

Sheriff’s Sale Notices for June 6, 2017

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, June 6, 2017 at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EDT) Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p>	<p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</p> <p>The “BRT #” refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on June 6, 2017</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION</p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p> <p>SHERIFF’S SALE OF TUESDAY, JUNE 6, 2017</p> <p>1706-301 1905 E Venango St 19134 45th wd. 1059 Sq Ft OPA#452150700 Improvements: Residential Property HEATHER D. BUSK; JAMES D. BUSK; DAMIAN M. CIARMELLA A/K/A DAMIAN K. CIARMELLA C.P. November Term, 2015 No. 03887 \$71,036.13 KML Law Group, P.C.</p> <p>1706-302 5724 Malcolm St 19143 51st wd. 930 Sq Ft OPA#513182100 Improvements: Residential Property THE UNKNOWN HEIRS OF LEADER M. DIXON, DECEASED; MOZELLE DIXON A/K/A MOZELLE BROWN, SOLELY IN HER CAPACITY AS HEIR OF LEADER M. DIXON, DECEASED; MICHAEL DIXON, SOLELY IN HIS CAPACITY AS HEIR OF LEADER M. DIXON, DECEASED C.P. September Term, 2016 No. 01350 \$86,305.40 KML Law Group, P.C.</p> <p>1706-303 760 Smylie Rd 19124 35th wd. 1337 Sq Ft BRT#351000300 Improvements: Residential Dwelling SHAN G. ZHENG AND CHENG XIANG ZHENG C.P. January Term, 2016 No. 02682 \$95,299.70 Martha E. Von Rosenstiel P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.</p>	<p>1706-304 5639 Addison St 19143 60th wd. (formerly part of the 46th wd.) 953 Sq Ft OPA#604125200 Improvements: Residential Property ALEXANDER RINGGOLD C.P. October Term, 2014 No. 02906 \$121,354.76 KML Law Group, P.C.</p> <p>1706-305 2652 E Toronto St 19134 25th wd. 763 Sq Ft BRT#251084400 Improvements: Residential Dwelling JEFFREY M. BEEBE C.P. January Term, 2014 No. 02614 \$103,780.32 Martha E. Von Rosenstiel P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.</p> <p>1706-306 4134 Dungan St 19124 33rd wd. 1206 Sq Ft OPA#332411100 Improvements: Residential Property JUAN MARTINEZ-CRUZ A/K/A JUAN MARTINEZ CRUZ C.P. April Term, 2016 No. 02119 \$89,739.63 KML Law Group, P.C.</p> <p>1706-307 722 Landis St 19124 35th wd. 987 Sq Ft OPA#351055900 Improvements: Residential Property AMANDA M. SMITH AND RUSSELL W. SMITH C.P. August Term, 2016 No. 04067 \$9,423.56 KML Law Group, P.C.</p> <p>1706-308 2443 S Edgewood St 19142 40th wd. 1094 Sq Ft OPA#402033400 Improvements: Residential Property DAWN M. CYRUS C.P. December Term, 2015 No. 01403 \$84,747.26 KML Law Group, P.C.</p> <p>1706-309 6313 Eastwood St 19149 54th wd. 1221 Sq Ft BRT#54-1-2717-00 Improvements: Residential Dwelling BIBIHALIMOON HUSSAIN A/K/A BIBI HALIMOON HUSSAIN C.P. June Term, 2016 No. 02931 \$148,500.65 Udren Law Offices, P.C.</p> <p>1706-310 8528 Tolbut St 19152-1211 56th wd. 1060 Sq Ft OPA#562417700 Improvements: Residential Property MAGDA KIRALY; RICHARD THOMAS KIRALY A/K/A RICHARD T. KIRALY C.P. February Term, 2012 No. 01250 \$185,330.08 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-311 1229 Alcott St 19149 35th wd. 1150 Sq Ft OPA#352088100 Improvements: Residential Property ELIZABETH WADE C.P. May Term, 2015 No. 03376 \$59,005.32 Shapiro & DeNardo, LLC</p> <p>1706-312 269 Widener Pl a/k/a 269 Widener St 19120-1840 61st wd. 1050 Sq Ft OPA#612120300 Improvements: Residential Property KEITH BLACKWELL C.P. May Term, 2016 No. 02652 \$62,759.06 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-313 11715 Centennial Sq West 58th wd. 2881 Sq Ft BRT#582539859 Improvements: Residential Dwelling THOMAS T. MCHALE, IV A/K/A THOMAS P. MCHALE, IV C.P. August Term, 2016 No. 00777 \$226,417.06 Powers, Kim & Associates, LLC</p> <p>1706-314 2541 E Ontario St 19134 45th wd. 1125 Sq Ft BRT#45-1-043100 Improvements: Residential Dwelling COLLEEN POWASERYS; JOHN G. POWASERYS C.P. September Term, 2009 No. 03599 \$125,541.56 Udren Law Offices, P.C.</p> <p>1706-315 6728 N Smedley St 19126-2758 10th wd. 1180 Sq Ft OPA#101041500 Improvements: Residential Property RHONDA TUCKER, INDIVIDUALLY</p>	<p>AND IN HER CAPACITY AS ADMINIS- TRATRIX OF THE ESTATE OF MARGA- RET G. SMITH, DECEASED AND IN HER CAPACITY AS HEIR OF JENIASE TUCK- ER A/K/A JENICE TUCKER, DECEASED HEIR OF THE ESTATE OF MARGARET G. SMITH, DECEASED; TYREANE TUCKER A/K/A TYREANE HUNTER, INDIVIDU- ALLY AND IN HER CAPACITY AS HEIR OF JENIASE TUCKER A/K/A JENICE TUCKER, DECEASED HEIR OF MARGA- RET G. SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA- TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MAR- GARET G. SMITH A/K/A MARGARET SMITH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTER- EST FROM OR UNDER JENIASE TUCK- ER A/K/A JENICE TUCKER, DECEASED HEIR OF THE ESTATE OF MARGARET G. SMITH A/K/A MARGARET SMITH, DECEASED C.P. May Term, 2015 No. 00536 \$33,513.68 Phelan Hallinan Dia- mond & Jones, LLP</p> <p>1706-316 6419 Limekiln Pike 19138-3023 17th wd. 1164 Sq Ft OPA#172309800 Improve- ments: Residential Property EVENS BENOIT; MICHELENE BEN- OIT C.P. April Term, 2016 No. 00552 \$47,908.35 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-317 5911 Elsmore St 19120-1207 35th wd. 1042 Sq Ft OPA#352301700 Improvements: Residential Property MARC L. BARNHILL C.P. February Term, 2016 No. 04174 \$153,593.39 Phel- an Hallinan Diamond & Jones, LLP</p> <p>1706-318 2729 Levick St 19149 62nd wd. 1200 Sq Ft OPA#621291800 Improvements: Residen- tial Property ANIBAL RUIZ C.P. September Term, 2016 No. 00222 \$63,000.97 Phelan Hal- linan Diamond & Jones, LLP</p> <p>1706-319 401 N Front St 3A a/k/a 401-11 N Front St #3A 19123 88th wd. 1200 Sq Ft OPA#888030035 Improvements: Residen- tial Property SRIKAR DORAI C.P. March Term, 2016 No. 01657 \$294,027.57 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-320 511 Parnell Pl 19144-1425 12th wd. 1152 Sq Ft OPA#122016400 Improvements: Residential Property VALERIE CRABBE WALKER; LISA FAIRFAX; HOWARD H. CRABBE, III; UNKNOWN HEIRS, SUCCESSORS, AS- SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HOWARD CRABBE A/K/A HOWARD H. CRABBE, DECEASED C.P. May Term, 2014 No. 00403 \$72,712.13 Phelan Hal- linan Diamond & Jones, LLP</p> <p>1706-321 5921 Crystal St 19120-1127 35th wd. 1008 Sq Ft OPA#352220300 Improvements: Residential Property CHRYSTAL J. PITTMAN; MARK D. PITT- MAN C.P. August Term, 2016 No. 03324 \$108,685.24 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-322 535 Wilder St 19147-5826 1st wd. 1192 Sq Ft OPA#011252200 Improvements: Resi- dential Property RASHIME MIDDLETON C.P. August Term, 2015 No. 04454 \$230,150.16 Phel- an Hallinan Diamond & Jones, LLP</p> <p>1706-323 1120 McClellan St a/k/a 1120 Mc Clellan St 19148 39th wd. 1236 Sq Ft OPA#394562600 Improvements: Residential Property BRIAN REAVER C.P. May Term, 2016</p>	<p>No. 00400 \$360,515.23 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-324 1025 N 64th St 19151-4507 34th wd. 2147 Sq Ft OPA#344244100 Improvements: Residential Property MIGUEL MEDINA; JANELLE MEDI- NA C.P. November Term, 2014 No. 00564 \$93,789.61 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-326 583 Van Kirk St 19120 35th wd. 1194 Sq Ft OPA#352117400 Improvements: Resi- dential Property JHAMIKA DAKAR C.P. September Term, 2016 No. 00280 \$120,162.85 Phel- an Hallinan Diamond & Jones, LLP</p> <p>1706-327 4226 N Marshall St 19140-2523 43rd wd. 1094 Sq Ft OPA#433293400 Improve- ments: Residential Property ROBERTO M. RODRIGUEZ C.P. August Term, 2016 No. 03994 \$46,226.50 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-328 1306 Kimberly Dr 19151-2833 34th wd. 1120 Sq Ft OPA#343295400 Improve- ments: Residential Property LATYSHA AUSTIN; KALA GATH- RIGHT C.P. March Term, 2016 No. 03061 \$131,920.48 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-329 605 Brighton St 19111-4020 53rd wd. 1304 Sq Ft OPA#532256000 Improvements: Residential Property QUINCY BASS C.P. August Term, 2016 No. 01180 \$190,445.77 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-330 6230 Ogontz Ave 19141-1413 17th wd. 1282 Sq Ft OPA#172258000 Improve- ments: Residential Property ELIZABETH SHIELDS THOMAS C.P. May Term, 2016 No. 01687 \$77,992.48 Phelan Hallinan Diamond & Jones LLP</p> <p>1706-331 124 N 53rd St 19139-2612 44th wd. 1348 Sq Ft OPA#441171900 Improvements: Residential Property HAZEL G. TAYLOR A/K/A HAZEL TAY- LOR C.P. August Term, 2016 No. 02333 \$79,113.06 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-332 4164 Gilham St 19135-2513 55th wd. 960 Sq Ft OPA#552132000 Improvements: Residential Property FELIX F. FILANOVSKAYA F/K/A VALEN- TINA F. FILANOVSKAYA C.P. March Term, 2016 No. 01662 \$92,045.71 Phelan Hallinan Diamond & Jones, LLP</p> <p>1706-333 6142 Ludlow St 19139 3rd wd. 1425 Sq Ft BRT#03-1-0154-00 Improvements: Resi- dential Dwelling KEVIN SMALL, KNOWN HEIR OF LOUIS SMALL, JR.; ESTATE OF LOUIS SMALL, JR. C/O CONCHETTA D. SMALL, PER- SONAL REPRESENTATIVE; CONCHET- TA D. SMALL, PERSONAL REPRESENTATIVE OF ESTATE OF LOUIS SMALL, JR.; TERRANCE CORRELL, KNOWN HEIR OF MARIE SMALL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA- TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOUIS SMALL, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA- TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIE SMALL C.P. May Term, 2013 No. 01806 \$176,240.28 Udren Law Offices, P.C.</p> <p>1706-334 2998 Chatham St 19134 25th wd. 1045 Sq Ft BRT#251412200 Improvements: Resi- dential Dwelling GINA HARRISON, KNOWN HEIR OF JOHN J. MCBRIDE A/K/A JOHN J. MC- BRIDE, JR.; JOHN J. MCBRIDE, SR.,</p>

SHERIFF'S SALE

KNOWN HEIR OF JOHN J. MCBRIDE A/K/A JOHN J. MCBRIDE, JR.; JUNE MCBRIDE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN J. MCBRIDE A/K/A JOHN J. MCBRIDE, JR. C.P. April Term, 2016 No. 01030 \$89,722.83 Udren Law Offices, P.C.

1706-336

5900 Osage Ave 19143 3rd wd. 2200 Sq Ft OPA#032062100 Improvements: Residential Property ESTATE OF WILLIAM J. FRAZIER A/K/A WILLIAM FRAZIER, DECEASED; ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES, AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE, OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER; ERIC HINES A/K/A ERIC ALLEN HINES, SOLELY AS EXECUTOR OF THE ESTATE OF WILLIAM J. FRAZIER A/K/A WILLIAM FRAZIER, DECEASED C.P. August Term, 2016 No. 04206 \$51,653.72 Richard M. Squire & Associates, LLC

1706-337

1850 E Orleans St a/k/a 1850 Orleans St 19134 25th wd. 1450 Sq Ft OPA#252158300 Improvements: Residential Property JOSE O. MALDONADO-MORALES A/K/A JOSE O. MALDONADO MORALES; JENNIELLE ORTIZ RIVAS A/K/A JENNIELEE ORTIZ RIVAS C.P. June Term, 2016 No. 02082 \$103,032.17 KML Law Group, P.C.

1706-338

2023 Moore St 19145 36th wd. 910 Sq Ft OPA#363165400 Improvements: Residential Property DONALD CARTER; THE UNKNOWN HEIRS OF MARIAN CARTER, DECEASED; DEBORAH LINDSAY CARTER, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF MARIAN CARTER, DECEASED C.P. June Term, 2016 No. 00244 \$106,215.99 KML Law Group, P.C.

1706-339

105 N 55th St 19139 4th wd. 878 Sq Ft OPA#041157500 Improvements: Residential Property BETTY MCDUFFIE C.P. September Term, 2016 No. 01883 \$45,574.73 KML Law Group, P.C.

1706-340

2324 N Howard St 19133 19th wd. 1910 Sq Ft OPA#191036310 Improvements: Residential Property CYDMARIE TORRES C.P. May Term, 2013 No. 01441 \$95,314.01 KML Law Group, P.C.

1706-341

4718 Roosevelt Blvd 19124 35th wd. 4118 Sq Ft OPA#351023100 Improvements: Residential Property MARCSENE GANTHIER AND SOPHONIE LORS A/K/A SOPHRONIE LORS C.P. June Term, 2014 No. 02363 \$130,069.53 KML Law Group, P.C.

1706-342

161 N Dewey St 19139 34th wd. 943 Sq Ft OPA#341157400 Improvements: Residential Property BRANDON LUCAS AND FRANCES E. MANNINGS A/K/A FRANCES E. MANNING C.P. August Term, 2016 No. 04458 \$66,402.03 KML Law Group, P.C.

1706-343

3211 Aramingo Ave 19134 45th wd. 1073 Sq Ft OPA#451392300 Improvements: Residential Property ARMINDA L. PAZ C.P. June Term, 2016 No. 00302 \$137,573.21 KML Law Group, P.C.

1706-344

2582 Balwynne Park Rd a/k/a 2582 W Balwynne Park Rd 19131 52nd wd. (formerly part of the 24th wd.) 2209 Sq Ft OPA#521395700 Improvements: Residential Property SHAWN H. BENJAMIN C.P. August Term, 2016 No. 04576 \$185,159.36 KML Law Group, P.C.

1706-345

6122 Catharine St a/k/a 6122 Catherine St 19143 3rd wd. (formerly part of the 46th wd.) 1760 Sq Ft OPA#033008800 Improvements: Residential Property NICOLE GODBOLT C.P. March Term, 2016 No. 01678 \$92,756.04 KML Law Group, P.C.

SHERIFF'S SALE

1706-346
6423 Buist Ave 19142 40th wd. 1080 Sq Ft OPA#406248400 Improvements: Residential Property KEDIAH ZARWIE C.P. August Term, 2016 No. 04354 \$85,193.89 KML Law Group, P.C.

1706-347

5211 Arlington St 19131 52nd wd. 1680 Sq Ft OPA#521126200 Improvements: Residential Property SHELBY J. EDWARDS C.P. May Term, 2016 No. 00510 \$151,368.15 KML Law Group, P.C.

1706-348

2102 S 64th St a/k/a 2102 64th St 19142 40th wd. 1600 Sq Ft OPA#401175300 Improvements: Residential Property CEDRIC RIVERS AND PAMELA RIVERS C.P. April Term, 2016 No. 03367 \$72,107.36 KML Law Group, P.C.

1706-349

6826 Paschall St 19142 40th wd. 3773 Sq Ft OPA#403320900 Improvements: Residential Property BETHEL BATES AND FREDERICK BATES C.P. February Term, 2015 No. 01947 \$27,423.60 KML Law Group, P.C.

1706-350

5550 Crowson St 19144 12th wd. 773 Sq Ft OPA#122211700 Improvements: Residential Property MARICE ROGERS C.P. September Term, 2016 No. 02580 \$66,388.20 KML Law Group, P.C.

1706-351

2936 N Howard St 19133 7th wd. (formerly part of the 33rd wd.) 960 Sq Ft OPA#071076200 Improvements: Residential Property EMMANUEL HERRINGTON C.P. September Term, 2016 No. 02011 \$43,469.50 KML Law Group, P.C.

1706-352

6213 N Howard St 19120 61st wd. 1088 Sq Ft OPA#611017700 Improvements: Residential Property YENNY C. LORA AND DORA M. VIA-CAVA AS EXECUTRIX OF THE ESTATE OF WILFREDO G. MORANTE A/K/A GIOVANNI MORANTE, DECEASED C.P. September Term, 2016 No. 01946 \$77,985.28 KML Law Group, P.C.

1706-353

3015 Memphis St 19134 25th wd. 954 Sq Ft OPA#251492600 Improvements: Residential Property ARIANA M. ADAM A/K/A ARIANA ADAM C.P. September Term, 2016 No. 02821 \$81,699.46 KML Law Group, P.C.

1706-354

8368 Langdon St 19152 56th wd. 2858 Sq Ft BRT#562331300 Improvements: Residential Dwelling WILLIAM J. KERNAN; DENISE A. LAY A/K/A DENISE A. LAY-KERNAN C.P. August Term, 2016 No. 01244 \$179,758.05 Udren Law Offices, P.C.

1706-355

6228 Race St 19139 34th wd. 2200 Sq Ft BRT#34-1016400 Improvements: Residential Dwelling CHAUNCEY HARLEE C.P. January Term, 2017 No. 03609 \$126,818.28 Udren Law Offices, P.C.

1706-356

4104 Germantown Ave 19140 13th wd. (formerly 38th wd.) 1010 Sq Ft OPA#871081850 Subject to Rent Improvements: Multi-use Property HUNTING PARK PARIS, LLC C.P. December Term, 2016 No. 002861 \$79,942.97 Craig H. Fox, Esq.

1706-357

2836 Norcross Ln 19114 57th wd. 2210 Sq Ft BRT#57-2-095524 Improvements: Residential Dwelling DIANA YANG; JUN ZHOU C.P. October Term, 2014 No. 00946 \$216,463.70 Udren Law Offices, P.C.

1706-358

10820 Modena Terr 19154 66th wd. ROW B/GAR 2 STY MAS+OTHER; 1449 Sq Ft BRT#662053300 Improvements: Residential Dwelling KELLY A. O'KEEFE AND MATTHEW J. SCHWARTZ C.P. September Term, 2016 No. 01645 \$77,335.9 McCabe, Weisberg, & Conway, P.C.

1706-359

2122 E Cheltenham St assessed as 2122 E Cheltenham Ave 19124 41st wd. 1414 Sq

SHERIFF'S SALE

Ft OPA#411071700 Improvements: Residential Property IOSLAV STARIKOV AND SVETLANA STARIKOV C.P. November Term, 2016 No. 02540 \$70,542.18 Shapiro & DeNardo, LLC

1706-360

6711 Lansdowne St a/k/a 6711 Lansdowne Ave 19151 34th wd. 3201 Sq Ft OPA#34-4029200 Improvements: Residential Property THOMAS BACON, JR.; ROBIN BACON C.P. March Term, 2012 No. 04095 \$133,110.81 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1706-361

5055 Stenton Ave 19144 12th wd. 1275 Sq Ft BRT#121218800 Improvements: Residential Dwelling UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER REGINA MCCOLLUM C.P. August Term, 2016 No. 02986 \$72,432.23 Udren Law Offices, P.C.

1706-362

2005 S 65th St 19144 40th wd. 983 Sq Ft BRT#401204800 Improvements: Row 2 Sty Masonry SON H. NGUYEN C.P. July Term, 2015 No. 01744 \$54,457.10 Milstead & Associates, LLC

1706-363

8228 Provident Rd 19150 50th wd. DET W/B GAR 2 STY MAS+OTH; 1329 Sq Ft BRT#501173000 Improvements: Residential Dwelling ALICE L. PASKINGS C.P. August Term, 2016 No. 03760 \$169,224.68 McCabe, Weisberg, & Conway, P.C.

1706-364

7016 Cottage St 19150 55th wd. Approximate Size: Land 2,250 sq ft; Improvement 1,440 sq ft BRT#552399600 Improvements: Residential Real Estate JOSEPH KORCIENSKI C.P. February Term, 2015 No. 000026 \$93,771.95 Stern & Eisenberg PC

1706-365

8606 Colony Dr 19152 57th wd. 4421 Sq Ft OPA#571284004 Improvements: Residential Property JOSEPH M. MCCLAUGHLIN C.P. March Term, 2015 No. 00243 \$186,455.54 KML Law Group, P.C.

1706-366

2109 Melvin St 19152 52nd wd. 16'x73' OPA#522246500 Subject to Mortgage Improvements: House UNKNOWN HEIRS OF MILDRED E. RHEM, DECEASED C.P. January Term, 2016 No. 00570 \$24,829.86 Michael S. Bomstein, Esquire

1706-367

1824 S 65th St 19142 40th wd. 1176 Sq Ft OPA#403004000 Improvements: Residential Property UDO UMOH C.P. April Term, 2015 No. 02492 \$49,965.71 Phelan Hallinan Diamond & Jones, LLP

1706-368

248 N Wilton St 19139 44th wd. 910 Sq Ft OPA#441148600 Improvements: Residential Property FREDDIE J. JONES, JR., SOLELY IN HIS CAPACITY AS HEIR OF ROSETTA JONES, DECEASED C.P. October Term, 2016 No. 03690 \$16,077.17 KML Law Group, P.C.

1706-369

2077 E Clearfield St 19140 25th wd. 1060 Sq Ft BRT#252242700 Improvements: Residential Dwelling ALEXANDER VALENTIN C.P. January Term, 2015 No. 01988 \$59,057.43 Powers, Kirm & Associates, LLC

1706-370

5637 Montrose St 19143 46th wd. 1032 Sq Ft OPA#463141300 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET JONES, DECEASED; MARK JONES, KNOWN HEIR OF MARGARET JONES, DECEASED C.P. May Term, 2016 No. 00777 \$75,357.54 Shapiro & DeNardo, LLC

1706-371

7057 Lincoln Dr 19119 22nd wd. 1800 Sq Ft BRT#223272157 Improvements: Residential Dwelling

SHERIFF'S SALE

V. ROMAINE THOMPSON, EXECUTRIX OF THE ESTATE OF ELIAH THOMPSON, JR. C.P. May Term, 2016 No. 01146 \$244,279.54 McCabe, Weisberg, & Conway, P.C.

1706-372

7110 Limekiln Pike 19140 10th wd. 1520 Sq Ft BRT#10-2-0702-00; PRCL#109-N 9 12 Improvements: Residential Dwelling MONIQUE C. KING C.P. January Term, 2016 No. 01345 \$157,154.52 Powers, Kirm & Associates, LLC

1706-373

929 Daly St 19148 39th wd. ROW 2 STY MASONRY; 700 Sq Ft BRT#393335700 Improvements: Residential Dwelling MARY M. CARILLA C.P. November Term, 2016 No. 01970 \$110,138.92 McCabe, Weisberg, & Conway, P.C.

1706-374

2549 S 61st St 19142 40th wd. 960 Sq Ft OPA#402058300 Improvements: Residential Property EDWARD MAUSER C.P. September Term, 2016 No. 02806 \$57,928.15 KML Law Group, P.C.

1706-375

3612 Solly Ave 19136-2315 64th wd. 1280 Sq Ft OPA#642332200 Improvements: Residential Property LUKE GOTTSABEND C.P. June Term, 2016 No. 02505 \$166,786.55 Phelan Hallinan Diamond & Jones, LLP

1706-376

802 Loney St 19111-2511 63rd wd. 1066 Sq Ft OPA#631275000 Improvements: Residential Dwelling EDWARD J. LEBER C.P. September Term, 2016 No. 02678 \$204,321.39 Phelan Hallinan Diamond & Jones, LLP

1706-377

1037 Camas Dr 19115 63rd wd. 6564 Sq Ft OPA#632088000 Improvements: Residential Property MICHAEL F. LYNN C.P. August Term, 2016 No. 04052 \$196,543.50 KML Law Group, P.C.

1706-378

1012 Daly St 19148 39th wd. 728 Sq Ft BRT#394080110 Improvements: Residential Real Estate MY A. PHUN C.P. September Term, 2016 No. 02548 \$131,988.58 Stern & Eisenberg PC

1706-379

3705 Bandon Dr 19154 66th wd. 1800 Sq Ft BRT#663402500 Improvements: Residential Dwelling JOSEPH M. OSINSKI C.P. September Term, 2016 No. 02173 \$69,179.85 Martha E. Von Rosenstiel P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1706-380

1710 Waterloo St 19122 18th wd. 643 Sq Ft OPA#183078300 Improvements: Residential Property SAMUEL LEWIS C.P. August Term, 2016 No. 04284 \$190,844.53 KML Law Group, P.C.

1706-382

5724 N Lambert St 19138 49th wd. 1000 Sq Ft BRT#172424900 Improvements: Residential Dwelling FLOYD R. WHEELER C.P. October Term, 2016 No. 03274 \$66,499.37 Martha E. Von Rosenstiel P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1706-383

144 Mercy St 19148 39th wd. 644 Sq Ft OPA#391057900 Improvements: Residential Property SEAMUS HAGGERTY C.P. May Term, 2016 No. 01271 \$248,117.09 KML Law Group, P.C.

1706-384

543 E Cheltenham Ave 19144 59th wd. 2000 Sq Ft BRT#591006400 Improvements: Residential Real Estate JACOB STEPANSKY AND IRINA STEPANSKY C.P. January Term, 2016 No. 00962 \$138,734.93 Stern & Eisenberg PC

1706-385

3445 N Orianna St 19140 19th wd. ROW 2 STY MASONRY; 928 Sq Ft BRT#193085900 Improvements: Residential Dwelling LUIS RAMOS C.P. September Term, 2016 No. 00961 \$45,360.72 McCabe, Weisberg, & Conway, P.C.

1706-386

2231 Bonaffon St 19140 40th wd. 931 Sq Ft

SHERIFF'S SALE

BRT#403056400 Improvements: Residential Dwelling DOLORES FAHY C.P. February Term, 2016 No. 01974 \$37,291.63 Law Office of Gregory Javardian, LLC

1706-387

8025 Brunswick Ave 19153 40th wd. 2006 Sq Ft BRT#405190012 Improvements: Residential Real Estate CHERYL DENISE GREEN, SOLELY AS ADMINISTRATRIX OF THE ESTATE OF DOROTHEA CONOVER C.P. September Term, 2014 No. 02156 \$182,369.22 Stern & Eisenberg PC

1706-388

1241 N Conestoga St 19131 4th wd. ROW 2 STY MASONRY; 1262 Sq Ft BRT#041138300 Improvements: Residential Dwelling CYNTHIA CHAVIS, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS; LORRAINE CHAVIS, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS; MILDRED L. SAYLES, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS; SYLVIOUS CHAVIS, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS; CHRISTOPHER CHAVIS, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS; KENNETH BROWN, KNOWN SURVIVING HEIR OF NELLIE L. CHAVIS; UNKNOWN SURVIVING HEIRS OF NELLIE L. CHAVIS C.P. February Term, 2016 No. 01800 \$77,306.42 McCabe, Weisberg, & Conway, P.C.

1706-389

3824 N Percy St a/k/a 3824 Percy St 19140 43rd wd. 720 Sq Ft OPA#432341700 Improvements: Residential Property ALBERT T. MOSLEY C.P. March Term, 2016 No. 02596 \$30,535.36 KML Law Group, P.C.

1706-390

5817 Washington Ave 19143 3rd wd. ROW 2 STY MASONRY; 1496 Sq Ft BRT#033101700 Improvements: Residential Dwelling PETER GREEN C.P. September Term, 2016 No. 01541 \$50,034.48 McCabe, Weisberg, & Conway, P.C.

1706-391

5163 Akron St 19124 62nd wd. 1470 Sq Ft OPA#621431100 Improvements: Residential Property CONSTANCE I. LUMB C.P. April Term, 2016 No. 02802 \$89,909.89 KML Law Group, P.C.

1706-392

50 W Rockland St 19124 12th wd. 1343 Sq Ft BRT#123034700 Subject to Mortgage Improvements: Residential Dwelling LATISH WALKER, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBB WILKINS A/K/A ROB WILKINS, DECEASED C.P. February Term, 2016 No. 04911 \$140,671.58 Law Office of Gregory Javardian, LLC

1706-393

2823 Castor Ave 19134 45th wd. 1075 Sq Ft OPA#451111600 Improvements: Residential Property KAREN STOCKER C.P. February Term, 2011 No. 02239 \$136,390.92 KML Law Group, P.C.

1706-394

200 Green Ln 19124 21st wd. Approximate size: Land area 13,226 sq ft; Improvement area 7,168 sq ft BRT#211357910 Subject to Mortgage CG&P ASSOCIATES II, LLC C.P. December Term, 2016 No. 00370 \$584,710.98 Dennis R. Meakim, Esquire

1706-395

626 S 55th St a/k/a 626 55th St 19143 46th wd. 1220 Sq Ft OPA#463196600 Improvements: Residential Property CARLA SHAW C.P. April Term, 2016 No. 02123 \$129,218.77 KML Law Group, P.C.

1706-396

194 Green Ln 19124 21st wd. Approximate size: Lane 4228 sq ft; Improvement area 2,616 sq ft BRT#211357800 Subject to Mortgage CG&P ASSOCIATES II LLC C.P. December Term, 2016 No. 00370 \$584,710.98 Dennis R. Meakim, Esquire

1706-397

5708 Drexel Rd 19131 52nd wd. 3915 Sq Ft OPA#522189100 Improvements: Residential Property MICHELPIA OWENS, CO-EXECUTOR OF THE ESTATE OF PAULA OWENS, DECEASED; BERNARD SMITH, CO-EXECUTOR OF THE ESTATE OF PAULA OWENS, DECEASED; UNITED STATES OF

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
AMERICA C.P. January Term, 2015 No. 03135 \$318,015.42 Richard M. Squire & Associates, LLC	2015 No. 00282 \$333,789.80 McCabe, Weisberg, & Conway, P.C.	1706-425 5407 Irving St 60th wd. 1530 Sq Ft BRT#603054600; PRCL#022S06-0236 Improvements: Residential Dwelling GILBERT A. RICHARDSON C.P. February Term, 2015 No. 00693 \$90,704.35 Powers, Kirn & Associates, LLC	KHAN C.P. March Term, 2013 No. 02983 \$477,316.70 Stern & Eisenberg PC	ber Term, 2016 No. 01464 \$246,573.67 Robert L. Saldutti, Esq.
1706-398 5014 F St 19124 23rd wd. 1230 Sq Ft OPA#233057500 Improvements: Residential Property JACQUELINE FIGUEROA C.P. July Term, 2016 No. 01718 \$86,912.33 KML Law Group, P.C.	1706-412 100 N 62nd St 19139 34th wd. 2496 Sq Ft OPA#341222400 Improvements: Residential Property DOROTHY MCNAIR, ORIGINAL MORTGAGOR; MARY A. JOHNSON, REAL OWNER C.P. July Term, 2016 No. 01698 \$66,256.81 Richard M. Squire & Associates, LLC	1706-426 8816 Ridge Ave, #13 21st wd. 1848 Sq Ft BRT#212522830; PRCL#146N7 165 Improvements: Residential Dwelling MORGAN BRYANT C.P. September Term, 2015 No. 02865 \$324,019.36 Powers, Kirn & Associates, LLC	1706-440 4927 N 5th St 19120 42nd wd. 2095 Sq Ft BRT#422502400 Improvements: Residential Real Estate ANGELICA RIVERA, SOLELY AS ADMINISTRATRIX OF THE ESTATE OF LOURDES G. REY A/K/A LOURDES REY A/K/A L.G. REY C.P. May Term, 2016 No. 01423 \$59,557.11 Stern & Eisenberg PC	1706-454 2628 E Letterly St 31st wd. 698 Sq Ft BRT#313224845 Improvements: Residential Dwelling MARY M. CARDONA C.P. September Term, 2016 No. 00503 \$15,247.19 Law Office of Gregory Javardian, LLC
1706-399 400-14 W Hortter St Unit 801 88th wd. 1042 Sq Ft OPA#888220241 Subject to Mortgage Improvements: Residential ESTATE OF AILEEN SURREY JEFFERSON; ALL KNOWN AND UNKNOWN HEIRS OF AILEEN SURREY JEFFERSON C.P. March Term, 2015 No. 04063 \$8,294.98 Hal A. Barrow, Esquire	1706-413 5917 E Hutchinson St 19141 49th wd. ROW B/GAR 2 STY FRAME; 1088 Sq Ft BRT#492155800 Improvements: Residential Dwelling JOHN E. SANFORD C.P. April Term, 2016 No. 01372 \$188,222.99 McCabe, Weisberg, & Conway, P.C.	1706-427 5849 Pemberton St 19143 46th wd. ROW 2 STY Masonry; 1,062 Sq Ft BRT#032154700 Improvements: Residential Dwelling ESTELLE MYERS A/K/A ESTELLE S. MYERS, DECEASED C.P. August Term, 2016 No. 02420 \$85,065.77 McCabe, Weisberg, & Conway, P.C.	1706-441 3235 Rorer St 19134 7th wd. 1200 Sq Ft OPA#073169200 Improvements: Residential Property SIMON ODESSKY C.P. November Term, 2015 No. 03300 \$73,638.32 Shapiro & DeNardo, LLC	1706-455 5303 Akron St 62nd wd. 1337 Sq Ft BRT#621434500 Improvements: Row Conv/apt 2 Sty Mason KATHLEEN M. FRY C.P. October Term, 2016 No. 02949 \$73,865.35 Milstead & Associates, LLC
1706-400 5718 N 2nd St 19120 61st wd. 3360 Sq Ft OPA#612420300 Improvements: Residential Property ZEROMA SLAUGHTER AND MONICA N. KITT C.P. December Term, 2016 No. 03012 \$106,951.47 Shapiro & DeNardo, LLC	1706-414 637 Charette Rd 19115 63rd wd. 1720 Sq Ft OPA#632133100 Improvements: Residential Property MAURICIO ALFANO; JAMMIE LY-ANI C.P. March Term, 2016 No. 02220 \$250,341.03 Phelan Hallinan Diamond & Jones, LLP	1706-428 4725 Hartel Ave a/k/a 4725 Hartel St 65th wd. (formerly 41st wd.) 1185 Sq Ft BRT#651197400 Improvements: Residential Dwelling APOSTOLOS KEHAGIAS C.P. July Term, 2016 No. 00018 \$80,749.72 Powers, Kirn & Associates, LLC	1706-442 119 N Salford St 19139 52nd wd. 984 sq ft (land area); 1260 sq ft (improvement area) BRT#042122300 Subject to Mortgage Improvements: Row 2 Sty Masonry ANTHONY SYKES C.P. July Term, 2016 No. 00248 \$49,610.45 Keri P. Ebeck, Esquire	1706-456 907 S 55th St 51st wd. 1220 Sq Ft BRT#513010400 Improvements: Residential Dwelling FERDINAND VENYRIS AND LORETTA VENYRIS C.P. November Term, 2015 No. 03199 \$48,180.47 Law Office of Gregory Javardian, LLC
1706-401 1333 Foulkrod St 19124 23rd wd. BRT#234104200 GARDEL ELIAZAIRE C.P. April Term, 2016 No. 01970 \$92,257.98 Emmanuel J. Argentieri, Esquire	1706-415 2204 Montrose Ave 19146 30th wd. ROW 2 STY MASONRY; 984 Sq Ft BRT#302207800 Improvements: Residential Dwelling CHARLES A. ANDERSON, ADMINISTRATOR OF THE ESTATE OF SARA ANDERSON C.P. March Term, 2016 No. 02430 \$93,171.82 McCabe, Weisberg, & Conway, P.C.	1706-429 4605 Shelbourne St 42nd wd. BRT#421627700 Improvements: Residential Dwelling DEMETRIOS PAPANIKOLAU AND ALMIRA LLANOS C.P. September Term, 2014 No. 04415 \$96,510.45 Powers, Kirn & Associates, LLC	1706-444 1005 Rosalie St 19149 35th wd. 1181 Sq Ft OPA#352043800 Improvements: Residential Property GEOFFREY GONSALVES SABOLA, ADMINISTRATOR OF THE ESTATE OF EDMUND GONSALVES SABOLA, DECEASED C.P. March Term, 2016 No. 02431 \$30,224.46 Shapiro & DeNardo, LLC	1706-457 6328 Argyle St 35th wd. 2813 Sq Ft BRT#353234300 Improvements: S/d W/d Gar 2 Sty Masonry CHARLES SERFASS, JOYCE B. SERFASS AND LYNN BROWN C.P. September Term, 2015 No. 01584 \$91,048.54 Milstead & Associates, LLC
1706-402 1818 Wilmot St 19124 23rd wd. SEMI/DET 2.5 STY FRAME; 1645 Sq Ft BRT#232128205 Improvements: Residential Dwelling WILLA DUNCAN C.P. October Term, 2016 No. 02878 \$61,113.61 McCabe, Weisberg, & Conway, P.C.	1706-416 1336 Jackson St 19148-2931 39th wd. 1431 Sq Ft OPA#394284600 Improvements: Residential Property JAMES DEMARCO A/K/A JAMES DE MARCO C.P. July Term, 2016 No. 01633 \$150,698.20 Phelan Hallinan Diamond & Jones, LLP	1706-430 347 N Felton St 19147 Improvements: Residential Dwelling WILMER J. HARRIS AND RUTH N. HARRIS C.P. December Term, 2015 No. 00208 \$79,249.12 Alicia M. Sandoval, Esquire	1706-445 607 E Hortter Pl a/k/a 607 Hortter Pl 19119 22nd wd. 1080 Sq Ft OPA#221185600 Improvements: Residential Property THELMA BROOKS C.P. August Term, 2005 No. 03071 \$251,954.59 Phelan Hallinan Diamond & Jones, LLP	1706-458 4029 Reno St 6th wd. 919 Sq Ft BRT#062045300 Improvements: Residential Dwelling RENITA N. HARRISON, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD HARRISON, JR., DECEASED C.P. October Term, 2015 No. 03046 \$51,834.69 Law Office of Gregory Javardian, LLC
1706-403 11845 Academy Rd Unit C8 66th wd. 1326 Sq Ft OPA#888660423 Improvements: Residential JOSEPHINE H. TAYLOR; AGNES REEVES-TAYLOR C.P. April Term, 2016 No. 02014 \$15,108.80 Hal A. Barrow, Esquire	1706-417 1114 E Tioga St 19134 33rd wd. ROW 2 STY MASONRY; 1440 Sq Ft BRT#331208500 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF JOAN TRAVISON C.P. June Term, 2016 No. 00104 \$70,279.74 McCabe, Weisberg, & Conway, P.C.	1706-432 35 N Conestoga St 19139 4th wd. 864 Sq Ft OPA#041128400 Improvements: Residential Property KENDRICK ELLISON C.P. January Term, 2015 No. 00928 \$55,768.27 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC	1706-446 3558 Stouton St 19134 45th wd. 816 Sq Ft BRT#452396000 Improvements: Residential Dwelling FRIMET HAUPTMAN AND KAREN BERGER IN HER CAPACITY AS HEIR OF NATHAN BERGER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER NATHAN BERGER, DECEASED MORTGAGOR AND REAL OWNER C.P. June Term, 2016 No. 00514 \$29,855.00 Martha E. Von Rosenstiel, P.C.	1706-459 3219 Rawle St 55th wd. 1706 Sq Ft BRT#551185000 Improvements: Residential Dwelling LUIS A. CASERES AND ASHLEY GAINDA A/K/A ASHLEY GALINDO C.P. August Term, 2015 No. 01420 \$139,420.02 Law Office of Gregory Javardian, LLC
1706-404 6725 N 7th St 19126 61st wd. DET/CONV APT 3 STY STONE; 2205 Sq Ft BRT#611150100 Subject to Mortgage Improvements: Residential Dwelling LYDIA E. ELSETINOW A/K/A LIDIA ELSETINOW; CHRISTOPHER ELSETINOW C.P. October Term, 2013 No. 03010 \$66,058.40 McCabe, Weisberg, & Conway, P.C.	1706-418 6518 Souder St 19149-2814 54th wd. 1236 Sq Ft OPA#541212400 Improvements: Residential Property ZAHIDA MUSTAFA A/K/A ZAHIDEH MUSTAFA C.P. August Term, 2015 No. 04453 \$138,279.46 Phelan Hallinan Diamond & Jones, LLP	1706-433 2005 Catharine St 19146 30th wd. 1100 Sq Ft OPA#301124000 Improvements: Residential Property YEKINI SALAMI ATANDA C.P. February Term, 2016 No. 02917 \$195,509.83 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	1706-447 1125 E Cheltenham Ave 35th wd. 1251 Sq Ft BRT#352017400 Improvements: Residential Dwelling LUZ VILLANUEVA C.P. July Term, 2015 No. 03291 \$107,898.65 Law Office of Gregory Javardian, LLC	1706-460 4214 Pechin St 19128 21st wd. 2,408 Sq Ft OPA#21-2-1623-00 Improvements: Residential Property IGNACIO MUNOZ C.P. April Term, 2016 No. 0337 \$177,594.81 Shapiro & DeNardo, LLC
1706-405 11843 Academy Rd Unit D-1 66th wd. 1326 Sq Ft OPA#888660422 Improvements: Residential AGNES REEVES-TAYLOR C.P. December Term, 2015 No. 01471 \$16,336.35 Hal A. Barrow, Esquire	1706-419 9884 Garvey Dr 19114 65th wd. ROW B/GAR 2 STY MASONRY; 1482 Sq Ft BRT#652474300 Improvements: Residential Dwelling GERALDINE M. SIRAVO, KNOWN SURVIVING HEIR OF MARY ANN METZGER AND UNKNOWN SURVIVING HEIRS OF MARY ANN METZGER C.P. October Term, 2015 No. 02775 \$180,855.53 McCabe, Weisberg, & Conway, P.C.	1706-434 6118 Chestnut St 19139 3rd wd. ROW 2 STY Masonry; 1,260 Sq Ft BRT#031032900 Improvements: Residential Dwelling DEBORAH E. JONES C.P. September Term, 2016 No. 00372 \$79,278.95 McCabe, Weisberg & Conway, P.C.	1706-448 1732 Guilford St 56th wd. 2530 Sq Ft BRT#561275600 Improvements: Residential Dwelling SAUL H. HANDLER C.P. August Term, 2016 No. 03639 \$85,581.91 Law Office of Gregory Javardian, LLC	1706-461 220 W Duval St 19144-2538 59th wd. 1570 Sq Ft OPA#593107800 Improvements: Residential Property ROBERT C. WILLIAMS A/K/A ROBERT C. WILLIAMS, SR. C.P. March Term, 2016 No. 00341 \$93,161.91 Phelan Hallinan Diamond & Jones, LLP
1706-406 3222 Salmon St 19134 45th wd. 1148 Sq Ft OPA #451178100 Improvements: Residential Property ADAM KUSZ C.P. April Term, 2016 No. 01987 \$107,374.89 Shapiro & DeNardo, LLC	1706-420 4 E Hortter St 19119 22nd wd. ROW 2 STY MASONRY; 1200 Sq Ft BRT#221158900 Improvements: Residential Dwelling KIMBREYA E. MCCORMICK A/K/A KIMBREYA MCCORMICK C.P. November Term, 2016 No. 01940 \$93,500.16 McCabe, Weisberg, & Conway, P.C.	1706-435 3836 Etta St 19114 57th wd. 3583 Sq Ft OPA#572138338 Improvements: Residential Property YVONNE MARANO C.P. December Term, 2014 No. 003896 \$178,557.93 Shapiro & DeNardo, LLC	1706-449 1918 E Somerset St 25th wd. 753 Sq Ft BRT#252016500 Improvements: Residential Dwelling MICHAEL KUDERS C.P. December Term, 2014 No. 03580 \$68,160.65 Law Office of Gregory Javardian, LLC	1706-462 5635 Westminster Ave 4th wd. 825 Sq Ft BRT#042183200 Improvements: Residential Dwelling SHARON GREENE C.P. February Term, 2016 No. 01979 \$43,942.18 Law Office of Gregory Javardian, LLC
1706-407 4127 J St 19124-5213 33rd wd. 684 Sq Ft OPA#332246900 Improvements: Residential Property JORGE R. ORTIZ; CARMEN MERCADO C.P. March Term, 2016 No. 00344 \$80,231.44 Phelan Hallinan Diamond & Jones, LLP	1706-422 6356 Marsden St 19135 41st wd. ROW 2 STY MASONRY; 1084 Sq Ft BRT#411252800 Improvements: Residential Dwelling MARKEEM KENDALL C.P. March Term, 2015 No. 01548 \$101,013.33 McCabe, Weisberg, & Conway, P.C.	1706-436 1741 N Gratz St 19121 47th wd. 900 Sq Ft OPA#47-1-3118-00 Improvements: Two Unit Residential Dwelling ANTHONY B. PATTERSON C.P. March Term, 2015 No. 004103 \$300,565.29 Craig H. Fox, Esq	1706-450 2815 D St 7th wd. 560 Sq Ft BRT#071502100 Improvements: Residential Dwelling FEBRUARY TERM 2015 NO. 01534 C.P. February Term, 2015 No. 01534 \$34,757.31 Law Office of Gregory Javardian, LLC	1706-463 4716 Salmon St 19137 45th wd. 2,000 Sq Ft BRT#45-3276800 Improvements: Residential Dwelling JOHN DALY A/K/A JOHN DALY, VI C.P. January Term, 2016 No. 02880 \$102,972.88 Udren Law Offices, P.C.
1706-408 6317 Elmhurst St 19111 53rd wd. 1460 Sq Ft OPA#531220400 Improvements: Residential Property CHERYL D. YOUNG C.P. September Term, 2016 No. 00141 \$128,164.81 Shapiro & DeNardo, LLC	1706-423 913 Brill St 19124 35th wd. 1057 Sq Ft OPA#351186000 Improvements: Residential Property SVETLANA LEE C.P. October Term, 2015 No. 02135 \$83,651.52 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	1706-437 6135 W Oxford St 19151 34th wd. 3999 Sq Ft OPA#342100000 Improvements: Residential Property WILLIE A. RICHARDSON C.P. December Term, 2012 No. 0098 \$205,612.30 Shapiro & DeNardo, LLC	1706-451 3517 Jasper St 45th wd. 1072 Sq Ft BRT#452367400 Subject to Mortgage Improvements: Residential Dwelling ALBERT M. LOSTRACCO; HEIDI S. LOSTRACCO; ROBERT FEATHER; NANCY FEATHER C.P. January Term, 2016 No. 01341 \$46,376.82 Law Office of Gregory Javardian, LLC	1706-464 420 N 59th St 4th wd. 1560 Sq Ft BRT#042246800 Improvements: Semi/det 2 Sty Masonry SANDRA A. MCPHAUL A/K/A SANDRA A. NESBITT C.P. July Term, 2014 No. 00187 \$84,864.31 Milstead & Associates, LLC
1706-409 1126 E Haines St 19138 59th wd. S/D W/B GAR 2 STY MASONRY; 1845 Sq Ft BRT#591166200 Improvements: Residential Dwelling SYLVESTER N. BARBOUR, SR. AND NEDRA C. BARBOUR C.P. February Term, 2016 No. 03942 \$147,230.25 McCabe, Weisberg, & Conway, P.C.	1706-424 7218 Eastwood St 19149 54th wd. 896 Sq Ft PRCL#542413300 Improvements: Residential Dwelling MARY SAMUEL EDATHIL AND SAUEL EDATHIL C.P. September Term, 2016 No. 00962 \$90,015.00 McCabe, Weisberg, & Conway, P.C.	1706-438 3405 Fairmount Ave 24th wd. Land Area: 780 sq ft; Building Area: 840 sq ft OPA#243006600 Improvements: Residential Property DEBORAH SMITH C.P. September Term, 2016 No. 00904 \$45,980.00 plus \$803.59 (interest through 01/25/2017) plus \$21.71 per day after 01/25/2017 Laurence A. Mester; Mester & Schwartz, P.C.	1706-452 4130 to 40 Parkside Ave 6th wd. 45,950 Sq Ft OPA#886601300 Subject to Mortgage Subject to Rent Improvements: Five Buildings - 50 masonry apartment units BRENTWOOD PARK ASSOCIATES BY ITS SOLE GENERAL PARTNER, PENROSE PROPERTIES, INC C.P. Decem-	1706-465 435 W Upsal St 19119-3648 22nd wd. 2604 Sq Ft OPA#223023900 Improvements: Residential Property ALICE B. TURNER A/K/A ALICE TURNER A/K/A ALICE B. TURNER CALDWELL C.P. August Term, 2016 No. 04582 \$249,528.26 Phelan Hallinan Diamond & Jones, LLP
1706-410 807 E Haines St 19138 59th wd. DET W/D GAR 2.5 STY STONE; 6817 Sq Ft BRT#592013000 Improvements: Residential Dwelling MARIE JEROME C.P. December Term,		1706-439 1115 Hower Ln 19115 63rd wd. 2310 Sq Ft BRT#632075200 Improvements: Residential Real Estate BASHIRAN BIBI AND SHAHBAZ		1706-466 1626 Newport Pl 19122-2706 20th wd. 1152 Sq Ft OPA#202200700 Improvements: Residential Property CLAUDETTE SHELLMAN PETERS F/K/A CLAUDETTE L. SHELLMAN IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF EDDIE SHELL-

SHERIFF'S SALE

MAN C.P. June Term, 2016 No. 01145 \$133,806.14 Phelan Hallinan Diamond & Jones, LLP

1706-467
5216 E Roosevelt Blvd 35th wd. 1583 Sq Ft BRT#351029800 Improvements: Row B/gar 2 Sty Masonry
RODNEY BEATTY C.P. April Term, 2016 No. 01990 \$117,185.79 Milstead & Associates, LLC

1706-468
1500 Womrath St 23rd wd. 1147 Sq Ft BRT#232006700 Improvements: Row 2 Sty Masonry
EDWARD J. MCGUIGAN, JR. A/K/A EDWARD J. MCGUIGAN AND DEBRA A. MCGUIGAN, DECEASED C.P. July Term, 2016 No. 00702 \$45,472.23 Milstead & Associates, LLC

1706-469
12628 Medford Rd 66th wd. 2000 Sq Ft BRT#663244100 Improvements: Row B/gar 2 Sty Masonry
ANDREW CLARK C.P. September Term, 2012 No. 01032 \$232,104.55 Milstead & Associates, LLC

1706-470
1130 Wagner Ave 19141-2930 49th wd. 1500 Sq Ft OPA#493012200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROSE DAVENPORT, DECEASED; CHARLES DAVENPORT, IN HIS CAPACITY AS HEIR OF ROSE A. DAVENPORT A/K/A ROSE DAVENPORT, DECEASED; CHRISTOPHER DAVENPORT IN HIS CAPACITY AS HEIR OF ROSE A. DAVENPORT A/K/A ROSE DAVENPORT, DECEASED; TINA DAVENPORT A/K/A KATINA DAVENPORT IN HER CAPACITY AS HEIR ROSE A. DAVENPORT A/K/A ROSE DAVENPORT, DECEASED C.P. July Term, 2016 No. 02053 \$99,511.83 Phelan Hallinan Diamond & Jones, LLP

1706-471
4908 W Thompson St 44th wd. 1125 Sq Ft BRT#442114000 Improvements: Row Conv/apt 3 Sty Mason
BIANCA BARNES C.P. October Term, 2016 No. 03294 \$116,673.63 Milstead & Associates, LLC

1706-472
1122 S 9th St 2nd wd. 733 Sq Ft BRT#882917141 Improvements: Rest Rnt W/o Bar Masonry
GABRIEL BRAVO AND GUADALUPE BRAVO C.P. June Term, 2015 No. 00453 \$105,613.62 Milstead & Associates, LLC

1706-473
247 W Fisher Ave 19120-3244 42nd wd. 1140 Sq Ft OPA#422254300 Improvements: Residential Property
GENNIA LYNN WESCOTT; BARBARA A. WESCOTT C.P. August Term, 2013 No. 00478 \$73,481.84 Phelan Hallinan Diamond & Jones, LLP

1706-474
3734 Richmond St 45th wd. 1075 Sq Ft BRT#451156900 Improvements: Row 2 Sty Masonry
EDWARD GRELIS, JR. A/K/A EDWARD GRELIS C.P. June Term, 2014 No. 03407 \$83,693.30 Milstead & Associates, LLC

1706-475
1631 E Hunting Park Ave 19124-4419 33rd wd. 1226 Sq Ft OPA#332087900 Improvements: Residential Property
NYDIA LOPEZ C.P. March Term, 2012 No. 01876 \$92,953.76 Phelan Hallinan Diamond & Jones, LLP

1706-476
4522 Blakiston St 19136-2449 65th wd. 1856 Sq Ft OPA#652048500 Improvements: Residential Property
GINA CARBONI, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF LOUIS CARBONI A/K/A LOUIS V. CARBONI; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOUIS CARBONI A/K/A LOUIS V. CARBONI, DECEASED C.P. February Term, 2015 No. 01180 \$264,270.15 Phelan Hallinan Diamond & Jones, LLP

1706-477
2481 76th Ave 19150-1807 50th wd. 1530 Sq Ft OPA#501416100 Improvements: Residential Property
JOHN HERDER C.P. November Term, 2014 No. 01030 \$101,213.48 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1706-478
908 S Fairhill St 19147-4016 2nd wd. 1233 Sq Ft OPA#021439600 Improvements: Residential Property
DAVID E. SECHY C.P. February Term, 2016 No. 04710 \$247,135.02 Phelan Hallinan Diamond & Jones, LLP

1706-479
4315 Van Kirk St 62nd wd. 1933 Sq Ft BRT#622171700 Improvements: Row 2 Sty Masonry
MIGUEL A. GAUBERT C.P. September Term, 2016 No. 00090 \$10,986.70 Milstead & Associates, LLC

1706-480
321 W Zeralda St a/k/a 321 Zeralda St 19144-4231 13th wd. 1090 Sq Ft OPA#133028100 Improvements: Residential Property
KIM ANNETTE FRENCH, IN HER CAPACITY AS HEIR OF CHRISTOPHER FRENCH, DECEASED; JOHN F. FRENCH, IN HIS CAPACITY AS HEIR OF CHRISTOPHER FRENCH, DECEASED; RONALD J. FRENCH, IN HIS CAPACITY AS HEIR OF CHRISTOPHER FRENCH, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHRISTOPHER FRENCH, DECEASED C.P. February Term, 2016 No. 00433 \$62,294.53 Phelan Hallinan Diamond & Jones, LLP

1706-481
749 S 23rd St 30th wd. 1029 Sq Ft BRT#302149300 Improvements: Row Conv/apt 3 Sty Masonry
SILVANA R. MASRI C.P. November Term, 2014 No. 00516 \$290,041.98 Milstead & Associates, LLC

1706-482
6020 Walnut St 19139-3714 3rd wd. 1280 Sq Ft OPA#031067500 Improvements: Residential Property
LASHEA SCARBOROUGH, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF MARIANNE BROWN; JONATHAN LOWERY, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARIANNE BROWN; MIA CLAXTON, IN HER CAPACITY AS HEIR OF THE ESTATE OF MARIANNE BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARIANNE BROWN, DECEASED C.P. June Term, 2016 No. 00579 \$67,160.18 Phelan Hallinan Diamond & Jones, LLP

1706-483
5665 W Berks St 19131-3120 52nd wd. 1528 Sq Ft OPA#522054000 Improvements: Residential Property
DONNA JOY TODD C.P. May Term, 2016 No. 00631 \$169,671.76 Phelan Hallinan Diamond & Jones, LLP

1706-484
3142 S 18th St 19145-5439 26th wd. 1152 Sq Ft OPA#262088900 Improvements: Residential Property
SEAN MCGEE A/K/A SEAN F. MCGEE; ANDREA MCGEE C.P. May Term, 2016 No. 03473 \$316,775.84 Phelan Hallinan Diamond & Jones, LLP

1706-485
3415 Wallace St 19104-1918 24th wd. 2074 Sq Ft OPA#242094000 Improvements: Residential Property
MAURICE L. WHITFIELD A/K/A MAURICE WHITFIELD C.P. August Term, 2015 No. 04241 \$126,879.37 Phelan Hallinan Diamond & Jones, LLP

1706-486
1236 N 55th St 19131-4208 4th wd. 1889 Sq Ft OPA#041180300 Improvements: Residential Property
VINCENT HEATH C.P. February Term, 2013 No. 01606 \$116,048.13 Phelan Hallinan Diamond & Jones, LLP

1706-487
3201 Rawle St 19149 55th wd. 2228 Sq Ft OPA#551184100 Improvements: Residential Property
DENNY MALIA C.P. September Term, 2016 No. 01941 \$224,563.71 Phelan Hallinan Diamond & Jones, LLP

1706-488
7230 Montour St 19111 53rd wd. 1200 Sq Ft OPA#532411100 Improvements: Residential Property
MARK A. KULL; KARIN K. KULL C.P. September Term, 2016 No. 02411 \$167,668.39 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1706-489
220 Ripka St 19127-1115 21st wd. 2518 Sq Ft OPA#211416000 Improvements: Residential Property
JOHN MADRAK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SOPHIE HELEN MADRAK, DECEASED C.P. March Term, 2016 No. 01674 \$175,575.75 Phelan Hallinan Diamond & Jones, LLP

1706-490
825 Belgrade St 19125 18th wd. 945 Sq Ft OPA#181441500 Improvements: Residential Property
THE UNKNOWN HEIRS OF MARGARET WESTFIELD, DECEASED; KIMBERLY WESTFIELD, SOLELY IN HER CAPACITY AS HEIR OF MARGARET WESTFIELD, DECEASED C.P. March Term, 2016 No. 02467 \$87,563.32 KML Law Group, P.C.

1706-491
7919 Craig St 19136 64th wd. 3906 Sq Ft OPA#642066600 Improvements: Residential Property
JAIME HINMAN C.P. November Term, 2009 No. 04090 \$264,685.32 KML Law Group, P.C.

1706-492
8862 Manchester Ave a/k/a 8862 Manchester St 19152-1515 57th wd. 1536 Sq Ft OPA#571276700 Improvements: Residential Property
JESTINA HARDING; GIBRILLA DUMBUYA C.P. August Term, 2015 No. 04140 \$230,311.24 Phelan Hallinan Diamond & Jones, LLP

1706-493
639 Brill St 19120 35th wd. 900 Sq Ft OPA#351180900 Improvements: Residential Property
ANTHONY PARKER AND PATRICIA PORTERFIELD PARKER C.P. June Term, 2016 No. 00363 \$86,338.11 KML Law Group, P.C.

1706-494
1517 S Mole St 19146-4837 36th wd. 1296 Sq Ft OPA#365098100 Improvements: Residential Property
JACLYN DAVIES; BRIAN JONES C.P. April Term, 2016 No. 03449 \$243,592.07 Phelan Hallinan Diamond & Jones, LLP

1706-495
5525 Kingsessing Ave 19143 51st wd. 1200 Sq Ft OPA#514151200 Improvements: Residential Property
DOLORES NICHOLSON C.P. May Term, 2016 No. 00507 \$104,834.08 KML Law Group, P.C.

1706-496
5419 Vine St 19139-2041 4th wd. 1620 Sq Ft OPA#041034300 Improvements: Residential Property
SHIRLEY JOHNSON C.P. October Term, 2016 No. 00119 \$106,884.25 Phelan Hallinan Diamond & Jones, LLP

1706-497
6321 N 21st St 19138 17th wd. (formerly 50th wd.) 2400 Sq Ft OPA#172450300 Subject to Mortgage Improvements: Residential Property
MICHAEL M. HARMON A/K/A MICHAEL L. HARMON C.P. November Term, 2015 No. 02735 \$110,135.82 KML Law Group, P.C.

1706-498
6106 Webster St 19143-2218 3rd wd. 1555 Sq Ft OPA#033035500 Improvements: Residential Property
SAMUEL SALLAS MENSAH; GODWIN ADJE C.P. February Term, 2015 No. 00082 \$98,716.61 Phelan Hallinan Diamond & Jones, LLP

1706-499
2422 S Carlisle St 19145 26th wd. 690 Sq Ft OPA#261133900 Improvements: Residential Property
ROBERT J. HERON, SR C.P. June Term, 2013 No. 02450 \$83,127.12 KML Law Group, P.C.

1706-500
2315 S 11th St 19148 39th wd. 1024 Sq Ft OPA#394177700 Improvements: Residential Property
ELIZABETH GRANATO C.P. April Term, 2011 No. 01053 \$47,772.98 KML Law Group, P.C.

1706-501
1809 Afton St 19111 56th wd. 2313 Sq Ft OPA#561432400 Improvements: Residential Property
JOHN J. WHITEHEAD A/K/A JOHN

SHERIFF'S SALE

WHITEHEAD; REGINA A. WHITEHEAD A/K/A REGINA WHITEHEAD C.P. May Term, 2016 No. 01480 \$193,304.68 KML Law Group, P.C.

1706-502
1901 Green St, Unit 2 19130-5401 15th wd. 877 Sq Ft OPA#888153496 Improvements: Residential Property
NITIN KHANNA; VINITA KHANNA C.P. December Term, 2015 No. 00587 \$188,611.02 Phelan Hallinan Diamond & Jones, LLP

1706-504
6352 Wheeler St 19142 40th wd. 975 Sq Ft OPA#402190000 Improvements: Residential Property
JOSEPH D. WISE C.P. May Term, 2016 No. 01265 \$87,564.43 KML Law Group, P.C.

1706-505
4437 Devereaux Ave 19135-3641 55th wd. OPA#552033300 Improvements: Residential Property
MICHAEL CARROLL; CONNIE M. CARROLL C.P. October Term, 2015 No. 01809 \$140,205.51 Phelan Hallinan Diamond & Jones, LLP

1706-506
6640 Lansdowne Ave 19151 34th wd. 1248 Sq Ft OPA#344023600 Improvements: Residential Property
JOSEPH J. WELCOME C.P. May Term, 2012 No. 01473 \$130,150.08 Phelan Hallinan Diamond & Jones, LLP

1706-507
6156 N 4th St 19120-1440 61st wd. 1226 Sq Ft OPA#611069600 Improvements: Residential Property
ALFREDA MITCHELL, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF KIMICO B. BAXTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER KIMICO B. BAXTER, DECEASED C.P. September Term, 2016 No. 01266 \$56,438.78 Phelan Hallinan Diamond & Jones, LLP

1706-508
5314 Yocum St 19143-5432 51st wd. 984 Sq Ft OPA#512093700 Improvements: Residential Property
VALERIE COOPER C.P. January Term, 2008 No. 00103 \$98,275.68 Phelan Hallinan Diamond & Jones, LLP

1706-509
633 Rosalie St 19120 35th wd. 1116 Sq Ft BRT#352042700 Improvements: Residential Real Estate
CROSS KEYS INVESTMENTS LLC C.P. January Term, 2016 No. 01007 \$117,216.79 Stern & Eisenberg PC

1706-510
348 Unruh St 35th wd. Front: 55' 1/2" Depth: 100' OPA#353121900 Improvements: Single Family Residence
KATHLEEN M. SHERMAN A/K/A KATHLEEN SEADER AND JEFFREY H. SHERMAN C.P. June Term, 2015 No. 00031 \$166,911.55 Stephen M. Hladik, Esq.

1706-511
1813 Fernon St 36th wd. Front: 24' Depth: 48' OPA#363075700 Subject to Mortgage
STEVEN GASS AND TAUHEED BROWNING C.P. June Term, 2016 No. 00848 \$66,610.55 Matthew R. Kaufmann, Esq.; Berger Law Group PC

1706-512
2304 N Myrtlewood St 19132-3421 28th wd. 840 Sq Ft OPA#282048700 Improvements: Residential Property
THERESA M. STOKES C.P. September Term, 2016 No. 01940 \$46,065.95 Phelan Hallinan Diamond & Jones, LLP

1706-513
5951 Elsinore St 19120 BRT#352303700 Improvements: Residential Dwelling
GERMAN LEE AND ANTON LIVSHITS C.P. August Term, 2016 No. 03432 \$107,936.33 Alicia M. Sandoval, Esquire

1706-514
300 W Wellens Ave 19120 42nd wd. ROW 2 STY MASONRY; 1200 Sq Ft BRT#422228900 Improvements: Residential Dwelling
ANNE MANGINI C.P. August Term, 2016 No. 01389 \$43,374.96 McCabe, Weisberg, & Conway, P.C.

1706-516
1324 E Susquehanna Ave 18th wd. OPA#181240500 Improvements: Row 3 Sty Masonry

SHERIFF'S SALE

ESTATE OF BLAINE FAIRLESS C.P. May Term, 2016 No. 03964 \$235,206.90 Patrick J. Wesner, Esquire

1706-517
147 Mercy St 19148-2613 39th wd. 676 Sq Ft OPA#391052900 Improvements: Residential Property
SCOTT WILLIAMS SANDERS, JR. A/K/A SCOTT WILLIAM SANDER, JR. A/K/A SCOTT WILLIAM SANDERS, JR. C.P. March Term, 2014 No. 01899 \$160,174.08 Phelan Hallinan Diamond & Jones, LLP

1706-518
4416 Loring St 19136-4016 41st wd. 1078 Sq Ft OPA#412170300 Improvements: Residential Property
JOSEPH P. MACDONALD; LINDA J. MACDONALD C.P. July Term, 2015 No. 02107 \$109,898.46 Phelan Hallinan Diamond & Jones, LLP

1706-519
4976 Rising Sun Ave 19120 42nd wd. 1638 Sq Ft BRT#421276300 Improvements: Residential Dwelling
NAZARIO DEJESUS C.P. November Term, 2016 No. 01763 \$109,392.44 Udren Law Offices, P.C.

1706-520
5339 Wingohocking Terr 19144 22nd wd. 2214 Sq Ft BRT#122188300 Improvements: Residential Dwelling
DARRYL CLARK, PERSONAL REPRESENTATIVE OF THE ESTATE OF JACQUELINE CLARK; ESTATE OF JACQUELINE CLARK C/O DARRYL L. CLARK, PERSONAL REPRESENTATIVE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JACQUELINE CLARK C.P. March Term, 2015 No. 02117 \$163,929.86 Udren Law Offices, P.C.

1706-521
1430 Venango St 19140 38th wd. Venango St-15' 8", E side of 15th St-100' OPA#112122900 Subject to Mortgage Improvements: Yes
ERIC JUBILEE C.P. September Term, 2016 No. 01609 \$161,920.00 Everett K. Sheintoch, Esquire

1706-522
4750 Hartel Ave 65th wd. 1209 Sq Ft BRT#651190300 Subject to Mortgage Improvements: Residential Dwelling
ANTHONY S. DAVIS C.P. August Term, 2016 No. 00950 \$23,381.36 Law Office of Gregory Javardian, LLC

1706-523
6644 Paschall Ave 19142 40th wd. 20000 Sq Ft OPA#403171701 Improvements: Det Conv Apt 3 Sty Mason
HARRIS HOUSING GROUP, LLC C.P. February Term, 2017 No. 00443 \$276,676.89 plus interest through the date of the sheriff's sale plus costs William J. Levant, Esquire

1706-524
3433 Emerald St 45th wd. 1097 Sq Ft BRT#452323200 Improvements: Residential Dwelling
JOHN GLASSMIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF PATRICIA ANN GLASSMIRE, DECEASED C.P. February Term, 2016 No. 01060 \$29,498.45 Law Office of Gregory Javardian, LLC

1706-525
9031 Convent Ave 19136 57th wd. 1987 Sq Ft OPA#572225000 Subject to Mortgage Improvements: Residential Property
WILLIAM F. CONWAY AND MARIAN P. CONWAY C.P. February Term, 2016 No. 02078 \$24,661.29 Brett A. Solomon; Michael C. Mazack


1706-526
5214 Arlington St 19131 52nd wd. BRT#521119500
THADROY CALDWELL LEEPER C.P. March Term, 2015 No. 03019 \$189,288.84 Michael F.J. Romano, Esquire

1706-527
5939 Castor Ave 54th wd. 1828 Sq Ft BRT#541154900 Improvements: Row B/gar 2 Sty Masonry
VICTORIA BURRUS AND LORENZO HUGULY C.P. October Term, 2014 No. 03060 \$71,756.74 Milstead & Associates, LLC

1706-528
6011 Yocum St 19142 40th wd. BRT#401317900
TERESA JONES A/K/A THERESA JONES C.P. March Term, 2015 No. 02827 \$86,659.46 Emmanuel J. Argentiери, Esquire

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>1706-529 6243 Lawnton St 21st wd. 1125 Sq Ft BRT#213440600 Improvements: Semi/det 2.5 Sty Masonry RICHARD DIAMOND C.P. February Term, 2016 No. 01530 \$405,648.84 Milstead & Associates, LLC</p>	<p>SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUAN GENOVA A/K/A JUAN D. GENOVA MORA, DECEASED C.P. September Term, 2016 No. 01942 \$13,577.72 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1706-541 6919 Lindbergh Blvd 19142 40th wd. 1730 Sq Ft OPA#406557800 Improvements: Residential Property MARY T. O'TOOLE C.P. March Term, 2015 No. 01790 \$82,412.96 KML Law Group, P.C.</p>	<p>1706-548 2613-15 W Hunting Park Ave 38th wd. Land area: 43,582 sq ft; Improvement area: 26,784 sq ft OPA#884776500 Subject to Mortgage Improvements: 2 Story Structure GETHSEMANE OUTREACH MINISTRIES C.P. October Term, 2016 No. 00682 \$463,848.40 entered on February 8, 2017 John R.K. Solt, Esquire</p>	<p>March Term, 2016 No. 02754 \$139,830.65 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1706-530 2440 N Reese St 19133 19th wd. Improvement Area Property Dimensions: 1,290 sq ft; Land Area Property Dimensions: 973 sq ft PRCL#191339300 Improvements: Row 2 Sty Masonry DAVID ROSA C.P. September Term, 2015 No. 02478 \$70,532.87 Brett L. Messinger, Ryan A. Gower, and Paul J. Fanelli</p>	<p>1706-535 5117 Leiper St 19124 62nd wd. 1248 Sq Ft OPA#621476200 Improvements: Residential Property MA KEILA S LAFATE A/K/A MAKELIA LAFATE C.P. May Term, 2016 No. 02876 \$112,578.63 KML Law Group, P.C.</p>	<p>1706-542 6050 Shisler St 19149-3240 53rd wd. 1584 Sq Ft BRT#531280800 Improvements: Residential Dwelling VALARIE C. SCOTT C.P. August Term, 2016 No. 00919 \$98,851.41 Barbara A. Fein, ESQUIRE</p>	<p>1706-549A 6583 Windsor St 19142 40th wd. 1675 Sq Ft BRT#871187700 Improvements: Residential EFEDUA OKOLO C.P. June Term, 2015 No. 1994 \$510,339.88 Matthew A. Lipman, Esquire</p>	<p>1706-552 1528 N 54th St 19131-3918 4th wd. 1939 Sq Ft OPA#041288200 Improvements: Residential Property THERESA THOMAS TRAINER, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ROBERT THOMAS, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT THOMAS, JR., DECEASED C.P. September Term, 2016 No. 02676 \$77,542.48 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1706-531 2436 S Sartain St 39th wd. 1150 Sq Ft BRT#871557550 Improvements: Str/off + Apt 2 Sty Masonry LOUIS DIFRANCO C.P. August Term, 2015 No. 01072 \$153,600.73 Milstead & Associates, LLC</p>	<p>1706-536 7108 Castor Ave 53rd wd. Approximate Size: 25 X 105 8 5/8 OPA#87139250 Improvements: Masonry Office Building MOHAMMAD AMIR CHUGHTAI C.P. July Term, 2016 No. 01736 \$180,924.45 Jay E. Kivitz, Esq.</p>	<p>1706-543 606 Emily St 19148 39th wd. 748 Sq Ft OPA#393036400 Improvements: Residential Property ROSIE MAVEN C.P. June Term, 2016 No. 01871 \$113,124.48 KML Law Group, P.C.</p>	<p>1706-549B 1002 N 43rd St 19104 6th wd. 1150 Sq Ft BRT#062319000 Improvements: Residential EFEDUA OKOLO C.P. June Term, 2015 No. 1994 \$510,339.88 Matthew A. Lipman, Esquire</p>	<p>1706-553 625 Carver St 19120-1713 35th wd. 1046 Sq Ft OPA#351251100 Improvements: Residential Property ROBERT C. MCCONNELL; MARTIN P. PASTELNICK; CATHERINE M. PASTELNICK C.P. January Term, 2016 No. 02662 \$52,350.54 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1706-532 1421 E Mt Pleasant Ave 15th wd. 2130.75 Sq Ft BRT#501480300 Improvements: Row B/gar 2 Sty Masonry TYRONE SYKES AND PAULA SYKES C.P. September Term, 2014 No. 02374 \$149,072.85 Milstead & Associates, LLC</p>	<p>1706-537 3120 Tulip St 19134 25th wd. 1096 Sq Ft OPA#252375100 Improvements: Residential Property JACQUELINE LACROSS C.P. August Term, 2016 No. 04444 \$102,862.87 KML Law Group, P.C.</p>	<p>1706-544 2848 C St 19134 33rd wd. 1120 Sq Ft BRT#071439200 Improvements: Residential Dwelling NINA M. KINARD C.P. February Term, 2016 No. 03791 \$54,769.77 Martha E. Von Rosenstiel P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.</p>	<p>1706-550 116 W Ritner St a/k/a 116 Ritner St 19148 39th wd. 984 Sq Ft OPA#391129100 Improvements: Residential Property MATTHEW BOYD; MARIE ELENA GRANDELLI A/K/A MIA BOYD, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF GREGORY GRANDELLI, DECEASED; GREGORY GRANDELLI, JR. A/K/A BUTCHIE GRANDELLI, IN HIS CAPACITY AS HEIR OF GREGORY GRANDELLI, DECEASED; TARA ELNICKI, IN HER CAPACITY AS HEIR OF GREGORY GRANDELLI, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GREGORY GRANDELLI, DECEASED C.P. June Term, 2015 No. 04001 \$190,050.05 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1706-554 15043 Liberty Ln 19116 58th wd. 2449 Sq Ft OPA#583085059 Improvements: Residential Property CHRIS DRUDING AND DONNA M. DRUDING C.P. July Term, 2015 No. 03871 \$182,017.92 KML Law Group, P.C.</p>
<p>1706-533 6526 Woodland Ave 19142 40th wd. Improvement Area Property Dimensions: 1,096 sq ft; Land Area Property Dimensions: 1,728 sq ft PRCL#871561760 Improvements: Row W/off Str 2 Sty Mason HOANG MINH TRAN DO A/K/A HOANG MING TRAN DO A/K/A HOANG M. TRAN DO; TRAM A. DO C.P. July Term, 2016 No. 03196 \$67,967.40 Brett L. Messinger, Ryan A. Gower, and Paul J. Fanelli</p>	<p>1706-538 2146 Robbins Ave a/k/a 2146 Robbins St 19149 62nd wd. 1588 Sq Ft OPA#621278100 Improvements: Residential Property FLORENCE DIGIACOMO A/K/A FLORENCE E. DIGIACOMO C.P. September Term, 2016 No. 00301 \$78,159.36 KML Law Group, P.C.</p>	<p>1706-545 4711 Comly St 41st wd. Front: Irregular; Depth: 84' 4" OPA#411124900 Improvements: Single Family Residence ROBERT BREHMER C.P. September Term, 2016 No. 00304 \$154,446.26 Stephen M. Hladik, Esq.</p>	<p>1706-551 6332 Milton St 19138-1042 22nd wd. 1386 Sq Ft OPA#221304400 Improvements: Residential Property JENNE A. BRANCH A/K/A JENNE A. CAMPBELL; JUNE D. MOUZON C.P.</p>	<p>1706-555 2932 New Hope St 19145 48th wd. 1,024 Sq Ft OPA#482126000 Improvements: Residential Property BANK OF AMERICA, NATIONAL ASSOCIATIONS SUCCESSOR BY MERGER TO LASALLE BANK NA AS TRUSTEE FOR WAMU MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR17 TRUST C.P. February Term, 2010 No. 02873 \$92,058.81 KML Law Group, P.C.</p>
<p>1706-534 455 E Indiana Ave 19134-2940 7th wd. 1120 Sq Ft OPA#071249000 Improvements: Residential Property JOAHNNA SANCHEZ A/K/A JOANNE SANCHEZ GENOVA, IN HER CAPACITY AS HEIR OF JUAN GENOVA A/K/A JUAN D. GENOVA MORA, DECEASED; UNKNOWN HEIRS, SUCCESSORS, AS-</p>	<p>1706-539 3610 Tulip St a/k/a 3610 N Tulip St 19134 45th wd. 894 Sq Ft OPA#451432700 Improvements: Residential Property JUAN G. RODRIGUEZ C.P. October Term, 2016 No. 00955 \$92,252.70 KML Law Group, P.C.</p>	<p>1706-546 9853 Haldeman Ave 58th wd. Front: 28'6" Depth: 103' OPA#581346000 Improvements: Single Family Residence RANDIE S. FLEISHMAN C.P. March Term, 2016 No. 02405 \$223,369.01 Stephen M. Hladik, Esq.</p>		
	<p>1706-540 1644 Benner St 62nd wd. OPA#621147500 Improvements: Row 2 Sty Masonry ALEKA KEY BERTHAU C.P. August Term, 2016 No. 02177 \$129,742.29 Patrick J. Wesner, Esquire</p>			

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