Sheriff's Sale Notices for August 1, 2017

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 time as the Sheriff in his discretion shall determine.

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

SHERIFF'S SALE

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes. (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE 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 August 1, 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, we make the following.

EXPLANATION

The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

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

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

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

SHERIFF'S SALE OF TUESDAY, **AUGUST 1, 2017**

1708-301

2651 E Auburn St. 19134 25th wd. Land: 1,000 Sq. Ft., Improvement: 564 Sq. Ft., Total: 1,564 Sq. Ft. BRT#251026700; OPA#121N05-228 Improvements: Residential Property

EILEEN GALLAGHER AND DAVID GAL-LAGHER C.P. February Term, 2016 No. 02050 \$123,436.19 Richard M. Squire &

1708-302

1958 Goodnaw St 19115 56th wd. 3,214 Sq. Ft. BRT#562293300 Residential Dwelling

THERESA A. MARTIN C.P. October Term, 2016 No. 03285 \$113,065.81 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1708-303

2032 E Elkhart St 19134 25th wd. 1,742 Sq. Ft. BRT#25-2-2184-00 Improvements: Residential Dwelling AUGUSTO SANTOS AND BIBIANA SAN-

C.P. September Term, 2016 No. 00695 \$32,118.57 Powers, Kirn & Associates, LLC

1708-304

3600 Conshohocken Ave., Apt. 411 19131 52nd wd. 1,251 Sq. Ft. OPA#88-8-5204-13

SHERIFF'S SALE

Improvements: Residential Property UNKNOWN HEIRS, AND/OR ADMINIS-TRATORS OF THE ESTATE OF BARBA-RA A. WELDON; KORY V. SMITH AKA KORY VAUGHN SMITH, AS ADMINIS-TRATOR TO THE ESTATE OF BARBARA A. WELDON; KYRA SMITH, AS ADMIN-ISTRATOR TO THE ESTATE OF BARABA-RA A. WELDON C.P. June Term, 2014 No. 01050 \$142,207.26 Justin F. Kobeski, Esquire: Manley Deas Kochalski LLC

1708-305

5020 Boudinot St 19120 42nd wd. 1,158 Sq. Ft. OPA#42-1422000 Improvements: Residential Property

LOUISE CHARLES, GUERINO PIERRE-C.P. January Term, 2011 No. 00994 \$66,162.34 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1708-306

7151 Montague St 19135 41st wd. 1,271 Sq. Ft. OPA#412263100 Subject to Mortgage Improvements: Residential Property CHERYL LADELY, AKA CHERYL A. LADELY; JAMES LADELY C.P. October Term, 2016 No. 03954 \$104,793.43 Justin F. Kobeski, Esquire; Manley Deas Kochalski

1708-307

901 N Penn St, Unit F201 19123 5th wd. 1,516 Sq. Ft. OPA#888062310 Subject to Mortgage Improvements: Residential Con-

C.P. August Term, 2016 TOBI SIMONE No. 003269 \$21,097.74 Elliot H. Berton, Esquire - Benjamin F. Dill, Esquire

1708-308

7022 Saybrook Ave 19142 40th wd. 1,254 Sq. Ft. OPA#403307500 Improvements Residential Property

VERONICA L. JENKINS C.P. November Term, 2016 No. 00460 \$29,580.75 KML Law Group, P.C.

1708-309

1115 W Somerville Ave 19141 49th wd. 1,320 Sq. Ft. OPA#493031400 Improvements: Residential Property

ROBERT COOPER INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF BARBARA E. COOPER DE-C.P. January Term, 2017 No. 00607 \$16,207.54 KML Law Group, P.C.

1708-310

1921 S 30th St 19145 48th wd. 1,438 Sq. Ft. OPA#482396100 Improvements: Residential Property

MAXINE L. HAYMAN AS ADMINISTRA-TRIX OF THE ESTATE OF ARNOLD RIV-C.P. February Term, ERS DECEASED 2016 No. 02083 \$140,238.03 KML Law Group, P.C.

1708-311

1117 W Duncannon Ave 19141 49th wd. 1,360 Sq. Ft. OPA#493025200 Improvements: Residential Property RUTH A. JOHNSON AND CALVIN W.

C.P. January Term, 2017 No. JOHNSON 03005 \$112,290.83 KML Law Group,

1708-312

4551 N Smedley St a/k/a 4551 Smedley St 19140 13th wd. 1,246 Sq. Ft. OPA#132131200 Improvements: Residential Property CAROLYN SMITH C.P. March Term,

2016 No. 02609 \$59,560.93 KML Law

1708-313

1946 W Godfrey St 19141 17th wd. 1,550 Sq. Ft. OPA#171288000 Improvements: Residential Property

C.P. April Term, 2012

C.P. April Term, 2012 No. 03257 \$140,367.32 Group, P.C.

1708-314

2229 S Colorado St 19145 26th wd. 679 Sq. Ft. BRT#262022300 Improvements: Residential Dwelling

SHERIFF'S SALE

ADINA M. GERHARDT AND RICHARD H. GERHARDT AND FREDERICK A. GUAGLIMORE, III C.P. October Term, 2016 No. 04345 \$170,619.67 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1708-315

1221 S 2nd St 19147 2nd wd. 620 Sq. Ft. BRT#021377400 Improvements: Residential Dwelling RICHARD KEE C.P. November Term,

2016 No. 00788 \$106,014.62 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1708-316

6259 Cottage St 19135 41st wd. 1,444 Sq. Ft. BRT#552406600 Improvements: Residential Dwelling

MICHAEL CARUSO A/K/A MICHAEL R. CARUSO C.P. October Term, 2016 No. 04346 \$77.948.67 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1708-317

2039 S Redfield St 19143 40th wd. 1,078 Sq. Ft. BRT#401065400 Improvements: Residential Dwelling

VERONICA L. SMOOT C.P. March Term, 2014 No. 03492 \$0.00 Martha E. Von Rosenstiel, P.C.: Martha E. Von Rosenstiel. Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1708-318

5445 Quentin St 19128 21st wd. 4,254 Sq. Ft. OPA#213221540 Improvements: Residential Property

SANDY V. HENLEY AND REBECCA THOMAS-HENLEY C.P. March Term, 2012 No. 3940 \$138,424.19 Shapiro & DeNardo, LLC

5317 W Thompson St 19131 44th wd. 1,552 Sq. Ft. OPA#442133000 Improvements: Residential Property RICHARD BLACKMON C.P. December

Term, 2015 No. 01615 \$48,799.44 Shapiro & DeNardo, LLC

1708-320

2420 N Garnet St 19132 16th wd. 1.044 Sq. Ft. OPA#162107600 Improvements: Residential Property

RHASHEEDA G. KANE C.P. February Term, 2017 No. 07600 \$56,772.73 Shapiro & DeNardo, LLC

1708-321

4927 Monument Rd 19131 52nd wd. CHARLYE L. BUTTS (DECEASED) C.P.

June Term, 2015 No. 0272 \$471,831.37 Michael F.J. Romano, Esquire

1708-322

2816 B St 19134-3327 7th wd. 899 Sq. Ft. OPA#071391400 Improvements: Residential Property CARMEN M. SIERRA

Term, 2016 No. 04537 \$30,037.10 Phelan Hallinan Diamond & Jones, LLP

1708-323

518 Widener St 19120 61st wd. 1.165 Sq. Ft. BRT#612109100 Improvements: Residential Dwelling C.P. October Term, 2016 LISA J. BROWN

No. 03814 \$77,694.99 Gregory Javardian, LLC

1708-324 **7539 Briar Rd 19138** 50th wd. 1,350 Sq. Ft.

BRT#501347100 Improvements: Residential Dwelling KEITH BALL, KNOWN HEIR OF JUANITA

C. BALL; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JUANITA C. BALL C.P. June Term, 2014 No. 04541 \$77,598.97 Udren Law Offices, P.C.

SHERIFF'S SALE

1708-325

6474 Milton St 19119-3950 22nd wd. 1,684 Sq. Ft. OPA#221305700 Improvements: Residential Property

ELLA E. LEWIS A/K/A ELLA LEW-C.P. October Term, 2016 No. 00322 \$239,798.13 Phelan Hallinan Diamond & Jones, LLP

1708-327

5613 Willows Ave 19143 51st wd. 1,243 Sq. Ft. BRT#153207600 Improvements: Residential Dwelling

MARVIS L. CHEEKS, KNOWN HEIR OF GLORIA CHEEKS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GLORIA C.P. January Term, 2017 No. \$43,331.56 Udren Law Offices,

1708-328

4333 N 17th St 19140-1839 13th wd 1 196 Sq. Ft. BRT#132140300 Improvements: Residential Real Estate

BEATRICE V. MARTIN AND DENFIELD D. MARTIN C.P. June Term, 2016 No. 02363 \$6,279.27 Stern & Eisenberg PC

1708-329

1028 W Olney Ave 19141-3605 49th wd. 1,274 Sq. Ft. OPA#492064900 Improvements: Residential Property WALLACE E. JOHNSON

Term, 2016 No. 03386 \$83,231.99 Phelan

Hallinan Diamond & Jones, LLP

1708-330 **6634 Cornelius St 19138** 10th wd. 1,400 Sq. Ft. OPA#102371800 Improvements: Residential Property

ERVIN REMBERT C.P. November Term, 2010 No. 02113 \$81,699.33 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1708-331

1800 Sulis St 19141 17th wd. 1,730 Sq. Ft. OPA#17-1-0314-00 Improvements: Residential Property JENNIFER HAND C.P. December Term,

2013 No. 00106 \$127,061.28 Meredith H. Wooters, Esquire; Manley Deas Kochalski,

1708-332

3681 Calumet St 19129 38th wd. 1,099 Sq. Ft. OPA#383086300 Improvements: Resi-

dential Property
STANLEY ZIMMELMAN; PETER DIS-C.P. June Term, 2016 No. 00438 \$183,956.87 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1708-333

1016 Cantrell St 19148 39th wd. 840 Sq. Ft. OPA#394044700 Improvements: Residential Property DOROTHÝ M. PICURI AKA DOROTHY

PICURI C.P. November Term, 2016 No. 01262 \$29,128.76 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1708-334

15 N 58th St 19139 52nd wd. Situate on the East side of Fifty-eight Street at the distance of One hundred feet Northward from the North side of Market Street OPA#042083800 Improvements: Row 2 Sty Masonry C.P. October RAYMOND A HOPKINS

Term, 2016 No. 03755 \$73,078.86 Patrick

1708-335

J. Wesner, Esquire

1732 S 65th St 19142-1321 40th wd. 1,410 Sq. Ft. OPA#403000700 Improvements: Residential Property

JEROME T. CLEMENTS Term, 2008 No. 00725 \$53,892.64 Phelan Hallinan Diamond & Jones, LLP

1708-336

7323 Bingham St 19111-3613 56th wd. 1,350 Sq. Ft. OPA#561019800 Improvements: Residential Property

MIGUEL MARTINEZ AND DANIELLE GALANTI C.P. October Term, 2016 No.

SHERIFF'S SALE

04190 \$120,070.64 Phelan Hallinan Diamond & Jones, LLP

1708-337

3105 Tasker St 19145-1120 36th wd. 990 Sq. Ft. OPA#364250900 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE. OR INTEREST FROM OR UNDER DIANE PITTMAN, DECEASED October Term, 2016 No. 02275 \$25,613.87 Phelan Hallinan Diamond & Jones, LLP

1708-338

8030 Mars Pl 19153-1112 40th wd. 1,260 Sq. Ft. OPA#405890055 Improvements: Residential Property DENISE HAWKINS C.P. September Term, 2012 No. 00675 \$66,468.40 Phelan

1708-339

Hallinan Diamond & Jones, LLP

5779 Stewart St 19131-3419 4th wd. 1,024 Sq. Ft. OPA#043219100 Improvements: Residential Property MONYA BELL C.P. June Term, 2013 No. 01570 \$90,446.22 Phelan Hallinan Diamond & Jones, LLP

1708-340

7735 Loretto Ave 19111-3555 56th wd. 1,728 Sq. Ft. OPA#561193400 Improvements: Residential Property C.P. September CARLOS G. BRAGA Term, 2016 No. 03254 \$161,143.09 Phel-

1708-341

an Hallinan Diamond & Jones, LLP

9164 Old Newtown Rd 19115-4937 56th wd. 2,300 Sq. Ft. OPA#562441820 provements: Residential Property MYRA ESTERMAN, BARRY ESTER-MAN, JACQUELINE MILLER August Term, 2014 No. 01177 \$356,990.18 Phelan Hallinan Diamond & Jones, LLP

1708-343

3347 N. Gratz St 19140 11th wd. Sitatue on the East side of Gratz Street at the distance of 135 feet 2 inches Southward from the South side of Ontario Street OPA#112260500 Improvements: Row 2 Sty Masonry
MELISSA WATTS C.P. June Term, 2016
No. 01498 \$47,504.01 Patrick J. Wesner,

1708-344

Esquire

2804 Hellerman St 19149 55th wd. ROW B/GAR 2 STY MASONRY; 1,166 Sq. Ft. BRT#551033700 Improvements: Residential Dwelling
JAMES F. DONNELLY, IV AND LOREEN

M. DONNELLY C.P. October Term, 2016 No. 02990 \$173,802.20 McCabe, Weisberg, & Conway, P.C.

1708-345

236 E Cheltenham Ave 19120 61st wd. ROW B/GAR 2 STY MASONRY; 1,296 Sq. Ft. BRT#611472400 Improvements: Residential Dwelling

RODNEY A. FAISON, KNOWN SURVIV-ING HEIR OF ROBERT W. FAISON AND UNKNOWN SURVIVING HEIRS OF ROB-ERT W. FAISON C.P. October Term, 2015 No. 01413 \$171,581.53 McCabe, Weisberg, & Conway, P.C.

1708-346

5210 Osage Ave 19143 46th wd. 990 Sq. Ft. BRT#602137300 Improvements: Residential Dwelling

BRANDI WARWICK, KNOWN HEIR OF RAYMOND S. WARWICK AND FELI-CIA L. WARWICK; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTER-EST FROM OR UNDER FELICIA L. WAR-WICK; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS. FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAYMOND S. WARWICK C.P. February Term, 2016 No. 03772 \$78,991.63 Udren Law Offices, P.C.

1708-347

2021 McKean St 19145 48th wd. 852 Sq. Ft. BRT#481099600 Improvements: Residential Real Estate

CHARRISSE I. JACKSON, JAMES JACK-C.P. November Term, 2016 No. 00488 \$188,207.68 Stern & Eisenberg PC

1708-349

2220 Memphis St 19125 31st wd. 648 Sq. Ft. BRT#31-2-004300 Improvements:

SHERIFF'S SALE

Residential Dwelling EDWARD WILSON, KNOWN HEIR OF MARION WILSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTER-EST FROM OR UNDER MARION WIL-C.P. September Term, 2016 No. 03165 \$101,762.25 Udren Law Offices,

1708-350

306 E Gale St 19120 42nd wd. ROW 2 STY MASONRY; 1,140 Sq. Ft. BRT#421240300 Improvements: Residential Dwelling MANUEL A. GARAY AND LYDIA I. GA-RAY C.P. September Term, 2016 No. 02768 \$82,629.32 McCabe, Weisberg,

1708-351

& Conway, P.C.

2558 N 29th St 19132 28th wd. ROW 2 STY MASONRY; 1,302 Sq. Ft. BRT#282010800 Improvements: Residential Dwelling CLYDE FAULKNER, KNOWN SURVIV-ING HEIR OF GWENDOLYN FAULKNER, CHARLES THOMAS, KNOWN SURVIV-ING HEIR OF GWENDOLYN FAULKER AND UNKNOWN SURVIVING HEIRS OF GWENDOLYN FAULKNER C.P. May Term, 2016 No. 00438 \$41,765.60 Mc-Cabe, Weisberg, & Conway, P.C.

1708-352

2036 E Clementine St 19134 25th wd. 747 Sq. Ft., more or less BRT#252254200 EDNA E. VALERIO AND ANDREW W. VALERIO C.P. March Term, 2016 No. 02595 \$62,324.59 Jennifer G. Fowler, Esquire

1708-353

2317 S 63rd St 19142 40th wd. ROW 2 STY MASONRY; 924 Sq. Ft. BRT#401167200 Improvements: Residential Dwelling JUSTIN MOORE AND DIONY ELIAS C.P. October Term, 2016 No. 01822

\$37,608.56 McCabe, Weisberg, & Conway,

1708-354

12712 Minden Rd 19154 58th wd. 2,242.12 Sq. Ft. BRT#663332200 Improvements: Residential Dwelling

JAMES LANKIN C.P. September Term, 2014 No. 02953 \$115,075.48 Martha E. C.P. September Term, Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1708-355

5739 N Mascher St 19120 61st wd. 1,703 Sq. Ft. BRT#612439900 Improvements: Residential Dwelling

SAVORN UNG AND CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF SAENSAK BUTHDY, DECEASED C.P. August Term, 2016 No. 04130 \$89,055.11 Law Office of Gregory Javardian, LLC

1708-356

5310 Gillespie St 19124-1508 62nd wd. 891 Sq. Ft. OPA#622388700 Improvements: Residential Property OMAR K. JOHNSON C.P. November

Term, 2016 No. 00506 \$132,678.89 Phelan Hallinan Diamond & Jones, LLP

2216 S 67th St 19142-1801 40th wd. 1,326 Sq. Ft. OPA#403052300 Improvements: Residential Property

KIM DUNG THI NGUYEN C.P. October Term, 2016 No. 03104 \$15,754.85 Phelan Hallinan Diamond & Jones, LLP

1708-359

827 E Hortter St 19119-1530 22nd wd. 1,504 Sq. Ft. OPA#221187700 Improve-

ments: Residential Property CONNER BLAINE, JR., IN HIS CAPAC-ITY AS EXECUTOR OF THE ESTATE OF J B. TAYLOR; DERRICK WILKERSON C.P. September Term, 2015 No. 01156 \$174,541.53 Phelan Hallinan Diamond & Jones, LLP

1708-362

1418 W Allegheny Ave 19132-1708 11th wd. 2,613 Sq. Ft. OPA#111128600 Improvements: Residential Property ROSALIND MCCREA

Term, 2011 No. 00890 \$85,290.55 Phelan Hallinan Diamond & Jones, LLP

1708-363

5861 Cedar Ave 19143-0000 3rd wd. 2,088 Sq. Ft. OPA#032134101 Improvements: Residential Property

DIANE JOHNSON F/K/A DIANE GAR-DENER C.P. October Term, 2016 No. 04847 \$119,228.70 Phelan Hallinan Dia-

mond & Jones, LLP

SHERIFF'S SALE

1708-364

2601 Pennsylvania Ave Unit 143, a/k/a 2601 Pennsylvania Apt 143 19130-2316 15th wd. 758 Sq. Ft. OPA#888072456 Improvements: Residential Property JOHN J. MANACCHIO, JR C.P. May Term, 2016 No. 02276 \$165,057.32 Phelan Hallinan Diamond & Jones, LLP

1708-365

6344 Kingessing Ave 19142 40th wd. 1,206 Sq. Ft. OPA#401268800 Improvements: Residential Property
ANTHONY GREENHILL
C.P. October

Term, 2016 No. 03264 \$48,627.99 Phelan Hallinan Diamond & Jones, LLP

1708-366

312 Hoffnagle St 19111-1819 63rd wd. 1,823 Sq. Ft. OPA#631379700 Improvements: Residential Property
MICHAELA M. PARROTTI A/K/A MI-CHAELA M. PARROTTA C.P. February Term, 2013 No. 01318 \$182,722.48 Phelan Hallinan Diamond & Jones, LLP

1708-367

3433 Arthur St 19136-2321 64th wd. 1,144 Sq. Ft. OPA#642326200 Improvements: Residential Property

MAE H. SHALLCROSS A/K/A MAE HEATHER SHALLCROSS C.P. October Term, 2016 No. 04517 \$160,796.86 Phelan Hallinan Diamond & Jones, LLP

1708-368

686 Renz St 19128-1421 21st wd. 1,746 Sq. Ft. OPA#214048100 Improvements: Residential Property

STEPHEN A. CABOT JR., RENEE PALM-C.P. October Term, 2016 No. 04189 \$242,095.32 Phelan Hallinan Diamond & Jones, LLP

1708-369

3157 Cedar St 19134 25th wd. 1,510 Sq. Ft. BRT#25-1-4289-00 Improvements: Residential Dwelling

KATHLEEN E. HÄHN AND MICHAEL J. C.P. September Term, 2016 No. HAHN 02295 \$80,089.31 Powers, Kirn & Associates, LLC

1606 S 28th St 19145-1202 36th wd. 1,248 Sq. Ft. OPA#364348900 Improvements:

Residential Property UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN MITCHELL, DECEASED March Term, 2015 No. 00265 \$54,056.98 Phelan Hallinan Diamond & Jones, LLP

1708-371

10726 Philcrest Rd 19154-4031 66th wd. 1,386 Sq. Ft. OPA#662072267 Improvements: Residential Property PAUL W. WINTER, JR AND RACHEL WINTER C.P. September Term, 2014 No. 03305 \$100,034.42 Phelan Hallinan Diamond & Jones, LLP

1708-372

2208 W Venango St 19140-3823 11th wd. 4,730 Sq. Ft. OPA#112133400 Improvements: Residential Property
AHMAD J. WHITE C.P. November Term,
2016 No. 00502 \$210,370.50 Phelan Hal-

linan Diamond & Jones LLP

2653 S Lloyd St 19153 40th wd. 1,120 Sq. Ft. BRT#404015400 Improvements: Residential Dwelling SAYHEEM JONES

C.P. October Term. 2016 No. 03322 \$54,011.64 Powers, Kirn & Associates, LLC

1708-374 926 W Duncannon Ave 19141 49th wd.

2,081 Sq. Ft. BRT#492023500 Improvements: Residential Dwelling BRYANT J. HAMPTON IN HIS CAPACITY AS HEIR AT LAW OF ETHEL HAMPTON A/K/A ETHEL L. HAMPTON, DECEASED AND HELENA HAMPTON, IN HER CA-PACITY AS HEIR AT LAW OF ETHEL HAMPTON A/K/A ETHEL L. HAMP-TON, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE, OR

INTEREST FROM OR UNDER ETHEL

HAMPTON A/K/A ETHEL L. HAMPTON, DECEASED AND UNITED STATES OF AMERICA C.P. September Term, 2016

SHERIFF'S SALE

\$67,730.99 Martha E. Von No. 01451 Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1708-375 6227 Trotter St 19111-5811 53rd wd. 1,296 Sq. Ft. OPA#531234800 Improvements: Residential Property TIFFANY N. DALES C.P. August Term, 2016 No. 04459 \$128,720.78 Phelan Hallinan Diamond & Jones, LLP

1708-376

309-313 Arch St Unit 607 a/k/a 309-13 Arch St Unit: 607 19106 88th wd. (formerly 5th wd.) 972 Sq. Ft. OPA#888058772 Improvements: Residential Property ANN S. BORIS AND VAMSIDHAR VURI-MINDI C.P. October Term, 2015 No. 01609 \$251,348.71 Phelan Hallinan Dia-

mond & Jones, LLP

1708-377 1115 Montrose St 19147 2nd wd. 1,698 Sq.

Ft. OPA#021036900 Improvements: Residential Property
JOHNNIE COGER, LEOLA COGER, UNITED STATES OF AMERICA C.P. October Term, 2011 No. 01625 \$332,032.58 Meredith H. Wooters, Esquire; Manley Deas

1708-378

Kochalski, LLC

2718 C St 19134 33rd wd. 700 Sq. Ft. BRT#071435400 Improvements: Residential Dwelling

ELSA M. GONZALEZ A/K/A ELSA M. GONSALEZ C.P. November Term, 2016 No. 00997 \$65,870.41 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1708-379

915 Woodbrook Ln 19150 50th wd. 5,952 Sq. Ft. OPA#502519300 Subject to Mortgage Improvements: Residential Property MURIEL HORNE A/K/A MURIEL HOUS-C.P. September Term, 2016 No. TON \$82,769.88 Shapiro & DeNardo, 03282 LLC

1708-380

6129 N 7th St 19120-1322 61st wd. 1,536 Sq. Ft. OPA#611145500 Improvements: Residential Property JENNIFER DANCY C.P. October Term, 2016 No. 03674 \$215,233.53 Phelan Hal-C.P. October Term, linan Diamond & Jones, LLP

1708-381

4513 Mitchell St 19128 21st wd. 2,187 Sq. Ft. BRT#21-2489300 Improvements: Residential Dwelling LAUREN WESTCOTT A/K/A LAUREN

BENSON C.P. October Term, 2016 No. 01387 \$246,469.44 Powers, Kirn & Associates, LLC

1708-382

5923 Palmetto St 19120 35th wd. 1,064 Sq. Ft. OPA#352293400 Improvements: Residential Property JUAN AGOSTO C.P. March Term, 2016

No. 00131 \$78,811.14 Meredith H. Woot-

ers, Esquire; Manley Deas Kochalski, LLC 1708-383

8743 Gillespie St 19136 65th wd. 1,791 Sq. Ft. BRT#65-2-2430-00; PRCL#136N17-240 Improvements: Residential Dwelling JOSE SANCHEZ C.P. July Term, 2013 No. 001072 \$133,875.29 Powers, Kirn &

1708-384

Associates, LLC

7325 N 20th St 19138-2729 10th wd. 1,500 Sq. Ft. OPA#101157900 Improvements: Residential Property

C.P. October Term, SHERAY OLIVER 2016 No. 01954 \$76,778.12 Phelan Hallinan Diamond & Jones, LLP

1708-385

112 Kingfield Rd 19115 63rd wd. DET W/B GAR 2 STY MAS+OTH; 2,012 Sq. Ft. BRT#632061500 Improvements: Residential Dwelling
CRAIG R. SOBEL, ADMINISTRATION

OF THE ESTATE OF ADELE SOBEL C.P. November Term, 2016 No. 00630 \$253,410.51 McCabe, Weisberg, & Conway, P.C.

1708-386

3536 Aldine St 19136 64th wd. ROW B/ GAR 2 STY MASONRY; 1,804 Sq. Ft.

BRT#642113400 Improvements: Residen-

SHERIFF'S SALE

tial Dwelling
UNITED STATES OF AMERICA AND JA-NINE THOMAS C.P. November Term, 2015 No. 03543 \$194,737.23 McCabe, Weisberg, & Conway, P.C.

1708-387

7308 Walnut Ln 19138 50th wd. ROW B/GAR 2 STY MASONRY; 1,242 Sq. Ft. BRT#501350000 Improvements: Residen-

tial Dwelling BRIAN L. WINN, KNOWN SURVIVING HEIR OF BARBARA J. MONROE, RON-ALD WINN, KNOWN SURVIVING HEIR OF BARBARA J. MONROE, GREGORY WINN, KNOWN SURVIVING HEIR OF BARBARA J. MONROE AND UNKNOWN SURVIVING HEIRS OF BARBARA J. MONROE C.P. May Term, 2016 No. 03072 \$74,399.72 McCabe, Weisberg, & Conway, P.C.

1708-388 370 Selma St 19116 58th wd. S/D W/B GAR 2 STY MASONRY; 1,548 Sq. Ft. BRT#582245200 Subject to Mortgage Improvements: Residential Dwelling

ANDREW RADER, ADMINISTRATOR OF THE ESTATE OF NORMAN A. RAD-C.P. March Term, 2016 No. 00555 \$216,081.38 McCabe, Weisberg, & Conway, P.C.

1708-389

2017 S 58th St 19143 40th wd. ROW 2 STY MASONRY; 1,460 Sq. Ft. BRT#401049500 Improvements: Residential Dwelling UNKNOWN SURVIVING HEIRS OF MIL-TON E. ROBINSON C.P. June Term, 2016 No. 00311 \$51,336.55 McCabe, Weis-

1708-390

berg, & Conway, P.C.

2214 S Felton St 19142 40th wd. 1,200 Sq. Ft. OPA#401162000 Improvements: Resi-

dential Property THANH TRAN C.P. August Term, 2016 No. 03251 \$49,416.58 Shapiro & De-Nardo, LLC

1708-391

8410 Madison St a/k/a 8410 Madison Pl 19153-1527 40th wd. 1,440 Sq. Ft. OPA#405100305 Improvements: Residential Property

JAMES BROWN AND JOYCE JORDAN-BROWN C.P. December Term, 2011 No. 01104 \$80,960.47 Phelan Hallinan Diamond & Jones, LLP

1708-392

6526 Keystone St 19135 41st wd. 1,825 Sq. Ft. BRT#41-1464800 Improvements:

Residential Dwelling
WESLEY RASORENOV, SOLELY IN HIS CAPACITY AS HEIR OF CATHERINE RA-SORENOV, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE, OR IN-TEREST FROM OR UNDER CATHERINE RASORENOV, DECEASED cember Term, 2016 No. 02859 \$99,977.68 Powers, Kirn & Associates, LLC

1708-393

723 E Cornwall St a/k/a 723 Cornwall St **19134** 33rd wd. (formerly part of 34th wd.) 838 Sq. Ft. OPA#331123200 Improvements: Residential Property

PHYLLIS ANN WIXSON A/K/A PHYLLIS ANN MOEBIUS SOLELY IN HER CAPAC-ITY AS HEIR OF THOMAS WIXSON DE-CEASED AND DAVID WIXSON SOLELY IN HIS CAPACITY AS HEIR OF THOMAS WIXSON DECEASED C.P. April Term, 2016 No. 03525 \$71,827.62 KML Law Group, P.C.

1708-394

2208 Mount Vernon St 19130 15th wd. 1,032 Sq. Ft. BRT#152057500 Improvements: Residential Dwelling
VINCENT C. ROGERS C.P. July Term, VINCENT C. ROGERS C.P. July Term, 2015 No. 01863 \$395,681.22 Law Office

of Gregory Javardian, LLC

1708-395

 5822
 Belmar
 Terr
 a/k/a
 5822
 Belmar

 St
 19143-5209
 3rd wd.
 1,088
 Sq. Ft.

 OPA#034107000
 Improvements: Residen tial Property

GRACE GODWIN C.P. May Term, 2012 No. 00031 \$40,951.90 Phelan Hallinan Diamond & Jones, LLP

1708-396

1141 Passmore St 19111-5411 53rd wd. 1,278 Sq. Ft. OPA#531111700

SHERIFF'S SALE

Improvements: Residential Property TIMOTHY J. CERVINO C.P. October Term, 2010 No. 00504 \$117,007.27 Phelan Hallinan Diamond & Jones, LLP

1708-397

2410 Duncan St 19124 23rd wd. 1,153 Sq. Ft. OPA#231007900 Improvements: Residential Property

ASPEN M. WILSON C.P. November Term, 2016 No. 00668 \$106,565.16 KML Law Group, P.C.

1708-398

6241 N Woodstock St 19138 17th wd. ROW 2 STY MASONRY; 990 Sq. Ft. BRT#172395500 Subject to Mortgage Improvements: Residential Dwelling

LOUVENIA SMITH C.P. September Term, 2016 No. 02030 \$76,212.88 Mc-Cabe, Weisberg, & Conway, P.C.

1708-399

8300 Algon Ave 19152-2224 56th wd. 1,301 Sq. Ft. OPA#562319000

WILLIAM J. PEPE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF CARL H. SCHMITTINGER, JR. A/K/A CARL H. SCHMITTINGER; JAMES A. PEPE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF CARL H SCHMITTINGER, JR. A/K/A CARL H. SCHMITTINGER; UNKNOWN SUCCESSOR EXECUTOR OF THE ESTATE OF DOLORES SCHMIT-TINGER; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CARL H. SCHMITTINGER. JR. A/K/A CARL H. SCHMITTINGER. DECEASED C.P. April Term, 2015 No. 01938 \$102,268.17 Phelan Hallinan Diamond & Jones, LLP

1708-400

5354 Morse St 19131 52nd wd. ROW B/ GAR 2 STY MASONRY; 1,230 Sq. Ft. BRT#521072200 Improvements: Residential Dwelling

CYNTHIA E. BROWN C.P. May Term, 2011 No. 03965 \$63,614.24 McCabe, Weisberg, & Conway, P.C.

1708-402

11729 Stevens Rd 19116-2503 58th wd. 1,332 Sq. Ft. OPA#582576900 Improvements: Residential Property

MICHAEL J. MURPHY AND ANGELIQUE MURPHY C.P. October Term, 2016 No. 03120 \$227,046.04 Phelan Hallinan Diamond & Jones, LLP

1708-403

4504 Longshore Ave 19135 41st wd. 1,796 Sq. Ft. OPA#412024900 Improvements: Residential Property

JOHN P. DILLON A/K/A JOHN DILLON AND CHRISTINA M. DILLON A/K/A CHRISTINA DILLON C.P. August Term, 2016 No. 02626 \$106,886.74 Shapiro & DeNardo, LLC

1708-404

5825 Belmar Terr a/k/a 5825 Belmar St 19143-5208 3rd wd. 1,088 Sq. Ft. OPA#034101300 Improvements: Residential Property

SHAWNNA LEE ROBERSON A/K/A SHAWNNA-LEE GIBBS C.P. August Term, 2013 No. 02995 \$51,220.10 Phelan Hallinan Diamond & Jones, LLP

1708-405

1814 W Glenwood Ave 19132-3825 16th wd. 1,300 Sq. Ft. OPA#162340500 Improvements: Residential Property

TAREZ MADALION, IN HER CAPACITY AS HEIR OF LAURA DRUMMOND, DE-CEASED; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE. OR INTEREST FROM OR UNDER LAURA DRUMMOND, DE-CEASED C.P. April Term, 2015 No. 01610 \$34,756.67 Phelan Hallinan Diamond & Jones, LLP

1708-406

611 Alcott St 19120-1219 35th wd. 1,152 Sq. Ft. OPA#352080100 Improvements: Residential Property

LUIS SANTANA C.P. October Term, 2016 No. 03251 \$53,870.28 Phelan Hallinan Diamond & Jones, LLP

1708-407

4246 Stirling St 19135 55th wd. 1,344 Sq. Ft. OPA#552051400 Improvements: Residential Property

ERIK J. BADEAUX AND KELLY L.

BADEAUX C.P. March Term, 2017 No. 02493 \$111,311.91 Shapiro & DeNardo,

SHERIFF'S SALE

1708-408

2225 S 21st St 19145 48th wd. Situate on the East side of 21st Street at the distance of one hundred eighty eight feet two inches Southward from the South side of Jackson Street OPA#481367800 Improvements: Row W/ gar 2 Sty Masonry

JEREMY R. VERWEY C.P. October Term, 2016 No. 04527 \$298,645.70 Patrick J. Wesner, Esquire

1708-409

11030 Ferndale St 19116 58th wd. 9,750 Sq. Ft. OPA#582475100 Improvements: Residential Property

EILEEN BIANCO C.P. May Term, 2016 No. 00399 \$272,739.29 Shapiro & De-Nardo, LLC

1708-410

2958 W Rosehill St a/k/a 2958 Rosehill St 19134 7th wd. 840 Sq. Ft. OPA#071417300 Improvements: Residential Property CARMEN N. SANTIAGO C.P. November

Term, 2016 No. 03039 \$36,581.12 Phelan Hallinan Diamond & Jones, LLP

1708-411

5628 N 18th St 19141 17th wd. 1,584 Sq. Ft. OPA#172277200 Improvements: Residential Property

JESSIE M. PATTERSON C.P. February Term, 2017 No. 00504 \$105,913.55 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1708-412

506 McClellan St 19148-1819 1st wd. 840 Sq. Ft. OPA#011398500 Improvements: Residential Property

JAMKAREL MATO C.P. October Term, 2016 No. 04538 \$108,474.72 Phelan Hallinan Diamond & Jones, LLP

1708-413

1942 E Westmoreland St 19134 45th wd. 1,095 Sq. Ft. BRT#452034800 Improvements: Residential Real Estate CROSS KEYS INVESTMENT, LLC C.P. April Term, 2016 No. 01954 \$68,414.48 Stern & Eisenberg PC

1708-414

2865 Gillingham St 19137 45th wd. 1,350 Sq. Ft. BRT#45-3-0554-00 Improvements:

Residential Dwelling
BRYANA HOUCK AND HOWARD MC-CUNE, III A/K/A HOWARD A. MCCUNE, III C.P. September Term, 2016 No. 00633 \$133,359.91 Powers, Kirn & Associates,

1708-415

5033 Knox Street 19144 12th wd. 2,670 Sq. Ft. BRT#123179100 Improvements: Residential Dwelling
MAGDALENA LEBRON C.P. September

Term, 2012 No. 03471 \$130,313.71 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Jeniece D. Davis, Esquire; Tyler J. Wilk, Esq.

1708-416

713 W Wingohocking St 19140 49th wd. 1,610 Sq. Ft. OPA#491008100 Improvements: Residential Property

DR. NDUBUISI O. OKORO AND BRENDA C.P. March Term, 2017 No. 00876 \$59,156.67 Shapiro & DeNardo,

1708-417

1222 Saint Vincent St 19111 53rd wd. 4,219 Sq. Ft. OPA#532319600 Improvements: Residential Property JOSE A. GATMAITAN, IV C.P. November Term, 2016 No. 01731 \$200,792.49 Shapiro & DeNardo, LLC

1708-418

809 Marlyn Rd 19151 34th wd. 1,600 Sq. Ft. OPA#344264600 Improvements: Residential Property

KIMBERLEY STRICKLAND C.P. September Term, 2016 No. 02474 \$188,739.02 Shapiro & DeNardo, LLC

1708-420

210 Locust St, Unit 9C 19106 5th wd. 683 Sq. Ft. OPA#888052115 Subject to Mort-

DEFENDANT. MAUREEN FLANIGAN C.P. June Term, 2016 No. 144596 \$5,054.00 Monica M. Littman, Esq.; Fineman, Krekstein & Harris, PC

SHERIFF'S SALE

1708-421 5529 Loretto Ave 19124 35th wd. 1,432 Sq. Ft. BRT#351397500 Improvements: Residential Real Estate

RYAN TANIO A/K/A R. TANIO C.P. November Term, 2016 No. 00119 \$108,079.62 Stern & Eisenberg PC

1708-422

4928 Convent Ln 19114 65th wd. 15,209 Sq. Ft. BRT#65-2170015; OPA# 652170015 Improvements: Residential Dwelling
CASEY JONES AND GINA SCHUL-C.P. February Term, 2016 No. 03208 \$405,959.65 Udren Law Offices, P.C.

1708-423

13029 Townsend Rd 19154 66th wd. 0 Sq. Ft.; undivided interest in the Common Elements (as defined in such Declaration) of 1.159% Condominium BRT#888660110

Improvements: Residential Dwelling RICHARD GARCIA A/K/A RICHARD GARCIA ZAYAS AND JOSEPHINE GAR-C.P. June Term, 2016 No. 00516 \$155,812.15 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Tyler J. Wilk, Esq.

5110 Darrah St 19124 62nd wd. 1,364 Sq. Ft. OPA#622222800 Improvements: Residential Property

CARLA DRAKES-PILGRIM AND NIGEL PILGRIM C.P. January Term, 2017 No. 01786 \$117,605.70 Shapiro & DeNardo, LLC

1708-425

4630 Kendrick St 19136 65th wd. 2,275 Sq. Ft. BRT#124N2-213; OPA# 652070000 Improvements: Residential Dwelling C.P. Octo-WILLIAM MCLAUGHLIN ber Term, 2015 No. 02816 \$162,178.87

1708-426

Udren Law Offices, P.C.

30 Pelham Rd 19119 22nd wd. 10,000 Sq. Ft. BRT#223095250 Improvements: Residential/residential Mixed-use Dwelling HECTOR P. BADEAU A/K/A HECTOR BADEAU AND SUSAN M. BADEAU C.P. July Term, 2016 No. 02417 \$505,810.53 Powers, Kirn & Associates, LLC

1708-427

1419 E Vernon Rd 19150 50th wd. 2,251 Sq Ft. BRT#50-2-4141-00; OPA# 502414100 Improvements: Residential Dwelling AGNES KOFA A/K/A AGNES D KOFA AND JOHN KOFA A/K/A JOHN C. KOFA C.P. March Term, 2017 No. 02906 \$139,149.51 Udren Law Offices, P.C.

1708-428

2306 E Sepviva St. 19125 31st wd. 1,336 Sq. Ft. BRT#311220100 Improvements: Residential Dwelling FRANK SIMMONS, JR., DECEASED

C.P. May Term, 2016 No. 01785 \$17,743.11 Powers, Kirn & Associates, LLC

1708-430

1128 Tabor Terr 19111 63rd wd. 1,374 Sq. Ft. OPA#631367300 Subject to Mortgage Improvements: Residential GREGORY T. MCKEE AND LAURA WOJ-

TUSIK C.P. August Term, 2015 No. 01500 \$172,800.41 Jill M. Fein, Esquire

1708-431

1812 Harrison St 19124 23rd wd. 2,450 Sq. Ft. BRT#23-2-2025-00; OPA# 232202500 dential Dwelling WILLIAM G. JOHNSON A/K/A WILLIAM

GERARD JOHNSON C.P. March Term, 2017 No. 02317 \$95,701.11 Udren Law Offices, P.C.

1708-432

5002 Pine St 19143 60th wd. 2,033 Sq. Ft. BRT#602130400 Improvements: Residential Real Estate HATIM MUKHEF, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR MOHA-MAD NAJAWI AND SHIREEN MALIK A/K/A SHIREEN SAIKH MALIK AND MOHAMMED A. NAJAWI A/K/A MO-HAMED NAJAWI C.P. July Term, 2014

berg PC 1708-433 6526 Cobbs Creek Pkwy a/k/a 6526 Beaumont St 19142-1318 40th wd. 1,229 Sq. Ft.

No. 03687 \$259,663.33 Stern & Eisen-

OPA#403073700 Improvements: Residential Property KARIN M. JOYEUX C.P. August Term. 2015 No. 03189 \$116,508.78 Phelan Hallinan Diamond & Jones, LLP

1708-434

3165 Gaul St 19134-4446 25th wd. 1,152 Sq. Ft. OPA#251385400 Improvements: Residential Property

SHERIFF'S SALE

ROBERT J. LINDSAY AND DIANA GLIN-KA C.P. February Term, 2016 No. 04920 \$171,904.66 Phelan Hallinan Diamond & Jones, LLP

1708-435

4970 Fitler St; Unit 115-A a/k/a 4970 A Fitler St 19114 65th wd. 1,056 Sq. Ft. (no land area) OPA#888651123 Subject to Mortgage Improvements: Residential Condominium Unit JOHN A. SEAGRAVE C.P. February

Term, 2017 No. 03573 \$9,460.32 Elliot H. Berton, Esquire; Benjamin F. Dill, Esquire

1708-436

4000 Gypsy Ln, Unit 735 19129 21st wd. 1,128 Sq. Ft. OPA#888210381 Improvements: Residential Condominium Unit RUBY ALSBROOKS C.P. March Term, 2017 No. 002560 \$13,073.96 Elliot H. Berton, Esquire; Benjamin F. Dill, Esquire

1708-437

1208 Hale St 19111-5830 53rd wd. 1,290 Sq. Ft. OPA#531028600 Improvements:

Residential Property
ELVIS JOSEPH AND ANGELA DEGAZON A/K/A ANGELA B. DEGAZON C.P. September Term, 2016 No. 03567 \$126,862.29 Phelan Hallinan Diamond & Jones, LLP

1708-438

2633 E Huntingdon St 19125-3705 31st wd. 1,565 Sq. Ft. OPA#314164500 Improvements: Residential Property NANCY HALLORAN A/K/A NANCY C.P. February Term, 2015 No. HAAS 00084 \$39,529.13 Phelan Hallinan Diamond & Jones, LLP

1708-439

3532 Meridian St 19136 64th wd. 1,442 Sq. Ft. OPA#642236000 Improvements: Residential Property ROBERT M. SWEARINGEN C P May Term, 2016 No. 02121 \$96,158.22 KML

Law Group, P.C.

1708-440 4202 Oakmont St 19136 65th wd. 1,404 Sq. Ft. OPA#651058200 Improvements: Residential Property

JENNIFER L. GROVES C.P. November Term, 2016 No. 02872 \$60,581.17 KML Law Group, P.C.

1708-441

3082 Aramingo Ave 19134-4316 25th wd. 990 Sq. Ft. OPA#251478600 Improvements: Residential Property

MARCELINO CUADRA, JR. A/K/A MAR-CELINO CAUDRA, JR. AND KATHLEEN A. CUADRA A/K/A KATHLEEN A. CAU-C.P. April Term, 2016 No. 01037 \$117,436.45 Phelan Hallinan Diamond & Jones, LLP

1708-442

166 Covington Rd 19120 61st wd. 1,944 Sq. Ft. OPA#611442800 Improvements: Residential Property

HERBERT FRAYER C.P. February Term, 2010 No. 02163 \$165,811.04 KML Law Group, P.C.

1708-443

126 Fern St 19120 61st wd. 1,233 Sq. Ft. BRT#61-2-2014-00; OPA# 612201400 Subject to Mortgage Improvements: Residential Dwelling

MONTRELL N. BOLDEN C.P. April Term, 2015 No. 03006 \$82,166.65 Udren Law Offices, P.C.

1708-444

1429 W Conlyn St 19141 17th wd. 1,346 Sq. Ft. OPA#171138800 Improvements: Residential Property TENNILLE D. HILL, OF THE ESTATE OF CAROLYN M. AV-ERETTE JOHNSON A/K/A CAROLYN M. JOHNSON A/K/A CAROLYN M. AVER-ETTE, DECEASED C.P. January Term, 2017 No. 04986 \$74,391.40 Shapiro &

1708-445

DeNardo, LLC

3627 Almond St 19134 45th wd. 1,918 Sq. Ft. OPA#451290100 Improvements: Residential Property

DAWN WIKIERA AND JOHN J. WIKIERA C.P. September Term, 2013 No. 03600 \$168,923.83 KML Law Group, P.C.

1708-446

SHERIFF'S SALE

725 S 55th St 19143 46th wd. 1,499 Sq. Ft. OPA#463192900 Improvements: Residential Property

LISA C. LABES ADMINISTRATRIX OF THE ESTATE OF MOISES R. LA BES JR. A/K/A MOISES LA BES JR., DE-CEASED C.P. October Term, 2016 No. 00135 \$76,001.12 KML Law Group, P.C.

1708-447

4819 N 13th St 19141-3426 49th wd. 1,590 Sq. Ft. OPA#491503800 Improvements: Residential Property BAKARY KANTE C.P. November Term, 2016 No. 02277 \$85,082.41 Phelan Hal-linan Diamond & Jones, LLP

1708-448

5639 Malcolm St 19143-4633 51st wd. 1,038 Sq. Ft. OPA#513170100 Improvements: Residential Property
KEISHA R. PAUL A/K/A KEISHA KEISHA R. PAUL C.P. March Term, 2015 No. 03951 \$76,960.75 Phelan Hallinan Diamond &

1708-449

Jones, LLP

 $\mathbf{3275} \; \mathbf{E} \; \mathbf{Thompson} \; \mathbf{St} \quad \mathbf{19134} \quad \mathbf{45th} \; \mathbf{wd.} \; \mathbf{945}$ Sq. Ft. BRT#451231200 Improvements: Residential Real Estate

STANLEY M. FURLONG AND VERONI-CA SIMMONS C.P. September Term, 2014 No. 03544 \$184,690.39 Stern & Eisenberg PC

1708-450

8235 Bayard St 19150-1701 50th wd. 1,608 Sq. Ft. OPA#501216300 Improvements: Residential Property JOYCE A. LOCKETT A/K/A JOYCE LOCKETT, IN HER CAPACITY AS TRUSTEE ADMINISTRATIX OF THE ESTATE AND HEIR OF THE ESTATE OF ANTHONY C. LOCKETT A/K/A ANTHO-NY CECIL LOCKETT A/K/A ANTHONY LOCKETT; SYREETA LOCKETT, IN HER CAPACITY AS HEIR OF THE ESTATE OF ANTHONY C. LOCKETT A/K/A ANTHO-NY CECIL LOCKETT A/K/A ANTHONY LOCKETT; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS,

FIRMS, OR ASSOCIATIONS CLAIMING

RIGHT, TITLE, OR INTEREST FROM OR

UNDER ANTHONY C. LOCKETT, DE-

C.P. January Term, 2016 No.

03395 \$17,478.98 Phelan Hallinan Diamond & Jones, LLP

CEASED

Eisenberg PC

Law Group, P.C.

1708-451 $\textbf{6238 Christian St 19143} \hspace{0.1cm} 3rd \hspace{0.1cm} wd. \hspace{0.1cm} 2,958 \hspace{0.1cm} Sq.$ Ft. BRT#033071800 Improvements: Residential Dwelling JIMMIE I. TALTON C.P. November Term,

2014 No. 00370 \$82,853.30 Powers, Kirn & Associates, LLC

1708-452 **938 N 48th St 19131-5119** 44th wd. 1,480 Sq. Ft. BRT#442199500 Improvements: Residential Real Estate C.P. January Term, JEFFREY SMITH 2017 No. 00642 \$66,717.14 Stern &

1708-453

2328 Benson St 19152 56th wd. 3,116 Sq. Ft. BRT#562136500 Improvements: Residential Dwelling JAMMIE M. LYANI C.P. October Term, 2016 No. 01533 \$180,448.62 Law Office

1708-454

of Gregory Javardian, LLC

1844 W Albanus St a/k/a 1844 Alba**nus St 19141** 17th wd. 1,068 Sq. Ft. OPA#171038600 Improvements: Residential Property BRENDA M. BROWN C.P. February Term, 2016 No. 04786 \$88,625.23 KML

1708-455

6058 Market St 19139 46th wd. 2,112 Sq. Ft. OPA#871400450 Improvements: Str/ off+apt 3 Sty Masonry RAFIQUL BHUIYAN C.P. March Term, 2017 No. 003164 \$294,986.16, plus inter-

est through the date of the sheriff's sale, plus William J. Levant, Esquire 1708-456

7239 Saul St 19149 54th wd. 1,405 Sq. Ft. OPA#542448000 Improvements: Residential Property FRANK BONILLA C.P. November Term, 2016 No. 01999 \$193,445.99 Shapiro & DeNardo, LLC

1708-457

7224 Mallard Pl 19153 40th wd. 1,784 Sq. Ft. OPA#406649017 Improvements: Residential Property

Law Group, P.C.

SHERIFF'S SALE

WILLIE G. MIKELL A/K/A WILLIE G. MIKELL JR. AND VIRGINIA B. VETER-ANO-MIKELL C.P. August Term, 2013 No. 000250 \$127,849.71 Shapiro & De-Nardo, LLC

1708-458

3405 W Penn St 19129 38th wd. 1,216 Sq. Ft. OPA#383021900 Improvements: Residential Property

DOROTHY M. SELGRATH C.P. April Term, 2015 No. 03700 \$112,593.70 Shapiro & DeNardo, LLC

1708-459

7035 Andrews Ave 19138 10th wd. 2,136 Sq. Ft. OPA#101138100 Improvements: Residential Property

AARON BOYD, ADMINISTRATOR OF THE ESTATE OF HELEN F. BOYD, DE-CEASED C.P. February Term, 2016 No. 01529 \$143,287.97 Shapiro & DeNardo,

1708-460

8566 Provident St, a/k/a 8566 Provident **Rd 19150-1606** 50th wd. 1,320 Sq. Ft. OPA#501178900 Improvements: Residential Property
MICHAEL R. HAMILTON, INDIVIDU-

ALLY AND IN HIS CAPACITY AS AD-MINISTRATOR OF THE ESTATE AND HEIR OF THE ESTATE OF MARK HAM-ILTON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY HAMILTON, DE-CEASED; UNKNOWN HEIRS, SUCCES-SORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARK HAMILTON, DECEASED C.P. November Term, 2016 No. 01938 \$104,798.11 Phelan Hallinan Diamond & Jones, LLP

1708-461

359 E Sharpnack St 19119 22nd wd. 1,437 Sq. Ft. OPA#221128200 Improvements: Residential Property

GAYLE C. PRINGLE. EXECUTRIX OF THE ESTATE OF VALERIE D. CROSWELL A/K/A VALERIE RANDLE, A/K/A VAL-ERIE CROSWELL, DECEASED C.P. January Term, 2017 No. 04353 \$108,624.66 Shapiro & DeNardo, LLC

1708-462

558 Alcott St 19120 35th wd. Southwesterly side of Alcott St; Front: 15 feet, Depth: 68 feet OPA#352054900 Improvements: Single Family Residence SANDRA CICERON AND YANICK CICE-

C.P. March Term, 2016 No. 00728 \$168,141.46 Stephen M. Hladik, Esq.

1708-463

342 E Mechanic St a/k/a 342 Mechanic St 19144 59th wd. 1,826 Sq. Ft. OPA#592020000 Improvements: Residential Property

GENE KATSMAN AND GARY LERN-C.P. October Term, 2016 No. 03753 \$53,295.87 KML Law Group, P.C.

1708-464

7 N Columbus Blvd Unit 115 19106 5th wd. Together with a proportionate undivided interest in the Common Elements (as defined in such Declaration) of 1.030185% of PIER 5 TOWNHOUSES; 2,165 Sq. Ft. OPA#888060132 Improvements: Residential Property
EDWARD B. HORWITZ C.P. September

Term, 2009 No. 02979 \$543,138.43 KML Law Group, P.C.

1708-465

4250 Neilson St 19124 33rd wd. 930 Sq. Ft. OPA#332524900 Improvements: Residential Property

VIVIAN ČAMACHO C.P. February Term, 2011 No. 01193 \$100,681.96 KML Law Group, P.C.

1708-466

1430 S 31st St a/k/a 1430 31st St 19146 36th wd. 832 Sq. Ft. OPA#364434500 Improvements: Residential Property

CHERYL BROWN SOLELY IN HER CA-PACITY AS HEIR OF ODESSA ALLEN DECEASED, MILDRED GREEN SOLELY IN HER CAPACITY AS HEIR OF ODESSA ALLEN DECEASED, THELMA ALLEN SOLELY IN HER CAPACITY AS HEIR OF ODESSA ALLEN DECEASED, TERRY JACKSON SOLELY IN HIS CAPACITY AS HEIR OF ODESSA ALLEN DECEASED AND ALLEN, STEPHON, SOLELY IN HIS CAPACITY AS HEIR OF ODESSA ALLEN, DECEASED C.P. April Term, 2016 No. 00312 \$105,213.20 KML Law Group,

SHERIFF'S SALE

1708-467

1350 E Airdrie St 19124 33rd wd. 900 Sq. Ft. OPA#331238400 Improvements: Residential Property

ROSALINE SERRANO C.P. November Term, 2016 No. 01313 \$63,491.13 KML Law Group, P.C.

1708-468

6510 Allman St 19142 40th wd. 828 Sq. Ft. BRT#403104800; OPA# 403104800 provements: Residential Dwelling

ESTATE OF DARYL S. DOUGLAS C/O NATHANIEL DOUGLAS, III EXECUTOR; NATHANIEL DOUGLAS, EXECUTOR OF THE ESTATE OF DARRYL DOUG-LAS A/K/A DARRYL S. DOUGLAS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DARRYL DOUGLAS A/K/A DARRYL S. DOUGLAS C.P. June Term, 2016 No. \$43,519.66 Udren Law Offices,

1708-469

2718 North Bonsall St 19132 11th wd. 653 Sq. Ft. OPA#111396300 Improvements: Residential Property

C.P. November Term, NICKEYA JAMES 2016 No. 00459 \$58,603.78 KML Law

1708-470

613 Edison Ave, Unit C 19116 58th wd. RES CONDO 2 STY MAS+OTH; 1,040 Sq. Ft. BRT#888581388 Improvements: Residential Dwelling

ROBERT E. HAAS, KNOWN SURVIV-ING HEIR OF FAITH L. HAAS, FAYE ANNE MITCHELL, KNOWN SURVIV-ING HEIR OF FAITH L. HAAS AND UN-KNOWN SURVIVING HEIRS OF FAITH L. HAAS C.P. September Term, 2016 No. 01472 \$122,992.87 McCabe, Weisberg, & Conway, P.C.

1708-471

2836 Michael Rd 19152 57th wd. 3,980 Sq. Ft. OPA#571066200 Improvements: Residential Property

C.P. July Term, 2016 JOHN R. LYONS KML Law No. 03076 \$193,437.67 Group, P.C.

1708-472

5117 Locust St 19139 46th wd. SEMI DET 2 STY MASONRY; 1,650 Sq. Ft. BRT#602075300 Improvements: Residential Dwelling

MODI DOUCOURE C.P. July Term, 2014 No. 00483 \$119,129.86 McCabe, Weisberg, & Conway, P.C.

1708-473

7643 E Roosevelt Blvd 19152 64th wd. 2,681 Sq. Ft. OPA#641004900 Improvements: Residential Property

MARY ANN DAVIS A/K/A ANEESAH SHAREEF C.P. September Term, 2015 No. 01489 \$213,850.44 KML Law Group, P.C.

1708-474

5106 Brown St 19139 44th wd. ROW 2 STY MASONRY; 1,280 Sq. Ft. BRT#441269700 Improvements: Residential Dwelling

ROLAND F. SINGLETON A/K/A RONALD F. SINGLETON, KNOWN SURVIVING HEIR OF EVA MAE SINGLETON, HARRY LEE SINGLETON, KNOWN SURVIVING HEIR OF EVA MAE SINGLETON AND UNKNOWN SURVIVING HEIRS OF EVA MAE SINGLETON C.P. January Term, 2016 No. 00591 \$56,780.19 McCabe, Weisberg, & Conway, P.C.

1708-475

7468 Rhoads St 19151 34th wd. ROW B/ GAR 2 STY MASONRY; 1,446 Sq. Ft. BRT#343156400 Improvements: Residential Dwelling

MARK BRAME AND NATASHA BRAME C.P. February Term, 2016 No. 3952 \$141,084.52 McCabe, Weisberg, & Conway, P.C.

1708-476

8645 Ferndale St 19115 63rd wd. 5,175 Sq. Ft. OPA#632250700 Improvements: Resi-

dential Property
CARMEN J. DIGIORGIO JR. Term, 2015 No. 01401 \$235,522.29 KML Law Group, P.C.

SHERIFF'S SALE 1708-477

MONDAY, JULY 10, 2017

3857 Brandywine St 19104 24th wd. ROW 2 STY MASONRY; 924 Sq. Ft. BRT#242028800 Improvements: Residential Dwelling

RAYMOND G. MOODY C.P. September Term, 2016 No. 03368 \$129,335.07 Mc-Cabe, Weisberg, & Conway, P.C.

1708-478

5819 N American St 19120-1862 61st wd. 1,200 Sq. Ft. OPA#612404700 Improvements: Residential Property PING CAO C.P. November Term, 2016

No. 00269 \$71,990.70 Phelan Hallinan Diamond & Jones, LLP 1708-479

1193 Morefield Rd 19115-2525 58th wd. 1,201 Sq. Ft. OPA#581154900 Improvements: Residential Property

WILLIAM J. CURREY C.P. August Term, 2016 No. 02507 \$200,696.42 Phelan Hallinan Diamond & Jones, LLP

1708-480

3048 Magee Ave 19149-2532 55th wd. 1,382 Sq. Ft. OPA#551086900 Improvements: Residential Property

DAVID GLUCKER C.P. July Term, 2016 No. 00322 \$129,591.95 Phelan Hallinan Diamond & Jones, LLP

1708-481

339 W Porter St 19148 39th wd. ROW 2 STY MASONRY; 1,204 Sq. Ft. BRT#392213200 Improvements: Residential Dwelling

DOMENIC VENEZIANO, KNOWN SUR-VIVING HEIR OF THERESA FAULDS. DECEASED MORTGAGOR AND REAL OWNER, ROSEMARIE FAULDS, KNOWN SURVIVING HEIR OF THERESA FAULDS, DECEASED MORTGAGOR AND REAL OWNER, ROBIN LAVERY, KNOWN SURVIVING HEIR OF THERE-SA FAULDS, DECEASED MORTGAGOR AND REAL OWNER, ANTOINETTE FROMM, KNOWN SURVIVING HEIR OF THERESA FAULDS, DECEASE MORT-GAGOR AND REAL OWNER AND UN-KNOWN SURVIVING HEIRS OF THERE-SA FAULDS, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2015 No. 02825 \$137,186.90 McCabe, Weisberg, & Conway, P.C.

1708-482

1125 Rodman Street 8 a/k/a 1125 Rodman Street Unit: 8 19147 88th wd. 1,320 Sq. Ft. OPA#888051547 Improvements: Condominium

DAVID S. LUBIN C.P. November Term, 2015 No. 01805 \$181,006.17 Phelan Hallinan Diamond & Jones, LLP

6738 Paschall Ave 19142-1809 40th wd. 960 Sq. Ft. OPA#403173700 ments: Residential Property

WILLIAM BUTLER C.P. February Term, 2014 No. 01393 \$74,714.43 Phelan Hallinan Diamond & Jones, LLP

1708-484

1916 S 68th St 19142-1214 40th wd. 1,024 Sq. Ft. OPA#403188300 Improvements: Residential Property

ANTOINETTE MARSHALL AND JONA-THAN COUSINS C.P. October Term, 2011 No. 03495 \$87,215.62 Phelan Hallinan Diamond & Jones, LLP

1708-485

3354 E St 19134 7th wd. 1,036 Sq. Ft. OPA#073195900 Improvements: Residential Property

JORGE L. MATEO, JR C.P. April Term, 2016 No. 01633 \$54,121.28 Phelan Hallinan Diamond & Jones, LLP

1708-486

3528 Arthur St 19136-2303 64th wd. 1,280 Sq. Ft. OPA#642324700 Improvements: Residential Property

C.P. October Term, JASON JORDÁN 2016 No. 04522 \$109,924.58 Phelan Hallinan Diamond & Jones, LLP

1708-487

5354 Morris St 19144 12th wd. ROW 2 STY MASONRY; 1,232 Sq. Ft. BRT#124144400 Improvements: Residential Dwelling KEITH BENNETT C.P. April Term, 2016 No. 01370 \$72,821.68 McCabe, Weis-

1708-488

berg, & Conway, P.C.

5305 Glenloch St 19124 62nd wd. ROW 1 STY MASONRY; 660 Sq. Ft. BRT#622425200 Improvements: Residential Dwelling

WILLIAM B. FRIEDMAN C.P. January Term, 2017 No. 01618 \$64,831.40 Mc-Cabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1708-489

1630 Morris St a/k/a 1700 S Chadwick St 19145 36th wd. ROW W/OFF STR 2 STY MASON; 1,472 Sq. Ft. BRT#871170550 Improvements: Residential Dwelling DAVID D. CHALOEUNPORN, TUM CHA-LOEUNPORN AND KAGNA CHALOEUN-C.P. September Term, 2016 No. 02185 \$65,756.36 McCabe, Weisberg, & Conway, P.C.

1708-490

3024 Vista St 19152-4516 64th wd. 1,552 Sq. Ft. OPA#641209000 Improvements: Residential Property

MELISSA ANN OSEA C.P. September Term, 2016 No. 03569 \$129,864.79 Phelan Hallinan Diamond & Jones, LLP

1708-491

6461 N Smedly St 19126-3535 17th wd. 1,310 Sq. Ft. OPA#172160500 Improvements: Residential Property
ROOSEVELT HALL C.P. October Term, 2016 No. 03671 \$86,382.64 Phelan Hallinan Diamond & Jones, LLP

1708-492

9621 Convent Ave 19114-3603 57th wd. 1,480 Sq. Ft. OPA#572227900 Improvements: Residential Property
DENISE M. AIKEN C.P. August Term, 2016 No. 02246 \$185,584.65 Phelan Hal-

1708-493

linan Diamond & Jones, LLP

6353 W Columbia Ave a/k/a 6353 Co**lumbia Ave 19151** 34th wd. 2,100 Sq. Ft. OPA#344068900 Improvements: Residential Property

PAMELA C. GIBSON C.P. May Term, 2016 No. 00996 \$162,208.36 KML Law Group, P.C.

1708-494

7413 Belden St 19111 56th wd. 2,969 Sq. Ft. OPA#561177800 Improvements: Residential Property WILLIAM GAMBLE C.P. April Term, 2013 No. 03639 \$184,095.85 KML Law

1708-495

Group, P.C.

Law Group, P.C.

403 E Wister St 19144 12th wd. 6,512 Sq. Ft. OPA#121057500 Improvements: Residential Property LATRICE HARRISON SOLELY IN HER CAPCITY AS HEIR OF SHIRLEY A. HAR-RISON DECEASED C.P. September

1708-496

Term, 2016 No. 03686 \$163,346.74 KML

6635 Blakemore St 19119 22nd wd. 3,172 Sq. Ft. OPA#221288120 Improvements: Residential Property GEORGE L. BROWN C.P. September Term, 2016 No. 03590 \$87,265.06 KML Law Group, P.C.

1708-497

1417 N Redfield St 19151 34th wd. 1,331 Sq. Ft. OPA#342162400 Improvements: Residential Property

DENISE SILVER SOLELY IN HER CA-PACITY AS HEIR OF JAMES E. ALEX-ANDER DECEASED C.P. April Term. 2016 No. 00074 \$35,278.86 KML Law Group, P.C.

1708-498

1735 N Robinson St 19151 34th wd. 1,727 Sq. Ft. OPA#342279800 Improvements: Residential Property

THE UNKNOWN HEIRS OF SYLVIA WESLEY DECEASED AND KEVIN WES-LEY SOLELY IN HIS CAPACITY AS HEIR OF SYLVIA WESLEY DECEASED C.P. November Term, 2016 No. 01728 \$73,739.64 KML Law Group, P.C.

1708-499

4844 Unruh Ave 19135 87th wd. (for merlypart of the 41st wd.) 1,230 Sq. Ft. OPA#871562900 Improvements: Residential Property

ALEXÂNDER J. ZIVKOVIC ruary Term, 2016 No. 00640 \$151,502.27 KML Law Group, P.C.

1708-500

4620 Naples St 19124 23rd wd. 1,426 Sq. Ft. OPA#234212900 Improvements: Residential Property

C.P. November

CYNTHIA N. RAMOS

1708-501

543 N Paxon St a/k/a 543 Paxon St 19131 44th wd. 729 Sq. Ft. OPA#442257100 Improvements: Residential Property

SHERIFF'S SALE

Term, 2016 No. 01238 \$100,848.80 KML

ELIJAH BRIGGS SOLELY IN HIS CAPAC-ITY AS HEIR OF HUIE R. HAMPTON, DE-CEASED, FRANKLIN BRIGGS, SOLELY IN HIS CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, CARRIE LEE BRIGGS SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DE-CEASED, ANDERSON THOMAS BRIGGS SOLELY IN HIS CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, LO-RETTA FULTON SOLELY IN HER CA-PACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, THE UKNOWN HEIRS OF HUIE R HAMPTON DECEASED FRANK MILLIE SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DE-CEASED, ETHEL PARKER SOLELY IN HER CAPACITY AS HEIR OF HUIE R. HAMPTON, DECEASED, AND SHAN-NON WILLENE SOLELY IN HER CAPAC-ITY AS HEIR OF HUIE R. HAMPTON, DE-CEASED C.P. June Term, 2016 No. 00806 \$51,489.52 KML Law Group, P.C.

1708-502

5301 Ludlow St 19139 60th wd. 1,498 Sq. Ft. OPA#602007500 Improvements: Residential Property

AIKO T. LATNEY C.P. November Term. 2015 No. 04502 \$114,444.82 KML Law Group, P.C.

1708-503

1142 Kenwyn St 19124 23rd wd. Southwesterly side of Kenwyn Street: Front: 25 feet 1.5 inches Depth: 110 feet OPA#234173700 Improvements: Single Family Residence CHERI CLAYTON C.P. October Term, 2016 No. 02069 \$201,673.48 Stephen M. Hladik, Esq.

1708-504 **2836 Newberry Rd 19154** 66th wd. 6,000 Sq. Ft. BRT#662522900 Improvements: Residential Real Estate

MOHAMED ABOUAKIL AND RACHIDA MOULOUAD C.P. October Term, 2016 No. 03476 \$235,830.35 Stern & Eisenberg PC

6638 Greene St 19119 22nd wd. (Formerly 59th wd.) 13,320 Sq. Ft. BRT#223243500 Improvements: Residential Dwelling GREGORY T. GOODWIN AND VICTORIA J. GOODWIN C.P. May Term, 2015 No. 02921 \$97,966.26 Powers, Kirn & Associates, LLC

1708-506

1929 S Norwood St 19145-2730 48th wd. 1,024 Sq. Ft. OPA#482144500 Improve-

ments: Residential Property
JEANETTE KEYS, INDIVIDUALLY
AND IN HER CAPACITY AS ADMINSITRATRIX OF THE ESTATE OF MARY JACKSON; HOWARD COLLINS, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARY JACKSON: ROOSEVELT COL-LINS IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARY JACKSON; ANTHONY NOAKES A/K/A TONY E. NOAKES, IN HIS CAPACITY AS HEIR OF THE ESTATE OF MARY JACKSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTER-EST FROM OR UNDER MARY JACKSON. DECEASED C.P. September Term, 2015 No. 01400 \$66,637.65 Phelan Hallinan Diamond & Jones, LLP

1708-507

308 E Queen Ln 19144 12th wd. 1,110 Sq. Ft. OPA#121126610 Subject to Mortgage Improvements: Residential Property ALL KNOWN AND UNKNOWN HEIRS OF MARILYN F. ROBINSON A/K/A MAR-C.P. November Term. ILYN F. DAVIS 2016 No. 02680 \$74.866.10 Solomon, Michael C. Mazack

1708-508

5119 Aspen St 19139 44th wd. 1,532 Sq. Ft. OPA#441254500 Improvements: Residen-

DIYAALDIN KELLEY, IN HIS CAPAC-ITY AS HEIR OF DOUGLAS KELLEY. DECEASED: BILAL KELLEY. IN HIS CAPACITY AS HEIR OF DOUGLAS KEL-LEY, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST

SHERIFF'S SALE

FROM OR UNDER DOUGLAS KELLEY, DECEASED C.P. January Term, 2016 No. 02785 \$76,496.37 Phelan Hallinan Diamond & Jones, LLP

6205 Lansdowne Ave 19151 34th wd. Northerly side of Lansdowne Avenue; Front: 16 feet Depth: 87 feet OPA#342054700 Improvements: Single Family Residence JANELLE SMITH C.P. November Term, 2016 No. 01644 \$105,758.68 Stephen M. Hladik, Esq.

1708-510

1023 Fillmore St. 19124 23rd wd. Northeast side of Fillmore St; Front: 25 feet Depth: 89 feet 9 inches OPA#234115000 Improvements: Single Family Residence

KARIN TUCKER, ADMINISTRATRIX OF THE ESTATE OF WILBERT E. MCKOY A/K/A WILBERT EARL MCKOY, DE-CEASED C.P. February Term, 2017 No. 04789 \$74,031.42 Stephen M. Hladik,

1708-511

814 Griffith St 19111 63rd wd. (formerly 35th wd.) 1,082 Sq. Ft. BRT#631262900 Improvements: Residential Dwelling

JOHN F. SHERIDAN, DECEASED AND RITA SHERIDAN, DECEASED C.P. September Term, 2016 No. 00933 \$197,367.61 Powers, Kirn & Associates, LLC

1708-512

7160 Edmund St 19135 65th wd. 1,328 Sq. Ft. OPA#651287400 Improvements: Residential Building

MICHAEL CARPINO C.P. March Term, 2012 No. 00335 \$30,268.49 with interest from 9/12/17 Drew Salaman, Esquire

1708-513

898 Granite St 19124 35th wd. Lot: 110, Block 139N2, Tax Map of Philadelphia, Pennsylvania OPA#871161100 Improvements: Commercial Real Estate

CHRISTOPHER A. WILLIAMS March Term, 2012 No. 001819 \$36,908.15 Kristofer B. Chiesa, Esquire

1708-514

2335 E Fletcher St 19125 31st wd. (Land) 800 Sq. Ft.; (improvements) 940 Sq. Ft. BRT#313059900

GEOFF THOMPSON C.P. May Term, 2017 No. 01430 \$355,508.77 Dana S. Plon, Esquire

1708-515

5433 Sansom St 19139 60th wd. APT 2-4 UNITS 2 STY MASON; 2,016 Sq. Ft. BRT#603019100 Improvements: Residential Dwelling

RAVEN O'JOY OUTTERBRIDGE A/K/A RAVEN O'JOY LEIGERTWOOD, KNOWN SURVIVING HEIR OF VENO LEIGERT-WOOD, NICHOLE LEIGERTWOOD (A MINOR), KNOWN SURVIVING HEIR OF VENO LEIGERTWOOD AND UNKNOWN SURVIVING HEIRS OF VENO LEIGER-C.P. August Term, 2015 No. TWOOD 02349 \$112,011.02 McCabe, Weisberg, & Conway, P.C.

1708-516

5521 Catharine St 19143 46th wd. ROW 2 STY MASONRY; 1,320 Sq. Ft. BRT#463093200 Improvements: Residential Dwelling

BONNIE HALL C.P. September Term. 2016 No. 0955 \$163,976.83 McCabe, Weisberg, & Conway, P.C.

SHERIFF'S SALE

1708-517

1845 N Ringgold St 19121-2016 32nd wd. 964 Sq. Ft. OPA#322154700 Improvements: Residential Property ERNEST JENIFER AND DENISE JENIFER C.P. September Term, 2016 No. 03259 \$108,608.73 Phelan Hallinan Diamond &

1708-518

6760 Linmore Ave 19142-1807 40th wd. 1,216 Sq. Ft. OPA#403185300 Improvements: Residential Property TIAH SLANGER C.P. December Term,

2011 No. 00458 \$57,795.76 Phelan Hallinan Diamond & Jones, LLP

1708-519

219 Widener St 19120-1840 61st wd. 1,050 Sq. Ft. OPA#612122800 Improvements: Residential Property

C.P. February Term, ERICA SHUBERT 2012 No. 03591 \$75,980.42 Phelan Hallinan Diamond & Jones, LLP

1708-520

2620 S 65th St 19142-2813 40th wd. 1,236 Sq. Ft. OPA#406002800 Improvements: Residential Property

JUDY MCCOLLUM C.P. February Term, 2016 No. 02375 \$45,612.80 Phelan Hallinan Diamond & Jones, LLP

1708-521

6271 Frankford Ave 19135 41st wd. 6,417 Sq. Ft. OPA#882963085 Subject to Mortgage Improvements: Commercial Building YVONNE HU C.P. February Term, 2012 No. 03780 \$289,265.02 Drew Salaman,

1708-522

847 Atwood Rd 19151-3307 34th wd. 1,172 Sq. Ft. OPA#344323100 Improvements: Residential Property

TANYA A. LAWHORN C.P. October Term, 2016 No. 03266 \$45,205.13 Phelan Hallinan Diamond & Jones, LLP

1708-523

5807 Newtown Ave 19120-1135 35th wd. 1,132 Sq. Ft. OPA#352212500 Improvements: Residential Property

C.P. August Term, SADIE I. FINNEY 2016 No. 02517 \$144,920.69 Phelan Hallinan Diamond & Jones, LLP

1708-524

1716 Widener Pl 19141-1334 17th wd. 1,360 Sq. Ft. OPA#171183400 Improvements: Residential Property STEPHEN V. JOHNSON A/K/A STEVEN

JOHNSON C.P. October Term, 2016 No. 00504 \$82,002.43 Phelan Hallinan Diamond & Jones, LLP

1708-525

929 W Butler St 19140-3128 43rd wd. 1,280 Sq. Ft. OPA#432226600 Improvements: Residential Property JULIET JACKSON AND JERMAINE WHITEHEAD C.P. October Term, 2016 No. 02662 \$41,425.23 Phelan Hallinan

1708-526

Diamond & Jones, LLP

mond & Jones, LLP

1617 N Newkirk St 19121-2712 32nd wd. 1,058 Sq. Ft. OPA#324150901 Improvements: Residential Property JANIE LOUISE SHIPPEN A/K/A JANIE L. SHIPPEN C.P. April Term, 2009 No.

02034 \$47,267.65 Phelan Hallinan Dia-

SHERIFF'S SALE

1708-527 3428 Emerald St 19134 45th wd. 903 Sq. Ft. BRT#452338100 Improvements: Residential Dwelling

APRIL CANDELET A/K/A APRIL M. CANDELET AND STEVEN M. WALKER C.P. June Term, 2016 No. 00588 \$60,646.36 McCabe, Weisberg, & Conway, P.C.

1708-528

1333 McKinley St 19111 53rd wd. 1,139 Sq. Ft. OPA#531027500 Improvements: Residential Property C.P. June Term, CARMEN J. ALICEA

2015 No. 02822 \$69,059.26 KML Law Group, P.C.

1708-529

1875 Conlyn St 19141 49th wd. 0.84 acres BRT#171146200 Improvements: Residen-

C.P. March Term, 2015 No. 04415 \$70,359.08 Scott A. Dietterick, Esq.; Kathryn L. Mason, Esquire

1708-530

127 Wharton St 19147 2nd wd. 1,120 Sq. Ft. OPA#021338000 Subject to Mortgage Improvements: Residential Property THOMAS J. BROWN AND GERTRUDE C.P. April Term, 2015 No. 02422 \$279,933.23

Brett A. Solomon, Michael

1708-531

C. Mazack

5726 Chester Ave 19143 40th wd. 1,457 Sq. Ft. OPA#401120400 Improvements: Residential Property

THE UNKNOWN HEIRS OF NELLA REID DECEASED, ALLYSON GAYLE SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED, ANTOINETTE SIMON SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED, IRMA MO-HAMMED SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED, MERLYN SIFONTIS SOLELY IN HER CA-PACITY AS HEIR OF NELLA REID DE-CEASED, MONICA RAMBERAN SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED, PATRICIA NICHOL-SON SOLELY IN HER CAPACITY AS HEIR OF NELLA REID DECEASED AND BERNADETTE FORDE SOLELY IN HER CAPACITY AS HEIR OF NELLA REID, DECEASED C.P. August Term, 2016 No. 03079 \$83,292.15 KML Law Group, P.C.

1708-532

3129 Holly Rd 19154 66th wd. 2,826 Sq. Ft. OPA#663017600 Improvements: Residential Property TERRIANNE DENIKEN C.P. November

Term, 2015 No. 02815 \$59,956.15 KML Law Group, P.C.

1708-533

2001 Lardner St 19149 62nd wd. Land: 2,930 Sq. Ft.; Improvement: 1,188 Sq. Ft.; Total: 4,118 Sq. Ft. BRT#621180400 Improvements: Residential Property NAWRAJ LAMA AND VANNY OL

C.P. November Term, 2016 No. 02948 \$19,692.24 Richard M. Squire & Associates, LLC

1708-534

5818 Washington Ave 19143 3rd wd. 1,280 Sq. Ft. OPA#033113900 Improvements: Residential Property

THE UNKNOWN HEIRS OF MAR-IAN D. MOORE, DECEASED, BENJA-MIN MOORE, SOLELY IN HIS CAPAC-ITY AS HEIR OF MARIAN D. MOORE,

DECEASED, JOEL MOORE JR. SOLELY IN HIS CAPACITY AS HEIR OF MAR-IAN D. MOORE, DECEASED AND LOIS BRAITHWAITE SOLELY IN HIS CAPACI-TY AS HEIR OF MARIAN D. MOORE, DE-C.P. February Term, 2014 No.

SHERIFF'S SALE

00788 \$79,786.33 KML Law Group, P.C. 1708-535

1100-1106 Shackamaxon St. Unit 2B 19125 18th wd. RES CONDO 3 STY MAS+OTH; 921 Sq. Ft. BRT#888180260 Improvements: Residential Dwelling

CHARLES AARON WILLIAMS, III AND UNITED STATES OF AMERICA, C/O UNITED STATES ATTORNEY FOR THE EASTERN DISTRICT OF PENNSYLVA-C.P. August Term, 2016 No. 02362 \$196,103.51 McCabe, Weisberg, & Con-

1708-536A

1951 Wakeling St 19124 62nd wd. 2,000 Sq. Ft. OPA#622009100 Improvements: Residential Building

LISA CREEDON C.P. April Term, 2005 No. 00186 \$59,561.37 with interest after 8/1/17 Drew Salaman, Esquire

1708-536B

2045 Granite St 19124 62nd wd. 815 Sq. Ft. OPA#622088500 Improvements: Residential Building

LISA CREEDON; TERRE TENANT: DER-RY O. SMITH A/K/A DERY O. SMITH A/K/A DARRY O. SMITH C.P. April Term, 2005 No. 00186 \$59,561.37 with interest after 8/1/17 Drew Salaman, Esquire

1708-536C

6759 Hegerman St 19135 41st wd. 750 Sq. Ft. OPA#412435100 Improvements: Residential Building

LISA CREEDON C.P. April Term, 2005 No. 00186 \$59,561.37 with interest after 8/1/17 Drew Salaman, Esquire

1708-537

1036 S 54th St 19143 51st wd. ROW B/ GAR 2STY MASONRY; 1,344 Sq. Ft. BRT#513126200 Improvements: Residential Dwelling

LULA M. WILSON-TOE AND DANIEL S. TOE, SR C.P. February Term, 2014 No. 00852 \$78,867.59 McCabe, Weisberg, & Conway, P.C.

1708-538

2900 Walnut Hill St 19152 57th wd. S/D W/B GAR 1 STY MASONRY; 1,095 Sq. Ft. BRT#571076000 Improvements: Residential Dwelling

KATHLEEN LOMBARDO, ADMINIS-TRATRIX OF THE ESTATE OF MICHAEL C.P. November Term, 2016 No. 01273 \$239,328.68 McCabe, Weisberg, & Conway, P.C.

1708-539

5657 Boyer St 19138-1732 12th wd. 1,200 Sq. Ft. OPA#122254400 Improvements: Residential Property

UNKNOWN HEIRS, SUCCESSORS, AS-SIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LUTHER ALLEN, DECEASED April Term, 2016 No. 03384 \$47,039.36 Phelan Hallinan Diamond & Jones, LLP

1708-540

4285 Leidy Ave 19104-1016 6th wd. 1,436 Sq. Ft. OPA#062203500 Improvements: Residential Property

ANITA E. WILLIAMS, INDIVIDUALLY AND IN CAPACITY AS CO-ADMINIS-TRATRIX OF THE ESTATE OF LERON-DYA WILLIAMS; LATERRA D. RUFFIN, INDIVIDUALLY AND IN CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF LERONDYA WILLIAMS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIA-TIONS CLAIMING RIGHT, TITLE, OR IN-TEREST FROM OR UNDER LERONDYA WILLIAMS, DECEASED C.P. December Term, 2016 No. 01508 \$28,356.02 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1708-541A

Premise A - 4200 Chester Ave 19104 3rd wd. improvement area 6,820 Sq. Ft. OPA#871299720 Subject to Mortgage Subject to Rent Improvements: Str/off; 3 Story Masonry Apartments

4200-02 CHESTER ASSOCIATES LLC; JOHN J. GILLESPIE; LYNETTE M. GIL-LESPIE; GILLESPIE PROPERTIES LLC, C.P. December Term, 2016 No. 00765 \$1,502,202.32 Lawrence J. Avallone, Esq.

1708-541B

Premise B - 4202 Chester Ave 19104 3rd wd. Land area 4,752 Sq. Ft. OPA#871286300 Subject to Mortgage Subject to Rent Improvements: Str/off; 3 Story Masonry Apart-

4200-02 CHESTER ASSOCIATES LLC; JOHN J. GILLESPIE; LYNETTE M. GIL-LESPI; GILLESPIE PROPERTIES LLC, UVC, INC. C.P. December Term, 2016 No. 00765 \$1,502,202.32 Lawrence J. Avallone, Esq

1708-542

534-542 W Olney Ave 19120 42nd wd. 8,104 Sq. Ft. BRT#882928115 Subject to Rent Improvements: Str/off 2 Sty Masonry DANIEL C. WILLIAMS C.P. August \$246,337,66 Term, 2016 No. 000486 McElroy, Deutsch, Mulvaney & Carpenter

1708-543

2604 Gerritt St 19146 36th wd. OPA#36-4-2263-00 Subject to Mortgage Improvements: Unknown

PAUL JONES AND MARGARET JONES A/K/A MARGARET HOLMES JONES C.P. May Term, 2014 No. 02718 \$35,424.24 Richard A. Gutman, Esquire

1708-544

6340 Ardleigh St 19138 22nd wd. 2,404 Sq. Ft. BRT#221291900 Improvements: Residential Real Estate

VIVIAN SHELTON. ADMINISTRATRIX OF THE ESTATE OF JOHN ISAAC A/K/A JOHN WALTER ISAAC, DECEASED C.P. March Term, 2017 No. 00875 \$180,144.79 Stern & Eisenberg PC

300 W Byberry Rd, Unit 217 19116 58th wd. 439 Sq. Ft. and a 1.0% undivided interest in the common elements, as more fully described in the Declaration of Condominium of the Stonebridge Condominium dated 10/24/1989 and recorded on 10/25/1989 in Deed Book FHS 1511 page 442 OPA#888582299 Subject to Mortgage Improvements: Residential Condominium RANDY KOPF C.P. May Term, 2016 No. 134153 \$11,300.00 Glenn M. Ross,

Catch up with The Legal's reporters and editors, learn of latest breaking news and gain access to exclusive content!



www.facebook.com/legalintelligencer

Follow us on Twitter

www.twitter.com/thelegalintel