Sheriff's Sale Notices for May 2, 2017

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.

FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday,

> FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EDT) Jewell Williams, Sheriff

JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE

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

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

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

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

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

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

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

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

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

All hidders 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 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 May 2, 2017

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

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

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

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

> Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY. MAY 2, 2017

5705 Wheeler St 19143 40th wd. (formerly part of the 51st wd.) 1087 Sq Ft OPA#402166600 Improvements: Residential Property

CORNELL KEY, SOLELY IN HIS CAPAC-ITY AS HEIR OF MARJORIE KEY, DE-CEASED; ELWOOD KEY, SOLELY IN HIS CAPACITY AS HEIR OF MARJORIE KEY, DECEASED; THEODORE KEY, JR., SOLE-LY IN HIS CAPACITY AS HEIR OF MAR-JORIE KEY, DECEASED: THEODORE R. KEY, SOLELY IN HIS CAPACITY AS HEIR OF MARJORIE KEY, DECEASED August Term, 2016 No. 00312 \$102,719.80 KML Law Group, P.C.

1705-302

1749 N 60th St 19151-3910 34th wd. 1362 Sq Ft OPA#342200000 Improvements: Residential Property

JULIAN PRIDE C.P. July Term, 2012 No. 02367 \$76,054.40 Phelan Hallinan Diamond & Jones, LLP

1705-303

 $6254 \ Crafton \ St \ 19149-3509 \ \ 62nd \ wd.$ 1024 Sq Ft OPA#621538200 Improvements: Residential Property LUKE F. STAKELBECK, SR. C.P. December Term, 2011 No. 01906 \$85,362.34 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1705-304 8104 Terry St 19136-2622 64th wd. 1210.62 Sa Ft BRT#642028700 Improvements: Residential Real Estate

MARK JUSZCZUK AND PATRICIA JUSZCZUK C.P. November Term, 2013 \$59,273.35 No. 01582 Stern & Eisenberg PC

1705-305

237 E Haines St 19144 59th wd. 2560 Sq Ft BRT#592002800 Improvements: Residential Real Estate

DANA Y. ROBINSON C.P. July Term. 2016 No. 0213 \$36,505.51 Stern & Eisenberg PC

1705-307

1309-11 N Lawrence St, Unit 4 19122 18th wd. BRT#88-8180308 Improvements:

SAMUEL WHITLEY AND MARY WHIT-LEY C.P. November Term, 2016 No. 02228 \$230,142.37 Martha E. Von Rosenstiel P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire: Tyler J. Wilk, Esq.

1705-308

6294 Souder St 19149 54th wd. 1463 Sq Ft BRT#541211800 Improvements: Residen-

ANGELA VEGA C.P. August Term, 2016 No. 00605 \$92,606.85 Martha E. Von Rosenstiel P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1705-309

7331 Theodore St 19153 40th wd. 1120 Sq Ft OPA#404253000 Improvements: Residential Property MAKEMAH KAMARA AND MAMADEE KAMARA C.P. February Term, 2015 No. 002993 \$82,057.60 Shapiro & DeNardo,

1705-310

4815 Tyson Ave 19135 41st wd. 2138 Sq Ft OPA#412045900 Improvements: Residential Property

PETER PANTELOGLUS C.P. November Term, 2014 No. 001477 \$124,780.02 Shapiro & DeNardo, LLC

1705-311

5302 Penn St 19124 62nd wd. 1472 Sq Ft OPA#621482400 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UN-DER DELMA SCHMELTZER, DECEASED AND FRANK SCHMELTZER, KNOWN HEIR OF DELMA SCHMELTZER. DE-C.P. January Term, 2016 No. CEASED 02204 \$81,994.36 Shapiro & DeNardo,

1705-313

6228 Cottage St 19135 55th wd. 1440 Sq Ft OPA#552385200 Improvements: Residential Property

TIMOTHÝ S. BRILL C.P. April Term, 2016 No. 03006 \$147,912.07 KML Law Group, P.C.

514 Poplar St 19123 5th wd. 1503 Sq Ft OPA#05-6161545 Subject to Mortgage Improvements: Residential Property

CRYSTAL MARIE STEPHENS tember Term, 2009 No. 01470 \$213,384.96 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1705-316 1718 N Uber St. Lot 37 19121 47th wd.

2801 Sq Ft OPA#472113918 Improvements: Residential Property STEPHANIE BURTON C.P. August Term, 2015 No. 02207 \$115.026.80 KML

Law Group, P.C. 1705-317

315 W Louden St a/k/a 315 W Loudon St

19120 42nd wd. 1948 Sq Ft OPA#422095400 Improvements: Residential Property BENJAMIN BAGYINA C.P. June Term. 2015 No. 02210 \$28,868.65 KML Law Group, P.C.

1705-318

2931 N Woodstock St a/k/a 2931 Woodstock St 19132 11th wd. 1148 Sq Ft

SHERIFF'S SALE

OPA#111265500 Improvements: Residential Property EILEEN DIGGS, SOLELY IN HER CA-PACITY AS HEIR OF EARLINE DIGGS. DECEASED; ELLEN DIGGS, SOLELY IN HER CAPACITY AS HEIR OF EARLINE DIGGS, DECEASED C.P. June Term, 2016 No. 01543 \$71,430.31 KML Law

1705-319

Group, P.C.

6360 W Montgomery Ave 34th wd. 1700 Sq Ft BRT#344071700 Improvements: Row B/gar 2 Sty Masonry

ELSIE POLAND C.P. November Term, 2012 No. 01810 \$160,578.49 Milstead & Associates, LLC

1705-320

48th wd. 920 Sq Ft 2211 S 22nd St BRT#482193000 Improvements: Row 2 Sty Masonry ROGER A. MARTINEZ C.P. March Term, 2015 No. 03168 \$160,133.99 Milstead & Associates, LLC

1705-321

2066 E Birch St 25th wd. 700 Sq Ft BRT#252143800 Improvements: Row 2 Sty Masonry

ANTHONY M. LEWIS C.P. August Term, 2016 No. 02867 \$38,020.49 Milstead & Associates, LLC

1705-322

3307 N 6th St 19th wd. 1152 Sq Ft BRT#193181800 Improvements: Row 3 Stv Masonry ANTONIA COLON AND CARLOS CO-LON-SANTIAGO C.P. February Term, 2016 No. 04457 \$48,532.00 Milstead & Associates, LLC

1705-323

3858 W Girard Ave 24th wd. Beginning Point: Situate on the South side of Girard Ave OPA#243220200 Improvements: Row Conv/apt 3 Sty Masonry

JERRY ARTIS C.P. May Term, 2016 No. 02954 \$31,687.38 Patrick J. Wesner

1705-324

725 N 44th St 19104 2707 Sq Ft OPA#061297110 Subject to Mortgage Improvements: Residential Property THERESA SIMPSON AND LAMAR SIMP-

\$127,877.45 Michael J. Shavel, Esquire

1705-325

C.P. June Term, 2011 No. 02133

7008 Reedland St 19142 40th wd. 1105 Sq Ft OPA#406215600 Improvements: Residential Property THERESA BOLTON C.P. January Term,

2014 No. 02924 \$45,670.92 KML Law Group, P.C.

1705-326

1613 N 56th St a/k/a 1613 N Fifty-Six St 19131 4th wd. (formerly part of the 52nd wd.) 1552 Sq Ft OPA#041351600 provements: Residential Property ROBERT RAINEY AS EXECUTOR OF

THE ESTATE OF KATIE RAINEY A/K/A KATIE M. RAINEY, DECEASED October Term, 2016 No. 01828 \$88,561.54 KML Law Group, P.C.

1705-327

182 Gay St, Unit 1102 19128 21st wd. 759 Sq Ft OPA#888211628 Subject to Mortgage Improvements: Residential Property DANIELLE BROWN C.P. October Term. 2016 No. 01594 \$176,761.25 Justin F. Ko-

beski, Esquire; Manley Deas Kochalski LLC 1705-329

Ft OPA#551085700 Improvements: Residential Property SAHUDY ADORNO-MEDINA; EDITH A.

C.P. January Term, 2016 No. 03043 \$147,409.94 KML Law Group,

1705-330

219 N Robinson St 19139 34th wd. 1585 Sq Ft OPA#34-1170900 Improvements: Residential Property

C.P. March Term, KRISTIE M. TRICE 2014 No. 04306 \$31,826,94 Meredith H. Wooters, Esquire; Manley Deas Kochalski,

SHERIFF'S SALE

1705-331

3144 Unruh Ave 19149 55th wd. 1760 Sq Ft OPA#551142700 Improvements: Residential Property

ALBERT J. GALZARANO, III; UNITED STATES OF AMERICA C.P. November Term, 2013 No. 02663 \$97,722.40 Justin F. Kobeski, Esquire

1705-332

5724 Pentridge St 19143 51st wd. 1024 Sq Ft OPA#513239300 Improvements: Residential Property

ANTHONY MARTIN, SOLELY IN HIS CAPACITY AS HEIR OF DELUNIA MAR-TIN, DECEASED C.P. June Term, 2016 No. 00248 \$69,180.52 KML Law Group,

1705-333

4952 Wellington St 19135 65th wd. 1128 Sq Ft OPA#651014300 Improvements: Residential Property

ANTHONY BLACK C.P. March Term, 2015 No. 00236 \$51,001.66 KML Law Group, P.C.

1705-334

4235 Cottman Ave 19135 41st wd. 1711 Sq Ft OPA#412073900 Improvements: Residential Property

THE UNKNOWN HEIRS OF THOMAS L. BAILEY, DECEASED; LAVERNE BAILEY, SOLELY IN HER CAPACITY AS HEIR OF THOMAS L. BAILEY, DECEASED C.P. May Term, 2014 No. 01902 \$165,502.29 KML Law Group, P.C.

1705-335

6338 Leonard St 19149 62nd wd. 1511 Sq Ft OPA#621514400 Improvements: Residential Property

CHRISTINA J. BAUER A/K/A CHRISTINA BAUER; ROBERT C. HILSEE; DIANNE C.P. June Term, 2015 No. 04009 HILSEE Justin F. Kobeski, Esquire; \$108,532.77 Manley Deas Kochalski LLC

1705-336

5031 Duffield St 19124 62nd wd. 1889 Sq Ft OPA#622245500 Improvements: Residential Property

THE UNKNOWN HEIRS OF JOHN E. GREGORICH, DECEASED; MELISSA GREGORICH, SOLELY IN HER CAPAC-ITY AS HEIR OF JOHN E. GREGORICH, DECEASED C.P. January Term, 2016 No. 02616 \$144,006.82 KML Law Group, P.C.

1705-337

2243 S Bonsall St 19145 48th wd. 1120 Sq Ft OPA#482278700 Improvements: Residential Property

TYESHA TILGHMAN C.P. August Term, 2013 No. 01964 \$35,648.69 KML Law Group, P.C.

1705-338

2553 S 67th St 19142 40th wd. 1600 Sq Ft OPA#406037200 Improvements: Residen-

LAKEISHA N. THOMAS C.P. February Term, 2016 No. 00260 \$89,660.89 KML Law Group, P.C.

1705-339

602 E Annsbury St a/k/a 602 Annsbury St 19120 42nd wd. 1084 Sq Ft OPA#421007300 Improvements: Residential Property

ZAIDA E. DEJESUS C.P. May Term, 2016 No. 01280 \$81,132.88 KML Law Group, P.C.

1705-340

3849 N 7th St 19140 43rd wd. 1360 Sq Ft OPA#432280500 Improvements: Residen-

RANNIE OCAMPO PINEDA AS EXECU-TOR OF THE ESTATE OF MARIA CON-SOLACION O. STATON A/K/A MARIA STATON, DECEASED C.P. November Term, 2016 No. 01725 \$37,822.36 KML Law Group, P.C.

1705-341

191 W Spencer St 19120 61st wd. 1140 Sq Ft OPA#611220400 Improvements: Residential Property

STACY SAVAGE A/K/A STACEY SAVAGE C.P. May Term, 2013 No. 02573 \$43,416.24 Meredith H. Wooters, Esquire; Manley Deas

1705-342 **5226** N Mascher St **19120** 42nd wd. 1550 Sq Ft OPA#422370800 Improvements: Residential Property

MARK FLETCHER C.P. November Term, 2015 No. 00763 \$91,197.87 KML Law Group, P.C.

1705-343

1024 S 22nd St 19146 30th wd. 1959 Sq Ft OPA#30-2296800 Improvements: Residential Property

NICHOLAS A. OFFENBACHER C.P. December Term, 2013 No. 00110 \$308,921.71 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1705-344

1228 Gilham St 19111 53rd wd. 1220 Sq Ft OPA#531158300 Improvements: Residential Property

RIDEARA EARP C.P. February Term, 2014 No. 01524 \$145,708.72 KML Law Group, P.C.

1705-345

820 Avon Rd 19116 56th wd. 6306 Sq Ft OPA#582114400 Improvements: Residential Dwelling

CHARLES J. NIEMANN, III, DECEASED C.P. August Term, 2016 No. 001246 \$154,610.46 Joseph R. Loverdi, Esquire

9503 Meadowbrook Ave 19118 9th wd. Improve-16225 Sq Ft OPA#091239500 ments: Residential Property

JUDITH B. WESSELL AND JULIAN C. WESSELL, III C.P. May Term, 2016 No. 02248 \$457,095.15 KML Law Group,

1705-347

1639 Creston St 19149 62nd wd. 2122 Sq Ft OPA#621144400 Improvements: Residential Property

PEDRO INFANTE, JR. C.P. February Term, 2016 No. 03122 \$58,209.56 KML Law Group, P.C.

1705-348

10043 Ferndale St 19116 58th wd. 2850 Sq Ft OPA#582479900 Improvements: Residential Property

VASYL FEDELESH C.P. March Term. 2012 No. 00444 \$187,675.00 KML Law Group, P.C.

1705-349

6231 Castor Ave 19149 54th wd. 1616 Sq Ft OPA#541160500 Improvements: Residential Property

PAOLA A. CARDENAS-OSPINA AND MI-CHAEL CRUZ-RIVERA C.P. July Term, 2016 No. 01676 \$156,660.47 KML Law Group, P.C.

1705-350

3832 N 6th St 19140 43rd wd. 1360 Sq Ft OPA#432263200 Improvements: Residential Property

LUIS A. CARABALLO C.P. November Term, 2016 No. 01986 \$19,662.41 KML Law Group, P.C.

1705-351

108 W Godfrey Ave 19120-1503 61st wd. 1290 Sq Ft OPA#611282800 Improvements: Residential Property

KIM D. CARRUTH A/K/A KIM CAR-RUTH C.P. October Term, 2014 No. 03548 \$65,659.73 Phelan Hallinan Diamond & Jones, LLP

1705-352

501 Clymer St 19147-3010 2nd wd. 1824 Sq Ft OPA#022013400 Improvements: Residential Property

ANDREW ZIMMERMAN; CYNTHIA A. CLARK C.P. May Term, 2016 No. 03714 \$121,279.36 Phelan Hallinan Diamond & Jones, LLP

1705-353

4501 Tampa St 19120-4613 42nd wd. 1122 Sq Ft OPA#421576500 Improvements: Residential Property

EMMETT NIXON, JR. C.P. September Term, 2013 No. 02137 \$77,717.80 Phelan Hallinan Diamond & Jones, LLP

1705-354

4238 I St 19124-4802 33rd wd. 1152 Sq Ft OPA#332155600 Improvements: Residential Property

C.P. August Term, SUSAN CABRERA 2016 No. 00335 \$133,711.24 Phelan Hallinan Diamond & Jones, LLP

1705-355

7205 Algard St 19135-1103 41st wd. 1056 Sq Ft OPA#412282200 Improvements:

Residential Property GEORGE T. JORDAN C.P. July Term. 2016 No. 03270 \$105,870.30 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE 1705-357

1416 Friendship St 19111-4208 53rd wd. 1600 Sq Ft OPA#532300100 Improvements: Residential Property

ANNE EDOUARD A/K/A ANN ED-OUARD; DIMITRI JOSEPH; GINA JO-C.P. March Term, 2014 No. 01713 Phelan Hallinan Diamond & \$217,870.81 Jones, LLP

1705-358

8200 Rodney St 19150-2908 50th wd. 2240 Sq Ft OPA#502041300 Improvements: Residential Property

ROWENA V. VAUGHAN C.P. November Term, 2016 No. 01923 \$131,124.04 Phelan Hallinan Diamond & Jones, LLP

1705-359

6013 Jefferson St 19151-3523 34th wd. 1422 Sq Ft OPA#342067400 Improvements: Residential Property

DEBRA NEWTON, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF HERBERT NEWTON A/K/A HERBERT L. NEWTON: THERESA GONZALEZ. IN HER CAPACITY AS HEIR OF THE ESTATE OF HERBERT NEWTON A/K/A HERBERT L. NEWTON; CHRIS-TINA MURRAY, IN HER CAPACITY AS HEIR OF THE ESTATE OF HERBERT NEWTON A/K/A HERBERT L. NEW-TON: APRIL SMITH, IN HER CAPACITY AS HEIR OF THE ESTATE OF HERBERT NEWTON A/K/A HERBERT L. NEWTON: UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HERBERT NEWTON A/K/A HERBERT L. NEWTON, DECEASED C.P. September Term, 2016 No. 03258 \$49,264.05 Phelan Hallinan Diamond & Jones, LLP

1705-361

6649 N Uber St 19138-3133 10th wd. (formerly 50th wd.) 1024 Sq Ft OPA#102023700 Improvements: Residential Property

RASHANA D. CEASER Term, 2013 No. 03874 \$61,661.48 Phelan Hallinan Diamond & Jones, LLP

1705-362

1041 Camas Dr 19115-4507 63rd wd. 1576 Sq Ft OPA#632088200 Improvements: Residential Property

FRANK D BARROS IN HIS CAPAC-ITY AS HEIR OF FRANCISCO BARROS, DECEASED; AMANDA N. BARROS, IN HER CAPACITY AS HEIR OF FRANCIS-CO BARROS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE, OR IN-TEREST FROM OR UNDER FRANCISCO BARROS, DECEASED C.P. July Term, 2016 No. 02490 \$256,622.77 Phelan Hallinan Diamond & Jones, LLP

1705-363

5320 Osage Ave 19143-1411 60th wd. 1248 Sq Ft OPA#603101300 Improvements: Residential Property

LLOYD SWINSON, IN HIS CAPAC-ITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF SHIRLEY WILLIAMS; JAMES WHITE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHIRLEY WIL-LIAMS; CORNELIUS SWINSON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHIRLEY WILLIAMS; ALBERT SWIN-SON, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHIRLEY WILLIAMS; WILLIAM SWINSON, III, IN HIS CAPAC-ITY AS HEIR OF THE ESTATE OF SHIR-LEY WILLIAMS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY WILLIAMS, DECEASED C.P. March Term 2014 No. 03943 \$94,312.10 Phelan Hallinan Diamond & Jones, LLP

1705-364

1209 N Wilton St 19131 44th wd. 960 Sq Ft OPA#442303600 Improvements: Residential Dwelling

DAMOND J. LOWE C.P. March Term, 2013 No. 1923 \$56,389.67 Joseph R. Loverdi, Esquire

1705-365

4614 Milnor St 19137-1113 45th wd. 1290 Sq Ft OPA#453456700 Improvements: Residential Property EDWINA E. SABATINO C.P. June Term.

2016 No. 03338 \$131,299.83 Phelan Hallinan Diamond & Jones, LLP

1705-366

4335 Brown St 6th wd. 1226 Sq Ft BRT#062006900 Subject to Mortgage Improvements: Residential Dwelling

RONDA M. CLARK C.P. December Term, 2015 No. 02142 \$20,064.17 Law Office of Gregory Javardian, LLC

SHERIFF'S SALE

1705-367

1632 Lewis St BRT#332034100 provements: Residential Dwelling JOHN C. CATALDI, JR. C.P. January Term, 2015 No. 00924 \$25,077.13 Pow-C.P. January ers, Kirn & Associates, LLC

1705-368

1776 Plymouth St 19126 10th wd. 1900 Sq Ft BRT#101305100 Improvements: Residential Real Estate

SHENIECE N. WILLIAMS A/K/A SHE-NIECE WILLIAMS C.P. June Term, 2016 No. 02714 \$98,966.56 Stern & Eisenberg

1705-369

12338 Wyndom Rd 19154 66th wd. 2216 Sq Ft BRT#663217900 Improvements: Residential Dwelling
DAVID ALESHIRE A/K/A DAVID WIL-LIAM ALESHIRE; DOROTHY ALESHIRE A/K/A DOROTHY LYNN ALESHIRE C.P. November Term, 2015 No. 01629

1705-370

\$137,185.12 Udren Law Offices, P.C.

22 E Hortter St 19119 22nd wd. 1297 Sq Ft BRT#221159800 Improvements: Residential Real Estate

DAREAK NOBLES. AS KNOWN HEIR OF THE ESTATE OF CAROLYN NOBLES, DECEASED; UNKNOWN HEIRS, DEVI-SEES, AND PERSONAL REPRESENTA-TIVES OF THE ESTATE OF CAROLYN NOBLES, DECEASED C.P. June Term, 2014 No. 01594 \$94,790.16 Stern & Eisenberg PC

1705-371

1530 S Vodges St 19143 51st wd. 800 Sq Ft BRT#514017600 Improvements: Residential Real Estate

RAMONA BOOKER C.P. January Term, \$65,126.36 2016 No. 01005 Stern & Eisenberg PC

1705-372

9849 Haldeman Ave 19115 58th wd. 2936 Sq Ft BRT#58-1345800 Improvements: Residential Dwelling

POLA MICHAELS, KNOWN HEIR OF RIA DORA SEGALOW A/K/A DORA SEGA-LOW: RICKY SEGALOW, KNOWN HEIR OF RIA DORA SEGALOW A/K/A DORA SEGALOW; RIA DORA SEGALOW A/K/A DORA SEGALOW, LAST RECORD OWN-ER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT. TITLE, OR INTEREST FROM OR UN-DER RIA DORA SEGALOW A/K/A DORA SEGALOW C.P. September Term, 2014 No. 03075 \$207,518.31 Udren Law Offices, P.C.

1705-373

9 S 51st St 19139 46th wd. Land: 1640 Sq Ft; Improvement: 1500 Sq Ft BRT#602157400 Improvements: Residential Real Estate LIKLON GROUP, LLC C.P. August Term 2016 No. 03043 \$80,542.31 Stern & Eisenberg PC

1705-374 1723 South St a/k/a 1720 Rodman St 19146 30th wd. 1360 Sq Ft BRT#303067400 Improvements: Residential Dwelling

RONALD J. PRESSLEY C.P. December Term, 2016 No. 01877 \$429,551.46 Udren Law Offices, P.C.

1705-375

6002 Alma St 35th wd. 1400 Sq Ft BRT#531328200 Improvements: Row B/ gar 2 Sty Masonry CHRISTIAN K. VICTOR C.P. September

Term, 2015 No. 01410 \$164,355.83 Milstead & Associates, LLC

1705-376

7048 N Broad St 19126 10th wd. 2400 Sq Ft BRT#101005400 Improvements: Residential Dwelling BETTY TAYLOR A/K/A BETTY JEAN

TAYLOR C.P. Dec 01247 \$152,547.21 C.P. December Term, 2015 No. Udren Law Offices,

1705-377

7022 Wheeler St 40th wd. 1110 Sq Ft BRT#406204100 Improvements: Row B/ gar 2 Sty Masonry

LEON DEEMI: BOBBY ALFRED SANDI F/K/A ALFRED ZANKAPAH A/K/A AL-FRED N. ZANKPAH; VIOLA K. BATES A/K/A VILOA K. BATES C.P. August Term, 2016 No. 02888 \$27,807.37 Milstead & Associates, LLC

1705-378

3343 N Lawrence St 19th wd. 1360 Sq Ft

BRT#193108043 Improvements: Residential Dwelling

SHERIFF'S SALE

JOSEPH HERNANDEZ, DECEASED; LY-NETTE HERNANDEZ C.P. March Term, 2015 No. 00541 \$101,559.57 Law Office of Gregory Javardian, LLC

1705-379

6320 Cherokee St 19144 22nd wd. 1400 Sq Ft BRT#59-3137800 Improvements: Residential Dwelling

VIVIAN WOODBURY C.P. August Term, 2016 No. 00647 \$85,730.41 Udren Law Offices, P.C.

1705-380

2825 Benner St 62nd wd. 1117 Sq Ft BRT#621153800 Improvements: Row B/ gar 2 Sty Masonry JEANINE D. RANSOM C.P. April Term. 2016 No. 00870 \$120,968.46 Milstead & Associates, LLC

1705-381

4307 Potter St 19124-4427 33rd wd. 1591 Sq Ft BRT#332563000 Improvements: Residential Real Estate EDUARDO FONSECA, JR. AND HEATH-ER L. OWENS C.P. June Term, 2016 No.

02435 \$107,875.21 Stern & Eisenberg PC 1705-382

136 N 2nd St, Unit 5D a/k/a 136-138 N **2nd St,Unit 5D 19106** 8th wd. 1270 Sq Ft BRT#888053741 Improvements: Residential Real Estate

RICHARD A. STEVENS C.P. August Term, 2014 No. 02690 \$503,526.00 Stern & Eisenberg PC

1705-383

6844 Ogontz Ave 10th wd. 5382 Sq Ft BRT#102009800 Improvements: Det W/d Gar 2 Sty Mas+oth JACINTA M. STANFIELD C.P. July Term, 2016 No. 00472 \$181,359.45 Milstead & Associates, LLC

1705-384 **4503 Tampa St 19120** 42nd wd. 1168 Sq Ft BRT#421576600 Improvements: Residential Real Estate

CROSS KEYS INVESTMENTS, LLC C.P. January Term, 2016 No. 00055 \$90,650.68 Stern & Eisenberg PC

1705-385

3361 Belgrade St 45th wd. 918 Sq Ft BRT#451324400 Improvements: Row 2 Sty Masonry

BERNARD J. RYS, DECEASED C.P. September Term, 2016 No. 00500 \$106,808.45 Milstead & Associates, LLC

1705-386

51st wd. 1433 Sq Ft 5355 Yocum St BRT#512093000 Improvements: Row 2 Sty Masonry

DORRENCE ADAMS C.P. March Term, 2015 No. 03531 \$77,627.77 Milstead & Associates, LLC

1705-387

5530 W Jefferson St 19131 4th wd. ROW CONV/APT 2 STY MASON; 1162 Sq Ft BRT#041271500 Improvements: Residen-

tial Dwelling JOSEPH A. WILLIAMS C.P. March Term, 2012 No. 00785 \$103,506.53 Mc-Cabe, Weisberg, & Conway, P.C.

1705-388 **4151 Whiting Rd 19154** 66th wd. ROW B/GAR 2 STY MAS+OTHER; 1296 Sq Ft BRT#662596900 Improvements: Residential Dwelling

EILEEN A. KELLY AND FRANK A. KEL-C.P. March Term, 2015 No. 00738 \$119,735.29 McCabe, Weisberg, & Conway, P.C.

1705-389

2148 Magee Ave 19149 54th wd. ROW B/GAR 2 STY MASONRY; 1246 Sq Ft BRT#541134700 Improvements: Residential Dwelling

ALOYSIUS BENJAMIN AND JAYTAY NU-C.P. July Term, 2014 No. 02394 \$109,040.46 McCabe, Weisberg, & Conway, P.C.

1705-390

11618 Kelvin Ave 19116 58th wd. DET W/B GAR 2 STY MASONRY; 1205 Sq Ft BRT#582554800 Improvements: Residential Dwelling CIARA ERB (A MINOR), KNOWN SUR-

VIVING HEIR OF CHARLENE R. ERB C/O LISA M. CARPINO; DAEMAN DIS-ANTO (A MINOR), KNOWN SURVIVING HEIR OF CHARLENE ERB C/O STEPHA-NIE DISANTO; CHRISTOPHER ERB, KNOWN SURVIVING HEIR OF CHAR-LENE R. ERB: DOUGLAS ERB, KNOWN SURVIVING HEIR OF CHARLENE ERB; UNKNOWN SURVIVING HEIRS OF

C.P. January Term, CHARLENE R. ERB 2016 No. 00518 \$248,505.82 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1705-391

1951 E Monmouth St 19134 25th wd. ROW 2 STY MASONRY; 1500 Sq Ft BRT#252131300 Improvements: Residential Dwelling

DOREEN DULDULAO, KNOWN SUR-VIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTGAGOR AND REAL OWNER; JENNIFER SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORT-GAGOR AND REAL OWNER: LINDA LINDNER, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTGAGOR AND REAL OWNER; KIM SANSEVERINO, KNOWN SURVIV-ING HEIR OF JOHN SANSEVERINO, DECEASED MORTGAGOR AND REAL OWNER; ELEANOR M. SANSEVERINO, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORT-GAGOR AND REAL OWNER; TERESA MCENANEY, KNOWN SURVIVING HEIR OF JOHN SANSEVERINO, DECEASED MORTGAGOR AND REAL OWNER; EL-EANOR COULSON, KNOWN SURVIV-ING HEIR OF JOHN SANSEVERINO, DECEASED MORTGAGOR AND REAL OWNER; NANCY MAZUREK, KNOWN SURIVING HEIR OF JOHN SANSEVER-INO, DECEASED MORTGAGOR AND REAL OWNER; ALL UNKNOWN SUR-VIVING HEIRS OF JOHN SANSEVER-INO, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2012 No. 00838 \$88,431.56 McCabe, Weisberg, & Conway, P.C.

1705-392

7112 Keystone St 19135 65th wd. 1800 Sq Ft BRT#651302800 Subject to Mortgage Improvements: Residential Dwelling

CARNELL JEFFERSON, PERSONAL REP-RESENTATIVE OF THE ESTATE OF CARL JEFFERSON A/K/A CARL A. JEFFERSON: CAROLYN A. THORNTON, KNOWN HEIR OF CARL JEFFERSON A/K/A CARL A. JEFFERSON; ESTATE OF CARL JEF-FERSON A/K/A CARL A. JEFFERSON; UNITED STATES OF AMERICA, DEPART-MENT OF THE TREASURY - INTERNAL REVENUE SERVICE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTER-EST FROM OR UNDER CARL JEFFER-SON A/K/A CARL A. JEFFERSON C.P. October Term, 2016 No. 04661 \$51,170.46 Udren Law Offices, P.C.

1705-393 **8603 Bustleton Ave 19152** 56th wd. 3957 Sq Ft OPA#562392400 Improvements:

Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER STEVEN R. LISTWA C.P. November Term, 2016 No. 00353 \$165,248.14 Udren

Law Offices, P.C.

1705-394 **7646 Thouron Ave 19150** 10th wd. 1453 Sq Ft BRT#102498600 Improvements: Residential Dwelling

RHONDA HAMLER FOX, KNOWN HEIR OF FAYE S. HAMLER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FAYE S. HAMLER C.P. June Term, 2016 No. 00940 \$106,820.09 Udren Law Offices,

1705-395

815 E Madison St 19134 33rd wd. 1197 Sq Ft OPA#33-1073900 Improvements: Residential Property

UNKNOWN HEIRS AND/OR ADMINIS-TRATORS OF THE ESTATE OF DONALD C.P. March Term, 2014 H. WIMMER 00426 \$4 1 44 Justin E Kobaski Esquire; Manley Deas Kochalski LLC

1705-397

2873 Stamford St 19152 57th wd. 3076 Sq Ft OPA#571020500 Subject to Mortgage Improvements: Residential Property

FRED MAKADON A/K/A MAKADEN (DECEASED); CATHAY MAKADEN A/K/A CATHAY MAKADON (DECEASED); UNKNOWN HEIRS AND/ OR ADMINISTRATOR FOR THE ES-TATE OF FRED MAKADON A/K/A FRED MAKADEN C.P. January Term, 2016 No. 02334 \$116,792.70 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

SHERIFF'S SALE

1705-398 **1201 S Clarion St 19147** 2nd wd. 952 Sq Ft OPA#021615800 Subject to Mortgage Im-

provements: Residential Property VIRGINIA E. VESPA A/K/A VIRGINIA E. TAVANI; PHILIP V. VESPA, JR. A/K/A PHILIP V VESPA C P November Term 2016 No. 01195 \$101,080.75 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1705-399

4298 Parkside Ave 19104 6th wd. 2016 Sq Ft OPA#062227700 Improvements: Residential Property

C.P. July Term, 2014 VICTOR BAILEY No. 3315 \$80,651.28 Shapiro & DeNardo, LLC

1705-400

5821 Ditman St assessed as 5821-23 Ditman St 19135 41st wd. 7000 Sq Ft OPA#41-1-2261-00 Improvements: Residential Property

MICHAEL BRADLEY C.P. May Term, 2015 No. 00935 \$101,683.60 Shapiro & DeNardo, LLC

1705-401

1447 E Montgomery Ave 19125 18th wd. 1512 Sq Ft OPA#181174600 Improvements: Residential Property

DAVID J. KWISZ C.P. August Term, 2016 No. 01972 \$211,568.87 Shapiro & De-Nardo, LLC

1705-402

1710 Arlington St 19121-3320 32nd wd. 1479 Sq Ft OPA#321143801 Improvements: Residential Property SPIRANGELOS ANTIPAS Term, 2016 No. 03594 \$399,885.74 Phelan Hallinan Diamond & Jones, LLP

1705-403

155 E Washington Ln 19144-2010 59th wd. (formerly 22nd wd.) 2310 Sq Ft OPA#592147700 Improvements: Residential Property

MONTESS TRAPP; TAIMIKA TRAPP A/K/A TAMIKA TRAPP A/K/A TAMIKA R. HALL-TRAPP C.P. April Term, 2015 No. 01614 \$193,721.35 Phelan Hallinan Diamond & Jones, LLP

1705-404

1349 71st Ave a/k/a 1349 W 71st Ave 19126-**1723** 61st wd. 1856 Sq Ft OPA#611449400 Improvements: Residential Property GARA LASSITER C.P. April Term, 2016 No. 03001 \$147,815.30 Phelan Hallinan Diamond & Jones, LLP

1705-405

7909 Buist Ave 19153-1205 40th wd. 1360 Sq Ft OPA#405755905 Improvements: Residential Property GREGORY MACK, IN HIS CAPACITY AS HEIR OF THARISSA MACK, DECEASED;

THARISSA MACK, IN HER CAPAC-ITY AS HEIR OF THARISSA MACK, DE-CEASED; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THARISSA MACK, DECEASED C.P. June Term, 2015 No. 04383 \$31,562.48 Phelan Hallinan Diamond & Jones, LLP

1705-406

4311 Elsinore St 19124-4305 33rd wd. 720 Sq Ft OPA#332222200 Improvements: Residential Property C.P. September Term,

ASGHAR KHAN C.P. September Term, 2013 No. 00900 \$107,294.40 Phelan Hallinan Diamond & Jones, LLP

1705-407

5132 N **11th St 19141-2843** 49th wd. 1700 Sq Ft OPA#493067600 Improvements: Residential Property WAYNE G. BUTLER C.P. March Term,

2015 No. 03224 \$123,845.24 Phelan Hallinan Diamond & Jones, LLP

1705-408

3729 N Park Ave 19140-3716 43rd wd. 1350 Sq Ft OPA#432380800 Improvements: Residential Property
MICHELLE SPAIN C.P. June Term, 2016

No. 00354 \$58,505.71 Phelan Hallinan Diamond & Jones, LLP

1705-409

3151 Edgemont St 19134 25th wd. 955 Sq Ft BRT#25-1-2284-00 Improvements: Residential Dwelling

ESTATE OF RUDOLPH B. MICHETTI: KELLY A. IRWIN, AS KNOWN HEIR AND AS PERSONAL REPRESENTATIVE OF THE ESTATE OF RUDOLPH B. MICHET-TI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT. TITLE, OR INTEREST FROM OR UNDER RUDOLPH B. MICHETTI C.P. September Term, 2016 No. 02453 \$149,042.80 Udren Law Offices, P.C.

SHERIFF'S SALE 1705-410

225 E Ellet St 19119 22nd wd. 2658 Sq Ft BRT#22-2136800 Improvements: Residential Dwelling

MIA PERRY; TODD PERRY C.P. March Term, 2016 No. 03371 \$195,388.86 Udren Law Offices, P.C.

1705-411

8850 Bradford St 19115 56th wd. 4111 Sq Ft OPA#562451600 Improvements: Residential Property SHELDON S. RAMCHARITAR AND

RENA RAMCHARITAR C.P. May Term, 2016 No. 04071 \$141,223.40 Shapiro & DeNardo, LLC

1705-412

521 Rosalie St 35th wd. 900 Sq Ft BRT#352035700 Improvements: Row B/ 35th wd. 900 Sq Ft gar 2 Sty Masonry

NIKIYA JENKINS A/K/A NIKIYA S. JEN-KINS AND JABAR TYLER C.P. March Term, 2016 No. 02182 \$137,267.94 Milstead & Associates, LLC

1705-413

58th wd. 7410 Sq Ft 1900 Lott St BRT#581044900 Improvements: Det W/d Gar 1 Sty Masonry

C.P. January Term, 2016

ADEL ETREIH C.P. January Term, 2016 No. 02781 \$382,744.90 Milstead & Associates, LLC

1705-414

4549 Teesdale St 41st wd. 1456 Sq Ft BRT#412107400 Improvements: Row B/ gar 2 Sty Masonry

KEVIN THOMAS A/K/A KEVIN SEAN THOMAS C.P. May Term, 2015 No. 01145 \$107,674.32 Milstead & Associates, LLC

1705-415

1815 S 17th St 48th wd. 1088 Sq Ft BRT#481220600 Improvements: Residential Dwelling

WANNETTA WILLIAMS C.P. July Term, 2015 No. 03539 \$45,728.52 Powers, Kirn & Associates, LLC

1705-416

5200 N 8th St 19120 49th wd. 2011 Sq Ft OPA#492132500 Improvements: Residential Property

PATRICIA SOBERS C.P. October Term, 2016 No. 04100 \$88,435.69 Shapiro & DeNardo, LLC

1705-417

4441 Thompson St 45th wd. 1299.06 Sq Ft BRT#453233600; PRCL#80N18-98 Improvements: Residential Dwelling THERESA A. MINCH, INDIVIDUALLY

AND AS ADMINISTRATRIX OF THE ES-TATE OF JAMES P. MINCH cember Term, 2014 No. 01974 \$61,189.90 Powers, Kirn & Associates, LLC

1705-418

4514 Bermuda St 23rd wd. 1190 Sq Ft BRT#231051300 Improvements: Row 2 Sty Masonry
BRIAN JUZWIAK C.P. June Term, 2015

No. 01294 \$101,358.37 Milstead & Associates, LLC

1705-419

7351 Buist Ave 19153 40th wd. 1120 Sq Ft OPA#404282600 Improvements: Residential Property

EDWARD MAUSER C.P. August Term, 2016 No. 00436 \$59,355.91 KML Law Group, P.C.

1705-420

4708 Higbee St 19135 41st wd. 2500 Sq Ft BRT#41-1-130600 Subject to Mortgage Improvements: Residential Dwelling
BRIAN ZOLK; SYLVIA ZOLK C.P. September Term, 2013 No. 04083 \$157,379.02 Udren Law Offices, P.C.

1705-421

2016 W Boston St 19132 16th wd. ROW 2 STY MASONRY; 1222 Sq Ft BRT#162266900 Improvements: Residential Dwelling

SHARON T. MCPHERSON. ADMINIS-TRATRIX OF THE ESTATE OF LESTER MCPHERSON, DECEASED MORTGAG-OR AND REAL OWNER C.P. April C.P. April Term, 2014 No. 01172 \$50,866.37 Mc-Cabe, Weisberg, & Conway, P.C.

1705-422

4100 Hellerman St 19135 55th wd. ROW B/GAR 2 STY MASONRY; 1680 Sq Ft BRT#552103900 Improvements: Residential Dwelling MARY MCNICHOL C.P. June Term.

2015 No. 02765 \$142,602.64 McCabe, Weisberg, & Conway, P.C.

1705-423

940 Brill St 19124 35th wd. ROW B/ GAR 2 STY MASONRY; 1030 Sq Ft BRT#351178400 Improvements: Residen-

tial Dwelling MURAD PEYGUMBARI AND YELENA PONIROVSKAYA C.P. September Term, 2016 No. 03014 \$61,042.51 McCabe, Weisberg, & Conway, P.C.

1705-424

2507 S Cleveland St 19145 26th wd. SEMI DET 2STY MASONRY; 1728 Sq Ft BRT#262102400 Improvements: Residential Dwelling DARIA M. VIOLA A/K/A DARIA VIOLA A/K/A DARIA M. TORITTO C.P. October Term, 2010 No. 00101 \$250,986.49

1705-425

McCabe, Weisberg, & Conway, P.C.

 $4046\ N\ 12th\ St\ \ 19140\ \ 43rd\ wd.\ ROW\ 2\ STY$ MASONRY; 1440 Sq Ft BRT#433165700 Subject to Mortgage Improvements: Residential Dwelling

DELLA THOMPSON C.P. June Term, 2016 No. 02570 \$35,031.61 McCabe, Weisberg, & Conway, P.C.

1705-426

2546 N Marston St 19132-3536 28th wd. Improve-1260 Sq Ft OPA#281090800

ments: Residential Property
WILLIAM MAJOR AND ELILA I. MA-JOR C.P. February Term, 2015 No. 00989 \$43,157.09 Phelan Hallinan Diamond & Jones, LLP

1705-427

1522 S 31st St 19146 36th wd. ROW 2 STY MASONRY; 1020 Sq Ft BRT#364436200 dential Dwelling

EQUITY HOLDING CORPORATION, A NON-PROFIT CALIFORNIA COR-PORATION, AS TRUSTEE OF THE SOUTH PHILLY CHILDREN TRUST NO. 10033149, DATED 03/25/2010; BRIAN E. KUMAHOR AND MARSHELL JONES C.P. July Term, 2013 No. 02833 \$81,762.37 McCabe, Weisberg, & Conway, P.C.

1705-429

1801 73rd Ave 19126 10th wd. ROW B/GAR 2 STY MASONRY; 1366 Sq Ft BRT#101348900 Improvements: Residential Dwelling BERNICE NASH C.P. July Term, 2016

No. 02808 \$121,478.20 McCabe, Weisberg, & Conway, P.C. 1705-430

5835 N Park Ave 19141-3102 49th wd. 1280 Sq Ft OPA#493229900 Improvements: Residential Property RONALD WILBUR SMITH C.P. August Term, 2012 No. 01543 \$112,058.22 Phel-

1705-431

an Hallinan Diamond & Jones, LLP

5446 Walnut St 19139-4033 60th wd. 2130 Improvements: Sq Ft OPA#603032000 Residential Property JEFFREY T. DELAGO; PAMELA L. DEL-AGO

C.P. June Term, 2015 No. 00383 \$31,323.16 Phelan Hallinan Diamond & Jones, LLP

1705-432

3459 N Water St 19134-1639 7th wd. 980 Sq Ft OPA#073047900 Improvements: Residential Property

IGOR MIRGORODSKY; IRINA MIR-GORODSKY C.P. August Term, 2016 No. 03541 \$43,476.77 Phelan Hallinan Diamond & Jones, LLP

1705-433

3937 Elsinore St 19124 33rd wd. 1024 Sq Ft OPA#332218100 Improvements: Residential Property RONYELL GINDRAW

C.P. December Term, 2007 No. 00334 \$168,408.39 Phelan Hallinan Diamond & Jones, LLP

1705-434

2149 S 19th St 48th wd. 824 Sq Ft BRT#481283800 Subject to Mortgage Improvements: Residential Dwelling SREYMUM SOK C.P. March Term, 2016 No. 00473 \$98,264.30 Law Office of

1705-435

Gregory Javardian, LLC

4517 Carlisle St 13th wd. 1599 Sq Ft BRT#132017400 Improvements: Residential Dwelling ARNOLD CAMPANELLA, JR. AND SHIR-

LEY BETHA C.P. February Term, 2016 No. 01073 \$88,571.70 Law Office of Gregory Javardian, LLC

1705-436

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 \$76,663.30 Stern & Eisenberg PC

1705-437

SHERIFF'S SALE

3343 Morning Glory Rd 19154 12th wd. 2160 Sq Ft BRT#663043400 Improvements: Residential Real Estate EUGENE BUKH AND NATALAIE BUKH C.P. March Term, 2016 No. 00650 \$184,989.31 Stern & Eisenberg PC

1705-438

5901 Colgate St 19120 1148 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,

1705-439

7729 Dorcas St 19111 56th wd. 3703 Sq Ft OPA#561120300 Improvements: Residential Property LEON JONES, JR. A/K/A LEON JONES

C.P. April Term, 2015 No. 02113 \$66,920.88 1705-440

KML Law Group, P.C.

2827 W Girard Ave 29th wd. 1800 Sq Ft BRT#871539150 Improvements: Row W-

off/str 3 Story Masonry AL ALSTON C.P. August Term, 2010 No. 02835 \$252,377.11 Milstead & Associates, LLC

1705-441

1839 N 33rd St 19121 32nd wd. 1847 Sq Ft BRT#32-3-3406-00 Improvements: Residential Dwelling

ESTHER E. ARNETTE, AS LEGATEE AND TRUSTEE OF THE FAULKNER LIVING C.P. November Term, 2016 No. 02672 \$176,347.96 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1705-442

611 Rosalie St 19120 35th wd. 1224 Sq Ft OPA#352041600 Improvements: Residential Property JEANNETTE DANCY C.P. August Term.

2016 No. 01437 \$52,081.73 KML Law

Group, P.C.

1705-443 1824 Pennington Rd 34th wd. 2296 Sq Ft BRT#343332700 Improvements: Row B/ gar 2 Sty Masonry

JACQUELINE F. FENNAL AND JEANINE FENNAL C.P. December Term, 2013 No. 02238 \$202,385.85 Milstead & Associates, LLC

1705-444

431 E Wyoming Ave 42nd wd. 1577 Sq Ft BRT#871564170 Improvements: Row W/ off Str 2 Sty Mason ADEL ETREIH AND RAID ALBARKAWI

C.P. August Term, 2013 No. 01821 \$155,799.64 Milstead & Associates, LLC

1705-445 **2030 W Cambria** 11th wd. 1325 Sq Ft BRT#111044800 Improvements: Row B/ gar 2 Sty Masonry MARINA SPEKTOR C.P. May Term.

2016 No. 00750 \$50,628.24 Milstead & Associates, LLC 1705-446

4138 W Girard Ave 6th wd. 1697 Sq Ft BRT#062169300 Improvements: Row Conv/apt 3 Sty Mason

DOUGLAS HART C.P. August Term, 2015 No. 02720 \$112,833.88 Milstead & Associates, LLC

1705-447

1929 Colonial St 50th wd. 1183 Sq Ft BRT#102351900 Improvements: Row 2 Sty Masonry BIANCA L. KENDRICK Term, 2014 No. 00836 \$117,621.52 Mil-

stead & Associates, LLC 1705-448

6833 N Broad St 50th wd. 2055 Sq Ft BRT#611209100 Improvements: Row Conv/apt 2 Sty Frame BARRINGTON HYLTON C.P. January Term, 2016 No. 02386 \$70,300.21 Mil-

stead & Associates, LLC 1705-449

5456 Chestnut St 45th wd. 1940 Sq Ft BRT#603017305 Improvements: Apt 2-4 Units 2 Sty Mason STEPHEN J. HILL A/K/A STEPHEN HILL C.P. September Term, 2014 No. 00728

\$155,542.19 Milstead & Associates, LLC 1705-450

6223 Montague St 55th wd. 1620 Sq Ft BRT#552298700 Improvements: Row B/ gar 2 Sty Masonry REBECCA MCKERNAN C.P. May Term, 2016 No. 00034 \$36,394.80 Milstead & Associates, LLC

1705-451

SHERIFF'S SALE

5343 Wingohocking Terr 22nd wd. 2214 Sq Ft BRT#122188500 Improvements: Semi/det 3 Sty Stone CHRISTINA MORTON C.P. September Term, 2014 No. 02707 \$135,112.34 Mil-

1705-452

5331 Florence Ave 19143 51st wd. 1276 Sq Ft OPA#511145200 Improvements: Residential Property
ISSA ALIOUNE BA C.P. May Term, 2015 No. 01962 \$78,403.84 KML Law Group,

stead & Associates, LLC

1705-453

2549 W Willard St 19129 38th wd. 811 Sq. Ft OPA#381368400 Improvements: Residential Property

MICHAEL A. LOWE C.P. August Term, 2016 No. 02398 \$37,769.37 KML Law Group, P.C.

1705-454

189 W Thelma St 19140 42nd wd. 798 Sq Ft OPA#422046700 Improvements: Residential Property

YANICE RODRIGUEZ-DIAZ C.P. June Term, 2014 No. 02539 \$58,659.03 KML Law Group, P.C.

1705-455 5615 Arlington St 19131 52nd wd. 1712 Sq Ft OPA#522066200 Improvements: Resi-

dential Property
DANA LOCKETT AND KARL
SMITH C.P. April Term, 2016 No. 02121
\$143,696.55 KML Law Group, P.C.

1705-456

1623 E Duval St 19138-1105 10th wd. (formerly 50th wd.) 1440 Sq Ft OPA#102293500 Improvements: Residential Property RYAN R. MILLER C.P. June Term, 2016 No. 01836 \$90,426.56 Phelan Hallinan

Diamond & Jones, LLP

1705-457 952-54 E Johnson St 19138 22nd wd. 1204 Sq Ft OPA#221011700 Improvements:

Residential Property GLORIA BARTON C.P. July Term, 2016 No. 03268 \$275,595.17 Phelan Hallinan Diamond & Jones, LLP

1705-458 5715 Nassau St 52nd wd. Situate on the N side of Nassau St at the distance of 108.225 ft Westward from the W side of 57th St in the 52nd ward of the City of Philadelphia; Containing in front or breadth on the said Nassau St 15.25 ft and extending of that width in length or depth Northward between parallel lines at right angles to the said Nassau St 93.25 ft to the center of a certain 15 ft wide driveway. BRT#043258500 ments: Row 2 Sty Masonry

Term, 2014 No. 02151 \$85,984.43 Richard J. Nalbandian, III 1705-459

C.P. July

HAJAR A. MUHAMMAD

3062 N 23rd St 19132-1401 11th wd. 1792 Sq Ft OPA#871516410 Improvements: Residential Property ELSAYED MAHROUS; TOURIA YADRI ELKAEID, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ALY ELSAYED ELKAEID; MOHAMMED ELKAEID, IN HIS CAPAC-ITY AS HEIR OF THE ESTATE OF ALY ELSAYED ELKAEID; SAYED ELKAEID, IN HIS CAPACITY AS HEIR OF THE ESTATE OF ALY ELSAYED ELKAEID; NORA ELKAEID, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALY ELSAYED ELKAEID; NADIA ELKAEID, IN HER CAPACITY AS HEIR OF THE ESTATE OF ALY ELSAYED ELKAEID; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ALY EL-SAYED ELKAEID, DECEASED

Phelan Hallinan Diamond & Jones, LLP 1705-460

April Term, 2014 No. 00248 \$118,656.20

7470 Brockton Rd 19151-2910 34th wd. 1368 Sq Ft OPA#343146348 Improvements: Residential Property DANA L. JORDEN; CLIFFORD D. JOR-DEN, JR. C.P. January Term, 2011 No. 00762 \$103,198.93 Phelan Hallinan Diamond & Jones, LLP

1705-461

7455 Ruskin Rd 19151-2925 34th wd. 1152 Sq Ft OPA#343166900 Improvements: Residential Property

PATRICIA MCCOY-THIAM C.P. May Term, 2010 No. 04265 \$152,371.77 Phelan Hallinan Diamond & Jones, LLP

1705-462

2513 S 69th St 19142 40th wd. 1272 Sq Ft

BRT#40-6125300 Improvements: Residential Dwelling EDWARD MAUSER C.P. October Term, 2016 No. 03313 \$57,707.11 Udren Law

Offices, P.C.

1705-463

2661 Elbridge St 19149 62nd wd. 1898 Sq Ft OPA#621302400 Improvements: Residential Property PAUL D. BREYER C.P. August Term, 2016 No. 03640 \$140,673.95 KML Law Group, P.C.

1705-464

2811 Aramingo Ave 19134-4203 25th wd. 1110 Sq Ft OPA#251450000 ments: Residential Property

BRAHEIN K. BRUCE A/K/A BRAHEIN BRUCE; LISA BRUCE C.P. August Term, 2014 No. 00736 \$72,500.88 Phelan Hallinan Diamond & Jones, LLP

1705-465

 $4018\,Parrish\,St\,\,19146\,\,6\text{th wd.}\,(\text{formerly part}$ of the 24th wd.) 1530 Sq Ft $\,$ OPA#062049400 $\,$ Improvements: Residential Property KERRY GREEN-WILLIAMS C.P. June Term, 2016 No. 00519 \$82,068.71 KML Law Group, P.C.

1705-466

6918 Forrest Ave 19138 10th wd. 1146 Sq Ft OPA#102516800 Improvements: Residential Property

TANYA M. NEWMAN C.P. January Term, 2015 No. 01462 \$105,705.78 Phelan Hallinan Diamond & Jones, LLP

1705-467

857 Brooklyn St 24th wd. Beginning Point: Situate on the E side of Brooklyn St, at the distance of 184 ft 4 in Northward from the N side of Parrish St OPA#062298500 provements: Row 2 Sty Masonry

CEDRIC T. DUDLEY AND LASHAWN BROWN C.P. July Term, 2016 No. 02991 \$63,838.13 Patrick J. Wesner

1705-468

5313 Greene St 19144 12th wd. 1488 Sq Ft OPA#124102100 Improvements: Residen-

MICHELLE KHAN A/K/A MICHELLE RODNEY-KHAN C.P. June Term, 2016 \$159,184.00 KML Law No. 01667 Group, P.C.

1705-469

6605 Martins Mill Rd 19111 35th wd. 2899 Sq Ft OPA#353304500 Improvements: Residential Property

ELIZABETH VERA AND FERNANDO L. VERA, JR. C.P. December Term, 2013 No. 03446 \$215,432.82 KML Law Group, P.C.

1705-470

6853 Oxford Ave 19111 53rd wd. 2623 Sq Ft OPA#532373300 Improvements: Residential Property

NOVLEY BELL-WILLIAMS A/K/A NOV-LEY MCKENZIE AND FLOYD GORDON C.P. December Term, 2015 No. 01106 \$219,534.36 KML Law Group, P.C.

1705-471

4132 Orchard St 19124 23rd wd. 1504 Sq Ft OPA#232247900 Improvements: Residential Property

CHANDA J. BERRIOS AND STEPHEN PENHOLLOW C.P. August Term, 2015 No. 03776 \$85,447.96 KML Law Group,

1705-472

1238 S 22nd St 19146-4236 36th wd. 1896 Sq Ft OPA#361326500 Improvements: Residential Property

C.P. December Term, FARINA SHEIKH 2016 No. 01510 \$61,757.45 Phelan Hallinan Diamond & Jones, LLP

1705-473

7150 N 20th St 19138 10th wd. 1440 Sq Ft OPA#101163700 Improvements: Residential Property

GENELLE WALTON C.P. August Term, 2016 No. 01270 \$131,209.21 KML Law Group, P.C.

1705-474

642 Rector St 19128-1733 21st wd. 1320 Sq Ft OPA#213140900 Improvements: Residential Property

MIKE OPIELA; DANA OPIELA July Term, 2012 No. 00780 \$187,276.25 Phelan Hallinan Diamond & Jones, LLP

1705-475

1835 E Moyamensing Ave 19148 1st wd. 816 Sq Ft OPA#011214800 Improvements: Residential Property C.P. February DENISE M. WILSON Term, 2016 No. 00407 \$204,668.43 KML Law Group, P.C.

SHERIFF'S SALE

7244 Elwood St 19142 40th wd. 1312 Sq Ft OPA#404234500 Improvements: Residential Property EDWARD MAUSER C.P. August Term,

1705-476

2016 No. 01038 \$79,552.88 KML Law Group, P.C.

1705-477

5602 Pine St 19143-1322 60th wd. 1664 Sq Ft OPA#604099200 Improvements: Residential Property BREANNA CAMPBELL C.P. October

Term, 2015 No. 00274 \$80,502.56 Phelan Hallinan Diamond & Jones, LLP

1705-478

4969 W Stiles St 19131 44th wd. 756 Sq Ft OPA#442107100 Improvements: Residential Property CENIA ELDER C.P. May Term, 2015 No.

01409 \$32,286.84 KML Law Group, P.C. 1705-479

517 N 52nd St 19131 44th wd. 1493 Sq Ft OPA#442272600 Improvements: Residential Property

VALERIE JACKSON A/K/A VALERIE J. JACKSON C.P. February Term, 2015 No. 01268 \$77,232.58 KML Law Group, P.C.

1705-480

111 Weaver St 19119 22nd wd. 1035 Sq Ft OPA#223027800 Improvements: Residential Property

STEPHEN CLARK, SOLELY IN HIS CA-PACITY AS HEIR OF HARRIET CLARK, DECEASED; WILLIAM E. CLARK, JR., SOLELY IN HIS CAPACITY AS HEIR OF HARRIET CLARK, DECEASED April Term, 2016 No. 00010 \$90,618.52 KML Law Group, P.C.

1705-481

4211 Greenmount Rd 19154 66th wd. 1712 Sq Ft OPA#66-2459600 Subject to Mortgage Improvements: Residential Property REGINA CUMMINGS C.P. January Term, 2015 No. 01415 \$93,826.31 Justin F. Kobeski, Esquire; Manley Deas Kochalski

1705-482

631 S Bambrev St a/k/a 631 Bambrev St **19146** 30th wd. 840 Sq Ft OPA#302155600 Improvements: Residential Property

ARTHUR GIBBS, SOLELY IN HIS CA-PACITY AS HEIR OF JEANNE K. GIBBS, DECEASED C.P. May Term, 2016 No. 03654 \$320,114.28 KML Law Group,

1705-483

108 E Washington Ln 19144 59th wd. 3061 Sq Ft OPA#592136200 Improvements: Residential Property
QUINCY LYONS C.P. August Term, 2016

No. 03562 \$97,450.17 KML Law Group,

1705-484

6444 Clearview St 19119 22nd wd. 1125 Sq Ft OPA#221269800 Improvements: Residential Property ROMUNDA OLIPHANT C.P. May Term, 2016 No. 03550 \$98,928.75 KML Law

1705-485

Group, P.C.

Group, P.C.

154 E Pomona St 19144 59th wd. 1927 Sq Ft OPA#59-2154100 Improvements: Residential Property

NAEEMAH PATTERSON C.P. February Term, 2015 No. 02485 \$136,009.89 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1705-486

5367 Morris St 19144 12th wd. 956 Sq Ft OPA#124139200 Improvements: Residential Property KEITH BENNETT C.P. August Term, 2016 No. 04443 \$95,045.19 KML Law

1705-487

3459 Jasper St 19134 45th wd. 1145 Sq Ft OPA#452365100 Improvements: Residential Property ALEXIS VELAZQUEZ A/K/A ALEXIS VELAZQUEZ RODRIGUEZ C.P. April Term, 2016 No. 01358 \$112,982.11 Meredith H. Wooters, Esquire; Manley Deas Ko-

1705-488

3844 N Bouvier St 19140 13th wd. 1240 Sq Ft OPA#131241400 Improvements: Residential Property LORETTA THOMPSON C.P. July Term, 2016 No. 01694 \$50,764.90 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1705-489

8662 Rugby St 19150 50th wd. 1546 Sq Ft OPA#502091800 Subject to Mortgage Improvements: Residential Property

PAUL WASHINGTON C.P. December Term, 2015 No. 00810 \$147,465.92 Meredith H. Wooters, Esquire; Manley Deas Ko-

SHERIFF'S SALE

1705-490

chalski, LLC

901 Penn St #R402 19123 5th wd. 1489 Sq Ft OPA#888062004 Improvements: Residential Property

HARMEET SINGH; HARBIR SINGH C.P. July Term, 2010 No. 00739 \$491,155.58 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1705-491

208 McClellan St a/k/a 208 Mc Clellan St **19148** 1st wd. 1222 Sq Ft OPA#011152100 Improvements: Residential Property JANICE TAYLOR A/K/A JANICE L. TAY-C.P. May Term, 2016 No. 01824 \$123,144.70 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1705-492

8805 Rising Sun Ave 19115 7568 Sq Ft (Land Area) OPA#632292486 Subject to Mortgage Improvements: Residential Prop-

BUONCRISTIANO AND THOMAS KRYSTYNA BUONCRISTIANO May Term, 2016 No. 00933 \$236,259.77 Michael J. Shavel, Esquire

1705-493

514 Arthur St 19111 2350 Sq Ft (Land Area); 1344 Sq Ft (Improvement Area) OPA#631339800 Subject to Mortgage Improvements: Residential Property

MICHAEL O'MALLEY AÎK/Â MICHAEL OMALLEY C.P. November Term, 2014 No. 01317 \$192,096.38 Michael J. Shavel, Esquire

1705-494

8130 Lister St 19152-3108 64th wd. (formerly 35th wd.) 1025 Sq Ft OPA#641085200 Improvements: Residential Property WILLIAM SZWEDA C.P. May Term, 2016 No. 02656 \$163,018.25 Phelan Hallinan Diamond & Jones, LLP

1705-495

5311 Castor Ave 19124-1022 23rd wd. 2280 Sq. Ft OPA#234195000 Improvements: Residential Property RONALD E. ELLIS A/K/A RONALD EL-LIS; DEANNA D. ALEXANDER A/K/A C.P. March DEANNA ALEXANDER

Term, 2014 No. 01228 \$366,408.90 Phelan Hallinan Diamond & Jones, LLP 1705-496 $\mathbf{6651} \ \mathbf{Erdrick} \ \mathbf{St} \ \ \mathbf{19135\text{-}2601} \ \ \mathbf{55th} \ \mathbf{wd}. \ \mathbf{1360}$

Improvements:

Residential Property SCOTT WENDEL; ELIZABETH P. WEN-DEL A/K/A ELIZABETH P. DETKIEWICZ C.P. November Term, 2009 No. 03981 \$98,242.41 Phelan Hallinan Diamond & Jones, LLP

Sq Ft OPA#552277900

1705-497

7104 N Broad St 19126-1726 10th wd. 1496 Sq Ft OPA#101005800 Improvements: Residential Property PING CAO; EDWARD CAO C.P. July Term, 2016 No. 03267 \$122,960.46 Phelan Hallinan Diamond & Jones, LLP

1705-498

3232 Emerald St 19134 45th wd. 1263 Sq Ft OPA#452333600 Improvements: Residential Property
PENNINGTON 189 MANAGEMENT, C.P. August Term, 2012 No. 03282 \$83,877.24 KML Law Group, P.C.

1705-499

4926 Lawrence St 19120 42nd wd. 4000 Sq Ft OPA#422486400 Improvements: Residential Property LUIS A. BONILLA C.P. December Term, 2016 No. 02378 \$124,040.00 KML Law Group, P.C.

1705-500

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

1705-501

854 N 21st St 19130-1431 15th wd. 1200 Sq Ft OPA#151128700 Improvements: Residential Property EDWARD J. FURLONG, JR. A/K/A ED-WARD J. FURLONG C.P. August Term, 2009 No. 03149 \$85,363.87 Phelan Hallinan Diamond & Jones, LLP

1705-502

224 E Comly St a/k/a 224 Comly St 19120-**1105** 35th wd. 1238 Sq Ft OPA#352138000 Improvements: Residential Property ERIC HUTSON C.P. June Term, 2015

No. 01629 \$145,361.59 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1705-503

627 W Olney Ave 19120-2219 61st wd. (formerly 42nd wd.) 1782 Sq Ft OPA#612009400 Improvements: Residential Property WÂLTER A ROYE C.P. October Term 2015 No. 01802 \$32,008.66 Phelan Hallinan Diamond & Jones, LLP

1705-504

431 Cross St 1st wd. BRT#011284500 HANEEF NELSON A/K/A HANEEF S. NELSON A/K/A HANEEF SAKIN NEL-SON A/K/A HAIKEEM NELSON; 431 LAND TRUST C.P. March Term, 2014 No. 03577 \$79,165.85 Richard J. Nalbandian

1705-505

718 Moore St 1st wd. BRT#012144600 Improvements: Residential Dwelling ANTHONY NGUYEN F/K/A TAM V. NGUYEN C.P. January Term, 2015 No. 01968 \$160,911.66 Powers, Kirn & Associates, LLC

1705-506

4313 Ludlow St 19104 27th wd. 1204 Sq Ft BRT#17S14-122 Improvements: Residential Dwelling BASHISHA SHERROD C.P. January Term, 2007 No. 01374 \$68,697.74 Udren Law Offices, P.C.

1705-507

540 E Penn St 19144 12th wd. 1127 Sq Ft OPA#121142300 Improvements: Residential Property SAMUEL E. RYMER C.P. February Term, 2016 No. 04177 \$101,874.17 KML

1705-508

Law Group, P.C.

4146 Ridge Ave 19129 Town/rowhouse of approximately 1769 Sq Ft; Lot size: 1134 Sq Ft BRT#38-2251600 Subject To Mortgage None other than the mortgage foreclosed by the Plaintiff, Branch Banking and Trust Company Improvements: Town/rowhouse GAIL J. JOHNSON C.P. August Term, 2016 No. 000156 \$116,921.92 plus continu-

Ballard Spahr, LLP 1705-509

5431 Addison St BRT#603110000 Improvements: Residential Dwelling EVERETT CARVALHO AND LIZZIE CAR-VALHO C.P. June Term, 2016 No. 01617 \$92,565.77 Powers, Kirn & Associates, LLC

1705-510

8762 Jackson St 19136 65th wd. 1795 Sq Ft OPA#652254900 Improvements: Residential Property DANIEL C. KARP C.P. August Term,

2016 No. 01435 \$166,791.89 KML Law 1705-511

Group, P.C.

Group, P.C.

823 Lombard St 19147 5th wd. 900 Sq Ft OPA#053050345 Improvements: Residen-PAUL H. DURANTE C.P. February Term,

2015 No. 00448 \$243,398.80 KML Law 1705-512

1609 W Erie Ave BRT#131058100 Improvements: Residential Dwelling
JANELLE BLOUNT C.P. May Term, 2016 No. 03243 \$103,363.87 Powers. Kirn & Associates, LLC

1705-513

1238 Unruh Ave 53rd wd. 1744 Sq Ft BRT#532061100 Improvements: Residential Dwelling ANGELA K. CLEMENT C.P. February Term, 2015 No. 02487 \$145,168.16 Law Office of Gregory Javardian, LLC

1705-514

6925 Lindbergh Blvd 19142 40th wd. 3015 Sq Ft OPA#406558100 Improvements: Residential Property RALPH C. SAVAGE AND VENUIS A. SAV-AGE A/K/A VENIUS A. SAVAGE C.P. February Term, 2016 No. 04603 \$135,391.57 Richard M. Squire & Associates, LLC

1705-515

4027 Higbee St 41st wd. 1010 Sq Ft OPA#62-2-2042-00 Improvements: Residential Dwelling CARLOS PEREZ, SUBJECT TO 1/2 IN-TEREST OF EDWIN ROSA C.P. July Term, 2016 No. 02005 \$44,931.02 Pressman & Doyle, LLC

1705-516

5830-32 Pentridge St 19143 3rd wd. 3375 Sq Ft BRT#034065010 Improvements: Residential Real Estate

LISA DUNBAR GRAHAM SCHWALEN-BERGER, SOLELY AS HEIR OF THE ESTATE OF GEORGE LEON DUNBAR; LAILAH LEONTE DUNBAR, SOLELY AS HEIR OF THE ESTATE OF GEORGE LEON DUNBAR; VERONICA MARIE DUNBAR, SOLELY AS HEIR OF THE ESTATE OF GEORGE LEON DUNBAR; GEORGE LEON DUNBAR, JR., SOLELY AS HEIR OF THE ESTATE OF GEORGE LEON DUNBAR; UNKNOWN HEIRS, EXECU-TORS AND DEVISEES OF THE ESTATE OF GEORGE LEON DUNBAR C.P. April Term, 2016 No. 01242 \$71,711.58 Stern & Eisenberg PC

SHERIFF'S SALE

1705-517

2219 Solly Ave 56th wd. 3064 Sq Ft BRT#562080000 Improvements: Residential Dwelling

FRANCES MASSEY C.P. August Term, 2016 No. 00387 \$46,824.62 Law Office of Gregory Javardian, LLC

1705-518

 $\textbf{2639 S 64th St 19142} \ \, \textbf{40th wd.} \ \, \textbf{1101 Sq Ft}$ BRT#402135000 Improvements: Residential Dwelling JOSEPH J. KING, III, KNOWN HEIR OF JOSEPH KING A/K/A JOSEPH J. KING, JR. A/K/A JOSEPH JAMES KING, JR.; SEAN P. KING, KNOWN HEIR OF JOSEPH KING A/K/A JOSEPH J. KING, JR. A/K/A JOSEPH JAMES KING, JR.; SHERRI PERKINS A/K/A SHERRI A. KING A/K/A SHERRI ANN KING, INDIVIDUALLY AND AS A KNOWN HEIR OF JOSEPH KING A/K/A JOSEPH J. KING, JR. A/K/A JOSEPH JAMES KING, JR.; SUZANNE C. KING, KNOWN HEIR OF JOSPEH KING A/K/A JOSEPH J. KING, JR. A/K/A JOSEPH JAMES KING, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH KING A/K/A JOSEPH J. KING, JR. A/K/A JOSEPH JAMES KING, JR. C.P. De-

1705-519

cember Term, 2015 No. 01565 \$60,145.26

Udren Law Offices, P.C.

709 S Mole St 19146 30th wd. 1395 Sq Ft BRT#301286400 Improvements: Residential Real Estate

EUGENE BROWN C.P. July Term, 2016 No. 02419 \$196,335.60 Stern & Eisenberg PC

2903 Elbridge St 19149 55th wd. ROW B/GAR 2 STY MASONRY; 1200 Sq Ft BRT#551026200 Improvements: Residen-

tial Dwelling CAROL L. HUMMER C.P. June Term. 2016 No. 03401 \$98,024.85 McCabe, Weisberg, & Conway, P.C.

1705-521 1432 Nedro Ave 19141 17th wd. ROW CONV/APT 2 STY MASON; 1638 Sq Ft BRT#171152200 Improvements: Residential Dwelling

ZACHARY BURWELL, ADMINISTRA-TOR OF THE ESTATE OF LOTTIE TURN-ER C.P. July Term, 2016 No. 01373 \$107,048.83 McCabe, Weisberg, & Conway, P.C.

1705-522

109 E Walnut Park Dr 19120 61st wd. 1904 Sq Ft BRT#611375500 Improvements: Residential Real Estate
WILLIAM S. PHILLIPS
C.P. August Term, 2014 No. 00079 \$151,689.63 Stern

1705-523

& Eisenberg PC

2626 S 17th St 19145 26th wd. ROW 2 STY MASONRY; 1188 Sq Ft BRT#262009400 Improvements: Residential Dwelling ALFREDO R. FLORIO C.P. August Term, 2016 No. 03151 \$50,520.07 McCabe, Weisberg, & Conway, P.C.

1705-524

2012 Wilmont St 19124 23rd wd. 915 Sq Ft BRT#232130400 Improvements: Residential Real Estate JOANNA E. VINSON 2016 No. 04049 \$81,324.07 Eisenberg PC

1705-525

6451 Ditman St 19135 41st wd. ROW B/GAR 2 STY MASONRY; 1200 Sq Ft BRT#411238900 Improvements: Residential Dwelling ALEKSANDR SAVITSKIY; LYUDMILA

SAVITSKAYA C.P. July Term, 2016 No. 01741 \$101,703.40 McCabe, Weisberg, & Conway, P.C.

1705-526

8525 Bustleton Ave 19152 56th wd. S/D

SHERIFF'S SALE

W/B GAR 1 STY MASONRY; 1087 Sq Ft BRT#562389300 Improvements: Residen-

tial Dwelling GALINA GENDINA C.P. May Term, 2012 No. 02153 \$186,873.43 McCabe, Weisberg, & Conway, P.C.

1705-527

419 Cobbs Creek Pkwy 19143 46th wd. 1360 Sq Ft BRT#032253100 Improvements: Residential Dwelling MICHELE BORUM C.P. May Term, 2011 No. 00371 \$70,771.65 Udren Law Offices, P.C.

1705-528

6044 E Roosevelt Blvd 19149 54th wd. ROW B/GAR 2 STY MASONRY: 1552 Sq. Ft BRT#541305300 Improvements: Residential Dwelling MARIE E. BEAUVAIS C.P. October

Term, 2016 No. 01505 \$150,098.77 Mc-Cabe, Weisberg, & Conway, P.C.

1705-529

1011 Lorraine St 19116 58th wd. 1652 Sq Ft OPA#582213000 Improvements: Residential Property

KRISTEN SANCHEZ; MICHAEL J. SAN-CHEZ C.P. August Term, 2012 No. 02337 \$267,570.44 Phelan Hallinan Diamond & Jones, LLP

1705-530

2945 Brighton St 19149 55th wd. 1930 Sq Ft OPA#551364300 Improvements: Residential Property

JOHN BROWN C.P. July Term, 2015 No. \$154,669.55 KML Law Group, 01483

1705-531

124 Pelham Rd 19119 22nd wd. DET 2.5 STY STONE; 5100 Sq Ft BRT#223095500 Improvements: Residential Dwelling ABENAA TIMAZEE C.P. February Term, 2012 No. 03848 \$506,652.58 McCabe,

Weisberg, & Conway, P.C. 1705-532

6636 N 17th St 19126 10th wd. ROW B/GAR 2 STY MASONRY; 1352 Sq Ft BRT#101050900 Improvements: Residential Dwelling

STANLEY BOWMAN, JR. C.P. January Term, 2016 No. 02821 \$60,723.37 Mc-Cabe, Weisberg, & Conway, P.C.

1705-533

501 E Haines St 19144-1214 59th wd. 2223 Sq Ft OPA#592008000 Improvements: Residential Property SARAH REID-WRIGHT C.P. August Term, 2015 No. 00570 \$89,798.73 Phelan

Hallinan Diamond & Jones, LLP 1705-534

3438 N 6th St a/k/a 3438 N Sixth St 19140 43rd wd. (formerly part of the 33rd wd.) 1260 Sq Ft OPA#431111300 Improvements: Residential Property

C.P. September Term, SARAI LIRIANO 2016 No. 01627 \$16,517.48 KML Law Group, P.C.

1705-535

5258 Pennway St 19124 23rd wd. (formerly part of the 35th wd.) 1568 Sq Ft OPA#233105100 Improvements: Residential Property

DANIEL ÁLICEA C.P. March Term, 2015 No. 00755 \$168,728.13 KML Law

1705-536

2418 S Mole St 19145 26th wd. ROW 2 STY MASONRY; 960 Sq Ft BRT#261222100 Improvements: Residential Dwelling
GINA ANGELUCCI, KNOWN SURVIV-ING HEIR OF AUDREY ANGELUCCI; AUDREY ANGELUCCI, KNOWN SUR-

VIVING HEIR OF AUDREY ANGELUCCI; CARL ANGELUCCI, KNOWN SURVIV-ING HEIR OF AUDREY ANGELUCCI; BRIAN ANGELUCCI, KNOWN SURVIV-ING HEIR OF AUDREY ANGELUCCI; ERIC ANGELUCCI, KNOWN SURVIV-ING HEIR OF AUDREY ANGELUCCI; UNKNOWN SURVIVING HEIRS OF AU-DREY ANGELUCCI C.P. December Term, 2015 No. 01697 \$70,347.21 Mc-

1705-537

Cabe, Weisberg, & Conway, P.C.

9850 Montour St 19115 58th wd. 3600 Sq Ft OPA#581366000 Improvements: Residential Property

MAKSIM KOZLOV A/K/A MAKSIM BE-C.P. September Term, 2015 No. \$215,051.78 KML Law Group, LOV 02579 P.C.

1705-538

5846 Cedar Ave 19143-1934 3rd wd. 1314 Sq Ft OPA#032141600 Improvements: Residential Property

OLIVER A. FRANCIS C.P. June Term, 2014 No. 00536 \$132,777.71 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1705-539

 $\mathbf{3657} \ \mathbf{Old} \ \mathbf{York} \ \mathbf{Rd} \quad \mathbf{19140} \quad 43 \mathrm{rd} \ \mathrm{wd.} \ 1688$ Sq Ft OPA#432160100 Improvements: Residential Property VERONICA WARD C.P. December Term, 2012 No. 02289 \$150,947.97 KML Law

1705-542

Group, P.C.

KML Law Group, P.C.

205 Furley St 19120 61st wd. 761 Sq Ft OPA#612059300 Improvements: Residential Property CARMELA R. SAUNDERS C.P. November Term, 2015 No. 03581 \$104,969.51

1705-543

4314 E Howell St 19135 62nd wd. 2500 Sq Ft OPA#622176300 Improvements: Residential Property

KEVIN P. MCGEE C.P. September Term, 2014 No. 03073 \$75,339.22 KML Law Group, P.C.

1705-544

2608 S 65th St 19142 40th wd. 1463 Sq Ft OPA#406002200 Improvements: Residential Property

GRACE OMO-OGUN C.P. April Term, 2016 No. 01194 \$75,110.04 Shapiro & DeNardo, LLC

1705-545

1100 S Front St 19147 1020 Sq Ft OPA#871026350 a/k/a OPA#872026350 1020 Sq Ft Improvements: Row W/off Str 3 Sty Mason MJD PROPERTIES, LLC C.P. October Term, 2016 No. 4192 \$315,311.53 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esquire

1705-546

12407 Sweet Briar Rd 19154 66th wd. ROW B/GAR 2 STY MASONRY; 1360 Sq Ft BRT#663171300 Improvements: Residential Dwelling REGINA L. DIRENZO

Term, 2015 No. 02060 \$120,626.55 Mc-1705-547

Cabe, Weisberg, & Conway, P.C.

1904 E Allegheny Ave 19134 25th wd. 975 Sq Ft OPA#252305500 Improvements: Residential Property
ANGEL J. AYALA-APONTE C.P. August

Term, 2014 No. 01955 \$41,006.22 KML Law Group, P.C.

1705-548

8522 Michener Ave 19150 50th wd. 1535 Sq Ft OPA#501139500 Improvements: Residential Property MICHAEL YOUNG C.P. May Term, 2016 No. 03148 \$187,869.89 KML Law

1705-549

Group, P.C.

4006 J St 33rd wd. BRT#332229200 Improvements: Row B/gar 2 Sty Masonry ANTHONY DANTONI AND TRACEY DANTONI C.P. May Term, 2015 No. 00494 \$185,154.54 Richard J. Nalbandian

1705-550

2528 S Edgewood St 19142-3505 40th wd. 1120 Sq Ft OPA#402039100 Improvements: Residential Property

MOHAMED S. TOUNKARA C.P. July Term, 2015 No. 03266 \$31,064.44 Phelan Hallinan Diamond & Jones, LLP

1705-551

5109 F St 19124 35th wd. ROW B/ GAR 2 STY MASONRY; 1276 Sq Ft BRT#351339200 Subject to Mortgage Improvements: Residential Dwelling

JOSEPH THOMAS S. RAGEN, KNOWN SURVIVING HEIR OF ELIZABETH NA-GEN, DECEASED MORTGAGOR AND REAL OWNER: CATHERINE RAGEN KNOWN SURVIVING HEIR OF ELIZA-BETH RAGEN, DECEASED MORTGAG-OR AND REAL OWNER; PATRICIA A. JOHNSTON, KNOWN SURVIVING HEIR OF ELIZABETH RAGEN, DECEASED MORTGAGOR AND REAL OWNER; MICHAEL RAGEN, KNOWN SURVIVING HEIR OF ELIZABETH RAGEN, DECEASED MORTGAGOR AND REAL OWNER; MARK RAGEN, KNOWN SUR-VIVING HEIR OF ELIZABETH RAGEN, DECEASED MORTGAGOR AND REAL OWNER: JENNIFER RAGEN, KNOWN SURVIVING HEIR OF ELIZABETH RA-GEN, DECEASED MORTGAGOR AND REAL OWNER; LISA CORLEY, KNOWN SURVIVING HEIR OF ELIZABETH RA-GEN, DECEASED MORTGAGOR AND REAL OWNER: MARIE C. CORLEY A/K/A MARIE CORLEY A/K/A MARIE C. PYLE A/K/A MARIE C. CORLEY-PYLE; KNOWN SURVIVING HEIR OF ELIZA-

BETH RAGEN, DECEASED MORTGAG-OR AND REAL OWNER: UNKNOWN SURVIVING HEIRS OF ELIZABETH RA-

GEN. DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2014 No. 00357 \$124,760.78 McCabe, Weisberg, & Conway, P.C. Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1705-552

602 Leverington St a/k/a 602 Leverington Ave 19128-2606 21st wd. 2580 Sq Ft OPA#213281200 Improvements: Residential Property IGNACIO MUNOZ C.P. September Term, 2014 No. 03970 \$265,366.67 Phelan Hal-

1705-553

linan Diamond & Jones, LLP

1010 Arch St Unit 205 19107 5th wd. 696 Sq Ft OPA#888110212 Improvements: Residential Property

C.P. May Term, 2016 No. BEA LOYD 00325 \$179,006.38 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1705-554

5929 Woodcrest Ave 19131 52nd wd. ROW B/GAR 2 STY MASONRY; 1540 Sq Ft BRT#522163300 Improvements: Residential Dwelling

JOHNNIE BARR, JR. AND GERALDINE BARR C.P. January Term, 2015 No. 01445 \$157,370.53 McCabe, Weisberg, & Conway, P.C.

1705-555

1626 N 25th St 32nd wd. 1752 Sq Ft OPA#324085700 Improvements: Residential Property

CYNTĤIA V. HALL C.P. March Term, 2016 No. 01742 \$78,999.02 plus interest in the amount of \$4472.26 from 06/07/16 Samantha J. Koopman, Esquire

1705-556

1806 S 19th St 48th wd. 1056 Sq Ft BRT#481284400 Improvements: Row 2 Sty Masonry ELMER SMITH AND VIVIAN SMITH C.P. December Term, 2014 No. 03368 \$117,500.56 Milstead & Associates, LLC

1705-557

2135 Walnut St, Unit 203 8th wd. BRT#888082485 Improvements: Res Condo 5+ Sty Masonry JOHN J. BARRY AND JOHN W. C.P. May Term, 2014 No. 01505

\$178,262.31 Milstead & Associates, LLC 1705-558

115-117 N 3rd St 19106 4th wd. 14828 Sq Ft improved area OPA#881007210 Subject Dwelling

OLDE NORTH THIRD, LP, ET AL September Term, 2010 No. 022283 \$2,549,773.50 plus interest from 9/8/2010 to 2/8/17 at 6% per annum Michael P. Donohue, Esquire

1705-559

1144 S 18th St 36th wd. 961 Sq Ft BRT#361140700 Improvements: Row 2 Sty Masonry NORMA GRAY AND RICARDO GRAY C.P. December Term, 2014 No. 01134 \$281,060.62 Milstead & Associates, LLC

1705-560

49th wd. 2060 Sq Ft 4806 N 5th St BRT#491156900 Improvements: S/d Conv Apt 2 Sty Mason JORGE FAGUNDES C.P. February Term, 2015 No. 02061 \$119,349.37 Milstead & Associates, LLC

1705-561

582 Carver St 19120 35th wd. 1065 Sq Ft OPA#351235300 Improvements: Residential Property

WANDA A. ANDREWS C.P. May Term, 2016 No. 01362 \$61,335.56 Meredith H. Wooters, Esquire; Manley Deas Kochalski,

1705-562

5245 Hawthorne St 19124 62nd wd. 1524 Sq Ft BRT#622261500 Improvements: Residential Dwelling

JUAN M. HERNANDEZ C.P. November Term, 2016 No. 00796 \$86,899.26 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1705-563

443 Tree St 19148 39th wd. 1072 Sq Ft OPA#392128400 Improvements: Residen-UNKNOWN HEIRS AND/OR ADMINIS-TRATORS OF THE ESTATE OF FRANCIS

N. ETHREDGE C.P. June Term, 2014 No. 02874 \$85,246.79 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1705-564

6944 Grosbeak Pl 19142 40th wd. 2516 Sq

Ft BRT#406589400 Improvements: Residential Dwelling EDWIN A. CAMERON C.P. August Term, 2016 No. 04231 \$155,424.77 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire;

SHERIFF'S SALE

1705-565

6405 Marsden St 19135 41st wd. 1444 Sq Ft OPA#411271200 Subject to Mortgage Improvements: Residential Property
MARIA ROMAN C.P. January Term, 2016 No. 02908 \$92,907.61 H. Wooters, Esquire; Manley Deas Kochalski, LLC

1705-566

12305 Rambler Rd 58th wd. On Southeasterly side of Rambler Rd; Front: 19'11-3/8" Depth: 90'4-3/8" Improvements: Single Family Residence

GARY F. HAGAN A/K/A GARY HAGAN C.P. April Term, 2015 No. 01715 \$253,451.49 Stephen M. Hladik, Esq.

1705-567

5717 Pemberton St 46th wd. On Northerly side of Pemberton St; Front: 15' Depth: 60'7-3/4" OPA#463062500 Improvements: Single Family Residence

SEAN T. JACKSON, SR. AND PATRICE JACKSON C.P. November Term, 2014 No. 01311 \$73,892.30 Stephen M. Hladik, Esq.

1705-568

1614 N 55th St 19131 4th wd. 2443 Sq Ft OPA#041316400 Improvements: Residential Property GLENIS WADE C.P. November Term, 2016 No. 02446 \$59,946.04 plus interest in the amount of \$1263.81 Samantha J. Koop-

1705-569

man, Esquire

1204 Fillmore St 19124 23rd wd. 1280 Sq Ft OPA#234109300 Improvements: Residential Property IANETTE SANTIAGO C.P. March Term,

2015 No. 02105 \$193,234.20 plus interest in the amount of \$7730.47 Samantha J. Koopman, Esquire

1705-570

1616 N 55th St 19131 4th wd. 2443 Sq Ft OPA#041316400 Improvements: Residential Property

GLENIS WADE C.P. December Term, 2016 No. 00448 \$20,151.91 plus interest in the amount of \$302.82 Samantha J. Koopman, Esquire

1705-571

1437 N 61st St 34th wd. On the Easterly side of 61st St (60 ft wide) at the distance of 345 ft, 10-3/4 in Northwestwardly from the Northwesterly side of Master St (60 ft wide) Improvements: Semi/det 2 Sty Masonry LINDER GENERAL CONTRACTING LLC C.P. February Term, 2016 No. 01397 \$51,829.14 Patrick J. Wesner

1705-572

1231 N Conestoga St 19131 52nd wd. 1779 Sq Ft BRT#04-1137800 Improvements: Residential Dwelling GERALD T. BROOKS C.P. December Term, 2016 No. 02726 \$41,569.63 Udren Law Offices, P.C.

1705-573

2109 Stenton Ave 19138 10th wd. 1283 Sq Ft BRT#102337500 Improvements: Residential Dwelling BILLIE J. WHITLEY, INDIVIDUALLY AND AS KNOWN HEIR OF HAYWOOD

E. WHITLEY, SR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTER-EST FROM OR UNDER HAYWOOD E. WHITLEY, SR. C.P. September Term, 2011 No. 01228 \$110,304.22 Udren Law Offices, P.C.

5108 Springfield Ave 19143-4206 51st wd. 2576 Sq Ft OPA#511266000 Improve-

ments: Residential Property

EDWARD HUNTER; MARYANN CUM-MINGS, INDIVIDUALLY AND IN HER CAPACITY AS DEVISEE OF THE ESTATE OF GENEVA JOHNSON; KATHY JOHN-SON, IN HER CAPACITY AS ADINISTRA-TOR CTA AND DEVISEE OF THE ESTATE OF GENEVA JOHNSON: SUSAN CONEY. IN HER CAPACITY AS DEVISEE OF THE ESTATE OF GENEVA JOHNSON: JAMES JOHNSON, IN HIS CAPACITY AS DEVI-SEE OF THE ESTATE OF GENEVA JOHN-SON; RUBY PARKER, IN HER CAPACITY AS DEVISEE OF THE ESTATE OF GENEVA JOHNSON C.P. September Term,

2012 No. 03030 \$232,543.39 Phelan Hal-

linan Diamond & Jones, LLP

1705-575

SHERIFF'S SALE

 $2809 \ S \ Iseminger \ St \ 19148-4932 \ \ 39th \ wd.$ 1368 Sq Ft OPA#395329700 Improvements: Residential Property
JULIAN DIPIETRO, IN HER CAPAC-ITY AS HEIR OF GINO DIPIETRO A/K/A GINO JOSEPH DIPIETRO, DECEASED; GINO DIPIETRO, IN HIS CAPACITY AS HEIR OF GINO DIPIETRO A/K/A GINO JOSEPH DIPIETRO, DECEASED; UN-KNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER GINO DIPIETRO, DECEASED. April Term, 2016 No. 02284 \$177,972.07 Phelan Hallinan Diamond & Jones, LLP

1705-577

9257 Old Newtown Rd 19115 56th wd. 2561 Sq Ft BRT#56-2443480 Improvements: Residential Dwelling GENETTA GUTMAN C.P. September Term, 2016 No. 00156 \$130,123.44 Udren Law Offices, P.C.

1705-578

5801 Sylvester St 19149 62nd wd. 2012 Sq Ft OPA#621376000 Improvements: Residential Property

DONALD A. DE GRANDIS AND MI-CHAEL J. MARTIN, BY HIS ATTORNEY IN FACT, ELLEN S. TIDMAN C.P. October Term, 2010 No. 001039 \$90,695.26 Shapiro & DeNardo, LLC

1705-579

2131 W Passyunk Ave 19145-3414 48th wd. 1500 Sq Ft OPA#482131000 Improvements: Residential Property NASSER ALBAROUKI C.P. November Term, 2014 No. 01014 \$172,452.50 Phel-

1705-580

an Hallinan Diamond & Jones, LLP

2622 Federal St 19146-3829 36th wd. OPA#362028600 Improvements: Residential Property

LEONARD CRAWFORD C.P. June Term, 2013 No. 01871 \$211,507.05 Phelan Hallinan Diamond & Jones, LLP

1705-581

938 N Lawrence St 19123-1438 5th wd. Improve-1490 Sq Ft OPA#057125900 ments: Residential Property MARK J. BOGAN C.P. April Term, 2016 No. 01639 \$328,230.38 Phelan Hallinan Diamond & Jones, LLP

1705-582

117 E Hortter St 19119-2207 22nd wd. 1118 Sq Ft OPA#221179000 Improvements: Residential Property BEVERLY THOMISON-SADIA C.P. September Term, 2015 No. 02862 \$76,494.75 Phelan Hallinan Diamond & Jones, LLP

1705-583

593 E Carver St a/k/a 593 Carver St 19120-1711 35th wd. 984 Sq Ft OPA#351249500 Improvements: Residential Property TIMOTHY CLARK; CHRISTOPHER CLARK C.P. January Term, 2015 No. 02227 \$38,148.44 Phelan Hallinan Diamond & Jones, LLP

1705-584

1840 73rd Ave 19126-1513 10th wd. 1280 Sq Ft OPA#101343100 Improvements: Residential Property BAXTER ESTÂTES, LLC C.P. February Term, 2016 No. 04172 \$93,817.00 Phelan Hallinan Diamond & Jones, LLP

1705-585

546 S Salford St 3rd wd. 909 Sq Ft BRT#032213900 Improvements: Residential Dwelling WILLIAM B. PRATT C.P. May Term, 2016 No. 00619 \$62,481.67 Law Office of Gregory Javardian, LLC

1705-586

2709 S Alder St 19148-4908 39th wd. 958 Sq Ft BRT#395260500 Subject to Mortgage Improvements: Residential Dwelling
JOSEPH MICALI; LISA MICALI C.P. November Term, 2015 No. 01261 \$170,135.97 Udren Law Offices, P.C.

1705-587

1918 Wilder St 19146 36th wd. 854 Sq Ft OPA#363034900 Improvements: Residential Property

JOSEPH C. DIBABBO, SR. Term, 2016 No. 03317 \$191,435.50 Shapiro & DeNardo, LLC

1705-588

3532 Drumore Dr 19154 66th wd. 1625 Sq Ft OPA#66-2-2608-00 Improvements: Residential Property

COLLEEN M. GOIDA AND MICHAEL J. GOIDA A/K/A MICHAEL GOIDA C.P. December Term, 2016 No. 02352 \$143,658.25 Shapiro & DeNardo, LLC

1705-589 9351 Neil Rd, #A 19115 56th wd. 1107 Sq Ft OPA#888560885 Improvements: Resi-

BRIAN ROAKES AND KRISTY HOPKINS C.P. September Term, 2016 No. 00134 \$137,606.39 Shapiro & DeNardo, LLC

dential Property

1705-590

6633 N Fairhill St 19126 61st wd. 1339 Sq Ft OPA#611115100 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 Javard-

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 provements: 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

2225 Gaul St 19125-2933 31st wd. 1638 Sq Ft OPA#312067400 Improvements: Residential Property

TIMOTHY MILLIGAN: MAURA MIL-C.P. November Term, 2013 No. LIGAN 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, SUC-CESSORS, ASSIGNS, AND ALL PER-SONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HENRY PICKETT, JR., 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 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 Mil-

stead & Associates, LLC

2033 S Alden St 19143 40th wd. Improvement Area: 1109 Sq Ft; Land Area: 795 Sq Ft PRCL#401014801 Improvements: Row 2 Stv 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 REPRE-SENTATIVE 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.; SHE-NI 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

C.P. November Term, TONJA STARKEY 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.

SHERIFF'S SALE 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, Weis-

berg, & Conway, P.C.

2213 S Clarion St 19148 39th wd. Improvement Area: 856 Sq Ft; Land Area: 652 Sq Ft PRCL#394443100 Improvements: Row 2 Stv Masonry

JAMES DRU DE MARCO A/K/A JAMES DRU DEMARCO A/K/A JAMES D. DE-MARCO A/K/A JAMES DRU DEMARO 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 ments: Residential Property ROBERTA M. LESESANE 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 MC-OUOWN 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.

1705-612

SHERIFF'S SALE

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. SHA-BAZZ-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 Improvements: Commercial Mortgage LEODORO ROSARIO; MILAGROS ARIAS SANTOS C.P. February Term, 2015 No. 03191 \$34 374 10 Richard I Weitzman

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 ments: Residential Property

LOUIS DREW; LA VADA ENGLISH A/K/A LA VADA DREW ENGLISH cember Term, 2015 No. 01691 \$737,031.76 Phelan Hallinan Diamond & Jones, LLP

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

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. Sep-

tember 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

1705-617B

Kathryn L. Mason, Esquire

4857 N 6th St 19120 49th wd. 2025 Sq Ft

SHERIFF'S SALE

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.

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. RO-DRIGUEZ 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 Residential Property

ALVIN L. BÛNCH, 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. BÛNCH, JR. AND UNITED

STATES OF AMERICA C.P. November Term, 2015 No. 01153 \$438,682.79 Richard M. Squire & Associates, LLC

1705-622A

 $\textbf{4009-4011 Lancaster Ave} \quad \text{6th wd. 2288 Sq}$ Ft BRT#882937945 Improvements: Hse Worship All 1 Sty Mas RASHEED J LEWIS AND GWENDOLYN

LEWIS C.P. October Term, 2014 No. \$319,177.03 Milstead & Associ-03042 ates, 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 C.P. August Term, 2014 No. 00359 \$35,114.09 Richard M. Squire & Associates, LLC





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