 Sq Ft BRT#032038200 Improvements: Residential Dwelling DAVID ROSS A/K/A DAVID K. ROSS C.P. March Term, 2016 No. 02436 \$80,945.10 Udren Law Offices, P.C.	1704-550B 2032-38 S 71st St 40th wd. 93022 Sq Ft BRT#885905300 Improvements: Vacant Industrial Land PIDC FINANCING CORPORATION C.P. October Term, 2011 No. 00230 \$350,540.89 plus \$129979.44 (interest through 01/24/2017) plus \$64.86 per day after 01/24/2017 Laurence A. Mester; Mester & Schwartz, P.C.
1704-534 925 Dudley St BRT#39-3-2750-00 Improvements: Residential Dwelling CHRISTINE R. D'AVELLA C.P. April Term, 2016 No. 02118 \$125,701.69 Powers, Kirn & Associates, LLC	1704-539 5256 N Hutchinson St 19141 49th wd. ROW B/GAR 2 STY MASONRY; 1230 Sq Ft BRT#492161600 Subject to Mortgage Improvements: Residential Dwelling GRADY L. GALLMAN A/K/A GRADY GALLMAN AND IDA MAE GALLMAN C.P. December Term, 2013 No. 00196 \$63,223.88 McCabe, Weisberg, & Conway, P.C.	1704-543 3438 Dillman St a/k/a 3438 N Dillman St 19th wd. 644 Sq Ft BRT#193045500 Improvements: Residential Dwelling TERESA DERR C.P. June Term, 2016 No. 00507 \$32,702.14 Law Office of Gregory Javardian, LLC	1704-548 12542 Fedor Rd 19154 58th wd. 2000 Sq Ft BRT#66-3164000 Improvements: Residential Dwelling JEFFREY TYAS A/K/A JEFFREY A. TYAS; MARY TYAS A/K/A MARY S. TYAS C.P. May Term, 2016 No. 00840 \$183,964.70 Udren Law Offices, P.C.	1704-550C 2000-30 S 71st St 40th wd. 70,000 Sq Ft BRT#884164610 Improvements: Industrial Warehouse Masonry PIDC FINANCING CORP C.P. October Term, 2011 No. 00230 \$350,540.89 plus \$129979.44 (interest through 01/24/2017) plus \$64.86 per day after 01/24/2017 Laurence A. Mester; Mester & Schwartz, P.C.
1704-535 2639 Muhlfeld St 40th wd. 1193 Sq Ft BRT#406156800 Improvements: Residential Dwelling CYNTHIA PARKER C.P. March Term, 2016 No. 01521 \$84,400.83 Law Office of Gregory Javardian, LLC	1704-540 2920 Magee Ave 19149 55th wd. ROW B/GAR 2 STY MASONRY; 1120 Sq Ft BRT#551082700 Improvements: Residential Dwelling LORI HOXSIE, KNOWN SURVIVING HEIR OF DORIS E. SPRENGER AND UNKNOWN SURVIVING HEIRS OF DORIS E. SPRENGER C.P. April Term, 2016 No.	1704-544 5618 Pemberton St 46th wd. 900 Sq Ft BRT#463068500 Improvements: Residential Dwelling YOLANDA T. CLARK C.P. November Term, 2015 No. 04382 \$79,500.00 Law Office of Gregory Javardian, LLC	1704-549A 4941 Hazel Ave 19143 46th wd. On N side of Hazel Ave 359 ft W of Forty-Ninth St; Front: 20'; Depth: 110' OPA#462013800 Subject to Mortgage Improvements: Residential Dwelling LYNETTE GUEITS C.P. November Term, 2015 No. 02740 \$199,116.18 plus legal interest in the amount of \$16142.66 for a subtotal of \$215258.84 Leona Mogavero, Esq.	
1704-536 224 N Felton St 34th wd. 1400 Sq Ft BRT#341256500 Improvements: Residential Dwelling SUSAN MAXINE FERGUSON C.P. April		1704-545 6226 N 18th St 19141 10th wd. ROW B/GAR 2 STY MASONRY; 1140 Sq Ft	1704-549B 4833 Walnut St 19139 60th wd. On Northerly	

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