

Sheriff's Sale Notices for April 7, 2020

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

SECOND PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, April 7, 2020, at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET, 3RD FLOOR
9:00 A.M. (EDT)
Rochelle Bilal, 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 their bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of their bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

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 their 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 her discretion shall determine.

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

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

SHERIFF'S SALE

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483, and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

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

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in her office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on April 7, 2020.

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 her.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, APRIL 7, 2020

2004-301

7215 Guyer Ave 19153 40th wd. 1,244 Sq. Ft.; Improvements: 936 Sq. Ft. OPA#404347600 Improvements: Row 2sty Masonry EDWARD MORRIS A/K/A EDWARD J. MORRIS, JR., A/K/A EDWARD JOHN MORRIS, JR., INDIVIDUALLY AND AS A KNOWN HEIR OF BETTY LOU MORRIS; RENEE M. CLARK, KNOWN HEIR OF BETTY LOU MORRIS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BETTY LOU MORRIS C.P. September Term, 2017 No. 02888 \$78,224.34 Robert Crawley, Esquire

2004-302

2806 Rawle St 19149-2521 55th wd. 1,152 Sq. Ft. OPA#551160700 Improvements: Residential Property MARIE T. WAMBOLD C.P. October Term, 2019 No. 04025 \$103,041.79 Phelan Hallinan Diamond & Jones, LLP

2004-303

436 Mark Pl 19115-1113 58th wd. 2,185 Sq. Ft. OPA#581094500 Improvements: Residential Property SAJI VARGHESE; ABI S. VARGHESE C.P. November Term, 2018 No. 03135 \$468,272.13 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

2004-304

5951 Frontenac St 19149-3632 53rd wd. 1,348 Sq. Ft. OPA#531269200 Improvements: Residential Property JOHN A. SALAS C.P. March Term, 2019 No. 03820 \$117,737.91 Phelan Hallinan Diamond & Jones, LLP

2004-305

614 Lawler Pl 19116-3319 58th wd. 1,440 Sq. Ft. OPA#582103100 Improvements: Residential Property IPOLITE MUMLADZE A/K/A IPOLITE MUMRADZE C.P. August Term, 2019 No. 02182 \$190,569.92 Phelan Hallinan Diamond & Jones, LLP

2004-306

1645 Wynsam St 19138-1610 10th wd. 1,440 Sq. Ft. OPA#102196100 Improvements: Residential Property ALAN R. THOMAS C.P. March Term, 2019 No. 03448 \$74,999.76 Phelan Hallinan Diamond & Jones, LLP

2004-307

501 E Gorgas Ln 19119 22nd wd. 6,280 Sq. Ft. OPA#222119000 Improvements: Residential Property ADAM SHAPIRO, AS EXECUTOR TO THE ESTATE OF FRANCES R. RICHARDSON-BEY, A/K/A FRANCES R. RICHARDSON BEY C.P. April Term, 2019 No. 02329 \$79,632.21 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2004-308

2522 S Robinson St 19142-3522 40th wd. 1092 Sq. Ft. OPA#402093400 Improvements: Residential Property MYRA S. CARTER C.P. August Term, 2019 No. 01580 \$62,494.08 Phelan Hallinan Diamond & Jones, LLP

2004-309

2057 W Somerset St 19132 11th wd. 1,232 Sq. Ft. OPA#882005180 Improvements: Tavern Or Bar Masonry H2H INVESTMENTS, LLC C.P. September Term, 2019 No. 01324 \$346,036.35 Janet L. Gold, Esquire

2004-310

3900 Ford Rd, Unit 4C 19131 52nd wd. 1,206 Sq. Ft. OPA#888520039 Improvements: Residential Dwelling VICKI JO MEST C.P. June Term, 2018 No. 02254 \$133,760.83 Joseph R. Loverdi, Esquire

2004-311

3549 Tulip St 19134 45th wd. 1,303 Sq. Ft.; Improvements: 754 Sq. Ft. OPA#451426900 Improvements: Row 2sty Masonry BRIAN GEIST; DIANE CONNELL; CHRISTINA M. GEIST C.P. September Term, 2017 No. 03208 \$61,441.56 Robert Crawley, Esquire

2004-312

828 E Hilton St 19134-1916 33rd wd. 1,140 Sq. Ft. OPA#331053900 Improvements: Residential Property KEITH JACKSON C.P. June Term, 2019 No. 05782 \$41,577.93 Phelan Hallinan Diamond & Jones, LLP

2004-313

1100 E Sharpnack St 19150-3109 50th wd. 1,110 Sq. Ft. OPA#502322700 Improvements: Residential Property SYLVIA GRIER C.P. December Term, 2017 No. 01323 \$154,305.24 Phelan Hallinan Diamond & Jones, LLP

2004-314

7439 E Walnut Ln a/k/a 7439 Walnut Ln 19138-2216 10th wd. 1,260 Sq. Ft. OPA#101204000 Subject to Mortgage Improvements: Residential Property JAREL W. DANIELS C.P. February Term, 2017 No. 07607 \$144,527.33 Phelan Hallinan Diamond & Jones, LLP

2004-315

5933 Frontenac St 19149-3632 53rd wd. 1,348 Sq. Ft. OPA#531268300 Improvements: Residential Property UNYIME ESHIET C.P. October Term, 2019

SHERIFF'S SALE

No. 03146 \$108,473.89 Phelan Hallinan Diamond & Jones, LLP

2004-316

3043 Knorr St 19149-2506 55th wd. 1,462 Sq. Ft. OPA#551209800 Improvements: Residential Property ANDREW J. MORGAN C.P. October Term, 2015 No. 02410 \$130,456.24 Phelan Hallinan Diamond & Jones, LLP

2004-317

2823 Kirkbride St 19137-2207 45th wd. 1,616 Sq. Ft. OPA#453129700 Improvements: Residential Property DENNIS FERGUSON C.P. July Term, 2016 No. 01636 \$228,384.20 Phelan Hallinan Diamond & Jones, LLP

2004-318

6518 N 18th St 19126-3401 17th wd. 1,551 Sq. Ft. OPA#172283600 Improvements: Residential Property CLAUDEL DORANTE C.P. May Term, 2018 No. 02411 \$149,841.32 Phelan Hallinan Diamond & Jones, LLP

2004-319

4450 Malta St 19124 33rd wd. 1629 Sq. Ft. BRT#33-2137500 Improvements: Row B/gar 2sty Masonry UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER OBDULIO NUNEZ A/K/A OBDULIO NUNEZ AGUILAR, DECEASED C.P. October Term, 2018 No. 02843 \$133,190.02 Emmanuel J. Argentieri, Esquire

2004-320

10830 Pelle Cir 19154 66th wd. 1,800 Sq. Ft.; Improvements: 960 Sq. Ft. OPA#662092218 Improvements: Row B/gar 1sty Masonry JUSTINA ROONAN C.P. August Term, 2019 No. 04448 \$115,651.92 Robert Crawley, Esquire

2004-321

1124 E Slocum St 19150 50th wd. 1,836 Sq. Ft.; Improvements: 1,290 Sq. Ft. OPA#502387300 Improvements: Row B/gar 2sty Masonry INDIA ANN GREEN A/K/A INDIA A. GREEN A/K/A INDIA ANN CARROLL, AS EXECUTRIX AND HEIR OF THE ESTATE OF SYLVIA A. CARROLL A/K/A SYLVIA CARROLL A/K/A SYLVIA ANN CARROLL C.P. September Term, 2019 No. 03685 \$163,002.60 Robert Crawley, Esquire

2004-322

57 W Sharpnack St 19119 22nd wd. 1,310 Sq. Ft.; Improvements: 1,520 Sq. Ft. OPA#223042800 Improvements: Row 2sty Masonry CRYSTAL Y. MARTIN; ALVIN MARTIN C.P. September Term, 2019 No. 03682 \$86,137.43 Robert Crawley

2004-323

2037 Bonaffon St 19142 40th wd. 992 Sq. Ft. OPA#403054600 Improvements: Residential Property MOSES KAMARA C.P. November Term, 2018 No. 01762 \$86,947.57 KML Law Group, P.C.

2004-324

1446 Creston St 19149 54th wd. 1,271 Sq. Ft. OPA#541007300 Subject to Mortgage Improvements: Residential Property JESSICA COTTO, A/K/A JESSICA M. COTTO; ALEXANDER LEBRON C.P. January Term, 2017 No. 04381 \$67,349.93 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2004-325

1817 Willington St 19121 32nd wd. 1,036 Sq. Ft. OPA#321103700 Subject to Mortgage Improvements: Residential Property MARGARET DAVIS, A/K/A MARGARET CAULETTA DAVIS, A/K/A MARGARET C. DAVIS C.P. June Term, 2017 No. 00265 \$68,147.73 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2004-326

353 W Milne St 19144 13th wd. 1,280 Sq. Ft.

SHERIFF'S SALE

OPA#133007400 Improvements: Residential Property ANDREW COLLINGS C.P. July Term, 2019 No. 01983 \$47,093.67 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

2004-327

4841 Darrah St 19124 23rd wd. 840 Sq. Ft. OPA#232244500 Improvements: Residential Property UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF CORNELL GAMBRELL, A/K/A CORNELL GAMBRELL, A/K/A CORNELL GAMBRELL C.P. August Term, 2019 No. 00766 \$14,839.29 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2004-328

6649 Ogontz Ave 19126 10th wd. 1,701 Sq. Ft. OPA#101209600 Improvements: Residential Property EARNESTINE LOKEY, A/K/A EARNESTINE W. LOKEY C.P. October Term, 2019 No. 01352 \$75,935.37 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

2004-329

2020 W 68th Ave, a/k/a 2020 68th Ave 19138 10th wd. 1,117 Sq. Ft. OPA#102438000 Improvements: Residential Property BOUBACAR OUATTARA C.P. September Term, 2019 No. 04647 \$50,311.33 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2004-330

9534 James St A 19114 65th wd. 0 Sq. Ft. OPA#888651347 Improvements: Residential Property DAVID P. CHARLTON C.P. August Term, 2019 No. 01729 \$167,397.05 Shapiro & DeNardo, LLC

2004-331

4251 Neilson St 19124 33rd wd. 810 Sq. Ft. BRT#332530700 Improvements: Residential RAQUEL TORRES C.P. September Term, 2019 No. 02502 \$99,198.59 Stern & Eisenberg PC

2004-332

343 E Rockland St 19120 42nd wd. 1,302 Sq. Ft. BRT#421122600 Improvements: Residential Dwelling VANESSA CRADDOCK C.P. March Term, 2019 No. 00092 \$47,874.24 Powers Kim, LLC

2004-333

2126 S 8th St 19148 39th wd. 1,055 Sq. Ft. BRT#393254500 Improvements: Residential MICHAEL SHOEMAKER AND WILLIAM R. TOUGHILL C.P. June Term, 2019 No. 07242 \$120,157.66 Stern & Eisenberg, P.C.

2004-334

3339 Decatur St 19136 64th wd. (formerly the 35th wd.) 2,057 Sq. Ft. OPA#642293400 Improvements: Residential Dwelling MARGARET BAILEY-SWARTZ; JOHN J. BAILEY; MAUREEN E. TAYLOR C.P. July Term, 2019 No. 003395 \$104,230.00 Joseph R. Loverdi, Esquire

2004-335

5131 N 12th St 19141 49th wd. 2,105 Sq. Ft. OPA#493114600 Improvements: Residential Property JEANNETTEA KNIGHT IN HER CAPACITY AS HEIR OF BERTHA MCMOORE, DECEASED AND WARDELL MCMOORE JR, SOLELY IN HIS CAPACITY AS HEIR OF BERTHA MCMOORE, DECEASED C.P. August Term, 2019 No. 00487 \$100,440.99 KML Law Group, P.C.

2004-336

6303 Farnsworth St 19149 62nd wd. 1,366 Sq. Ft. OPA#621532600 Improvements: Residential Property GEORGE WESTERMANN, KNOWN HEIR OF ERNA WESTERMANN, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ERNA WESTERMANN, DECEASED C.P. April Term, 2019 No. 02167 \$129,214.65 Shapiro & DeNardo, LLC

SHERIFF'S SALE

2004-337
8849 E Roosevelt Blvd 19152 57th wd. 3,396 Sq. Ft. OPA#571162500 Improvements: Residential Property
 FREDERICK C. JAMES C.P. November Term, 2017 No. 01556 \$141,139.98 KML Law Group, P.C.

2004-338

7825 Mercury Pl 19153 40th wd. 1,613 Sq. Ft. OPA#405882572 Improvements: Residential Property
 CARLENE F. WOODARD, A/K/A CARLENE WOODARD C.P. September Term, 2019 No. 00429 \$7,552.45 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2004-339

7839 Saturn Pl 19153 40th wd. 1,616 Sq. Ft. OPA#405873300 Improvements: Residential Property
 KARIMAH Y. SADLER AND RHONDA F. SADLER C.P. April Term, 2019 No. 03617 \$117,894.32 Shapiro & DeNardo, LLC

2004-340

5641 Montrose St 19143 46th wd. 879 Sq. Ft. OPA#463141500 Improvements: Residential Property
 STEPHANIE WALLACE C.P. July Term, 2019 No. 04684 \$64,202.20 Shapiro & DeNardo, LLC

2004-341

13004 Townsend Rd Unit L9 a/k/a 13004 Townsend Rd 19154 66th wd. 1,536 Sq. Ft. OPA#888660484 Improvements: Residential Property
 DONNELL S. KENNEDY AND STEPHANIE N. KOLBER C.P. September Term, 2019 No. 03812 \$144,749.11 KML Law Group, P.C.

2004-342

4209 Robbins Ave 19135-3114 55th wd. 1,194 Sq. Ft. OPA#552043600 Improvements: Residential Property
 KIMBERLY BANKS C.P. May Term, 2019 No. 09056 \$63,872.63 Phelan Hallinan Diamond & Jones, LLP

2004-343

1107 E Price St 19138-1808 59th wd. 1,080 Sq. Ft. OPA#591094100 Subject to Mortgage Improvements: Residential Property
 RAYMOND A. MERRITT C.P. November Term, 2018 No. 01567 \$69,010.66 Phelan Hallinan Diamond & Jones, LLP

2004-344

4407 N 8th St 19140-2246 43rd wd. 1,408 Sq. Ft. OPA#433357100 Improvements: Residential Property
 MARY BURTON C.P. April Term, 2019 No. 04618 \$45,725.55 Phelan Hallinan Diamond & Jones, LLP

2004-345

1819 21st St South a/k/a 1819 S 21st St 19145-2038 48th wd. 1,276 Sq. Ft. OPA#481359900 Improvements: Residential Property
 ANTHONY T. ALSTON C.P. May Term, 2018 No. 01338 \$94,605.64 Phelan Hallinan Diamond & Jones, LLP

2004-346

6017 Bingham St 19111-5719 35th wd. 960 Sq. Ft. OPA#352313100 Improvements: Residential Property
 SHERLY GELIN C.P. November Term, 2018 No. 01419 \$159,171.18 Phelan Hallinan Diamond & Jones, LLP

2004-347

5316 N 12th St 19141 49th wd. (formerly 42nd wd.) 1,750 Sq. Ft. OPA#493135800 Improvements: Residential Property
 KEASHA PAULHILL C.P. November Term, 2008 No. 03200 \$85,288.06 KML Law Group, P.C.

2004-348

141 S Peach St 19139 60th wd. 875 Sq. Ft. OPA#603129300 Improvements: Row 2 Sty Masonry
 BAHCO FINANCIAL GROUP, LLC & BRUNO BAHRI C.P. July Term, 2019 No. 02474 \$112,376.27 Pincus Law Group

2004-349

6179 Hegerman St 19135 41st wd. Improvement Area: 1,600 Sq. Ft.; Land Area: 4,266 Sq. Ft. OPA#884380107 Improvements: Ind Warehouse Masonry
 WISSINOMING VOLUNTEER FIRST AID CORPS, INC. C.P. May Term, 2019 No. 02101 \$171,860.61 Ryan A. Gower

2004-350

1543 Devereaux Ave 19149 54th wd. 1,535 Sq. Ft. BRT#541066500 Improvements: Residential Dwelling

SHERIFF'S SALE

JOSEPHINE GORDON C.P. July Term, 2019 No. 01748 \$37,448.10 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq.

2004-351

3013 McKinley St 19149 62nd wd. 1,068 Sq. Ft. BRT#621263500 Improvements: Residential Dwelling
 MONICA BARCZEWSKI AND KEVIN A. COLLINS C.P. February Term, 2019 No. 01755 \$75,501.74 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq.

2004-352

6115 Washington Ave 19143 3rd wd. 2,363 Sq. Ft. OPA#033109100 Improvements: Residential Property
 TONI BRINSON, A/K/A TONI M. BRINSON; TIMOTHY BRINSON, A/K/A TIMOTHY D. BRINSON C.P. January Term, 2019 No. 01842 \$208,810.42 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2004-353

3144 Unruh Ave 19149 55th wd. 1,760 Sq. Ft. OPA#551142700 Improvements: Residential Property
 UNITED STATES OF AMERICA; ALBERT J. GALZARANO, III C.P. November Term, 2013 No. 02663 \$97,722.40 Justin F. Kobeski, Esquire; Manley Deas Kochalski, LLC

2004-354

2117 S Cecil St 19143 40th wd. 1,736 Sq. Ft. OPA#401036910 Subject to Mortgage Improvements: Residential Property
 MUSTAFA ABDUL-LATEEF, A/K/A MUSTAFA ABDUL LATEEF C.P. July Term, 2018 No. 00880 \$56,946.97 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

2004-355

5603 Master St 19131 4th wd. (formerly part of 52nd wd.) 1,152 Sq. Ft. improvement area; 863 Sq. Ft. land BRT#04-3-0349-00 Subject to Mortgage: Origen Capital Investments VII, LLC, successor by assignment from Citizens Bank of Pennsylvania, successor by merger with Roxborough Manayunk Bank Improvements: None
 ANTHONY E. CARDWELL AND CORNELLA A. CARDWELL, HUSBAND AND WIFE C.P. April Term, 2019 No. 01159 \$34,221.43 Robert J. Murtaugh, Esquire

2004-356

5123 Kershaw St 19131 44th wd. 930 Sq. Ft. improvement area and 1,333 Sq. Ft. land BRT#44-2-1485-00 Subject To Mortgage: Origen Capital Investments VII, LLC, successor by assignment from Citizens Bank of Pennsylvania, successor by merger with Roxborough Manayunk Bank Improvements: None
 ANTHONY E. CARDWELL AND CORNELLA A. CARDWELL, HUSBAND AND WIFE C.P. April Term, 2019 No. 01160 \$34,173.33 Robert J. Murtaugh, Esquire

2004-357

2007 Devereaux Ave 19149 62nd wd. 1,775 Sq. Ft. BRT#62-1-2326-00 Improvements: Row B/gar 2 Sty Masonry
 MARC ST. HILAIRE AND CAROL J. ST. HILAIRE C.P. March Term, 2018 No. 00887 \$133,401.91 Milstead & Associates, LLC

2004-358

1221 Dufor St 19148-3513 39th wd. 784 Sq. Ft. OPA#394302800 Improvements: Residential Property
 CHARLES M. CAPRA C.P. May Term, 2015 No. 01529 \$116,862.26 Phelan Hallinan Diamond & Jones, LLP

2004-359

1927 Haworth St 19124 62nd wd. 1,312 Sq. Ft. OPA#622031500 Improvements: Residential Property
 OLGA MARRERO AND MARIA RODRIGUEZ C.P. April Term, 2017 No. 02249 \$86,688.78 KML Law Group, P.C.

2004-360

5463 Vicaris St 19128 21st wd. 1,600 Sq. Ft. BRT#213221182 Improvements: Residential Dwelling
 DANIEL WELLMAN, DECEASED C.P. December Term, 2018 No. 00242 \$107,817.12 Law Office of Gregory Javardian, LLC

2004-361

1617 Wolf St 19145 26th wd. 900 Sq. Ft. OPA#261018000 Improvements: Residential Property
 DANIEL A. CARUSO C.P. August Term, 2019 No. 00049 \$50,876.84 KML Law Group, P.C.

2004-362

212 Stearly St 19111-5915 35th wd. 1,138

SHERIFF'S SALE

Sq. Ft. OPA#352168700 Improvements: Residential Property
 ALEISHA C. RILES C.P. March Term, 2017 No. 01634 \$80,810.38 Phelan Hallinan Diamond & Jones, LLP

2004-363

213 N 64th St 19139-1002 34th wd. 990 Sq. Ft. OPA#343069600 Improvements: Residential Property
 DAVID A. PACE C.P. April Term, 2019 No. 04364 \$40,169.72 Phelan Hallinan Diamond & Jones, LLP

2004-364

5949 Walton Ave 19143 3rd wd. (formerly part of the 46th wd.) 972 Sq. Ft. BRT#032164500 Improvements: Residential Dwelling
 JOHN R. MORRIS AND HELENE B. MORRIS C.P. August Term, 2019 No. 01735 \$6,421.68 Powers Kirm, LLC

2004-365

11730 Academy Pl 19154-2533 66th wd. 1,400 Sq. Ft. OPA#662042600 Improvements: Residential Property
 MARY SLOWEY C.P. May Term, 2017 No. 03908 \$215,166.74 Phelan Hallinan Diamond & Jones, LLP

2004-366

1823 W Jefferson St 19121 47th wd. S/D W/GAR 2 STY MAS+OTHER; 1,753 Sq. Ft. BRT#471128315 Improvements: Residential Dwelling
 SHANNON A. MORRIS C.P. April Term, 2017 No. 0214 \$79,473.47 McCabe, Weisberg, & Conway, LLC

2004-367

2410 S 63rd St 19142-2906 40th wd. 1,013 Sq. Ft. OPA#402126900 Improvements: Residential Property
 ADALBERTO GARCIA C.P. March Term, 2018 No. 01685 \$27,046.66 Phelan Hallinan Diamond & Jones, LLP

2004-368

154 W Godfrey Ave 19120 61st wd. 1,050 Sq. Ft. BRT#611280300 Improvements: Row B/gar 2 Sty Masonry
 MICHAEL JOHNSON AND CYNTHIA M. JOHNSON A/K/A CYNTHIA JOHNSON C.P. June Term, 2017 No. 01164 \$104,550.05 Milstead & Associates, LLC

2004-369

6846 Guyer Ave 19142 40th wd. 1,184 Sq. Ft. OPA#406330500 Improvements: Residential Property
 RUGUATU FANDAY C.P. January Term, 2019 No. 02679 \$56,206.59 KML Law Group, P.C.

2004-370

8130 Lexington Ave 19152-3106 64th wd. 1,025 Sq. Ft. OPA#64112000 Improvements: Residential Property
 SALVATORE B. COSTANZO A/K/A SALVATORE COSTANZO C.P. September Term, 2017 No. 03565 \$137,176.05 Phelan Hallinan Diamond & Jones, LLP

2004-371

1914 Monument St 19121 32nd wd. 658 Sq. Ft. OPA#321139200 Improvements: Residential Dwelling
 TRUMEL COMBS C.P. October Term, 2019 No. 01273 \$70,502.34 RAS CITRON, LLC - Robert Crawley, Esq

2004-372

2968 Aramingo Ave 19134 25th wd. 1,440 Sq. Ft. OPA#251474000 Improvements: Residential Property
 MARIA SANCHEZ C.P. March Term, 2018 No. 00187 \$122,768.12 Phelan Hallinan Diamond & Jones, LLP

2004-373

5551 Walnut St 19139 60th wd. 3,600 Sq. Ft. OPA#604033900 Improvements: Residential Property
 ROBBIN WRIGHT BLACK A/K/A ROBBIN WRIGHT A/K/A ROBBIN C. WRIGHT C.P. December Term, 2014 No. 01559 \$260,890.11 Phelan Hallinan Diamond & Jones, LLP

2004-374

12484 Sweet Briar Rd 19154 66th wd. (formerly part of the 58th wd.) 1,930 Sq. Ft. OPA#663182900 Improvements: Residential Property
 CHRISTINA M. GALANAUGH AND DANIEL R. GALANAUGH JR. C.P. February Term, 2016 No. 04539 \$238,410.26 KML Law Group, P.C.

2004-375

703 N 66th St 19151-3734 34th wd. 1,170

SHERIFF'S SALE

Sq. Ft. OPA#344355200 Improvements: Residential Property
 PANDORA SCOTT C.P. November Term, 2015 No. 04598 \$195,204.95 Phelan Hallinan Diamond & Jones, LLP

2004-376

319-321 S 3rd St 19106 5th wd. 1,968 Sq. Ft. BRT#051058010 Improvements: Row 3 Sty Masonry
 LISA COLTON A/K/A LISA G. COLTON C.P. September Term, 2015 No. 00357 \$753,423.57 Milstead & Associates, LLC

2004-377

2707 W Berks St 19121-2638 32nd wd. 1,062 Sq. Ft. OPA#323030100 Improvements: Residential Property
 RUFUS L. GIST, III C.P. March Term, 2017 No. 00121 \$32,111.09 Phelan Hallinan Diamond & Jones, LLP

2004-378

3058-60 N 5th St 19133 19th wd. 1,224 Sq. Ft. BRT#193132800 Improvements: Residential Dwelling
 HWAL CHUN CHO AND HAW SUCK CHO C.P. August Term, 2019 No. 04493 \$59,434.77 Law Office of Gregory Javardian, LLC

2004-379

1819 S 28th St 19145-1701 48th wd. 810 Sq. Ft. OPA#482344600 Improvements: Residential Property
 MANISONE KEOMANIVANH C.P. August Term, 2019 No. 01812 \$84,992.00 Phelan Hallinan Diamond & Jones, LLP

2004-380

2220 Morris St 19145 36th wd. 1,600 Sq. Ft. OPA#364084400 Improvements: Two Story Masonry
 RAE LAMBRIGHT, INDIVIDUALLY, AS ADMINISTRATRIX FOR THE ESTATE OF RACHEL LAMBRIGHT, AND AS TRUSTEE FOR JAMILL'AH LAMBRIGHT C.P. July Term, 2017 No. 02614 \$58,520.69 Michael J. Shavel, Esquire

2004-381

1102 Hayworth St 19124-2506 23rd wd. 1,392 Sq. Ft. OPA#234160800 Subject to Mortgage Improvements: Residential Property
 ROBIN A. LEWIS A/K/A ROBIN LEWIS C.P. April Term, 2013 No. 00438 \$143,668.85 Phelan Hallinan Diamond & Jones, LLP

2004-382

314 Pensdale St 19128 21st wd. 2,087 Sq. Ft. OPA#212057700 Improvements: Residential Property
 CATHERINE A. SPONBURGH A/K/A CATHERINE ANN SPONBURGH C.P. December Term, 2018 No. 02664 \$189,489.82 KML Law Group, P.C.

2004-383

2515 S 67th St 19142 40th wd. 1,600 Sq. Ft. BRT#40-6-0353-00 Improvements: Residential Dwelling
 TOWANNA N. PRESSLEY C.P. May Term, 2015 No. 02434 \$46,014.27 Powers Kirm, LLC

2004-384

5617 1/2 N Palethorp St a/k/a 5617 1/2 Palethorp St 19120-2433 61st wd. 1,240 Sq. Ft. OPA#612431300 Improvements: Residential Property
 LISA M. WILLIAMS C.P. August Term, 2012 No. 01729 \$75,432.81 Phelan Hallinan Diamond & Jones, LLP

2004-385

1722 Nedro Ave assessed as 1722 W. Nedro Ave 19141 17th wd. 1,600 Sq. Ft. OPA#171158500 Improvements: Residential

Property
 MARLENE MANCARI, KNOWN HEIR OF TINA MANCARI A/K/A TINA M. MANCARI, DECEASED, TRACY VAZQUEZ, KNOWN HEIR OF TINA MANCARI A/K/A TINA M. MANCARI, DECEASED, CINDY HENAO, KNOWN HEIR OF TINA MANCARI A/K/A TINA M. MANCARI, DECEASED, LUIS VAZQUEZ, KNOWN HEIR OF TINA MANCARI A/K/A TINA M. MANCARI, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TINA MANCARI A/K/A TINA M. MANCARI, DECEASED C.P. September Term, 2019 No. 03798 \$152,897.98 Shapiro & DeNardo, LLC

2004-386

5237 C St 19120 42nd wd. div. 1,500 Sq. Ft. OPA#421382500 Improvements: Residential
 TIFFANY JOHNSON C.P. April Term, 2019 No. 03536 \$101,884.30 Michael J. Shavel, Esquire

SHERIFF'S SALE

2004-387

7652 Gilbert St 19150 10th wd. 1,261 Sq. Ft. OPA#102483100 Improvements: Residential Property
 SHANNON M. SIBLEY C.P. April Term, 2016 No. 01211 \$175,566.85 KML Law Group, P.C.

2004-388

3420 Shel mire Ave 19136-3525 64th wd. 1,432 Sq. Ft. OPA#642170200 Improvements: Residential Property
 ANGELICA M. MARQUEZ C.P. December Term, 2013 No. 02406 \$134,785.85 Phelan Hallinan Diamond & Jones, LLP

2004-389

4538 Tampa St 19124 42nd wd. ROW B/GAR 2 STY MASONRY; 912 Sq. Ft. BRT#421569400 Improvements: Residential Dwelling
 IVAN GUZMAN C.P. December Term, 2018 No. 01120 \$82,423.51 McCabe, Weisberg, & Conway, LLC

2004-390

4814 Roosevelt Blvd 19124 35th wd. Land: 2,750 Sq. Ft.; Improvement: 1,848 Sq. Ft. OPA#351024400 Improvements: Residential Real Estate
 ADELIS GONZALEZ-ROWLEY C.P. July Term, 2019 No. 03072 \$100,858.50 Stern & Eisenberg PC

2004-391

1987 W 74th Ave 19138 10th wd. 1,350 Sq. Ft. OPA#101391300 Improvements: Residential Property
 JAMAL SHELLMON C.P. August Term, 2019 No. 01594 \$101,424.75 Shapiro & DeNardo, LLC

2004-392

6644 Paschall Ave 19142 40th wd. 20,000 Sq. Ft. OPA#40-3-1717-01 Improvements: Det Conv Apt 3 Sty Mason
 HARRIS HOUSING GROUP, LLC C.P. November Term, 2019 No. 02750 \$258,389.31 plus interest through the date of the sheriff's sale plus costs William J. Levant, Esquire

2004-393

6310 Greenway Ave 19142 40th wd. Land: 1,080 Sq. Ft.; Improvements: 1,050 Sq. Ft. OPA#401315500 Improvements: Residential Dwelling
 ANY AND ALL UNKNOWN HEIR OF THE ESTATE OF PAUL D. BROWN, DECEASED C.P. September Term, 2019 No. 03585 \$51,507.69 Stern & Eisenberg, P.C.

2004-394

5804 Catharine St 19143 3rd wd. 1,240 Sq. Ft. OPA#033003000 Improvements: Residential Property
 CHRYSTEL BRYANT SOLELY IN HER CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT, DECEASED, DARRYL BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT, DECEASED, GARFIELD BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT, DECEASED, KEVIN BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT, DECEASED, PATRICIA BRYANT SOLELY IN HER CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT, DECEASED, SEAN BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT, DECEASED, THE UNKNOWN HEIRS OF SAMMIE L. BRYANT DECEASED AND THE UNKNOWN HEIRS OF SARAH J. BRYANT DECEASED C.P. May Term, 2018 No. 03015 \$3,557.57 KML Law Group, P.C.

2004-395

128 W Wyneva St, a/k/a 128 Wyneva St 19144 12th wd. SEMI/DET 2 STY MASONRY; 1,682 Sq. Ft. BRT#123023500 Improvements: Residential Dwelling
 ANITA DREW C.P. April Term, 2019 No. 02286 \$125,805.41 McCabe, Weisberg, & Conway, LLC

| SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE | SHERIFF'S SALE |
|--|--|--|---|--|
| ROMAN A/K/A FRANCESCA ROMAN, DECEASED C.P. September Term, 2017 No. 02887 \$18,243.54 KML Law Group, P.C. | OPA#101344000 Improvements: Residential Property TAMIKA THOMAS, A/K/A TAMIKA A. THOMAS C.P. September Term, 2019 No. 03591 \$111,143.51 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC | 2004-407 23 N Millick St 19139-2325 34th wd. 1,314 Sq. Ft. OPA#341112200 Subject to Mortgage Improvements: Residential Property JACQUELINE WILLIAMS, IN HER CAPACITY AS HEIR OF ELSIE B. WILLIAMS A/K/A ELSIE E. WILLIAMS A/K/A ELSIE WILLIAMS, DECEASED; LINDA E. WILLIAMS, IN HER CAPACITY AS HEIR OF ELISE B. WILLIAMS A/K/A ELSIE E. WILLIAMS A/K/A ELSIE WILLIAMS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELISE B. WILLIAMS A/K/A ELSIE E. WILLIAMS A/K/A ELSIE WILLIAMS, DECEASED C.P. October Term, 2019 No. 00267 \$22,967.81 Phelan Hallinan Diamond & Jones, LLP | February Term, 2018 No. 01794 \$189,496.04 Powers Kirn, LLC | 2004-414 5623 N American St 19120-2325 61st wd. 1,007 Sq. Ft. OPA#612401800 Improvements: Single Family Residential Dwelling TITUS WHITEHEAD C.P. January Term, 2019 No. 03348 \$72,992.34 Hladik, Onorato, & Federman, LLP |
| 2004-398 7631 Woodcrest Ave 19151 34th wd. 1,422 Sq. Ft. OPA#343195300 Improvements: Residential Property ALISA S. JOHNSON AND LATASHA JOHNSON A/K/A LATISHA JOHNSON C.P. February Term, 2019 No. 02613 \$179,638.17 Shapiro & DeNardo, LLC | 2004-403 465 Robbins Ave assessed as 465 Robbins St 19111 35th wd. 1,836 Sq. Ft. OPA#353026800 Improvements: Residential Property MARIA G. BRACEY C.P. October Term, 2018 No. 02288 \$67,121.91 Shapiro & DeNardo, LLC | 2004-408 1026 E Sydney St 19150 50th wd. 3,510 Sq. Ft. OPA#50-2467100 Improvements: Residential Property DJEFFLY DINVIL A/K/A DJEFFY DINVIL C.P. October Term, 2017 No. 02786 \$303,952.65 Shapiro & DeNardo, LLC | 2004-411 3103 N 32nd St 19132 38th wd. 1,159 Sq. Ft. OPA#382176100 Improvements: Residential Dwelling DONTE JULIA, AS EXECUTOR AND HEIR OF THE ESTATE OF FRED A L. WILLIAMS, A/K/A FRED A WILLIAMS; COLONA ROBERTS, IN HER CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; DIONTE KING, IN HIS CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; ZAINA CRUZ-KING, IN HER CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; ROBIN LYLES, IN HER CAPACITY AS HEIR OF FRED A L. WILLIAMS A/K/A FRED A WILLIAMS; UNITED STATES OF AMERICA C.P. September Term, 2019 No. 02908 \$65,634.14 RAS CITRON, LLC - Robert Crawley, Esq | 2004-415 314 W Fisher Ave 19120 42nd wd. Land: 1,144 Sq. Ft.; Improvement: 1,290 Sq. Ft.; Total: 1,290 Sq. Ft. OPA#422247900 Improvements: Residential Property MELINDA CRAWLEY C.P. July Term, 2019 No. 00083 \$68,716.04 Richard M. Squire & Associates, LLC |
| 2004-399 3237 Teesdale St 19136 64th wd. 2,098 Sq. Ft. OPA#641166900 Improvements: Residential Property KENNETH J. MILLER JR. C.P. April Term, 2019 No. 03364 \$166,960.89 KML Law Group, P.C. | 2004-404 4934 N 7th St 19120 49th wd. 1,056 Sq. Ft. OPA#491217300 Improvements: Residential Property ANGELA L. PORTER C.P. November Term, 2017 No. 02785 \$54,687.53 Shapiro & DeNardo, LLC | 2004-409 1945 Elston St 19138 10th wd. 1,120 Sq. Ft. OPA#101338100 Improvements: Residential Property ELIZABETH MASON C.P. May Term, 2019 No. 09298 \$105,808.34 KML Law Group, P.C. | 2004-412 1410 N 54th St 19131 4th wd. 1,004 Sq. Ft. OPA#041284600 Improvements: Residential Property LATIFAH RAWLS C.P. September Term, 2018 No. 00604 \$100,490.87 KML Law Group, P.C. | 2004-416 4768 Tacony St 19137 45th wd. 4,176 Sq. Ft. OPA#87-1-5720-3 Subject to Mortgage Subject to Rent Improvements: Mixed Use Building RENODA BASS C.P. October Term, 2019 No. 03770 \$234,468.72 Erica J. Parlapiano, Esquire; Fox Rothschild LLP |
| 2004-400 714 Valley Green Ct 19128 21st wd. 2,592 Sq. Ft. OPA#214041216 Improvements: Residential Property ANGELO HUDSON AND ROCHELLE HUDSON C.P. September Term, 2019 No. 04285 \$378,432.32 Shapiro & DeNardo, LLC | 2004-405 210 S 67th St 19142 40th wd. 1,230 Sq. Ft. OPA#403050100 Improvements: Residential Property ADEMOLU SHODIYA, A/K/A A. SHODIYA C.P. October Term, 2019 No. 03271 \$16,182.31 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC | 2004-410 6602 N 7th St 19126 61st wd. 8,400 Sq. Ft. BRT#611154500 Improvements: Residential Dwelling LINGSWORTH B. PENDLEY C.P. | 2004-413 5107 Cottage St 19124-2103 62nd wd. 1,325 Sq. Ft. OPA#622381600 Improvements: Single Family Residential Dwelling THERESA DERR A/K/A TERESA DERR C.P. October Term, 2019 No. 03889 \$104,266.65 Hladik, Onorato, & Federman, LLP | 2004-417 531 N. 63rd St 19151 34th wd. 3,174 Sq. Ft. OPA#34-1-2743-00 Subject to Mortgage Subject to Rent Improvements: Multi-family Home RENODA BASS C.P. October Term, 2019 No. 03769 \$192,578.20 Erica J. Parlapiano, Esquire; Fox Rothschild LLP |
| 2004-401 1328 Greeby St 19111 53rd wd. 2,693 Sq. Ft. BRT#531142000 Improvements: Residential Dwelling CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHAIM MARGOLIN, DECEASED C.P. October Term, 2019 No. 03465 \$168,202.04 Law Office of Gregory Javardian, LLC | 2004-406 2433 S 4th St 19148 39th wd. 15 feet width x 50 feet depth = 750 Sq. Ft. OPA#392253100 Improvements: Single Family Residential Property EDWARD BARKOWITZ, III C.P. November Term, 2015 No. 04140 \$165,352.47 Robert S. Esposito, Esquire | | | 2004-418 5700 N 17th St 19141-1715 17th wd. 3,800 Sq. Ft. OPA#172204000 Improvements: Single Family Residential Dwelling LAWRENCE O. SMITH C.P. March Term, 2019 No. 03443 \$163,811.75 Hladik, Onorato, & Federman, LLP |
| 2004-402 1906 73rd Ave 19138 10th wd. 1,228 Sq. Ft. | | | | |

The Legal Intelligencer

Pennsylvania Products Liability

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



Pennsylvania Products Liability provides an authoritative and comprehensive review of Pennsylvania product liability law, an area of law that has undergone dramatic changes in recent years. This book is updated to include current *Tincher* case law and provides thorough analysis of the essential concepts and the new standard set out by the Pennsylvania Supreme Court.

For more information or to place an order, visit:
www.lawcatalog.com/papl | Call 1-877-807-8076

www.lawcatalog.com/papl

 ALM
Discover. Connect. Compete.