

# Sheriff's Sale Notices for September 12, 2017

## SHERIFF'S SALE

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

## FIRST PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, September 12, 2017 at the:

**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://philadoc.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. **PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.**

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

## NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on September 12, 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](http://www.OfficeofPhiladelphiaSheriff.com)

## SHERIFF'S SALE OF TUESDAY, SEPTEMBER 12, 2017

### 1709-301

**1218 W Fisher Ave 19141** 49th wd. 1,785 Sq. Ft. OPA#493026300 Improvements: Residential Property  
**IVY WINSOME FARQUHARSON A/K/A IVY WILLIE; KIMBERLY BROWN** C.P. October Term, 2016 No. 04281 \$105,855.90 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

### 1709-302

**6140 Marsden St 19135** 41st wd. 2,000 Sq. Ft. OPA#411248000 Improvements: Residential Property  
**JAMES FARMER, II** C.P. September Term, 2016 No. 02852 \$62,018.71 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

### 1709-303

**4530 Cottman Ave 19135** 41st wd. 1,600 Sq. Ft. OPA#412070400 Improvements: Residential Property  
**JAMES ROLLINS, A/K/A JAMES A. ROLLINS** C.P. October Term, 2016 No. 04058 \$84,508.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

### 1709-305

**2038 W Tioga St 19140** 11th wd. 2,990 Sq. Ft. OPA#112089900 Improvements: Residential Property  
**GREGORY K. BURRIS; CLAIRE L. BURRIS** C.P. March Term, 2017 No. 01486 \$77,144.37

## SHERIFF'S SALE

Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

### 1709-306

**6305 Trotter St 19111** 53rd wd. 2,088 Sq. Ft. OPA#531236200 Improvements: Residential Property  
**ANDRENOR RICHARD, FKA ANDRENOR MONDELUS; BRUNETTE RICHARD, FKA BRUNETTE MONDELUS** C.P. April Term, 2012 No. 01580 \$56,918.02 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

### 1709-307

**1952 Elston St 19138** 50th wd. 1,050 Sq. Ft. OPA#101330100 Improvements: Residential Property  
**KIMBERLY BOONE, A/K/A KIMBERLY M. BOONE** C.P. September Term, 2016 No. 03016 \$112,387.30 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

### 1709-308

**1930 Medary Ave 19141** 50th wd. 1,455 Sq. Ft. BRT#119-N-7-12; OPA#171306900 Subject to Mortgage Improvements: Residential Dwelling  
**ESTATE OF MINNIE PRICE A/K/A MINNIE B. PRICE; FRANKLIN SHIELDS, KNOWN HEIR OF MINNIE PRICE A/K/A MINNIE B. PRICE; LESLIE COOPER, KNOWN HEIR OF MINNIE PRICE A/K/A MINNIE B. PRICE; RENE SHARPE, PERSONAL REPRESENTATIVE OF THE ESTATE OF MINNIE PRICE A/K/A MINNIE B. PRICE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MINNIE PRICE A/K/A MINNIE B. PRICE** C.P. August Term, 2016 No. 00921 \$83,109.66 Udren Law Offices, P.C.

### 1709-309

**2143 Brighton St 19149** 54th wd. 1,796 Sq. Ft. OPA#542099400 Improvements: Residential Property  
**YOVANA BUSTAMANTE-ARROYO A/K/A YOVANA BUSTAMANTE** C.P. November Term, 2015 No. 02398 \$168,726.21 KML Law Group, P.C.

### 1709-310

**2528 S Bellford St 19153** 40th wd. 1,146 Sq. Ft. OPA#404146600 Improvements: Residential Property  
**DEBRA MITCHELL A/K/A DEBRA M. MITCHELL** C.P. April Term, 2017 No. 00323 \$70,394.64 KML Law Group, P.C.

### 1709-311

**4509 1/2 Brown St a/k/a 4511 Brown St 19139** 6th wd. 1,942 Sq. Ft. OPA#062009050 Improvements: Residential Property  
**HENRY YOUNG** C.P. August Term, 2015 No. 02824 \$155,416.91 KML Law Group, P.C.

### 1709-312

**6314 Wheeler St 19142** 40th wd. 975 Sq. Ft. OPA#402188100 Improvements: Residential Property  
**EDWARD MCCALL** C.P. November Term, 2016 No. 00510 \$52,140.97 KML Law Group, P.C.

### 1709-313

**5956 N 3rd St a/k/a 5956 N Third St 19120** 61st wd. 1,702 Sq. Ft. OPA#612382900 Improvements: Residential Property  
**ALPHONSO JETT** C.P. April Term, 2017 No. 00751 \$151,626.89 KML Law Group, P.C.

### 1709-314

**110 W Luray St 19140** 42nd wd. 850 Sq. Ft. OPA#422047900 Improvements: Residential Property  
**JONATHAN RENTAS** C.P. October Term, 2015 No. 03034 \$88,498.38 KML Law Group, P.C.

### 1709-315

**6545 Walker St 19135** 55th wd. 1,330 Sq. Ft. OPA#552331100 Improvements: Residential Property  
**LAWRENCE BROWN** C.P. July Term, 2011 No. 01640 \$116,564.44 KML Law Group, P.C.

### 1709-316

**10217 Kilburn Rd 19114** 66th wd. 1,805 Sq. Ft. OPA#661155300 Improvements: Resi-

## SHERIFF'S SALE

dential Property  
**BRIAN CONNELLY AND ASHLEY STINE** C.P. September Term, 2015 No. 02298 \$229,309.75 KML Law Group, P.C.

### 1709-317

**1526 S 20th St 19146-4508** 36th wd. 1,024 Sq. Ft. BRT#363239000 Improvements: Row 2 Sty Masonry  
**MOSHE MIZRACHI AND GENE KATSMAN** C.P. January Term, 2017 No. 04988 \$91,246.49 Milstead & Associates, LLC

### 1709-318

**3036 Ormes St 19134** 7th wd. 979 Sq. Ft. OPA#071409200 Improvements: Residential Property  
**MARK GASPER, JOHN J. GASPER, KNOWN HEIR OF CHARLOTTE GASPER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLOTTE GASPER, DECEASED** C.P. December Term, 2016 No. 00126 \$13,202.87 Shapiro & DeNardo, LLC

### 1709-319

**3051 Martha St 19134** 25th wd. 732 Sq. Ft. OPA#252423400 Improvements: Residential Property  
**IGOR MIRGORODSKY AND IRINA MIRGORODSKY** C.P. December Term, 2016 No. 00120 \$36,987.45 Shapiro & DeNardo, LLC

### 1709-320

**3843 Frankford Ave 19124** 45th wd. 2,070 Sq. Ft. OPA#452270200 Improvements: Residential Property  
**THOMAS M. CAPP** C.P. September Term, 2016 No. 02441 \$74,073.09 Shapiro & DeNardo, LLC

### 1709-321

**130 Fitzgerald St 19148** 39th wd. 672 Sq. Ft. BRT#391121500 Improvements: Residential Dwelling  
**CHARLES F. MCKENNA AND JENNIFER P. MCKENNA F/K/A JENNIFER P. RUTTER** C.P. November Term, 2016 No. 02651 \$76,859.13 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq; Heather Riloff, Esq; Tyler J. Wilk, Esq

### 1709-322

**3879 Manor St 19128** 21st wd. 838 Sq. Ft. BRT#211326600 Improvements: Residential Real Estate  
**MICHAEL R. SASSA** C.P. July Term, 2015 No. 03022 \$129,631.57 Stern & Eisenberg PC

### 1709-323

**2810 Overington St 19137** 45th wd. 1,050 Sq. Ft. OPA#453084200 Improvements: Residential Property  
**MELINDA LONERGAN** C.P. November Term, 2016 No. 03041 \$76,421.43 KML Law Group, P.C.

### 1709-324

**2744 Emerald St 19134** 25th wd. 1,128 Sq. Ft. PRL#252503200 Subject to Mortgage Subject to Rent Improvements: Row 2 Story Masonry  
**PMP ASSETS, LLC** C.P. August Term, 2015 No. 04652 \$49,719.41 Brett L. Messinger and Ryan A. Gower

### 1709-325

**5332 Priscilla St 19121** 12th wd. 985 Sq. Ft. OPA#124135910 Improvements: Residential Property  
**BILGIS BASSETT A/K/A BILQIS BASSETT AND MICHAEL WALLACE** C.P. November Term, 2015 No. 04221 \$88,972.86 KML Law Group, P.C.

### 1709-326

**2036 Emily St 19145-2823** 48th wd. Beginning Point: Situate on the South side of Emily Street at the distance of two hundred and fifty-four feet six inches Westward from the West side of Twentieth Street OPA#481120500 Improvements: Row 2 Sty Masonry  
**WILLIAM J. HENRY AND BETTY J. HENRY** C.P. November Term, 2016 No. 01420 \$32,803.56 Patrick J. Wesner

### 1709-327

**5704 Keystone St 19135-4202** 41st wd. 9,659 Sq. Ft. OPA#411453910 Subject to Mortgage

## SHERIFF'S SALE

Subject to Rent Improvements: Building  
**ANTHONY CHIMA AND KELLY ANNE CHIMA** C.P. March Term, 2017 No. 01234 \$187,393.46 Phillip D. Berger, Esq., Berger Law Group, PC

### 1709-328

**204 Lockart Ln 19116** 58th wd. 2,807 Sq. Ft. OPA#58-2137500 Subject to Mortgage Improvements: Residential Property  
**JOHN B. PRIADKA** C.P. December Term, 2014 No. 00167 \$244,604.86 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

### 1709-329

**3224 Kip St a/k/a 3224 N Kip St 19134-0000** 7th wd. 1,020 Sq. Ft. OPA#073083800 Improvements: Residential Property  
**LOURDES SANTIAGO** C.P. July Term, 2016 No. 02923 \$81,529.62 Phelan Hallinan Diamond & Jones, LLP

### 1709-330

**1327 S 29th St 19146** 36th wd. 1,128 Sq. Ft. OPA#362169300 Improvements: Residential Property  
**DARRYL GUNTHER; JUANITA MOMENT** C.P. January Term, 2013 No. 03627 \$81,256.02 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

### 1709-331

**2807 Ryerson Pl 19114** 57th wd. 1,800 Sq. Ft. OPA#57-2094623 Improvements: Residential Property  
**JESSICA MURAO; STEVEN K. MURAO, A/K/A STEVEN MURAO** C.P. June Term, 2013 No. 02114 \$204,698.72 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

### 1709-332

**12229 Sweetbriar Rd a/k/a 12229 Sweet Briar Rd 19154** 66th wd. 1,152 Sq. Ft. OPA#663169800 Improvements: Residential Property  
**CHRISTOPHER DUNNE; KARYN MCLAUGHLIN A/K/A KARYN DUNNE** C.P. October Term, 2016 No. 02276 \$203,950.26 Phelan Hallinan Diamond & Jones, LLP

### 1709-333

**2649 Massey St 19142** 40th wd. 1,240 Sq. Ft. OPA#406118000 Improvements: Residential Property  
**JOANNE BROOKS, A/K/A JOANNE A. BROOKS** C.P. February Term, 2017 No. 04343 \$96,651.33 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

### 1709-334

**1508 N 56th St 19131-3802** 4th wd. 1,434 Sq. Ft. OPA#043268700 Improvements: Residential Property  
**ALONZO PICKRON** C.P. August Term, 2016 No. 00353 \$43,120.39 Phelan Hallinan Diamond & Jones, LLP

### 1709-335

**12055 Covert Rd 19154-2706** 66th wd. (formerly the 58th wd.) 1,440 Sq. Ft. OPA#662162200 Improvements: Residential Property  
**DAVID M. FERNANDEZ, JR A/K/A DAVID FERNANDEZ; TAMARA J. FERNANDEZ A/K/A TAMARA FERNANDEZ A/K/A TAMARA MY** C.P. June Term, 2016 No. 01833 \$138,743.42 Phelan Hallinan Diamond & Jones, LLP

### 1709-336

**2416 S Bancroft St 19145-4305** 26th wd. 914 Sq. Ft. OPA#261304200 Improvements: Residential Property  
**GEORGEANN HELLER** C.P. November Term, 2016 No. 02976 \$166,495.85 Phelan Hallinan Diamond & Jones, LLP

### 1709-337

**5228 N Front St 19120-3532** 42nd wd. 1,920 Sq. Ft. OPA#422319100 Improvements: Residential Property  
**ALBERT WAYNE CHRISTIAN** C.P. February Term, 2016 No. 04919 \$73,080.34 Phelan Hallinan Diamond & Jones, LLP

### 1709-338

**5513 Beaumont Ave a/k/a 5513 Beaumont St 19143** 51st wd. 974 Sq. Ft. OPA#513278900 Improvements: Residential Property  
**LARRY DOUGLAS DUTTON JR A/K/A LARRY D. DUTTON JR.** C.P. November Term, 2016 No. 01825 \$77,842.83 KML Law Group, P.C.

## SHERIFF'S SALE

**1709-339**  
**553 W Duncannon Ave 19120** 49th wd. 1,143 Sq. Ft. OPA#492027300 Improvements: Residential Property  
 VERRICA CLARK A/K/A VERRICA ENGLISH C.P. December Term, 2016 No. 02507 \$91,629.02 KML Law Group, P.C.

**1709-340**

**3379 Holme Ave 19114** 57th wd. 2,114 Sq. Ft. OPA#57-2040300 Subject to Mortgage Improvements: Residential Property  
 UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF DAVID J. MACKLE C.P. May Term, 2011 No. 00313 \$105,571.63 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1709-341**

**1625 E Hunting Park Ave a/k/a 1625 Hunting Park Ave 19124** 33rd wd. 1,306 Sq. Ft. OPA#332087600 Improvements: Residential Property  
 RAYMOND D. MCCRAY C.P. June Term, 2015 No. 02226 \$46,378.18 KML Law Group, P.C.

**1709-342**

**7300 1/2 Ridge Ave 19128-3231** 21st wd. 1,320 Sq. Ft. OPA#212513520 Improvements: Residential Property  
 GUNEET AULAKH C.P. May Term, 2016 No. 03533 \$349,788.10 Phelan Hallinan Diamond & Jones, LLP

**1709-343**

**5366 Charles St 19124** 62nd wd. 1,200 Sq. Ft. OPA#622280400 Improvements: Residential Property  
 RICKEY EVANS C.P. November Term, 2015 No. 03656 \$86,212.04 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1709-344**

**5464 N Marvine St 19141** 49th wd. 1,260 Sq. Ft. OPA#493102400 Improvements: Residential Property  
 GENNIE W. CARTER C.P. November Term, 2016 No. 02652 \$27,701.37 KML Law Group, P.C.

**1709-345**

**6526 N 18th St a/k/a 6526 18th St 19126** 17th wd. 1,440 Sq. Ft. OPA#172284000 Improvements: Residential Property  
 MARY C. SHARPTON C.P. May Term, 2016 No. 01270 \$128,405.37 KML Law Group, P.C.

**1709-346**

**4731 Umbria St 19127-1920** 21st wd. 1,728 Sq. Ft. OPA#211471300 Improvements: Residential Property  
 WILLIAM R. SHAFER A/K/A WILLIAM RAY SHAFER, JR. C.P. October Term, 2016 No. 03256 \$326,018.37 Phelan Hallinan Diamond & Jones, LLP

**1709-347**

**1629 Foulkrod St 19124** 23rd wd. 1,141 Sq. Ft. OPA#232178500 Subject to Mortgage Improvements: Residential Property  
 JANICE C. CARTWRIGHT C.P. February Term, 2017 No. 08216 \$77,077.27 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1709-348**

**1820 N 76th St a/k/a 1820 76th St 19151** 34th wd. 1,533 Sq. Ft. OPA#343313500 Improvements: Residential Property  
 ANTHONY J. BRITTINGHAM AND LAKISHA K. HARDY A/K/A LAKISHA K. BRITTINGHAM C.P. February Term, 2016 No. 02036 \$78,131.48 KML Law Group, P.C.

**1709-349**

**2719 Moore St 19145** 36th wd. 1,450 Sq. Ft. OPA#364262800 Improvements: Residential Property  
 TIEN P. HUA A/K/A TIEN HUA; HUMPHREY HUA C.P. October Term, 2016 No. 03254 \$87,731.75 Phelan Hallinan Diamond & Jones, LLP

**1709-350**

**1202 Robbins St 19111** 53rd wd. 1,313 Sq. Ft. OPA#531037200 Improvements: Residential Property  
 EDWARD M. ROBINSON C.P. August Term, 2016 No. 02575 \$187,884.71 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

**1709-351**

**1828 S 19th St a/k/a 1828 19th St 19145** 48th wd. 1,056 Sq. Ft. OPA#481285600 Subject to Mortgage Improvements: Residential Property  
 NADINE TALIVER AND RODNEY C. TALIVER SR. C.P. September Term, 2016 No. 00509 \$98,802.21 KML Law Group, P.C.

**1709-352**

**113 E Mayland St 19144-0000** 59th wd. 1,900 Sq. Ft. BRT#592129600 Improvements: Residential Dwelling

## SHERIFF'S SALE

ELAINE A. RICHARDSON A/K/A ELAINE R. RICHARDSON C.P. October Term, 2016 No. 04260 \$76,991.53 Law Office of Gregory Javardian, LLC

**1709-353**

**6337 Burbridge St 19144** 59th wd. 3,625 Sq. Ft. OPA#593161800 Improvements: Residential Property  
 YVETTE DE CAROL HAMILTON AND CALVIN TAYLOR JR. C.P. July Term, 2013 No. 01970 \$172,007.68 KML Law Group, P.C.

**1709-354**

**4831 Mulberry St 19124** 23rd wd. 1,113 Sq. Ft. OPA#232323500 Improvements: Residential Property  
 THE UNKNOWN HEIRS OF JAMES WATTS DECEASED, PATRICK WATTS SOLELY IN HIS CAPACITY AS HEIR OF JAMES WATTS DECEASED, JEANETTE J. WATTS SOLELY IN HER CAPACITY AS HEIR OF JAMES WATTS DECEASED, JUDY P. WATTS SOLELY IN HER CAPACITY AS HEIR OF JAMES WATTS DECEASED AND NAOMI DENISE WATTS A/K/A DENISE WATTS SOLELY IN HER CAPACITY AS HEIR OF JAMES WATTS DECEASED C.P. September Term, 2016 No. 00152 \$34,096.39 KML Law Group, P.C.

**1709-356**

**2050 Pickwick St 19134** 45th wd. 756 Sq. Ft. OPA#452178000 Improvements: Residential Property  
 SEAN H. MCLAUGHLIN C.P. June Term, 2015 No. 01163 \$53,792.33 KML Law Group, P.C.

**1709-357**

**6922 Theodore St 19142** 40th wd. 1,211 Sq. Ft. OPA#406246300 Improvements: Residential Property  
 VICKI R. OFORI AND DEBORAH RILEY C.P. December Term, 2007 No. 02016 \$69,455.86 KML Law Group, P.C.

**1709-358**

**4006 Claridge St 19124** 33rd wd. 1,114 Sq. Ft. OPA#332337200 Improvements: Residential Property  
 WILBUR G. NUNEZ C.P. July Term, 2016 No. 03406 \$82,438.24 KML Law Group, P.C.

**1709-359**

**1420 67th Ave 19126** 10th wd. 1,299 Sq. Ft. OPA#101231707 Improvements: Residential Property  
 LASHAWN D. FARRAR AS ADMINISTRATRIX OF THE ESTATE OF JACKIE HUNTER, DECEASED C.P. September Term, 2016 No. 00277 \$120,294.75 KML Law Group, P.C.

**1709-360**

**6558 N 18th St 19126** 17th wd. 1,440 Sq. Ft. OPA#172285600 Improvements: Residential Property  
 JACQUELINE L. WILLIAMS C.P. February Term, 2015 No. 02817 \$99,476.34 KML Law Group, P.C.

**1709-361**

**1508 W Seybert St 19121** 47th wd. 729 Sq. Ft. OPA#471077000 Subject to Mortgage Improvements: Residential Property  
 LESLEY NASIR AND TARIK NASIR C.P. August Term, 2008 No. 03061 \$87,304.43 KML Law Group, P.C.

**1709-362**

**2004 Laveer St a/k/a 2004 W Laveer St 19138** 17th wd. 1,135 Sq. Ft. OPA#171297900 Improvements: Residential Property  
 THE UNKNOWN HEIRS OF GENEVA JONES, DECEASED, MICHAEL RHINEHARDT, SOLELY IN HIS CAPACITY AS HEIR OF GENEVA JONES, DECEASED AND TAMIKA JONES, SOLELY IN HER CAPACITY AS HEIR OF GENEVA JONES, DECEASED C.P. November Term, 2016 No. 03315 \$66,091.09 KML Law Group, P.C.

**1709-363**

**3018 W Susquehanna Ave a/k/a 3018 Susquehanna Ave 19121** 32nd wd. 832 Sq. Ft. OPA#323167401 Improvements: Residential Property  
 BRIAN WILSON, SOLELY IN HIS CAPACITY AS HEIR OF JOHN H. BURRIS, DECEASED AND JONATHON BURRIS, SOLELY IN HIS CAPACITY AS HEIR OF JOHN H. BURRIS, DECEASED C.P. April Term, 2016 No. 02126 \$87,342.11 KML Law Group, P.C.

**1709-365**

**29 Pelham Rd 19119** 22nd wd. 16,077 Sq. Ft. OPA#223098000 Improvements: Residential Property  
 DONTE JULIA, EXECUTOR OF THE ESTATE OF FRED A. WILLIAMS, DECEASED C.P. July Term, 2014 No. 02943 \$551,229.42 Shapiro & DeNardo, LLC

**1709-366**

**5529 Belmar Terr 19143** 51st wd. 1,140 Sq.

## SHERIFF'S SALE

Ft. OPA#514092200 Improvements: Residential Property  
 GEORGIA F. ANDERSON SOLELY IN HER CAPACITY AS HEIR OF GEORGIA L. ROBERTS A/K/A GEORGIA ROBERTS, DECEASED, THE UNKNOWN HEIRS OF GEORGIA L. ROBERTS A/K/A GEORGIA ROBERTS, DECEASED AND ROMONA FITZGERALD, SOLELY IN HER CAPACITY AS HEIR OF GEORGIA L. ROBERTS A/K/A GEORGIA ROBERTS, DECEASED C.P. March Term, 2016 No. 00779 \$98,869.71 KML Law Group, P.C.

**1709-367**

**1472 McKinley St 19149** 54th wd. 1,552 Sq. Ft. OPA#541071700 Improvements: Residential Property  
 JADE A. LEE C.P. December Term, 2016 No. 00610 \$179,010.49 Shapiro & DeNardo, LLC

**1709-368**

**238 Queen St 19147** 2nd wd. 1,135 Sq. Ft. OPA#88020613 Improvements: Residential Property  
 ROCHELLE SEGAR C.P. July Term, 2016 No. 01077 \$256,509.42 Shapiro & DeNardo, LLC

**1709-369**

**2754 N 24th St 19132** 28th wd. 882 Sq. Ft. BRT#28-1007100 Improvements: Residential Dwelling  
 LORENE WADE C.P. December Term, 2016 No. 01214 \$53,223.58 Udren Law Offices, P.C.

**1709-370**

**2124 S 65th St 19142** 40th wd. 1,256 Sq. Ft. OPA#40-3-0121-00 Improvements: Residential Property  
 SHAUN SMITH C.P. November Term, 2016 No. 02823 \$49,773.95 Shapiro & DeNardo, LLC

**1709-371**

**1304 68th Ave 19126** 61st wd. 2,827 Sq. Ft. BRT#611429900 f/k/a BRT#61-1-4299-00 Improvements: Residential Dwelling  
 CELESTINE M. MURRAY; KENNETH MURRAY C.P. December Term, 2015 No. 00204 \$142,765.70 Udren Law Offices, P.C.

**1709-372**

**9936 Jeanes St 19115** 58th wd. 2,994 Sq. Ft. BRT#581217500; OPA# 581217500 Improvements: Residential Dwelling  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BEATRICE FEDARKO C.P. December Term, 2016 No. 02310 \$187,572.72 Udren Law Offices, P.C.

**1709-373**

**7362 N 20th St 19138** 10th wd. 1,926 Sq. Ft. BRT#10-1171600 Subject to Mortgage Improvements: Residential Dwelling  
 GUY TWYMAN C.P. April Term, 2013 No. 00491 \$168,267.41 Udren Law Offices, P.C.

**1709-374**

**2650 Memphis St 19125** 31st wd. 667 Sq. Ft. BRT#312015900 Improvements: Residential Real Estate  
 MAUREEN MILLER C.P. September Term, 2015 No. 00876 \$111,054.06 Stern & Eisenberg PC

**1709-375**

**4621 Emerson St 19136-2817** 65th wd. Land: 3,815 Sq. Ft.; Improvement: 1,360 Sq. Ft. BRT#652030705 Improvements: Residential Real Estate  
 NICHOLAS J. GERACE A/K/A NICHOLAS GERACE C.P. July Term, 2016 No. 1374 \$187,076.97 Stern & Eisenberg PC

**1709-376**

**8622 Jackson St 19136** 65th wd. 2,076 Sq. Ft. OPA#652251100 Improvements: Residential Property  
 JONATHAN R. PERRONE C.P. December Term, 2016 No. 00003 \$122,664.80 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

**1709-377**

**6224 Washington Ave 19143-2917** 46th wd. Beginning Point: Containing in front or breadth on the said Washington Avenue Twenty feet eleven inches and extending of that width in length or depth Southwardly between parallel lines at right angles to the said Washington Ave OPA#033124100 Improvements: S/d W/b Gar 3 Sty Masonry  
 MARCUS FOUNTAIN AND SOYINI MCCLELLAN C.P. July Term, 2016 No. 1696 \$121,267.39 Patrick J. Wesner, Esquire

**1709-378**

**713 S Alden St 19143** 46th wd. 981 Sq. Ft.

## SHERIFF'S SALE

OPA#463253800 Improvements: Residential Property  
 ELIZABETH GOODWIN, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH GOODWIN, DECEASED, MARCIA GOODWIN, SOLELY IN HER CAPACITY AS HEIR OF DEBORAH GOODWIN, DECEASED AND FELICIA DAWSON, INDIVIDUALLY AND AS ADMINISTRATOR FOR THE ESTATE OF DEBORAH GOODWIN C.P. August Term, 2013 No. 01735 \$44,444.69 KML Law Group, P.C.

**1709-379**

**523 Emily St 19148** 39th wd. 700 Sq. Ft. OPA#392040700 Improvements: Residential Property  
 THE UNKNOWN HEIRS OF RUBY MOSLEY, DECEASED, ANDRE DOLISON, SOLELY IN HIS CAPACITY AS HEIR OF RUBY MOSLEY, DECEASED, FRED DOLISON, SOLELY IN HIS CAPACITY AS HEIR OF RUBY MOSLEY, DECEASED, MICHAEL DOLISON, SOLELY IN HIS CAPACITY AS HEIR OF RUBY MOSLEY, DECEASED AND TRELLEIE DOLISON, SOLELY IN HIS CAPACITY AS HEIR OF RUBY MOSLEY, DECEASED C.P. January Term, 2016 No. 01601 \$199,210.62 KML Law Group, P.C.

**1709-380**

**5747 Reedland St a/k/a 5747 Reedland Ave 19143-6131** 40th wd. 864 Sq. Ft. OPA#402192800 Improvements: Residential Property  
 PATRICK MARUGGI & JEANA MARUGGI C.P. January Term, 2016 No. 02686 \$94,156.06 Phelan Hallinan Diamond & Jones, LLP

**1709-381**

**4238 N Franklin St 19140-2223** 43rd wd. 1,222 Sq. Ft. OPA#433339800 Improvements: Residential Property  
 ROBIN M. BROWN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF AUDREY G. BROWN; MELONY BROWN, IN HER CAPACITY AS HEIR OF THE ESTATE OF AUDREY G. BROWN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER AUDREY G. BROWN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER TIMOTHY W. BROWN, DECEASED; SANDRA ANN AUSTIN, IN HER CAPACITY AS HEIR OF THE ESTATE OF AUDREY G. BROWN C.P. February Term, 2013 No. 00027 \$47,011.23 Phelan Hallinan Diamond & Jones, LLP

**1709-382**

**5634 Hunter St 19131** 4th wd. 1,200 Sq. Ft. BRT#043192900 Improvements: Residential Real Estate  
 CATHERINE BYRD, REAL OWNER AND ESTELLE PRINGLE, MORTGAGOR AND THE UNKNOWN HEIRS, EXECUTORS AND DEVISEES TO THE ESTATE OF BESSIE CARTER C.P. November Term, 2016 No. 00117 \$23,232.42 Stern & Eisenberg PC

**1709-383**

**11114 Templeton Dr 19154** 66th wd. 2,625 Sq. Ft. BRT#662142800 Improvements: Residential Dwelling  
 MARIE T. BAKUN, IN HER CAPACITY AS HEIR AT LAW OF ANNE E. COYLE, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANNE E. COYLE, DECEASED C.P. September Term, 2016 No. 03192 \$218,129.87 Martha E. Von Rosenstiel P.C.; Martha E. Von Rosenstiel, Esquire; Heather Riloff, Esquire; Tyler J. Wilk, Esquire

**1709-384**

**4912 Knorr St 19135** BRT#412016100 Improvements: Residential Dwelling  
 IOSLAV STARIKOV AND SVETLANA STARIKOV C.P. August Term, 2016 No. 01018 \$75,073.26 Robert W. Williams, Esquire

**1709-385**

**5946 Cedar Ave 19143** 3rd wd. 1,755 Sq. Ft. BRT#032144800 Improvements: Residential Dwelling  
 MALIKA JONES C.P. October Term, 2016 No. 04325 \$149,579.12 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

**1709-386**

**1009 Winton St 19148** 39th wd. 644 Sq. Ft. BRT#39-4049400; OPA#394049400 Improvements: Residential Dwelling  
 SHERRIE L. STONE, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM F. COOK C.P.

## SHERIFF'S SALE

August Term, 2015 No. 00541 \$91,020.15 Udren Law Offices, P.C.

**1709-387**

**819 W Stella St 19133** 37th wd. 742 Sq. Ft. OPA#372409900 Improvements: Residential Property  
 UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIE HAMPTON, DECEASED C.P. May Term, 2015 No. 00546 \$15,274.98 Shapiro & DeNardo, LLC

**1709-388**

**4245 Tackawanna St 19124** 23rd wd. 924 Sq. Ft. OPA#232344400 Improvements: Residential Property  
 CHRISTINA ORTIZ C.P. January Term, 2016 No. 01730 \$57,950.35 Shapiro & DeNardo, LLC

**1709-389**

**5329 Lindbergh Blvd 19143-5829** 51st wd. 960 Sq. Ft. OPA#51215000 Improvements: Residential Property  
 WALTER WILLIAMS C.P. December Term, 2015 No. 00411 \$37,885.17 Phelan Hallinan Diamond & Jones, LLP

**1709-390**

**2909 S Sydenham St 19145-4922** 26th wd. 1,076 Sq. Ft. OPA#261233300 Improvements: Residential Property  
 GEORGEANN HELLER C.P. December Term, 2016 No. 00469 \$180,497.06 Phelan Hallinan Diamond & Jones, LLP

**1709-391**

**6304 N 10th St 19141** 49th wd. 1,520 Sq. Ft. OPA#492194200 Improvements: Residential Property  
 NADIA DARBOUZE C.P. October Term, 2016 No. 03258 \$101,002.12 Phelan Hallinan Diamond & Jones, LLP

**1709-393**

**2309 Cross St 19146-4102** 36th wd. 1,016 Sq. Ft. OPA#364053100 Improvements: Residential Property  
 INEZ MCKETHEAN C.P. September Term, 2016 No. 03255 \$96,644.04 Phelan Hallinan Diamond & Jones, LLP

**1709-394**

**5551 Catharine St 19143** 46th wd. 1,320 Sq. Ft. OPA#463094700 Improvements: Residential Property  
 CALVIN GRANT C.P. August Term, 2016 No. 00863 \$54,169.70 Phelan Hallinan Diamond & Jones, LLP

**1709-395**

**6408 N Park Ave 19126-3634** 49th wd. 2,600 Sq. Ft. OPA#493243210 Improvements: Residential Property  
 HASHEEM BASIL AND ALIYA BASIL A/K/A ALIYA TASHA BASIL C.P. September Term, 2012 No. 00858 \$352,671.87 Phelan Hallinan Diamond & Jones, LLP

**1709-396**

**2068 Larue St 19124-2006** 41st wd. 900 Sq. Ft. OPA#411009600 Improvements: Residential Property  
 TERRY ANN BRENSON, IN HER CAPACITY AS HEIR OF BEVERLY BRENSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER BEVERLY BRENSON, DECEASED C.P. March Term, 2016 No. 02374 \$70,823.16 Phelan Hallinan Diamond & Jones, LLP

**1709-397**

**7122 Guyer Ave 19153-2406** 40th wd. 960 Sq. Ft. OPA#404352900 Improvements: Residential Property  
 EPHENE EMMANUEL & YVROSE A. EMMANUEL C.P. May Term, 2016 No. 01684 \$63,524.07 Phelan Hallinan Diamond & Jones, LLP

**1709-398**

**6134 N Norwood St 19138-2412** 17th wd. (formerly 49th wd.) 784 Sq. Ft. OPA#172487500 Improvements: Residential Property  
 LOUISE A. NEDD C.P. April Term, 2012 No. 03070 \$102,591.95 Phelan Hallinan Diamond & Jones, LLP

**1709-399**

**5858 Stockton Rd 19138-1902** 59th wd. 1,292

## SHERIFF'S SALE

ITY AS ADMINISTRATOR AND HEIR TO THE ESTATE OF ROBERT L. ROBINSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ROBERT L. ROBINSON, DECEASED C.P. May Term, 2016 No. 02870 \$29,812.19 Phelan Hallinan Diamond & Jones, LLP

## 1709-401

**5107 N 15th St 19141-1622** 17th wd. (formerly the 49th wd.) 2,550 Sq. Ft. OPA#172041500 Improvements: Residential Property KEITH PEARSON C.P. October Term, 2016 No. 03811 \$195,133.39 Phelan Hallinan Diamond & Jones, LLP

## 1709-402

**1246 S 21st St 19146-4352** 36th wd. Land: 1,110 Sq. Ft.; Improvement: 1,110 Sq. Ft. BRT#361215005 Improvements: Residential Real Estate 1246 REAL ESTATE LLC C.P. February Term, 2017 No. 006975 \$231,966.09 Stern & Eisenberg PC

## 1709-403

**5314 Kingsessing Ave 19143** 51st wd. ROW 2 STY MASONRY; 1,625 Sq. Ft. BRT#512021900 Improvements: Residential Dwelling ELIZABETH L. REAVES C.P. December Term, 2016 No. 00698 \$52,358.15 McCabe, Weisberg, & Conway, P.C.

## 1709-404

**255 Shawmont Ave Apartment D 19128** 21st wd. Land Area: 0 Sq. Ft. .95% undivided interest of, in and to the common elements; CONDOMINIUM BRT#888210486 Improvements: Residential Dwelling DIANA BURTON, AND LESLIE GRANT AND CLEVELAND E. MAIR C.P. December Term, 2015 No. 00809 \$160,903.61 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

## 1709-405

**5838 Pentridge St 19143** 3rd wd. ROW 2 STY MASONRY; 1,230 Sq. Ft. BRT#034065400 Improvements: Residential Dwelling ROBERT P. THOMAS, EXECUTOR OF THE ESTATE OF FELISA P. THOMAS C.P. July Term, 2016 No. 00038 \$70,338.59 McCabe, Weisberg, & Conway, P.C.

## 1709-406

**2532 S Carroll St a/k/a 2532 Carroll St 19142** 40th wd. 1,232 Sq. Ft. OPA#406108400 Improvements: Residential Property ELVIS JUDU C.P. March Term, 2016 No. 00797 \$51,331.27 KML Law Group, P.C.

## 1709-407

**877 Marcella St 19124** 35th wd. 1,050 Sq. Ft. OPA#351125700 Improvements: Residential Property CHAKIETA D. BROWNE A/K/A CHAKIETA BROWNE C.P. November Term, 2015 No. 00466 \$94,941.35 KML Law Group, P.C.

## 1709-408

**2651 N Reese St a/k/a 2651 Reese St 19133** 19th wd. 854 Sq. Ft. OPA#192233320 Improvements: Residential Property YOLICET GRIN-LOPEZ A/K/A YOLICET GRIN C.P. May Term, 2016 No. 00378 \$33,367.57 KML Law Group, P.C.

## 1709-409

**116 N Millick St 19139** 34th wd. 1,016 Sq. Ft. OPA#341121700 Improvements: Residential Property STEPAN KUNITSKI AND YAROSLAVA KUNITSKI C.P. September Term, 2016 No. 01539 \$78,114.32 KML Law Group, P.C.

## 1709-410

**616 Watkins St 19148** 1st wd. 644 Sq. Ft. OPA#012127800 Improvements: Residential Property HEAR IN C.P. September Term, 2016 No. 02012 \$25,652.79 KML Law Group, P.C.

## 1709-411A

**3408 H St 19134** 33rd wd. 1,125 Sq. Ft. OPA#331347000 Improvements: Residential Property ANTONIO RODRIGUEZ C.P. October Term, 2016 No. 03532 \$76,536.86 KML Law Group, P.C.

## 1709-411B

**3410 H St 19134** 33rd wd. 1,125 Sq. Ft. OPA#331347100 Improvements: Residential Property ANTONIO RODRIGUEZ C.P. October Term, 2016 No. 03532 \$76,536.86 KML Law Group, P.C.

## 1709-412

**232 Regina St 19116** 58th wd. 7,137 Sq. Ft.

## SHERIFF'S SALE

OPA#582304374 Improvements: Residential Property ELBA DORMOI C.P. November Term, 2014 No. 01336 \$253,442.42 KML Law Group, P.C.

## 1709-414

**1722 S 4th St 19148** 1st wd. 987 Sq. Ft. OPA#011433300 Improvements: Residential Property RAFEEQ SMITH C.P. March Term, 2015 No. 03535 \$158,087.43 KML Law Group, P.C.

## 1709-416

**616 W Olney Ave 19120-2220** 61st wd. 242 Sq. Ft. BRT#871582360 Improvements: Row 3 Sty Masonry BEATRICE L. ROBERTS C.P. January Term, 2017 No. 04928 \$41,308.20 Milstead & Associates, LLC

## 1709-417

**7047 Souder St 19149-1729** 54th wd. 1,398 Sq. Ft. BRT#542325900 Improvements: Row B/gar 2 Sty Masonry BENITO JOHNSON C.P. September Term, 2014 No. 02650 \$264,485.42 Milstead & Associates, LLC

## 1709-418

**2230 Hoffnagle St 19152-2512** 56th wd. 2,000 Sq. Ft. OPA#562110700 Improvements: Residential Property LORRAINE SQUARES C.P. May Term, 2012 No. 00268 \$184,381.08 Phelan Hallinan Diamond & Jones, LLP

## 1709-419

**3591 Nottingham Ln 19114** 66th wd. Land: 5,074 Sq. Ft.; Improvement: 1,260 Sq. Ft.; Total: 6,334 Sq. Ft. OPA#661242800 Improvements: Residential Property KEVIN T. BOLLARD AND SHARI BOLLARD C.P. December Term, 2014 No. 00395 \$210,879.74 Richard M. Squire & Associates, LLC

## 1709-420

**323 E Clarkson Ave 19120-3035** 42nd wd. 1,583 Sq. Ft. BRT#421237600 Improvements: Residential Dwelling ERNESTO D. HERBERT, PERSONAL REPRESENTATIVE OF THE ESTATE OF ERNEST T. HERBERT A/K/A ERNEST THEODORE HERBERT, DECEASED C.P. December Term, 2016 No. 00612 \$76,814.94 Law Office of Gregory Javardian, LLC

## 1709-421

**5549 Devon St 19138** 12th wd. 3,192 Sq. Ft. OPA#122265910 Subject to Mortgage Improvements: Residential SHAHIDAH ALI MUHAMMAD AND THE UNITED STATES OF AMERICA C.P. August Term, 2015 No. 01500 \$172,800.41 Jill M. Fein, Esquire

## 1709-422

**8107 Lister St 19152-3107** 64th wd. 1,025 Sq. Ft. OPA#641093200 Improvements: Residential Property MARY L. STARRS C.P. May Term, 2016 No. 04078 \$150,164.36 Phelan Hallinan Diamond & Jones, LLP

## 1709-423

**62 N Peach St 19139** 44th wd. 870 Sq. Ft. BRT#441185300 Improvements: Residential Real Estate THE UNKNOWN HEIRS, EXECUTORS, ADMINISTRATORS AND DEVICES OF THE ESTATE OF ELISABELLE LAPOMMERAYE C.P. March Term, 2017 No. 01578 \$62,274.90 Stern & Eisenberg PC

## 1709-424

**1323 N 76th St 19151-2824** 34th wd. 1,120 Sq. Ft. OPA#343300500 Improvements: Residential Property MELINDA GREEN C.P. March Term, 2003 No. 03420 \$89,877.84 Phelan Hallinan Diamond & Jones, LLP

## 1709-425

**5108-10 E Roosevelt Blvd 19124** 35th wd. 6,500 Sq. Ft. BRT#35-1028400; OPA#351028400 Improvements: Residential Dwelling WILTON J. FRANCOIS ALSO KNOWN AS WILTON JEAN FRANCOIS C.P. March Term, 2015 No. 02427 \$459,148.00 Udren Law Offices, P.C.

## 1709-426

**12715 Cabell Rd 19154** 58th wd. 1,952 Sq. Ft. OPA#663301200 Improvements: Residential Property ROSE ANNE FILSHILL, A/K/A ROSE A. FILSHILL C.P. June Term, 2016 No. 02212 \$123,556.58 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

## SHERIFF'S SALE

## 1709-427

**3471 Eden St 19114** 57th wd. 3,373.5 Sq. Ft. BRT#572163143 Improvements: Residential Dwelling WILLIAM B. JENKINS A/K/A WILLIAM JENKINS AND JUNE M. JENKINS C.P. May Term, 2014 No. 03164 \$55,880.38 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Heather Riloff, Esq, Tyler J. Wilk, Esq

## 1709-428

**7220 Shearwater Pl 19153-2708** 40th wd. 1,798 Sq. Ft. BRT#40-6650100 Improvements: Residential Dwelling THERESA PAYNTER, DECEASED C.P. October Term, 2016 No. 01890 \$126,048.14 Powers, Kirm & Associates, LLC

## 1709-429

**5807 McMahon St 19144-1225** 22nd wd. 2,602 Sq. Ft. BRT#591198000 Improvements: Semi/det 3 Sty Masonry PATRICIA P. BURKHART A/K/A PATRICIA BURKHART C.P. January Term, 2017 No. 00499 \$208,890.73 Milstead & Associates, LLC

## 1709-430

**225 Catharine St a/k/a Catharine St 19147** 3rd wd. 1,600 Sq. Ft. BRT#02-2-0-0320-00; PRCL#5S16-68 Improvements: Residential Dwelling FRANK REYNOLDS AND JESSICA REYNOLDS A/K/A JESSICA LITTLE C.P. January Term, 2009 No. 01746 \$1,141,028.70 Powers, Kirm & Associates, LLC

## 1709-431

**113 W Thompson St 19122-4621** 18th wd. 242 Sq. Ft. BRT#182159204 Improvements: Row 3 Sty Masonry JOSE JUAN SANCHEZ C.P. December Term, 2015 No. 01312 \$56,119.22 Milstead & Associates, LLC

## 1709-432

**2659 N 17th St 19132** 16th wd. (formerly part of the 28th wd.) 889 Sq. Ft. OPA#161161000 Improvements: Residential Property THE UNKNOWN HEIRS OF RUBY MURRAY DECEASED AND HAROLD MURRAY SOLELY IN HIS CAPACITY AS HEIR OF RUBY MURRAY, DECEASED C.P. August Term, 2015 No. 02820 \$77,405.57 KML Law Group, P.C.

## 1709-433

**2922 S 62nd St 19142** 40th wd. 1,190 Sq. Ft. OPA#402114000 Improvements: Residential Property QUALITA MOORE C.P. December Term, 2015 No. 00717 \$80,761.02 KML Law Group, P.C.

## 1709-434

**4833 Morris St 19144** 13th wd. 2,511 Sq. Ft. OPA#133141600 Improvements: Residential Property JOE HOLMES C.P. August Term, 2015 No. 02640 \$197,581.34 KML Law Group, P.C.

## 1709-435

**2538 S 75th St 19153** 40th wd. 1,865 Sq. Ft. OPA#404155000 Improvements: Residential Property LATOYA WINKFIELD C.P. May Term, 2016 No. 03400 \$140,694.23 KML Law Group, P.C.

## 1709-436

**6012 Catharine St a/k/a 6012 Catherine St 19143** 3rd wd. 1,980 Sq. Ft. OPA#033005500 Subject to Mortgage Improvements: Residential Property IVRA E. DAVIS C.P. April Term, 2016 No. 02803 \$68,676.51 KML Law Group, P.C.

## 1709-437

**4025 Mitchell St 19128** 21st wd. ROW 2 STY MASONRY; Improvements: 2,757.48 Sq. Ft. BRT#212201700 Improvements: Residential Dwelling RITA KANANAVICIUS C.P. November Term, 2009 No. 00510 \$230,904.33 McCabe, Weisberg, & Conway, P.C.

## 1709-438

**4911 Woodcrest Ave 19131** 52nd wd. ROW B/GAR 2 STY MASONRY; Improvements: 1,435 Sq. Ft. BRT#521171100 Improvements: Residential Dwelling NIKOLE SHELTON, KNOWN SURVIVING HEIR OF ARLINE N. JORDAN AND UNKNOWN SURVIVING HEIRS OF ARLINE N. JORDAN C.P. December Term, 2015 No. 01492 \$113,982.97 McCabe, Weisberg, & Conway, P.C.

## 1709-439

**210 W Rittenhouse Sq. Unit 1504, The Rittenhouse Condominium 19103** 8th wd. RES. CONDO 5+STY MAS+OTHER; 1,037 Sq. Ft. BRT#888085151 Subject to Mortgage Im-

## SHERIFF'S SALE

provements: Condominium BARBARA ALAMIA, AS KNOWN SURVIVING HEIR OF HEATHER JONES, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIR OF HEATHER JONES, DECEASED MORTGAGOR AND REAL OWNER C.P. April Term, 2014 No. 00897 \$422,103.48 McCabe, Weisberg, & Conway, P.C.

## 1709-440

**2542 Webb St 19125** 31st wd. 850 Sq. Ft. BRT#312150400 Improvements: Residential Dwelling SARA L. SCHMIDT A/K/A SARA SCHMIDT C.P. November Term, 2016 No. 01039 \$104,167.56 McCabe, Weisberg, & Conway, P.C.

## 1709-441

**1436 W Loudon St 19141** 13th wd. ROW 2 STY MASONRY; 1,174 Sq. Ft. BRT#132400900 Subject to Mortgage Improvements: Residential Dwelling MITCHELL SMITH C.P. January Term, 2016 No. 01973 \$84,766.76 McCabe, Weisberg, & Conway, P.C.

## 1709-442

**4801-05 N Broad St 19141** MISC DAY CARE MASONRY BRT#882937355 YOLANDA EDWARDS C.P. October Term, 2016 No. 01352 \$283,373.95 Robert W. Williams, Esquire

## 1709-443

**1824 E Clementine St 19134-3157** 25th wd. 1,098 Sq. Ft. BRT#25-2-249100 Improvements: Residential Dwelling MARIA I. MARTINEZ BONILLA A/K/A MARIE I. MARTINEZ-BONILLA A/K/A MARIA I.M. BONILLA C.P. October Term, 2016 No. 02814 \$21,079.53 Powers, Kirm & Associates, LLC

## 1709-444

**1221 Gilham St 19111** 53rd wd. 1,222 Sq. Ft. OPA#531170100 Improvements: Residential Property ALLA V. KHEYFETS C.P. April Term, 2015 No. 01901 \$75,909.10 Shapiro & DeNardo, LLC

## 1709-445

**460 E Church Ln 19144** 12th wd. 2,158 Sq. Ft. BRT#122036200 Improvements: Residential Real Estate KEVIN SCOTT C.P. December Term, 2016 No. 03144 \$234,068.30 Stern & Eisenberg PC

## 1709-446

**1818 Placid St 19152** 56th wd. 3,272 Sq. Ft. BRT#562248200 Improvements: Residential Real Estate SERGIY ZUYEV A/K/A SERGIY ZUYEVA AND LYUDMYLA ZUYEVA C.P. December Term, 2016 No. 01804 \$135,756.03 Stern & Eisenberg PC

## 1709-447

**439 S 46th St 19143-2142** 46th wd. 3,190 Sq. Ft. BRT#461168100 Improvements: Residential Dwelling DAVID A. KERN C.P. April Term, 2015 No. 01622 \$120,142.43 Law Office of Gregory Javardian, LLC

## 1709-448

**6912 Woodland Ave 19142** 40th wd. 2,200 Sq. Ft. OPA#403290000 Improvements: Residential Property SHAUN SMITH C.P. November Term, 2016 No. 02671 \$60,233.54 Shapiro & DeNardo, LLC

## 1709-449

**12627 Calpine Rd 19154** 66th wd. 2,095 Sq. Ft. BRT#663290200 Improvements: Residential Real Estate JAMES W. BINDER AND DANIELLE BINDER C.P. October Term, 2015 No. 01633 \$216,828.69 Stern & Eisenberg PC

## 1709-450

**103 Fern St 19120** 61st wd. 1,188 Sq. Ft. BRT#612212200 Improvements: Residential Property JEANNETTE ASPER ADMINISTRATRIX OF THE ESTATE OF ARNOLD E. ASPER, SR. A/K/A ARNOLD ASPER, DECEASED C.P. April Term, 2017 No. 03197 \$67,940.66 Shapiro & DeNardo, LLC

## 1709-451

**1507 N 57th St 19131** 4th wd. 1,088 Sq. Ft. BRT#043278600 Improvements: Residential Real Estate ERNEST E. PADDY C.P. December Term, 2016 No. 02816 \$74,367.79 Stern & Eisenberg PC

## 1709-452

**5829 Pine St 19143** 60th wd. 1,558 Sq. Ft.

## SHERIFF'S SALE

OPA#604176400 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MAGNOLIA PROCTOR, DECEASED, ANGELIQUE PROCTOR, KNOWN HEIR OF MAGNOLIA PROCTOR, DECEASED AND SHAUNTE PROCTOR, KNOWN HEIR OF MAGNOLIA PROCTOR, DECEASED C.P. September Term, 2015 No. 02642 \$75,238.11 Shapiro & DeNardo, LLC

## 1709-453

**1944 E Somerset St 19134** 25th wd. 1,018 Sq. Ft. BRT#252017800 Improvements: Residential Real Estate HIEU NGO C.P. February Term, 2017 No. 03392 \$64,166.10 Stern & Eisenberg PC

## 1709-454

**2857 N Franklin St 19133** 37th wd. 1,110 Sq. Ft. BRT#372064300 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ANGEL RIVERA, DECEASED AND PROVIDENCIA RIVERA, KNOWN HEIR OF ANGEL RIVERA, DECEASED C.P. March Term, 2016 No. 03063 \$25,723.44 Shapiro & DeNardo, LLC

## 1709-456

**2813 S Franklin St 19148** 39th wd. BRT#39-5-2093-00 Improvements: Residential Dwelling BRUCE TEAL AND TRACY TEAL \$73,366.15, together with interest at the fixed rate of 5.99% per annum (\$11.48 per diem) and late charges from June 9, 2015 forward, attorneys' fees, and collection costs Charles N. Shurr, Jr. Esquire; Kozloff Stoudt

## 1709-458

**8626 Fayette St 19150** 50th wd. 1,454 Sq. Ft. OPA#502304900 Improvements: Residential Property THE UNKNOWN HEIRS OF VERDENIA FINGER A/K/A VERDINIA FINGER DECEASED, JAMIE Y. FINGER SOLELY IN HER CAPACITY AS HEIR OF VERDENIA FINGER A/K/A VERDINIA FINGER DECEASED, TANYA G. FINGER SOLELY IN HER CAPACITY AS HEIR OF VERDENIA FINGER A/K/A VERDINIA FINGER DECEASED AND YOLANDA T. FINGER SOLELY IN HER CAPACITY AS HEIR OF VERDENIA FINGER A/K/A VERDINIA FINGER DECEASED C.P. December Term, 2016 No. 01210 \$115,341.14 KML Law Group, P.C.

## 1709-459

**5344 Baltimore Ave 19143** 51st wd. 2,290 Sq. Ft. OPA#511080300 Improvements: Residential Property CATHERINE BOLTON IRVIN C.P. July Term, 2010 No. 00248 \$45,599.40 KML Law Group, P.C.

## 1709-461

**1721 67th Ave 19126-2622** 10th wd. 1,440 Sq. Ft. OPA#101243700 Improvements: Residential Property LOTTIE DAWSON C.P. August Term, 2012 No. 02585 \$91,808.54 Phelan Hallinan Diamond & Jones, LLP

## 1709-462

**5449 Master St a/k/a 5449 W Master St 19131** 4th wd. 985 Sq. Ft. OPA#041230400 Improvements: Residential Property THAD J. HYMAN AND MINNIE R. HYMAN C.P. January Term, 2016 No. 02559 \$82,849.58 KML Law Group, P.C.

## 1709-463

**4523 Marple St 19136** 65th wd. 1,117 Sq. Ft. OPA#651110700 Improvements: Residential Property DONNA PRENDERGAST AND MICHAEL SIEMIEN C.P. January Term, 2015 No. 02895 \$65,429.24 KML Law Group, P.C.

## 1709-464

**3335 Hartel Ave 19136-3025** 64th wd. 1,094 Sq. Ft. OPA#642266300 Improvements: Residential Property STEPHEN EDWARD HALL A/K/A STEPHEN HALL C.P. August Term, 2016 No. 02632 \$100,877.74 Phelan Hallinan Diamond & Jones, LLP

## 1709-465

**3934 Wyalusing Ave 19104** 24th wd. 693 Sq. Ft. OPA#243182800 Subject to Mortgage Improvements: Residential Property NEVER KNIGHT C.P. March Term, 2016 No. 02411 \$56,495.66 KML Law Group, P.C.

## 1709-466

**4453 Sherwood Rd 19131** 52nd wd. 1,661 Sq.

## SHERIFF'S SALE

Ft. OPA#521198500 Improvements: Residential Property  
ANTOINETTE RENEE BYRD C.P. May Term, 2015 No. 00191 \$190,524.07 Shapiro & DeNardo, LLC

## 1709-467

**5536 Hunter St 19131-3507** 4th wd. 1,472 Sq. Ft. OPA#041260900 Improvements: Residential Property  
KARL WILSON, IN HIS CAPACITY AS HEIR OF JOHN WILSON, DECEASED; DENISE ALLEN, IN HER CAPACITY AS HEIR OF JOHN WILSON, DECEASED; KIRK WILSON, IN HIS CAPACITY AS HEIR OF JOHN WILSON, DECEASED; KERRY WILSON A/K/A KERRY COTTMAN, IN HIS CAPACITY AS HEIR OF JOHN WILSON, DECEASED; KEVIN WILSON, IN HIS CAPACITY AS HEIR OF JOHN WILSON, DECEASED; DONNA K. WILSON, IN HER CAPACITY AS HEIR OF JOHN WILSON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN WILSON, DECEASED C.P. December Term, 2015 No. 00055 \$76,146.02 Phelan Hallinan Diamond & Jones, LLP

## 1709-468

**4336 Shelmire Ave 19136-3625** 41st wd. 1,087 Sq. Ft. BRT#412220800 Improvements: Row B/gar 2 Sty Masonry  
JASON WHITE C.P. June Term, 2015 No. 01188 \$142,865.78 Milstead & Associates, LLC

## 1709-469

**6434 Tulip St 19135-3325** 41st wd. 1,440 Sq. Ft. OPA#411430900 Improvements: Residential Property  
CLEOLA GOULD C.P. September Term, 2015 No. 00197 \$148,689.84 Phelan Hallinan Diamond & Jones, LLP

## 1709-470

**4148 Markland St 19124-5343** 33rd wd. 990 Sq. Ft. BRT#332494700 Improvements: Row 2 Sty Masonry  
DOLORES T. JOHNSON A/K/A DOLORES JOHNSON, RICHARD HARLEY C.P. June Term, 2015 No. 00454 \$79,117.25 Milstead & Associates, LLC

## 1709-471

**2725 Mercer St 19134-4722** 31st wd. 938 Sq. Ft. BRT#312103900 Improvements: Row 2 Sty Masonry  
DOLORES STEER C.P. August Term, 2016 No. 01902 \$137,375.69 Milstead & Associates, LLC

## 1709-472

**6820 N 15th St 19126-2703** 10th wd. 1,892 Sq. Ft. BRT#101020500 Improvements: Semi/det 2.5 Sty Masonry  
ALLEN JOHNSON C.P. January Term, 2017 No. 01672 \$128,623.45 Milstead & Associates, LLC

## 1709-473

**2347 79th Ave 19150-1405** 50th wd. 3,459 Sq. Ft. BRT#501457100 Improvements: Row B/bar 2 Sty Masonry  
MARY R. ELLIS A/K/A MARY ROBERTA ELLIS C.P. May Term, 2015 No. 00260 \$83,581.52 Milstead & Associates, LLC

## 1709-474

**1529 S 28th St 19146** 36th wd. 1,244 Sq. Ft. OPA#364339600 Improvements: Residential Property  
DAWN MARIE MITCHELL C.P. October Term, 2016 No. 04265 \$88,493.88 Phelan Hallinan Diamond & Jones, LLP

## 1709-476

**6049 Washington Ave 19143-2321** 46th wd. 2,259 Sq. Ft. BRT#033108300 Improvements: S/d W/d Gar 2 Sty Masonry  
ALYCE M. JOHNSON C.P. August Term, 2015 No. 01999 \$130,372.95 Milstead & Associates, LLC

## 1709-477

**5226 N American St 19120-3325** 42nd wd. 1,425 Sq. Ft. BRT#422424100 Improvements: Row W/det Gar 2 Sty Mas  
ROSELINE BALTHAZARD C.P. October Term, 2016 No. 03303 \$29,229.94 Milstead & Associates, LLC

## 1709-478

**4325 Comly St 19135-3905** 55th wd. 5,625 Sq. Ft. BRT#552005900 Improvements: S/d W/gar 2 Sty Frame  
FRANKLIN J. SASSA, JR. C.P. April Term, 2016 No. 02215 \$80,177.84 Milstead & Associates, LLC

## 1709-480

**5044 Homestead St 19135-4306** 41st wd. 1,275 Sq. Ft. BRT#411113600 Improve-

## SHERIFF'S SALE

ments: Row 2 Sty Masonry  
MAGDALENA DEJESUS AND RAMON LUIS RIVERA C.P. October Term, 2016 No. 02944 \$104,499.72 Milstead & Associates, LLC

## 1709-481

**2823 Kirkbride St 19137-2207** 45th wd. (Formerly 47th wd.) 1,380 Sq. Ft. OPA#453129700 Improvements: Residential Property  
DENNIS FERGUSON C.P. July Term, 2016 No. 01636 \$228,384.20 Phelan Hallinan Diamond & Jones, LLP

## 1709-482

**1685 Harrison St 19124-2746** 23rd wd. 1,830 Sq. Ft. BRT#232209200 Improvements: Residential Dwelling  
TODD SAUNDERS A/K/A TODD SAUNDERS, SR. C.P. July Term, 2015 No. 01952 \$104,955.84 Law Office of Gregory Javardian, LLC

## 1709-483

**5034 Florence Ave 19143-3319** 51st wd. 1,624 Sq. Ft. OPA#511148900 Improvements: Residential Property  
5034 FLORENCE LAND TRUST C.P. January Term, 2015 No. 00937 \$163,028.74 Phelan Hallinan Diamond & Jones, LLP

## 1709-484

**3232 Cottman Ave 19149** 55th wd. 1,591 Sq. Ft. OPA#551512200 Improvements: Residential Property  
SCOTT HOLIDAY C.P. January Term, 2016 No. 02934 \$134,403.08 KML Law Group, P.C.

## 1709-485

**6838 Oakley St, First Floor 19111-3915** 35th wd. 1,280 Sq. Ft. OPA#353217400 Improvements: Residential Property  
JOHN C. DOUGHERTY, SR. C.P. October Term, 2016 No. 03090 \$137,534.17 Phelan Hallinan Diamond & Jones, LLP

## 1709-486

**6738 Blakemore St 19119** 22nd wd. 1,395 Sq. Ft. OPA#222240200 Improvements: Residential Property  
NICOLE ARNOLD C.P. February Term, 2003 No. 02256 \$46,298.01 KML Law Group, P.C.

## 1709-487

**753 S 60th St 19143-2340** 3rd wd. (formerly 46th wd.) 1,460 Sq. Ft. OPA#033198500 Improvements: Residential Property  
ESSIE COATES A/K/A ESSIE MAE COATES C.P. June Term, 2016 No. 02453 \$77,051.22 Phelan Hallinan Diamond & Jones, LLP

## 1709-488

**6717 Cinnamon Dr 19128** 21st wd. 1,920 Sq. Ft. OPA#212473731 Improvements: Residential Property  
ANDREW C. STOPANI A/K/A ANDREW STOPANI C.P. December Term, 2016 No. 01918 \$249,359.64 Phelan Hallinan Diamond & Jones, LLP

## 1709-490

**3360 Hope St 19140** BRT#072025700 Improvements: Row 2 Sty Masonry  
DARNEL CARRAZANA C.P. December Term, 2016 No. 00490 \$51,420.16 Robert W. Williams, Esquire

## 1709-491

**1432 N 56th St 19131-3801** 4th wd. 1,240 Sq. Ft. OPA#043054600 Improvements: Residential Property  
FRANCIS KILSON C.P. January Term, 2016 No. 03079 \$95,493.00 Phelan Hallinan Diamond & Jones, LLP

## 1709-492

**1427 Benner St 19149-3214** 54th wd. 1,166 Sq. Ft. OPA#541022300 Improvements: Residential Property  
NICOLE BROWN C.P. December Term, 2016 No. 00007 \$99,511.66 Phelan Hallinan Diamond & Jones, LLP

## 1709-493

**4128 Markland St 19124-5343** 33rd wd. 1,056 Sq. Ft. OPA#332493700 Improvements: Residential Property  
MARIA E. DELVALLE A/K/A MARIA DELVALLE C.P. April Term, 2016 No. 00015 \$78,162.60 Phelan Hallinan Diamond & Jones, LLP

## 1709-494

**7104 N Broad St 19126-1726** 10th wd. 1,496 Sq. Ft. OPA#101005800 Improvements: Residential Property  
PING CAO & EDWARD CAO C.P. July Term, 2016 No. 03267 \$122,960.46 Phelan Hallinan Diamond & Jones, LLP

## 1709-495

**1218 N Taylor St 19121-4830** 29th wd. 970

## SHERIFF'S SALE

Sq. Ft. OPA#291322800 Improvements: Residential Property  
HARRY CUNNINGHAM A/K/A HARRY CUNNINGHAM, JR. C.P. June Term, 2016 No. 01375 \$89,041.58 Phelan Hallinan Diamond & Jones, LLP

## 1709-496

**337 E High St 19144** 59th wd. SEMI/DET 2 STY MASONRY; 1,650 Sq. Ft. BRT#592042400 Improvements: Residential Dwelling  
PATRICIA A. HONESTY, KNOWN SURVIVING HEIRS OF WILLIAM ERASTUS HONESTY, DECEASED MORTGAGOR AND REAL OWNER, WILLIAM E. HONESTY, KNOWN SURVIVING HEIR OF WILLIAM ERASTUS HONESTY, DECEASED MORTGAGOR AND REAL OWNER, MICHELE HONESTY YOUNG, KNOWN SURVIVING HEIRS OF WILLIAM ERASTUS HONESTY, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF WILLIAM ERASTUS HONESTY, DECEASED MORTGAGOR AND REAL OWNER C.P. March Term, 2015 No. 02041 \$125,909.92 McCabe, Weisberg, & Conway, P.C.

## 1709-497

**7672 Woodcrest Ave 19151** 34th wd. 1,320 Sq. Ft. BRT#343190300/BRT#34-66N3-158; OPA#343190300 Improvements: Residential Dwelling  
TARA BROWN C.P. May Term, 2013 No. 01998 \$173,018.99 Udren Law Offices, P.C.

## 1709-498

**404 W Queen Ln 19144-4607** 12th wd. 1,408 Sq. Ft. OPA#123121800 Improvements: Residential Property  
GWENDOLYN WILLIAMS A/K/A GWENDOLYN B. WILLIAMS C.P. February Term, 2016 No. 00435 \$93,510.38 Phelan Hallinan Diamond & Jones, LLP

## 1709-499

**1862 E Clementine St 19134-3150** 25th wd. 1,076 Sq. Ft. OPA#252250800 Improvements: Residential Property  
JAMIE PEARLSTEIN C.P. March Term, 2017 No. 00993 \$32,830.05 Phelan Hallinan Diamond & Jones, LLP

## 1709-500

**4204 Helleman St 19135-2606** 55th wd. 1,303 Sq. Ft. BRT#552106600 Improvements: Row B/gar 2 Sty Masonry  
JASMINE PEREZ C.P. September Term, 2016 No. 01518 \$104,514.58 Milstead & Associates, LLC

## 1709-501

**6035 Charles St 19135-4402** 62nd wd. 1,200 Sq. Ft. OPA#622303200 Improvements: Residential Property  
PABLO R. VALLE & ELISANDRA MALAVE VALLE C.P. September Term, 2008 No. 04745 \$98,095.35 Phelan Hallinan Diamond & Jones, LLP

## 1709-502

**5326 Grays Ave 19143-5821** 51st wd. 1,026 Sq. Ft. OPA#512111600 Improvements: Residential Property  
VALERIE ANN NOWLIN C.P. September Term, 2016 No. 00218 \$50,862.42 Phelan Hallinan Diamond & Jones, LLP

## 1709-503

**1430 Dondill Pl 19122** 20th wd. 1,602 Sq. Ft. OPA#202275800 Improvements: Residential Property  
GEORGE FITCHETT; CERSSENA WILSON-FITCHETT C.P. February Term, 2014 No. 01539 \$126,223.61 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

## 1709-504

**6626 Hollis St 19138** 50th wd. 1,188 Sq. Ft. OPA#102386200 Subject to Mortgage Improvements: Residential Property  
OWEN P. LYONS, A/K/A OWEN LYONS C.P. October Term, 2016 No. 02383 \$72,550.36 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

## 1709-505

**6353 Reedland St 19142-2911** 40th wd. 1,080 Sq. Ft. OPA#402204500 Improvements: Residential Property  
AISHA M. NDALOMA C.P. November Term, 2016 No. 01927 \$70,154.20 Phelan Hallinan Diamond & Jones, LLP

## 1709-506

**2074 E Atlantic St 19134** 45th wd. 958 Sq. Ft. OPA#452133200 Improvements: Residential Property  
MICHAEL F. KUBRAK C.P. January Term, 2016 No. 02418 \$72,359.84 KML Law Group, P.C.

## 1709-507

**2241 S Carlisle St 19145-3924** 26th wd. 1,008

## SHERIFF'S SALE

Sq. Ft. OPA#261115600 Improvements: Residential Property  
PERRY PETRONGOLA, IN HIS CAPACITY AS DEVISEE OF LAST WILL AND TESTAMENT OF THE ESTATE OF EMILIA M. FRAMO A/K/A EMILIA M. DOLLY FRAMO; MARY MARGARET PETRONGOLA, IN HER CAPACITY AS DEVISEE OF LAST WILL AND TESTAMENT OF THE ESTATE OF EMILIA M. FRAMO A/K/A EMILIA M. DOLLY FRAMO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER EMILIA M. FRAMO A/K/A EMILIA M. DOLLY FRAMO, DECEASED C.P. November Term, 2016 No. 01739 \$153,102.85 Phelan Hallinan Diamond & Jones, LLP

## 1709-508

**1912 Reilly Rd 19115** 58th wd. 8,400 Sq. Ft. OPA#581091205 Improvements: Residential Property  
LENA PANICH C.P. February Term, 2017 No. 05375 \$450,693.82 KML Law Group, P.C.

## 1709-509

**2910 S Carlisle St 19145** 26th wd. 741 Sq. Ft. OPA#261138800 Improvements: Residential Property  
DANIELLE CUNNINGHAM AND HUGH CUNNINGHAM C.P. December Term, 2016 No. 02059 \$273,902.79 KML Law Group, P.C.

## 1709-510

**319-321 S 3rd St 19106-4304** 5th wd. 1,968 Sq. Ft. BRT#051058010 Improvements: Row 3 Sty Masonry  
LISA COLTON A/K/A LISA G. COLTON C.P. September Term, 2015 No. 00357 \$753,423.57 Milstead & Associates, LLC

## 1709-511

**522 Tree St 19148** 39th wd. 697 Sq. Ft. OPA#392138200 Improvements: Residential Property  
THE UNKNOWN HEIRS OF BERNADETTE BREEN DECEASED AND CHARLENE ANN SABO SOLELY IN HER CAPACITY AS HEIR OF BERNADETTE BREEN DECEASED C.P. February Term, 2017 No. 06017 \$69,129.76 KML Law Group, P.C.

## 1709-512

**8808 Brocklehurst St 19152** 57th wd. 3,045 Sq. Ft. OPA#571240600 Improvements: Residential Property  
LARRY BERNSTEIN EXECUTOR OF THE ESTATE OF EDYTHE T. BERNSTEIN AND IN HIS CAPACITY AS HEIR OF DECEASED AND RANDEE A. HALVORSEN F/K/A RANDEE A. BATES SOLELY IN HER CAPACITY AS HEIR OF MICHAEL BERNSTEIN DECEASED C.P. January Term, 2017 No. 00308 \$62,970.99 KML Law Group, P.C.

## 1709-513

**3157 Birch Rd 19154** 66th wd. 2,109 Sq. Ft. OPA#663009400 Improvements: Residential Property  
THE UNKNOWN HEIRS OF RICHARD JOHN CRIMMEY A/K/A RICHARD CRIMMEY DECEASED AND KATHERINE M. MELNICK SOLELY IN HER CAPACITY AS HEIR OF RICHARD JOHN CRIMMEY A/K/A RICHARD CRIMMEY DECEASED C.P. December Term, 2016 No. 02540 \$150,687.87 KML Law Group, P.C.

## 1709-514

**4302 Deerpath Ln 19154** 66th wd. (formerly part of the 58th wd.) 2,157 Sq. Ft. OPA#662446000 Improvements: Residential Property  
HARRY J. WEXLER A/K/A HARRY J. WEXLER JR. C.P. December Term, 2016 No. 01211 \$158,533.98 KML Law Group, P.C.

## 1709-516

**1669 E Hunting Park Ave 19124** 33rd wd. 1,275 Sq. Ft. OPA#332089900 Improvements: Residential Property  
JOSE ANTONIO GONZALEZ C.P. November Term, 2016 No. 02527 \$94,232.10 KML Law Group, P.C.

## 1709-517

**6100 Shisler St 19149** 53rd wd. 2,348 Sq. Ft. OPA#531281200 Improvements: Residential Property  
JOHN MATHEW C.P. May Term, 2016 No. 01648 \$110,643.34 KML Law Group, P.C.

## 1709-518

**46 W Seymour St 19144** 12th wd. (formerly part of the 13th wd.) 4,440 Sq. Ft. OPA#123049700 Improvements: Residential Property  
BRENDA CRAWFORD A/K/A BRENDA CRAWFORD KELLUM AND GLENN F.

## SHERIFF'S SALE

KELLUM C.P. July Term, 2015 No. 01402 \$46,065.89 KML Law Group, P.C.

## 1709-519

**6491 Woodbine Ave 19151** 34th wd. 25,318 Sq. Ft. OPA#344136400 Improvements: Residential Property  
THOMAS C. STAFFORD C.P. December Term, 2016 No. 03437 \$736,684.46 KML Law Group, P.C.

## 1709-520

**7242 Hegerman St 19135** 65th wd. (formerly part of the 41st wd.) 1,129 Sq. Ft. OPA#651281000 Improvements: Residential Property  
REBECCA H. ODOM C.P. December Term, 2016 No. 03143 \$98,030.10 KML Law Group, P.C.

## 1709-521

**1667 E Hunting Park Ave 19124** 33rd wd. 1,275 Sq. Ft. OPA#332089800 Improvements: Residential Property  
ISMAEL ADAMES C.P. December Term, 2016 No. 00929 \$110,057.26 KML Law Group, P.C.

## 1709-522

**502 Murdoch Rd 19119** 9th wd. 6,608 Sq. Ft. OPA#091060400 Improvements: Residential Property  
AMY CRAIG MARTINER A/K/A AMY C. MARTINER AND WILLIAM JAMES MARTINER A/K/A WILLIAM J. MARTINER C.P. December Term, 2016 No. 02858 \$192,492.24 KML Law Group, P.C.

## 1709-523

**937 E Durard St 19150** 50th wd. 1,720 Sq. Ft. BRT#502425400 Improvements: Residential Real Estate  
IRENE E. HUDSON C.P. June Term, 2013 No. 00658 \$195,156.06 Stern & Eisenberg PC

## 1709-525

**2224 Trenton Ave 19125** 31st wd. 1,478 Sq. Ft. OPA#311207500 Improvements: Residential Property  
KENNETH BIEBER SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM J. BIEBER, SR., DECEASED, LOIS STEINDEL SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM J. BIEBER SR., DECEASED, THOMAS BIEBER SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM J. BIEBER, SR., DECEASED, WILLIAM J. BIEBER, JR SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM J. BIEBER, SR., DECEASED AND DIANE ANDREWS, SOLELY IN HER CAPACITY AS HEIR OF WILLIAM J. BIEBER, SR. DECEASED C.P. January Term, 2016 No. 01962 \$126,543.46 KML Law Group, P.C.

## 1709-526

**1138 Marlyn Rd 19151** 34th wd. 1,232 Sq. Ft. OPA#344287200 Improvements: Residential Property  
WYNNE M. WHEELER C.P. December Term, 2016 No. 00471 \$93,638.43 plus interest in the amount of \$1,100.58 from 06/02/2017 Samantha J. Koopman, Esquire

## 1709-527

**2001 Hamilton St., Apt 1006 19130-4247** 8th wd. 0 Sq. Ft. BRT#88091736 Improvements: Res Condo 5 + Sty Mas+oth  
MICHELLE J. MASTERS, ORIGINAL MORTGAGOR, MICHAEL M. MASTERS, ORIGINAL MORTGAGOR AND SHICHENG WU, REAL OWNER C.P. February Term, 2016 No. 03483 \$436,642.07 Milstead & Associates, LLC

## 1709-528

**4846 N Franklin St 19120-3738** 49th wd. 915 Sq. Ft. BRT#491239300 Improvements: Row 2 Sty Masonry  
DENISE WATSON A/K/A DENISE M. POIN-DEXTER C.P. March Term, 2015 No. 02051 \$80,969.67 Milstead & Associates, LLC

## 1709-529

**8101 Fayette St 19150-1214** 50th wd. 2,242 Sq. Ft. BRT#50-1-0405-00 Improvements: Residential Dwelling  
BRENDLE F. BROWN-CRUMP, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF DELORES R. BROWN, DECEASED C.P. December Term, 2015 No. 00705 \$162,868.31 Powers, Kim & Associates, LLC

## 1709-530

**2807 Aramingo Ave 19134-4203** 25th wd. 1,060 Sq. Ft. OPA#251449800 Improvements: Residential Property  
TERESA DERR C.P. December Term, 2016 No. 01693 \$80,839.67 Phelan Hallinan Diamond & Jones, LLP

## 1709-531

## SHERIFF'S SALE

Sq. Ft. OPA#452199200 Improvements: Residential Property  
**SERGIO JACOBS, IN HIS CAPACITY AS HEIR OF THERESA JACOBS, DECEASED, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THERESA JACOBS, DECEASED** C.P. January Term, 2017 No. 03391 \$49,699.39 Phelan Hallinan Diamond & Jones, LLP

## 1709-533

**6405 Dorel St 19142** 40th wd. 1,220 Sq. Ft. (land area); 900 Sq. Ft. (improvement area) BRT#406331900 Subject to Mortgage Improvements: Row 2 Sty Masonry  
**SALEEM FIELDS** C.P. January Term, 2016 No. 02280 \$49,604.53 Keri P. Ebeck, Esquire

## 1709-534

**6309 Glenloch St 19135** 41st wd. 942 Sq. Ft. BRT#411210200 Improvements: Residential Real Estate  
**EDWIN CRUZ** C.P. August Term, 2016 No. 03148 \$105,369.19 Stern & Eisenberg PC

## 1709-535

**4550 Tudor St 19136-4014** 41st wd. 1,069 Sq. Ft. BRT#412134900 Improvements: Residential Dwelling  
**JIMMY JORGE ESPINOZA AND RAYSA ABREU-ESPINOZA** C.P. March Term, 2014 No. 02408 \$141,184.83 Law Office of Gregory Javardian, LLC

## 1709-536

**1902 Nester St 19115-4709** 56th wd. 3,335 Sq. Ft. BRT#562281400 Improvements: Residential Dwelling  
**PATRICIA A. NEALIS** C.P. December Term, 2016 No. 03235 \$187,256.06 Law Office of Gregory Javardian, LLC

## 1709-538

**4622 Kendrick St 19136-2110** 65th wd. 1,296 Sq. Ft. OPA#652069600 Improvements: Residential Property  
**JAMES R. KITCHEN AND KELLY A. KITCHEN** C.P. September Term, 2013 No. 00706 \$69,329.55 Phelan Hallinan Diamond & Jones, LLP

## 1709-539

**4608 Hurley St 19120-4531** 42nd wd. 1,024 Sq. Ft. OPA#421437600 Improvements: Residential Property  
**JEFFREY M. MERMELSTEIN A/K/A JEFFREY MERMELSTEIN AND PEDRO MI-ANGALA** C.P. October Term, 2016 No. 04188 \$42,365.38 Phelan Hallinan Diamond & Jones, LLP

## 1709-540

**1556 Mohican St 19138-1124** 10th wd. 1,250 Sq. Ft. OPA#102232400 Improvements: Residential Property  
**GLEN DOWNING A/K/A GLEN E. DOWNING A/K/A GLENN E. DOWNING** C.P. December Term, 2015 No. 01853 \$58,389.95 Phelan Hallinan Diamond & Jones, LLP

## 1709-541

**4214 N 7th St 19140-2514** 43rd wd. 1,080 Sq. Ft. OPA#433314200 Improvements: Residential Property  
**SANDRA MATOS** C.P. September Term, 2004 No. 03453 \$51,558.91 Phelan Hallinan Diamond & Jones, LLP

## 1709-542

**1114 S Wilton St 19143-4207** 51st wd. 1,470 Sq. Ft. OPA#511211400 Improvements: Residential Property  
**GRANT L. PALMER** C.P. February Term, 2009 No. 02439 \$95,175.61 Phelan Hallinan Diamond & Jones, LLP

## 1709-543

**1205 Cheltenham Ave a/k/a 1205 E Cheltenham Ave 19124-1031** 35th wd. 1,110 Sq. Ft. OPA#352018500 Improvements: Residential Property  
**BRANDI E. WHITE** C.P. September Term, 2016 No. 02854 \$68,072.34 Phelan Hallinan Diamond & Jones, LLP

## 1709-544

**2234 S 70th St 19142-1138** 40th wd. 1,170 Sq. Ft. OPA#403213000 Improvements: Residential Property  
**TERRENCE WILLIAMS A/K/A TERRENCE L. WILLIAMS** C.P. August Term, 2016 No. 03323 \$77,951.87 Phelan Hallinan Diamond & Jones, LLP

## 1709-545

**10730 E Keswick Rd a/k/a 10730 Keswick Rd 19154-4101** 66th wd. 1,386 Sq. Ft. OPA#662097516 Improvements: Residential Property

## SHERIFF'S SALE

**ANABEL GUZMAN** C.P. May Term, 2016 No. 01863 \$155,167.41 Phelan Hallinan Diamond & Jones, LLP

## 1709-546

**4648 Shelbourne St 19124-3833** 42nd wd. 1,138 Sq. Ft. OPA#421624900 Improvements: Residential Property  
**YOLAND REYES-FUENTAS** C.P. February Term, 2015 No. 02798 \$45,479.96 Phelan Hallinan Diamond & Jones, LLP

## 1709-547

**5122 Glenloch St 19124-2105** 62nd wd. 864 Sq. Ft. OPA#622413900 Improvements: Residential Property  
**LOUISE ANNETTE NEDD A/K/A LOUISE A. NEDD** C.P. February Term, 2012 No. 03245 \$99,106.64 Phelan Hallinan Diamond & Jones, LLP

## 1709-548

**4015 Green St 19104-1759** 6th wd. 2,024 Sq. Ft. OPA#061040700 Improvements: Residential Property  
**MICHAEL EARL DAVIS A/K/A MICHAEL E. DAVIS** C.P. February Term, 2015 No. 00729 \$313,210.00 Phelan Hallinan Diamond & Jones, LLP

## 1709-549

**126 E Pleasant St/a/k/a 126 Pleasant St 19119-2144** 22nd wd. 1,290 Sq. Ft. OPA#222063300 Improvements: Residential Property  
**RACHEL F. RESER** C.P. December Term, 2016 No. 02186 \$91,519.27 Phelan Hallinan Diamond & Jones, LLP

## 1709-550

**7915 Rugby St 19150-2511** 50th wd. 1,172 Sq. Ft. BRT#502096900 Improvements: Residential Dwelling  
**CHANDRA ANDREWS** C.P. April Term, 2016 No. 02995 \$109,458.12 Powers, Kirm & Associates, LLC

## 1709-551

**5922 Walton Ave 19143** 3rd wd. 1,500 Sq. Ft. OPA#032175400 Improvements: Residential Property  
**DONALD SMALLS** C.P. December Term, 2016 No. 03334 \$90,347.69 KML Law Group, P.C.

## 1709-552

**7214 Valley Ave 19128-3220** 21st wd. 1,548 Sq. Ft. OPA#214185000 Improvements: Residential Property  
**KIMBERLY A. VIOLA** C.P. December Term, 2016 No. 02628 \$136,057.54 Phelan Hallinan Diamond & Jones, LLP

## 1709-553

**3865 Jasper St 19124** 45th wd. Land: 1,391 Sq. Ft.; Improvement: 980 Sq. Ft.; Total: 2,371 Sq. Ft. OPA#452375100 Improvements: Residential Property  
**JOSEPH D. KALITA** C.P. June Term, 2014 No. 02968 \$26,643.25 Richard M. Squire & Associates, LLC

## 1709-554

**4916 N 4th St 19120-3825** 42nd wd. 1,200 Sq. Ft. OPA#422460900 Improvements: Residential Property  
**NATOSIC KIM WALKER A/K/A NATOSIC K. AMAKER** C.P. April Term, 2017 No. 00712 \$29,877.28 Phelan Hallinan Diamond & Jones, LLP

## 1709-555

**2366 77th Ave 19150-1810** 50th wd. 1,536 Sq. Ft. OPA#501418600 Improvements: Residential Property  
**LAFAYETTE CAFFIE, JR** C.P. February Term, 2016 No. 04445 \$109,751.26 Phelan Hallinan Diamond & Jones, LLP

## 1709-556

**5666 Morton St 19144** 28th wd. Land: 658 Sq. Ft.; Improvement: 980 Sq. Ft.; Total 1,638 Sq. Ft. BRT#122177100 Improvements: Residential Property  
**JACQUELINE FARLOW** C.P. December Term, 2016 No. 03374 \$97,070.82 Richard M. Squire & Associates, LLC

## 1709-557

**3438 N Mascher 19140-4630** 7th wd. On West Side of Mascher Street; Front: 13'6"; Depth: 86'8" OPA#072061500 Improvements: Single Family Residence  
**GLADYS BERMUDEZ AND LIZA FIGUEROA** C.P. October Term, 2016 No. 04551 \$57,699.80 Stephen M. Hladik, Esq.

## 1709-558

**2450 N 59th St 19131** 52nd wd. DET 2 STY STONE; 2,072 Sq. Ft. BRT#522260400 Improvements: Residential Dwelling  
**THE ESTATE OF RUTH F. ANDERSON** C.P. September Term, 2015 No. 00355 \$246,941.78 McCabe, Weisberg, & Conway, P.C.

## SHERIFF'S SALE

## 1709-559

**1239 N 54th St 19131-4337** 44th wd. 1,536 Sq. Ft. BRT#73 N 12-120; BRT#44-2-3565-00 Improvements: Residential Dwelling  
**LULA P. BUTLER A/K/A LULU P. BUTLER** C.P. November Term, 2014 No. 02502 \$59,020.16 Powers, Kirm & Associates, LLC

## 1709-560

**1641 N 26th St. 19121-2847** 29th wd. 918 Sq. Ft. BRT#32-4-1027-00; PRCL#12 N 11-319 Improvements: Residential Dwelling  
**MACIE WIDAMEN, DECEASED** C.P. August Term, 2015 No. 03511 \$37,246.19 Powers, Kirm & Associates, LLC

## 1709-561

**400-16 S 2nd St Unit 416A 19147** 5th wd. 668 Sq. Ft. OPA#888030338 Improvements: Residential Property  
**DOMINIC DIVENTURA** C.P. April Term, 2015 No. 02340 \$218,478.20 Phelan Hallinan Diamond & Jones, LLP

## 1709-562

**6603 Oakland St 19149-2230** 54th wd. 1,120 Sq. Ft. OPA#541261800 Improvements: Residential Property  
**GERALD B. WHITTERS, JR** C.P. September Term, 2016 No. 00065 \$44,777.21 Phelan Hallinan Diamond & Jones, LLP

## 1709-563

**8011 Buist Ave 19153-1105** 40th wd. 1,360 Sq. Ft. OPA#405755930 Improvements: Residential Property  
**VAN B. FIELDS** C.P. April Term, 2017 No. 00699 \$154,691.01 Phelan Hallinan Diamond & Jones, LLP

## 1709-564

**2240 Fitzwater St 19146-1708** 30th wd. 1,088 Sq. Ft. BRT#302053900 Improvements: Residential Dwelling  
**LEON V. HAWES A/K/A LEON HAWES AND VALERIE HAWES** C.P. November Term, 2013 No. 00140 \$244,102.30 Powers, Kirm & Associates, LLC

## 1709-565

**918 E Schiller St 19134** 33rd wd. ROW 2 STY MASONRY; 1,176 Sq. Ft. BRT#331188100 Improvements: Residential Dwelling  
**MARIA ROSA A/K/A MARIA S. ROSA AND THOMAS HERBERT** C.P. October Term, 2016 No. 02806 \$25,892.61 McCabe, Weisberg, & Conway, P.C.

## 1709-566

**6833 Sprague St 19119** 22nd wd. 1,453 Sq. Ft. - lot - mortgage 960 Sq. Ft. OPA#222231100 Subject to Mortgage Improvements: Residential Dwelling  
**TERESA DEAN ELLIS** C.P. March Term, 2017 No. 1348 \$6,756.58 plus costs and interest Howard A. Taylor, Esquire

## 1709-567

**1916 Poplar St 19130** 15th wd. 2,876 Sq. Ft. BRT#881809615 Improvements: Multi-family Residential  
**1ST STEP TRUST, A NON PROFIT TRIBAL RELIGIOUS ENTITY** C.P. January Term, 2016 No. 3189 \$391,385.67 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esq.

## 1709-568

**109 Fern St 19120** 61st wd. ROW B/GAR 2 STY MASONRY; 1,188 Sq. Ft. BRT#612211900 Improvements: Residential Dwelling  
**JAMALL SEDEALE ARTTAWAY A/K/A JAMMAL A. ARTTAWAY, KNOWN SURVIVING HEIR OF VALERIE C. ARTTAWAY, DECEASED MORTGAGOR AND REAL OWNER, ROSTON R. ARTTAWAY, KNOWN SURVIVING HEIR OF VALERIA C. ARTTAWAY, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN SURVIVING HEIRS OF VALERIA C. ARTTAWAY, DECEASED MORTGAGOR AND REAL OWNER** C.P. January Term, 2015 No. 02459 \$47,734.84 McCabe, Weisberg, & Conway, P.C.

## 1709-569

**4720 Upland St 19143** 27th wd. ROW 2 STY MASONRY; 1,260 Sq. Ft. BRT#273135200 Improvements: Residential Dwelling  
**JANIE CARTER, KNOWN SURVIVING HEIR OF MAMIE L. JOHNSON, RICARDO JOHNSON, KNOWN SURVIVING HEIR OF MAMIE L. JOHNSON AND UNKNOWN SURVIVING HEIRS OF MAMIE L. JOHNSON** C.P. February Term, 2016 No. 01074 \$135,602.54 McCabe, Weisberg, & Conway, P.C.

## 1709-570

**5527 Whitby Ave 19143** 14th wd. 1,280 Sq. Ft. (land area); 1,444 Sq. Ft. (improvement area)

## SHERIFF'S SALE

BRT#513119600 Subject to Mortgage Improvements: Row 2 Sty Masonry  
**ROBERT L. JONES & CONNIE JONES** C.P. November Term, 2015 No. 03496 \$67,058.86 Keri P. Ebeck, Esquire

## 1709-571

**1507 65th Ave 19126** 17th wd. ROW B/GAR 2 STY MASONRY; 1,416 Sq. Ft. BRT#171358200 Improvements: Residential Dwelling  
**DORIS JEFFERSON** C.P. May Term, 2016 No. 02581 \$103,495.73 McCabe, Weisberg, & Conway, P.C.

## 1709-572

**422 N 64th St 19151** 34th wd. 3,125 Sq. Ft. (land area); 1,376 Sq. Ft. (improvement area) BRT#343082800 Subject to Mortgage Improvements: S/d Conv Apt 2 Sty Mason  
**ANTHONY REDMOND AND VALERIE REDMOND A/K/A VALARIE REDMOND** C.P. December Term, 2016 No. 00609 \$211,973.10 Keri P. Ebeck, Esquire

## 1709-574

**5429 Christian St 19143** 46th wd. 1,600 Sq. Ft. OPA#463129500 Improvements: Residential Property  
**SIMON KALEN** C.P. March Term, 2017 No. 01845 \$92,732.80 Phelan Hallinan Diamond & Jones, LLP

## 1709-575

**3864 Poplar St 19104** 24th wd. Row 2 STY MASONRY; 1,356 Sq. Ft. BRT#243196900 Improvements: Residential Dwelling  
**JOHNNIE WILLIAMS, JR., KNOWN SURVIVING HEIR OF ALICE H. EVANS, ELDENOR J. COOPER, KNOWN SURVIVING HEIR OF ALICE H. EVANS, SHAREN WILLIAMS, KNOWN SURVIVING HEIR OF ALICE H. EVANS AND UNKNOWN SURVIVING HEIRS OF ALICE H. EVANS** C.P. February Term, 2016 No. 00196 \$70,085.28 McCabe, Weisberg, & Conway, P.C.

## 1709-576

**2224 N Broad St 19123** 16th wd. 1,700 Sq. Ft. BRT#161000700 Improvements: Commercial Property  
**Scott A. Dietterick, Esq., and/or Kathryn L. Mason, Esquire**

## 1709-577

**3049 N Sydenham St 19132-2330** 11th wd. 1,134 Sq. Ft. OPA#111180000 Improvements: Residential Property  
**GIA N. SCOTT** C.P. May Term, 2013 No. 02300 \$34,315.29 Phelan Hallinan Diamond & Jones, LLP

## 1709-578

**5139 Pulaski Ave 19144-4021** 12th wd. On Northeasterly side of Pulaski Avenue; Front: Irregular Depth: Irregular OPA#881061355 Improvements: Apartment Building  
**CAPITAL SYSTEMS INCORPORATED** C.P. October Term, 2016 No. 03870 \$256,629.00 Stephen M. Hladik, Esq.

## 1709-579

**2625 S Daggett St 19142-2804** 40th wd. 1,128 Sq. Ft. OAP# 406007100 Improvements: Residential Property  
**KHALILAH FELDER** C.P. December Term, 2016 No. 01369 \$80,726.13 Phelan Hallinan Diamond & Jones, LLP

## 1709-580

**5127 Chestnut St 19139-3430** 60th wd. On North Side of Chestnut Street; Front: 19'6" Depth 79' OPA#602025700 Improvements: Single Family Residence  
**MICHAEL A. BROWN** C.P. August Term, 2016 No. 00521 \$51,732.37 Stephen M. Hladik, Esq.

## 1709-581

**4819 N Warnock St 19141-3940** 49th wd. 1,538 Sq. Ft. OPA#491368400 Improvements: Residential Property  
**DWIGHT E. PARKER** C.P. October Term, 2014 No. 00416 \$52,017.74 Phelan Hallinan Diamond & Jones, LLP

## 1709-582

**6825 Horrocks St 19149-2213** 54th wd. 1,258 Sq. Ft. OPA#542348600 Improvements: Residential Property  
**ROBERT RICHLIN, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF SHARON P. RICHLIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHARON P. RICHLIN, DECEASED** C.P. February Term, 2015 No. 01181 \$115,785.36 Phelan Hallinan Diamond & Jones, LLP

## SHERIFF'S SALE

## 1709-583

**3429 Kip St 19134-1635** 7th wd. 996 Sq. Ft. OPA#073097400 Improvements: Residential Property  
**FELICITA SERRANO LOPEZ** C.P. January Term, 2017 No. 00035 \$33,982.04 Phelan Hallinan Diamond & Jones, LLP

## 1709-584

**2534 74th St assessed as 2534 S. 74th St 19153** 40th wd. 1,120 Sq. Ft. OPA#404133300 Improvements: Residential Property  
**JOSEPH P. MELITO AND MARK MELITO** C.P. April Term, 2017 No. 02135 \$62,558.74 Shapiro & DeNardo, LLC

## 1709-585

**5216 Ditman St 19124** 62nd wd. 1,334 Sq. Ft. OPA#622439300 Improvements: Residential Property  
**IGOR MIRGORODSKY A/K/A IGOR MIRGORODSKI AND IRINA MIRGORODSKY** C.P. January Term, 2017 No. 02651 \$62,194.42 Shapiro & DeNardo, LLC

## 1709-586

**4558 Tampa St 19120-4614** 42nd wd. 912 Sq. Ft. OPA#421570400 Improvements: Residential Property  
**YARIEL RAPOSO, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ARISLEYDA BEARD A/K/A AR SLEYDA BEARD** C.P. February Term, 2017 No. 05430 \$44,123.48 Phelan Hallinan Diamond & Jones, LLP

## 1709-587

**3531 Nottingham Ln 19114-1403** 66th wd. BRT#661239800 Improvements: Residential Dwelling  
**JORGE PRADO A/K/A GEORGE G. PRADO AND LAURA M. DOWLING A/K/A LAURA DOWLING** C.P. September Term, 2013 No. 01978 \$151,489.48 Powers, Kirm & Associates, LLC

## 1709-588

**805 McClellan St 19148-1627** 1st wd. 756 Sq. Ft. BRT#012356200; PRCL#14S9-214 Improvements: Residential Dwelling  
**MARCO RICCA** C.P. September Term, 2013 No. 01052 \$120,103.15 Powers, Kirm & Associates, LLC

## 1709-589

**2628 Dudley St 19145-2504** 48th wd. 1,701 Sq. Ft. BRT#48-2-0490-00 Improvements: Residential Dwelling  
**SAMUEL P. DAWKINS, JR** C.P. December Term, 2015 No. 02884 \$160,547.74 Powers, Kirm & Associates, LLC

## 1709-590

**3114 N 35th St 19132** 38th wd. 2,376 Sq. Ft. OPA#382207300 Improvements: Residential Property  
**LEE REED** C.P. October Term, 2016 No. 00711 \$89,171.94 Shapiro & DeNardo, LLC

## 1709-591

**302 E Upsal St 19119-2347** 22nd wd. 3,000 Sq. Ft. BRT#22-1-0789-00; PRCL#52 N 14-116 Improvements: Residential Dwelling  
**TAMIKA N. DENNISON** C.P. June Term, 2015 No. 04501 \$128,017.18 Powers, Kirm & Associates, LLC

## 1709-592

**509 E Brinton St 19144-0000** 59th wd. (formerly part of the 22nd wd.) 2,951 Sq. Ft. BRT#5917220 Improvements: Residential Dwelling  
**CARL BURCH** C.P. December Term, 2016 No. 00319 \$117,873.45 Powers, Kirm & Associates, LLC

## 1709-593A

**Premises "A": 3237 N 29th St 19129** 38th wd. 6,838 Sq. Ft. OPA#88-2-9225-30 Improvements: Auto Repair Shop Masonry  
**MARDAM, INC</**