

SHERIFF'S SALE

1705-589
9351 Neil Rd, #A 19115 56th wd. 1107 Sq Ft OPA#888560885 Improvements: Residential Property
 BRIAN ROAKES AND KRISTY HOPKINS C.P. September Term, 2016 No. 00134 \$137,606.39 Shapiro & DeNardo, LLC

1705-590
6633 N Fairhill St 19126 61st wd. 1339 Sq Ft OPA#61115100 Improvements: Residential Property
 PATRICIA A. TUCKER C.P. February Term, 2016 No. 01675 \$113,650.61 Shapiro & DeNardo, LLC

1705-591
7200 Eastwood St 54th wd. 2119 Sq Ft BRT#542412400 Improvements: Residential Dwelling
 XUE ZHONG GAO AND HULBIN ZHANG C.P. June Term, 2016 No. 00503 \$108,870.84 Law Office of Gregory Javardian, LLC

1705-592
1921 S Croskey St 48th wd. 765 Sq Ft BRT#482208700 Improvements: Residential Dwelling
 STEPHEN M. PERRY AND MAE PERRY C.P. July Term, 2012 No. 01114 \$12,643.83 Law Office of Gregory Javardian, LLC

1705-593
5913 Ellsworth St 19143-3017 3rd wd. 1516 Sq Ft OPA#033133600 Improvements: Residential Property
 CHANTILLE A. JACKSON C.P. March Term, 2012 No. 00012 \$92,326.32 Phelan Hallinan Diamond & Jones, LLP

1705-594
4410 Greenmount Rd 19154-3709 66th wd. 1528 Sq Ft OPA#662458900 Improvements: Residential Property
 ROBERT F. LAING, JR. A/K/A ROBERT LAING C.P. September Term, 2015 No. 01184 \$211,729.35 Phelan Hallinan Diamond & Jones, LLP

1705-595
618 E Woodlawn St Unit B a/k/a 618 E Woodlawn St 19144-1346 12th wd. 1620 Sq Ft OPA#122084000 Improvements: Residential Property
 CLARENCE COOPER C.P. December Term, 2016 No. 01672 \$93,072.16 Phelan Hallinan Diamond & Jones, LLP

1705-596
2225 Gaul St 19125-2933 31st wd. 1638 Sq Ft OPA#312067400 Improvements: Residential Property
 TIMOTHY MILLIGAN; MAURA MILLIGAN C.P. November Term, 2013 No. 00513 \$239,021.40 Phelan Hallinan Diamond & Jones, LLP

1705-597
7735 Cedar Brook Ave a/k/a 7735 Cedarbrook Ave 19150-1401 50th wd. 1128 Sq Ft OPA#501256900 Improvements: Residential Property
 GREGORY A. PICKETT, IN HIS CAPAC-

SHERIFF'S SALE

ITY AS HEIR OF HENRY PICKETT, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRY PICKETT, JR., DECEASED C.P. January Term, 2016 No. 02701 \$111,087.25 Phelan Hallinan Diamond & Jones, LLP

1705-598
3375 Edgemont St 45th wd. 2475 Sq Ft (land); 1920 (improvements) OPA#451210400 Improvements: Residential Dwelling
 JOZEF WALSKI & IWONA WALSKI (H/W) C.P. April Term, 2013 No. 04570 \$11,200.00 Timothy P. Creech, Esq.

1705-599
11-15 N 2nd St #401 5th wd. BRT#888050518 Improvements: Res Condo 5+ Sty Masonry
 CHRISTOPHER S. WILSON C.P. June Term, 2016 No. 01662 \$83,452.77 Milstead & Associates, LLC

1705-600
2033 S Alden St 19143 40th wd. Improvement Area: 1109 Sq Ft; Land Area: 795 Sq Ft PRCL#401014801 Improvements: Row 2 Sty Masonry
 MARIE WATTS C.P. April Term, 2016 No. 00276 \$58,390.39 Brett L. Messinger and Ryan A. Gower

1705-601
423 W Ellet St 19119 22nd wd. 3724 Sq Ft BRT#22-3157000 Improvements: Residential Dwelling
 ESTATE OF JOHN R. SWINGLER, JR.; JESSIE SWINGLER, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN R. SWINGLER, JR.; MALIK SWINGLER, KNOWN HEIR OF JOHN R. SWINGLER, JR.; RAHEEM SWINGLER, KNOWN HEIR OF JOHN R. SWINGLER, JR.; SHENI SWINGLER, KNOWN HEIR OF JOHN R. SWINGLER, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN R. SWINGLER, JR. C.P. September Term, 2016 No. 00923 \$389,261.01 Udren Law Offices, P.C.

1705-602
717 N 45th St 19104 6th wd. Improvement Area: 1668 Sq Ft; Land Area: 3626 Sq Ft PRCL#062358917 Improvements: Semi/det 2 Sty Masonry
 TONJA STARKEY C.P. November Term, 2015 No. 01924 \$128,060.14 Brett L. Messinger and Ryan A. Gower

1705-603
1528 S Etting St 19146 36th wd. ROW 2 STY MASONRY; 1021 Sq Ft BRT#364314400 Improvements: Residential Dwelling
 KATRINA FLOYD AND RONALD MOORE C.P. August Term, 2001 No. 01297 \$46,287.09 McCabe, Weisberg, & Conway, P.C.

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1705-604
5006 Tulip St 19124 62nd wd. ROW 2 STY MASONRY; 1050 Sq Ft BRT#622456400 Improvements: Residential Dwelling
 PATRICIA A. HULL AND DAVID R. HULL, JR. C.P. February Term, 2014 No. 00854 \$30,371.22 McCabe, Weisberg, & Conway, P.C.

1705-605
2138 Devereaux Ave 19149 62nd wd. ROW B/GAR 2 STY MASONRY; 1152 Sq Ft BRT#621220700 Improvements: Residential Dwelling
 ZU TING SHI C.P. August Term, 2015 No. 04400 \$92,865.71 McCabe, Weisberg, & Conway, P.C.

1705-606
2213 S Clarion St 19148 39th wd. Improvement Area: 856 Sq Ft; Land Area: 652 Sq Ft PRCL#394443100 Improvements: Row 2 Sty Masonry
 JAMES DRU DE MARCO A/K/A JAMES DRU DEMARCO A/K/A JAMES D. DEMARCO A/K/A JAMES DRU DEMARCO C.P. April Term, 2016 No. 01995 \$36,887.78 Brett L. Messinger and Ryan A. Gower

1705-607
81 W Weaver St 19119-2713 22nd wd. 1282 Sq Ft OPA#223026300 Improvements: Residential Property
 ROBERTA M. LESESANE C.P. April Term, 2016 No. 01975 \$73,151.95 Phelan Hallinan Diamond & Jones, LLP

1705-608
6031 N Front St 19120-2010 61st wd. 1246 Sq Ft OPA#612480900 Improvements: Residential Property
 RENAI J. DUNMYER C.P. July Term, 2016 No. 03265 \$177,202.73 Phelan Hallinan Diamond & Jones, LLP

1705-609
2341 N Smedley St 19132 16th wd. Improvement Area: 1320 Sq Ft; Land Area: 1227 Sq Ft PRCL#161117700 Subject to Rent Improvements: Row 2 Sty Masonry
 OLIVER STOKES C.P. May Term, 2016 No. 02797 \$115,305.72 Brett L. Messinger and Ryan A. Gower

1705-610
5843 Henry Ave 19128 21st wd. Improvement Area: 1182 Sq Ft; Land Area: 3250 Sq Ft PRCL#213249700 Improvements: S/d W/b Gar 2 Sty Masonry
 KATHLEEN ANTONIA HAWKINS MCQUOWN C.P. September Term, 2015 No. 02481 \$220,554.49 Brett L. Messinger and Ryan A. Gower

1705-611
3653 Academy Rd 19154 66th wd. Improvement Area: 1368 Sq Ft; Land Area: 1800 Sq Ft PRCL#663348300 Improvements: Row B/gar 2 Sty Masonry +other
 CHRISTOPHER SYRON C.P. August Term, 2016 No. 02892 \$145,040.82 Brett L. Messinger, Ryan A. Gower and Paul J. Fanelli

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1705-612
1147 S 60th St 19143 3rd wd. Improvement Area: 1740 Sq Ft; Land Area: 1591 Sq Ft PRCL#033205300 Improvements: Row 2 Sty Masonry
 MILIEK LEWIS AND KARIMA S. SHABAZZ-LEWIS C.P. February Term, 2016 No. 04910 \$127,572.42 Brett L. Messinger and Ryan A. Gower

1705-613
4571-73 Torresdale Ave 19124 23rd wd. 7700 Sq Ft BRT#884507630 Subject to Mortgage Improvements: Commercial Building
 LEODORO ROSARIO; MILAGROS ARIAS SANTOS C.P. February Term, 2015 No. 03191 \$34,374.10 Richard J. Weitzman, Esq.

1705-614
1722-1742 Cecil B. Moore Ave 19121 47th wd. Land: 25244 Sq Ft; Improvement: 25023 Sq Ft OPA#772651500
 WOMEN'S CHRISTIAN ALLIANCE C.P. October Term, 2016 No. 03127 \$1445604.87 together with continuing interest at the rate of \$271.56 per diem from and after October 10, 2016 through the date of sheriff's sale Daniel M. Pereira, Esquire; Schnader, Harrison, Segal & Lewis LLP

1705-615A
611 E Mount Pleasant Ave 19119 22nd wd. 5561 Sq Ft OPA#222149700 Improvements: Residential Property
 LOUIS DREW; LA VADA ENGLISH A/K/A LA VADA DREW ENGLISH C.P. December Term, 2015 No. 01691 \$737,031.76 Phelan Hallinan Diamond & Jones, LLP

1705-615B
615 E Mount Pleasant Ave 19119 22nd wd. 5561 Sq Ft OPA#222149800 Improvements: Residential Property
 LOUIS DREW; LA VADA ENGLISH A/K/A LA VADA DREW ENGLISH C.P. December Term, 2015 No. 01691 \$737,031.76 Phelan Hallinan Diamond & Jones, LLP

1705-616A
3620 Weikel St 19134-2719 45th wd. 900 Sq Ft OPA#451443300 Improvements: Residential Property
 LEONARDO MELENDEZ, JR. C.P. September Term, 2015 No. 00201 \$65,440.27 Phelan Hallinan Diamond & Jones, LLP

1705-616B
3619 Janney St 19134-2719 45th wd. 900 Sq Ft OPA#451447000 Improvements: Residential Property
 LEONARDO MELENDEZ, JR. C.P. September Term, 2015 No. 00201 \$65,440.27 Phelan Hallinan Diamond & Jones, LLP

1705-617A
4847 N 6th St 19120 49th wd. 2025 Sq Ft BRT#49-1-1814-00 Improvements: Residential Property
 \$83,335.06 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esquire

1705-617B
4857 N 6th St 19120 49th wd. 2025 Sq Ft

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BRT#49-1-1815-00 Improvements: Residential Property
 \$83,335.06 Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esquire

1705-618
3604 Haywood St 19129 38th wd. BRT#38-2-0658-00 Improvements: Residential Property
 GDW BUILDERS, LLC C.P. May Term, 2016 No. 02960 \$171,566.63 David W. Raphael

1705-619
565 E Tioga St 19134 7th wd. (formerly 33rd wd.) 1650 Sq Ft BRT#073276700 Improvements: Residential Real Estate
 LORNA RIVERA AND VICTOR M. RODRIGUEZ C.P. January Term, 2015 No. 00663 \$127,225.40 Stern & Eisenberg PC

1705-620
1929 E Wensley St 19134 45th wd. 1095 Sq Ft BRT#452061000 Improvements: Residential Real Estate
 CROSS KEYS INVESTMENT, LLC C.P. February Term, 2016 No. 01136 \$79,663.30 Stern & Eisenberg PC

1705-621A
6323 Jefferson St 19151 34th wd. 4756.28 Sq Ft OPA#344045700 Improvements: Residential Property
 ALVIN L. BUNCH, JR. AND UNITED STATES OF AMERICA C.P. November Term, 2015 No. 01153 \$438,682.79 Richard M. Squire & Associates, LLC

1705-621B
6321 Jefferson St 19151 34th wd. 4704.39 Sq Ft OPA#344045600 Improvements: Residential Property
 ALVIN L. BUNCH, JR. AND UNITED STATES OF AMERICA C.P. November Term, 2015 No. 01153 \$438,682.79 Richard M. Squire & Associates, LLC

1705-622A
4009-4011 Lancaster Ave 6th wd. 2288 Sq Ft BRT#882937945 Improvements: Hse Worship All 1 Sty Mas
 RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC

1705-622B
4007 Lancaster Ave 6th wd. 1617.1 Sq Ft BRT#882937940 Improvements: Hse Worship All 1 Sty Mas
 RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC

1705-623
114 E Mayland St 19144 59th wd. 3521 Sq Ft OPA#592123300 Improvements: Residential Property
 THE UNKNOWN HEIRS OF CHRISTINE WILLIAMS, DECEASED AND ROSA JONES C.P. August Term, 2014 No. 00359 \$35,114.09 Richard M. Squire & Associates, LLC



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