

Sheriff’s Sale Notices for October 1, 2019

SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE	SHERIFF’S SALE
<p>SPECIAL NOTE: All Sheriff’s Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff’s Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.</p> <p>THIRD PUBLICATION</p> <p>Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, October 1, 2019, at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EDT) Jewell Williams, Sheriff</p> <p>JUDICIAL/FORECLOSURE SALE CONDITIONS OF SHERIFF SALE</p> <p>Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney’s check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.</p> <p>Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney’s check or money order with the Sheriff</p> <p>The balance of the purchase money must be deposited in certified check, attorney’s check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.</p> <p>A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.</p> <p>The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff’s costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.</p> <p>The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff’s cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff’s Distribution Policy will be ordered and the money will be distributed accordingly.</p> <p>No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney’s checks or money orders made payable to the Sheriff of Philadelphia County.</p> <p>The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.</p> <p>The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.</p> <p>All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders’ failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale</p>	<p>Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) “brtweb.phila.gov” for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483 and to its website at http://philadox.phila.gov where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.</p> <p>The “BRT #” refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006.</p> <p>NOTICE OF SCHEDULE OF DISTRIBUTION</p> <p>The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on October 1, 2019.</p> <p>Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.</p> <p>N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant’s names, we make the following.</p> <p>EXPLANATION</p> <p>The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.</p> <p>The letters C.P., Court of Common Pleas; O.C., Orphans’ Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.</p> <p>Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.</p> <p>Very truly yours, JEWELL WILLIAMS, Sheriff City and County of Philadelphia www.OfficeofPhiladelphiaSheriff.com</p>	<p>OPA#463285400 Improvements: Residential Property KAREN DUNN ADMINISTRATRIX OF THE ESTATE OF BERT N. DUNN DECEASED C.P. June Term, 2018 No. 02617 \$109,662.72 KML Law Group, P.C.</p> <p>1910-307 2205 S Clarion St a/k/a 2205 Clarion St 19148 39th wd. 652 Sq. Ft. OPA#394442700 Improvements: Residential Property JENNIFER R. GARNER C.P. April Term, 2016 No. 02125 \$229,500.33 KML Law Group, P.C.</p> <p>1910-308 1533 W Butler St 19140 13th wd. 1,200 Sq. Ft. OPA#131084400 Improvements: Residential Property KEITH A. KING C.P. June Term, 2013 No. 01874 \$23,304.41 KML Law Group, P.C.</p> <p>1910-309 2174 Granite St 19124 62nd wd. 1,755 Sq. Ft. OPA#622081800 Improvements: Residential Property J.G., A MINOR, SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED, IN CARE OF PAULA GROOVER A/K/A PAULA MELHUIH, THE UNKNOWN HEIRS OF BERNICE GROOVER, DECEASED, DENNIS GROOVER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED, JOSEPH GROOVER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED, THOMAS GROOVER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED AND WILLIAM GROOVER SOLELY IN HIS CAPACITY AS HEIR OF BERNICE GROOVER, DECEASED C.P. October Term, 2017 No. 03970 \$45,422.41 KML Law Group, P.C.</p> <p>1910-310 419 W Earlhram Terr 19144 12th wd. 995 Sq. Ft. OPA#124054200 Improvements: Residential Property ANGELA ANCRUM AND VERNON R. ANCRUM C.P. July Term, 2014 No. 02125 \$78,872.97 KML Law Group, P.C.</p> <p>1910-311 1165 Atwood Rd 19151 34th wd. 1,240 Sq. Ft. OPA#344328400 Improvements: Residential Property NAKIA M. FERIBEE C.P. November Term, 2017 No. 02191 \$105,016.70 KML Law Group, P.C.</p> <p>1910-312 8616 Fayette St 19150 50th wd. 1,454 Sq. Ft. OPA#502304400 Improvements: Residential Property LYNNISE CULLER SOLELY AS ADMINISTRATRIX OF THE ESTATE OF TAHEERA W. HAKIM A/K/A TAHEERA HAKIM-ROBINSON, DECEASED, RAHMAN A. HAKIM, SOLELY AS HEIR TO TAHEERA W. HAKIM A/K/A TAHEERA HAKIM-ROBINSON, DECEASED, ESTATE OF TAHEERA W. HAKIM A/K/A TAHEERA HAKIM-ROBINSON, DECEASED AND ALL UNKNOWN INDIVIDUALS, HEIRS, SUCCESSORS, ASSIGNS, BUSINESS ENTITIES, NON-PROFIT ENTITIES AND/OR CHARITABLE ENTITIES HAVING AND/OR CLAIMING ANY RIGHT, TITLE AND/OR INTEREST THEREIN, THEREFROM AND/OR THEREUNDER AND KAI T. HAKIM-LEWIS INDIVIDUALLY AND AS HEIR TO TAHEERA W. HAKIM A/K/A TAHEERA HAKIM-ROBINSON, DECEASED C.P. April Term, 2016 No. 02221 \$49,516.62 KML Law Group, P.C.</p> <p>1910-313 2559 E Ontario St 19134 45th wd. 1,100 Sq. Ft. OPA#451044000 Improvements: Residential Property JOHN WENDRYCHOWICZ, JR. C.P. December Term, 2017 No. 02776 \$174,438.38 KML Law Group, P.C.</p> <p>1910-314 3414 Cottman Ave 19149 55th wd. 1,600 Sq. Ft. OPA#551517400 Improvements: Residential Property DAISY HURTADO C.P. December Term, 2006 No. 00692 \$87,482.18 KML Law Group, P.C.</p>	<p>1910-315 7227 Jackson St 19135 41st wd. 1,485 Sq. Ft. OPA#412324100 Improvements: Residential Property IESHIA D. NEAL C.P. July Term, 2016 No. 03138 \$144,886.29 KML Law Group, P.C.</p> <p>1910-316 979 Carver St 19124 35th wd. 980 Sq. Ft. OPA#351259400 Improvements: Residential Property JUANITA MALAVE-GARCIA C.P. June Term, 2016 No. 02568 \$132,533.64 KML Law Group, P.C.</p> <p>1910-317 6345 Overbrook Ave 19151 34th wd. 12,893 Sq. Ft. OPA#344177400 Improvements: Residential Property CHRISTOPHER BAXTER C.P. March Term, 2015 No. 03453 \$287,188.53 KML Law Group, P.C.</p> <p>1910-318 157 Mifflin St 19148 1st wd. 915 Sq. Ft. OPA#011171300 Improvements: Residential Property JADE CARROLL AND KEVIN CARROLL C.P. March Term, 2017 No. 00459 \$149,144.74 KML Law Group, P.C.</p> <p>1910-319 69 E. Hortter St 19119-2205 22nd wd. 953 Sq. Ft. OPA#221177000 Improvements: Single Family Residential Dwelling RENEE MCFARLAND C.P. October Term, 2018 No. 00258 \$62,253.15 Hladik, Onorato, & Federman, LLP</p> <p>1910-320 1702 Mohican St 19138 10th wd. 1,360 Sq. Ft. OPA#102235800 Improvements: Single Family Residential Dwelling SHERRYL WHITE-GREENE C.P. November Term, 2018 No. 01881 \$116,256.07 Hladik, Onorato, & Federman, LLP</p> <p>1910-321 4225 Stirling St 19135-3111 55th wd. 1,272 Sq. Ft. OPA#552057000 Improvements: Single Family Residential Dwelling THOMAS J. DEVERN AND ANITA BETH DEVERN C.P. February Term, 2019 No. 01391 \$106,646.54 Hladik, Onorato, & Federman, LLP</p> <p>1910-322 6820 Wyncote Ave 19138 10th wd. 810 Sq. Ft. OPA#102096900 Improvements: Residential Property NATISHA HALL C.P. June Term, 2018 No. 01118 \$86,307.53 KML Law Group, P.C.</p> <p>1910-323 1022 E Mount Airy Ave 19150 50th wd. 3,453 Sq. Ft. OPA#502481800 Improvements: Residential Property MARIAN V. WILLIAMS AS ADMINISTRATRIX OF THE ESTATE OF NORMA WIGGINS DECEASED C.P. October Term, 2018 No. 02933 \$154,637.13 KML Law Group, P.C.</p> <p>1910-324 3081 Agate St 19134 25th wd. 702 Sq. Ft. OPA#252332800 Improvements: Residential Property OMAYRA SANTIAGO C.P. March Term, 2018 No. 00266 \$49,430.32 KML Law Group, P.C.</p> <p>1910-325 1000 N 46th St 19131 6th wd. 1,342 Sq. Ft. OPA#062379100 Improvements: Residential Property ROBERT K. POTTS AS EXECUTOR OF THE ESTATE OF ROSA MAE POTTS DECEASED C.P. November Term, 2018 No. 03132 \$92,775.79 KML Law Group, P.C.</p> <p>1910-326 7536 Brentwood Rd 19151 34th wd. 1,300 Sq. Ft. OPA#343222000 Improvements: Residential Property WANDA JOHNSON C.P. August Term, 2017 No. 01620 \$42,585.50 KML Law Group, P.C.</p> <p>1910-327 7207 Buist Ave 19142 40th wd. 1,120 Sq. Ft. OPA#404280000 Improvements: Residential Property</p>	<p>KEVIN HARRIS JR. A/K/A KEVIN HARRIS C.P. January Term, 2019 No. 02231 \$123,319.57 KML Law Group, P.C.</p> <p>1910-328 7356 N Bouvier St 19126 10th wd. 1,526 Sq. Ft. OPA#101081800 Improvements: Residential Property JOSEPH SMITH SOLELY IN HIS CAPACITY AS HEIR OF VICTORIA M. SMITH A/K/A VICTORIA SMITH, ERIC TURNER SOLELY IN HIS CAPACITY AS HEIR OF VICTORIA M. SMITH A/K/A VICTORIA SMITH, JASON TURNER SOLELY IN HIS CAPACITY AS HEIR OF VICTORIA M. SMITH A/K/A VICTORIA SMITH, THE UNKNOWN HEIRS OF VICTORIA M. SMITH A/K/A VICTORIA SMITH DECEASED AND ANTHONY YOUNG SOLELY IN HIS CAPACITY AS HEIR OF VICTORIA M. SMITH A/K/A VICTORIA SMITH C.P. March Term, 2018 No. 00104 \$124,833.83 KML Law Group, P.C.</p> <p>1910-329 360 Longshore Ave 19111 35th wd. 4,075 Sq. Ft. OPA#353153100 Improvements: Residential Property SUZANNE GOKOOLASADMINISTRATRIX OF THE ESTATE OF DEO GOKOOL DECEASED C.P. September Term, 2018 No. 02504 \$220,952.99 KML Law Group, P.C.</p> <p>1910-330 4977 Pennway St 19124 23rd wd. 1,425 Sq. Ft. OPA#233109000 Improvements: Residential Property JONATHAN RODRIGUEZ C.P. August Term, 2018 No. 01531 \$115,486.51 KML Law Group, P.C.</p> <p>1910-331 2821 Memphis St 19134 25th wd. ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the Southeasterly side of Memphis St at the distance of One hundred forty-eight feet Northeastwardly from the Northeasterly side of Somerset Street in the 25th War of the City of Philadelphia; CONTAINING in front or breadth on the said Memphis Street Fourteen feet, Two inches and extending of that width in length or depth Southeastwardly between lines parallel with the said Somerset Stree Sixty-four feet, Three and three-quarters inches to a certain Three feet wide alley, which extend Southwestwardly from Auburn Street and communicates at its Southwesternmost end with a certain other alley Three feet wide, which extends Northwestwardly and Southeastwardly from the said Memphis Street to Aramingo Avenue. PRL# 25-1-4848-00 Improvements: Row 2 Sty Masonry PENNINGTON 189 MANAGEMENT LLC ET. AL. C.P. November Term, 2014 No. 02112 \$96,937.56 Anita J. Murray, Esquire</p> <p>1910-332 3439 N 17th St 19140 11th wd. 17,033 Sq. Ft. OPA#776615010 Improvements: Commercial Building HERO INCORPORATED C.P. October Term, 2015 No. 03440 \$1,276,334.45 Drew Salaman, Esquire</p> <p>1910-333 3900 Ford Rd, Unit 4C 19131 52nd wd. Park Plaza Condominium: 1,206 Improvement Area Sq. Ft. OPA#888520039 Improvements: Residential Dwelling VICKI JO MEST C.P. June Term, 2018 No. 02254 \$133,760.83 Joseph R. Loverdi, Esquire</p> <p>1910-334 6509 N 16th St 19126 17th wd. ROW B/ GAR 2 STY MASONRY; 1,442 Sq. Ft. BRT#172134000 Improvements: Residential Dwelling JENNA M. SHOMO C.P. April Term, 2018 No. 03282 \$106,036.93 McCabe, Weisberg, & Conway, LLC</p> <p>1910-335 10820 Modena Terr 19154 66th wd. ROW B/GAR 2 STY MAS+OTHER; 1,449 Sq. Ft. BRT#662053300 Improvements: Residential Dwelling KELLY A. O’KEEFE AND MATTHEW J. SCHWARTZ C.P. September Term, 2016</p>

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No. 01645 \$77,335.90 McCabe, Weisberg, & Conway, LLC	Improvements: Residential Dwelling JEFFREY C. MARSHALL C.P. November Term, 2018 No. 02942 \$28,931.56 McCabe, Weisberg, & Conway, LLC	2018 No. 03580 \$68,255.94 RAS Citron, LLC, Robert Crawley, Esquire	1910-372 150 Covington Rd 19120 61st wd. 1,944 Sq. Ft. OPA#611442000 Improvements: Residential Property ROUDY RYMPEL C.P. March Term, 2017 No. 02490 \$97,307.28 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC	Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq
1910-336 2991 Mercer St 19134 25th wd. 999 Sq. Ft. OPA#251267000 Improvements: Residential Property DEBRA MORAN AS ADMINISTRATRIX OF THE ESTATE OF MICHELLE ELIZABETH MORAN C.P. February Term, 2017 No. 04630 \$147,458.44 KML Law Group, P.C.	1910-348 5803 Cottage St 19135 62nd wd. 1,300 Sq. Ft. OPA#622387600 Improvements: Residential Property JENNIFER JACKSON A/K/A JENNIFER FORMIGLIA C.P. November Term, 2018 No. 01662 \$42,604.91 KML Law Group, P.C.	1910-360 4313 Ludlow St 19104 27th wd. Land Area: 1,204 Sq. Ft.; Improvement Area: 1,006 Sq. Ft. OPA#272006800 Improvements: Residential Dwelling BASHISHA SHERROD C.P. January Term, 2007 No. 01374 \$68,697.74 RAS Citron, LLC, Robert Crawley, Esquire	1910-373 5939 Malta St 19120 35th wd. 1,058 Sq. Ft. OPA#352285500 Improvements: Residential Property TOMEKA BAILEY C.P. March Term, 2017 No. 02716 \$116,556.25 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	1910-385 423 Fern St 19120-1813 61st wd. 1,200 Sq. Ft. OPA#612205000 Improvements: Residential Property TYRONE ALSTON; TRACEY A. ALSTON C.P. May Term, 2017 No. 03121 \$126,597.33 Phelan Hallinan Diamond & Jones, LLP
1910-337 7007 N Broad St 19126 61st wd. ROW B/GAR 2 STY STONE; 1,504 Sq. Ft. BRT#611210900 Improvements: Residential Dwelling TROY LEWIS AND JOYIA LEWIS C.P. January Term, 2019 No. 00735 \$153,155.05 McCabe, Weisberg, & Conway, LLC	1910-349 191 Sparks St 19120 61st wd. 1,050 Sq. Ft. OPA#611265500 Improvements: Residential Property BENNETTA O. LYONS C.P. April Term, 2018 No. 00118 \$92,470.94 KML Law Group, P.C.	1910-361 8342 Williams Ave 19150 50th wd. Land Area: 2,004 Sq. Ft.; Improvement Area: 1,152 Sq. Ft. OPA#502250800 Improvements: Residential Dwelling PHYLLIS SMALL, IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF JOYCE BUTLER A/K/A JOYCE MARION BUTLER A/K/A JOYCE MARIAN BUTLER C.P. February Term, 2019 No. 00905 \$152,595.60 RAS Citron, Robert Crawley, Esquire	1910-374 1328 N Alden St 19131-4114 4th wd. 1,218 Sq. Ft. OPA#043119900 Improvements: Residential Property ABRAHAM CHESTER C.P. February Term, 2019 No. 00946 \$71,415.79 Phelan Hallinan Diamond & Jones, LLP	1910-386 2015 E Firth St 19125-1315 31st wd. 786 Sq. Ft. OPA#314058100 Improvements: Residential Property JON B. BATISTA C.P. November Term, 2013 No. 03079 \$137,251.48 Phelan Hallinan Diamond & Jones, LLP
1910-338 3725 N 15th St 19140 13th wd. 1,280 Sq. Ft. OPA#131141200 Improvements: Residential Property CYNTHIA MUSE C.P. September Term, 2015 No. 01611 \$91,781.51 KML Law Group, P.C.	1910-350 7924 Cottage St 19136 65th wd. APT 2-4 UNITS 2 STY MASON; 1,598 Sq. Ft. BRT#651242230 Improvements: Residential Dwelling EDWARD TKACH AND ELVIRA TKACH C.P. July Term, 2018 No. 02566 \$241,036.76 McCabe, Weisberg, & Conway, LLC	1910-362 5916 Henry Ave 19128 21st wd. 1,711 Sq. Ft. OPA#213247200 Improvements: Residential Property ANTHONY WYCHUNIS C.P. January Term, 2019 No. 02953 \$57,495.13 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	1910-375 12734 Hollins Rd 19154-1510 66th wd. 1,360 Sq. Ft. OPA#663338600 Improvements: Residential Property RENEE STIEFFENHOFER C.P. February Term, 2019 No. 01953 \$118,548.21 Phelan Hallinan Diamond & Jones, LLP	1910-387 919 N Front St B 19123-1715 5th wd. 2,491 Sq. Ft. OPA#057019120 Improvements: Residential Property SEAN F. MCCULLOUGH; CHRISTINA M. SPICER C.P. December Term, 2018 No. 03520 \$407,975.57 Phelan Hallinan Diamond & Jones, LLP
1910-339 5127 N Broad St 19141 49th wd. 2,195 Sq. Ft. OPA#493248800 Improvements: Residential Property WILLIE JACKSON C.P. October Term, 2018 No. 00138 \$164,502.84 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	1910-351 1422 Imogene St 19124 23rd wd. 666 Sq. Ft. OPA#234033900 Improvements: Residential Property JOHN K. CAMPBELL C.P. February Term, 2019 No. 02924 \$16,734.97 KML Law Group, P.C.	1910-363 1032 N Orianna St 19123 5th wd. Land Area: 1,216 Sq. Ft.; Improvement Area: 2,043 Sq. Ft. OPA#057095420 Improvements: Residential Dwelling SHARON MCPHERSON; JOSEPH STEWARD A/K/A JOSEPH STEWARD III C.P. April Term, 2018 No. 03477 \$454,369.21 RAS Citron, LLC, Robert Crawley, Esquire	1910-376 5068 McKean Ave 19144-4125 13th wd. 1,714 Sq. Ft. OPA#133151200 Improvements: Residential Property ALESHA JONES C.P. April Term, 2018 No. 01424 \$170,285.65 Phelan Hallinan Diamond & Jones, LLP	1910-388 4603 Lansing St 19136-3202 65th wd. 1,024 Sq. Ft. OPA#651177800 Improvements: Residential Property JOSEPH LOUGHLIN C.P. July Term, 2016 No. 03209 \$109,592.15 Phelan Hallinan Diamond & Jones, LLP
1910-340 1940 W Sparks St 19141 49th wd. ROW W/DET GAR 2 STY MAS; 1,180 Sq. Ft. BRT#171273000 Improvements: Residential Dwelling RANDY STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, GARY STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, FREDERICK L. STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, GLORIA STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, FREDERICK J. STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, ARTHUR STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, RONEY STEWART, KNOWN SURVIVING HEIR OF JOSEPH STEWART, AND UNKNOWN SURVIVING HEIRS OF JOSEPH STEWART C.P. January Term, 2018 No. 01989 \$78,269.12 McCabe, Weisberg, & Conway, LLC	1910-352 1024 S 22nd St 19146 30th wd. 1,457 Sq. Ft. OPA#302296800 Improvements: Residential Property NICHOLAS A. OFFENBACHER C.P. December Term, 2013 No. 00110 \$308,921.71 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC	1910-364 3437 N 6th St 19140 43rd wd. 1,120 Sq. Ft. OPA#431109500 Improvements: Residential Property WANDA REYES, A/K/A WANDA VILLANUEVA C.P. February Term, 2019 No. 02071 \$52,416.93 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC	1910-377 901 N Penn St Unit R2604 19123-3160 88th wd. 731 Sq. Ft. OPA#888062288 Improvements: Residential Property MATTHEW BLUM C.P. January Term, 2019 No. 00302 \$236,872.23 Phelan Hallinan Diamond & Jones, LLP	1910-389 6328 Newtown Ave 19111 35th wd. 9,362 Sq. Ft. OPA#353184500 Improvements: Residential Property TERRENCE J. BISHOP A/K/A TERRENCE BISHOP AND CARLA LAVERNA BISHOP A/K/A CARLA BISHOP C.P. February Term, 2016 No. 04556 \$368,966.14 KML Law Group, P.C.
1910-341 3445 N Orianna St 19140 19th wd. 928 Sq. Ft.; Row Two Story Masonry BRT#193085900 Improvements: Residential Dwelling LUIS RAMOS \$65,476.53 McCabe, Weisberg, & Conway, LLC	1910-353 2118 Robbins Ave a/k/a 2118 Robbins St 19149 62nd wd. 1,588 Sq. Ft. OPA#621276700 Improvements: Residential Property TERESA CRUZ AND FRANCISCO ROSA C.P. May Term, 2017 No. 02094 \$150,836.88 KML Law Group, P.C.	1910-365 5946 Christian St 19143 3rd wd. 1,695 Sq. Ft.; Improvements: 1,412 Sq. Ft. OPA#033065100 Improvements: Row /gar 2 Sty Masonry ROSILAND WEST C.P. June Term, 2015 No. 01431 \$107,177.24 Robert Crawley, Esquire	1910-378 8607 Brierdale Rd 19128-2002 21st wd. 1,570 Sq. Ft. OPA#214248100 Subject to Mortgage Improvements: Residential Property RICHARD A. PACELL C.P. April Term, 2016 No. 03377 \$138,184.30 Phelan Hallinan Diamond & Jones, LLP	1910-390 5634 Thomas Ave 19143-4645 51st wd. 1,230 Sq. Ft. OPA#513092000 Improvements: Residential Property COLLEEN P. GOODWYN A/K/A COLLEEN GOODWYN; BERNADETTE M. GOODWYN A/K/A BERNADETTE GOODWYN C.P. December Term, 2017 No. 04066 \$89,785.58 Phelan Hallinan Diamond & Jones, LLP
1910-342 4224 Levick St 19135 55th wd. ROW B/GAR 2 STY MASONRY; 1,324 Sq. Ft. BRT#552075300 Improvements: Residential Dwelling ANGELIQUE BRIDGES C.P. January Term, 2019 No. 02215 \$82,745.25 McCabe, Weisberg, & Conway, LLC	1910-354 5814 Belmar Terr a/k/a 5814 Belmar St 19143 3rd wd. 1,088 Sq. Ft. OPA#034106600 Improvements: Residential Property MITZIE LYONS-FOSTER, A/K/A MITZIE LYONS FOSTER C.P. November Term, 2018 No. 01554 \$58,570.85 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC	1910-366 3948 Lawndale St 19124 33rd wd. 1,138 Sq. Ft. OPA#332256800 Improvements: Residential Property IVANO BERTA, A/K/A I. BERTA C.P. October Term, 2018 No. 04064 \$86,233.72 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC	1910-379 413 E Sharpnack St 19119 22nd wd. 1,181 Sq. Ft. OPA#221129300 Improvements: Residential Property MICHELE BURNAM C.P. February Term, 2019 No. 02932 \$116,967.96 KML Law Group, P.C.	1910-391 1406 E Sharpnack St 19150-2108 50th wd. 1,084 Sq. Ft. OPA#501471400 Improvements: Residential Property RICARDO A. FORREST C.P. March Term, 2019 No. 00811 \$119,496.49 Phelan Hallinan Diamond & Jones, LLP
1910-343 4224 Levick St 19135 55th wd. ROW B/GAR 2 STY MASONRY; 1,324 Sq. Ft. BRT#552075300 Improvements: Residential Dwelling ANGELIQUE BRIDGES C.P. January Term, 2019 No. 02215 \$82,745.25 McCabe, Weisberg, & Conway, LLC	1910-355 1527 S Carlisle St 19146 36th wd. 1,336 Sq. Ft. OPA#365021400 Subject to Mortgage Improvements: Residential Property MARY A. FAUSTINO C.P. February Term, 2019 No. 01351 \$58,743.41 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	1910-367 237 E Haines St 19144 22nd wd. 2,560 Sq. Ft. BRT#592002800 Improvements: Residential Dwelling DANA Y. ROBINSON C.P. July Term, 2018 No. 00633 \$43,054.32 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq., Lorraine Gazzara Doyle, Esq	1910-380 1210 Alcott St 19149 35th wd. Land Area: 1,103 Sq. Ft. BRT#352067000 Improvements: Residential Dwelling BRIAN DRUCTOR A/K/A BRIAN M. DRUCTOR C.P. July Term, 2018 No. 03343 \$37,288.10 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq	1910-392 6059 Lawndale St 19111 35th wd. 1,646 Sq. Ft. OPA#352324900 Improvements: Residential Property NIYAH SMITH-WALKER AND SHELDON WALKER C.P. January Term, 2017 No. 02611 \$162,539.40 KML Law Group, P.C.
1910-344 907 Sigel St 19148 1st wd. ROW 2 STY MASONRY; 1,149 Sq. Ft. BRT#012365600 Improvements: Residential Dwelling ESTELLE AGNES, KNOWN SURVIVING HEIR OF LOUIS AGNES, LOUIS AGNES, KNOWN SURVIVING HEIR OF LOUIS AGNES, ELAINE AGNES, KNOWN SURVIVING HEIR OF LOUIS AGNES, CELESTE AGNES, KNOWN SURVIVING HEIR OF LOUIS AGNES, B.A., A MINOR, KNOWN SURVIVING HEIR OF LOUIS AGNES AND UNKNOWN SURVIVING HEIRS OF LOUIS AGNES C.P. November Term, 2018 No. 02936 \$116,518.74 McCabe, Weisberg, & Conway, LLC	1910-356 1216 N Frazier St 19131 4th wd. 1,282 Sq. Ft. OPA#043076800 Improvements: Residential Property PATRICIA OWENS (DECEASED); FALISHA J. OWENS; PHILLIP OWENS C.P. June Term, 2018 No. 02963 \$40,751.32 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC	1910-368 3447 Emerald St 19134 45th wd. 938 Sq. Ft. BRT#452323900 Improvements: Residential Dwelling ANTONIO SERRANO, JR. C.P. March Term, 2018 No. 01535 \$59,692.85 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq	1910-381 121 S Redfield St 19139 3rd wd. (formerly 46th wd.) 1,040 Sq. Ft. BRT#031133500 Improvements: Residential Dwelling LORRAINE YOUNG C.P. October Term, 2018 No. 03701 \$85,771.88 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq	1910-393 2458 Cedar St 19125-3020 31st wd. 900 Sq. Ft. OPA#312034000 Improvements: Residential Property ROBIN CURRID C.P. August Term, 2017 No. 02512 \$152,188.58 Phelan Hallinan Diamond & Jones, LLP
1910-345 3271 Holme Ave 19114 57th wd. ROW B/GAR 2 STY MASONRY; 1,132 Sq. Ft. BRT#572034900 Improvements: Residential Dwelling FRANCES D. BORRELLI C.P. March Term, 2019 No. 00366 \$151,606.57 McCabe, Weisberg, & Conway, LLC	1910-357 6829 N 17th St 19126 10th wd. 1,145 Sq. Ft.; Improvements: 1,224 Sq. Ft. OPA#101048900 Improvements: Row B/gar 2 Sty Masonry MARCY TOWNSELL, IN HER CAPACITY AS ADMINSTRATRIX AND HEIR OF MORGAN TOWNSELL A/K/A MORGAN TOWNSELL, JR., DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MORGAN TOWNSELL A/K/A MORGAN TOWNSELL, JR., DECEASED C.P. September Term, 2018 No. 00513 \$87,807.49 Robert Crawley, Esquire	1910-369 2817 Benner St 19149 62nd wd. 1,224 Sq. Ft. OPA#621153400 Improvements: Residential Property KELLY BUETTLER; JOHN A. BUETTLER, A/K/A JOHN BUETTLER, A/K/A JOHN A. BUETTLER, JR. C.P. August Term, 2018 No. 03016 \$128,719.85 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC	1910-382 9028 Ashton Rd 19136 57th wd. 7,150 Sq. Ft.; Improvements: 1,296 Sq. Ft. OPA#571311500 Improvements: Det W/d 2 Sty Masonry WARREN G. GEIGER, JR. C.P. June Term, 2018 No. 01777 \$122,222.90 Robert Crawley, Esquire	1910-394 7219 Marsden St 19135-1224 41st wd. 1,440 Sq. Ft. OPA#412392200 Improvements: Residential Property FARZANA CHUGHTAI; MOHAMMAD AMIR CHUGHTAI A/K/A MOHAMMAD A. CHUGHTAI C.P. March Term, 2019 No. 00622 \$197,191.84 Phelan Hallinan Diamond & Jones, LLP
1910-346 4708 Higbee St 19135 41st wd. Land: 2,500 Sq. Ft.; Improvement: 1,125 Sq. Ft.; Total: 2,500 Sq. Ft. OPA#411130600 Improvements: Residential Property SYLVIA ZOLK AND BRIAN ZOLK A/K/A BRIAN K. ZOLK C.P. February Term, 2019 No. 01394 \$228,044.86 Richard M. Squire & Associates, LLC	1910-358 4130 W Girard Ave 19104 6th wd. 3,102 Sq. Ft. OPA#062168900 Improvements: Residential Property SHIRLEY M. ROSS, A/K/A SHIRLEY ROSS C.P. April Term, 2018 No. 00649 \$167,898.94 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	1910-370 532 E Brinton St 19144 59th wd. 2,951 Sq. Ft. OPA#592171000 Improvements: Residential Property MONIQUE S. BENNETT, A/K/A MONIQUE BENNETT; CARLTON J. BENNETT, A/K/A CARLTON BENNETT C.P. April Term, 2017 No. 02521 \$40,927.47 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC	1910-383 4601 Oakmont St 19136 65th wd. Land Area: 1,892 Sq. Ft.; Improvement Area: 1,132 Sq. Ft. OPA#651082900 Improvements: Residential Dwelling HELEN ANN SCOLA, IN HER CAPACITY AS HEIR OF DOLORES A. MCGOVERN A/K/A DOLORES MCGOVEREN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DOLORES A. MCGOVERN A/K/A DOLORES MCGOVERN C.P. February Term, 2019 No. 01372 \$135,439.93 RAS Citron, LLC, Robert Crawley, Esquire	1910-395 6337 Mershon St 19149 62nd wd. 1,029 Sq. Ft. OPA#621585400 Improvements: Residential Property LISA M. BALTHASER C.P. April Term, 2017 No. 00463 \$92,657.47 KML Law Group, P.C.
1910-347 1828 Frankford Ave 19125 18th wd. Covential Row, Apartment, 3 Story; 4,230 Sq. Ft. BRT#183050100 Subject to Mortgage	1910-359 1803 73rd Ave 19126 10th wd. 1,141 Sq. Ft. OPA#101349000 Improvements: Residential Dwelling JOYCE GILLIAM C.P. December Term,	1910-371 3234 Rhett Rd 19154 66th wd. 1,788 Sq. Ft. OPA#662469400 Improvements: Residential Property WILLIAM P. WEISSINGER, JR. C.P. August Term, 2018 No. 03123 \$151,066.14 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC	1910-384 5313 Walnut St 19139 53rd wd. 1,187 Sq. Ft. BRT#603023300 Improvements: Residential Dwelling ARNETT ARTHUR WOODALL C.P. April Term, 2018 No. 00996 \$109,535.03	1910-396 5629 Pemberton St 19143-2419 46th wd. 1,194 Sq. Ft. OPA#463060600 Improvements: Residential Property NASIYBAH SAYFULLAH C.P. April Term, 2019 No. 01169 \$148,441.49 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1910-398
6022 Locust St 19139 3rd wd. 1,392 Sq. Ft. OPA#031093900 Improvements: Residential Property
CAMILLE FOWLER C.P. April Term, 2017 No. 00076 \$145,174.21 KML Law Group, P.C.

1910-399
749 Magee Ave 19111 35th wd. Land Area: 2,340 Sq. Ft. BRT#353109401 Improvements: Residential Dwelling
TATYNA PETROSOV AND DMITRIY KOSLOV C.P. July Term, 2013 No. 04445 \$214,085.16 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq

1910-400
1221 N 53rd St 19131 44th wd. 1,155 Sq. Ft. OPA#442319400 Improvements: Residential Property
LESTER YOUNG AND SHIRLEY YOUNG C.P. October Term, 2016 No. 01422 \$74,506.97 KML Law Group, P.C.

1910-401
6627 Hegerman St 19135 41st wd. 2,250 Sq. Ft. BRT#411387000 Improvements: Residential Dwelling
EDWIN MARTINEZ C.P. December Term, 2018 No. 03879 \$89,076.82 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esq, Lorraine Gazzara Doyle, Esq

1910-402
5545 Miriam Rd 19124-1715 35th wd. 1,340 Sq. Ft. OPA#351414200 Improvements: Residential Property
MARIE ANGERVILLE A/K/A MARIE S. ANGERVILLE; SAMUEL FLORENT C.P. February Term, 2018 No. 00073 \$94,026.24 Phelan Hallinan Diamond & Jones, LLP

1910-403
3208 Holyoke Rd 19114-3522 57th wd. 2,080 Sq. Ft. OPA#572112100 Improvements: Residential Property
PHYLLIS M. LIVEZEY C.P. October Term, 2017 No. 03436 \$186,170.57 Phelan Hallinan Diamond & Jones, LLP

1910-404
734 S 58th St 19143-2432 3rd wd. 1,304 Sq. Ft. OPA#033181800 Improvements: Residential Property
SIR ANDRE A. HALL C.P. January Term, 2018 No. 02102 \$37,636.65 Phelan Hallinan Diamond & Jones, LLP

1910-405
5911 Saul St 19149-3446 62nd wd. 660 Sq. Ft. OPA#621471200 Improvements: Residential Property
KAREN ESSIG, IN HER CAPACITY AS HEIR OF CATHERINE J. KITZ, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER CATHERINE J. KITZ, DECEASED C.P. July Term, 2018 No. 03131 \$59,141.70 Phelan Hallinan Diamond & Jones, LLP

1910-406
3914 J St 19124-5408 33rd wd. 1,054 Sq. Ft. OPA#332226700 Improvements: Residential Property
ALAN BROWN, IN HIS CAPACITY AS HEIR OF JASON BROWN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JASON BROWN, DECEASED C.P. February Term, 2019 No. 02739 \$39,521.82 Phelan Hallinan Diamond & Jones, LLP

1910-407
5838 Oxford Ave 19149-3722 35th wd. 1,100 Sq. Ft. OPA#352341200 Improvements: Residential Property
JONATHAN O. ADDO; CELIA CRUZ A/K/A CELIA S. CRUZ C.P. March Term, 2019 No. 00620 \$96,436.61 Phelan Hallinan Diamond & Jones, LLP

1910-408
1011 Lorraine St 19116 58th wd. 1,652 Sq. Ft. OPA#582213000 Improvements: Residential Property
KRISTEN SANCHEZ; MICHAEL J. SANCHEZ C.P. August Term, 2012 No. 02337 \$267,570.44 Phelan Hallinan Diamond & Jones, LLP

1910-409
5627 Catharine St 19143-2814 46th wd. 1,320 Sq. Ft. OPA#463096300 Subject to Mortgage Improvements: Residential Property
LATANYA HOLMES; KENYA D. HOLMES C.P. September Term, 2018 No. 00005 \$135,306.42 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1910-410
9338 Academy Rd 19114-3523 57th wd. 1,712 Sq. Ft. OPA#572337300 Improvements: Residential Property
LUIS S. FUENTES, JR. C.P. October Term, 2018 No. 03361 \$258,585.51 Phelan Hallinan Diamond & Jones, LLP

1910-412
8242 Williams Ave 19150-2011 50th wd. 1,464 Sq. Ft. OPA#502246700 Subject to Mortgage Improvements: Residential Property
OCTAVIA ROSSER C.P. March Term, 2019 No. 00617 \$149,211.22 Phelan Hallinan Diamond & Jones, LLP

1910-413
7140 Jackson St 19135-1219 41st wd. 1,324 Sq. Ft. OPA#412309800 Improvements: Residential Property
JEAN M BONNET; WESNELLE ST. LOUIS BONNET C.P. April Term, 2016 No. 01628 \$247,599.69 Phelan Hallinan Diamond & Jones, LLP

1910-414
328 N Redfield St 19139-1227 4th wd. 1,080 Sq. Ft. OPA#042252200 Improvements: Residential Property
LASAWN C. WOODS A/K/A LASAWN WOODS, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF FRANKLIN WEIR A/K/A FRANKLIN E. WEIR AND IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF JOSEPHINE WOODS A/K/A JOSEPHINE W. WOODS DECEASED, HEIR OF FRANKLIN WEIR A/K/A FRANKLIN E. WEIR; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER FRANKLIN WEIR A/K/A FRANKLIN E. WEIR, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPHINE WOODS A/K/A JOSEPHINE W. WOODS, DECEASED, HEIR OF FRANKLIN WEIR A/K/A FRANKLIN E. WEIR, DECEASED C.P. March Term, 2019 No. 03450 \$35,826.93 Phelan Hallinan Diamond & Jones, LLP

1910-415
1708 S 16th St 19145-2245 36th wd. 1,352 Sq. Ft. OPA#365139600 Improvements: Residential Property
FRANK M. MCQUILKIN A/K/A FRANK MCQUILKIN C.P. March Term, 2019 No. 02253 \$58,506.87 Phelan Hallinan Diamond & Jones, LLP

1910-416
41 N Paxon St 19139-2749 44th wd. 2,108 Sq. Ft. OPA#441108000 Improvements: Residential Property
WILLIAM REID C.P. May Term, 2018 No. 03003 \$194,489.38 Phelan Hallinan Diamond & Jones, LLP

1910-417
6624 Edmund St 19135 41st wd. 1440 Sq. Ft. BRT#41-1398000 Improvements: Row/ 2 Sty Masonry
ESTATE OF MARY ANN LEVANS A/K/A MARY A. LEVANS C.P. October Term, 2018 No. 00797 \$66,739.85 Emmanuel J. Argentieri, Esquire

1910-418
221 E Upsal St 19119 22nd wd. 1,666 Sq. Ft.; Improvements: 960 Sq. Ft. OPA#221092900 Improvements: Semi/det 2 Sty Masonry
JUSTINE HARMON C.P. December Term, 2018 No. 02960 \$110,352.22 Robert Flacco, Esquire

1910-419
6518 N Bouvier St 19126 17th wd. Land Area: 1,292 Sq. Ft.; Improvement Area: 1,246 Sq. Ft. OPA#172230700 Improvements: Residential Dwelling
BETTY J. KNOX C.P. March Term, 2019 No. 01788 \$59,639.54 RAS Citron, LLC, Robert Crawley, Esquire

1910-421
1416 Friendship St 19111-4208 53rd wd. 1,600 Sq. Ft. OPA#532300100 Improvements: Residential Property
ANNE EDOUARD A/K/A ANN EDOUARD; DIMITRI JOSEPH; GINA JOSEPH C.P. March Term, 2014 No. 01713 \$217,870.81 Phelan Hallinan Diamond & Jones, LLP

1910-422
3202 S 20th St 19145 26th wd. 1,534 Sq. Ft. OPA#262166710 Improvements: Residential Property
MARTIN A. JANCO AND MARY C. JANCO C.P. September Term, 2018 No. 02717 \$573,934.94 KML Law Group, P.C.

SHERIFF'S SALE

1910-423
4216 Sheffield Ave 19136 65th wd. 2,069 Sq. Ft. OPA#651129400 Subject to Mortgage Improvements: Residential Property
MICHAEL MURPHY A/K/A MICHAEL T. MURPHY C.P. July Term, 2017 No. 01939 \$189,135.07 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1910-424
5140 Pennway St 19124-3021 23rd wd. 1,327 Sq. Ft. OPA#233100300 Improvements: Residential Property
RICARDO I. LOPEZ, JR C.P. February Term, 2015 No. 03016 \$130,809.76 Phelan Hallinan Diamond & Jones, LLP

1910-425
421 E Rockland St a/k/a 421 Rockland St 19120 42nd wd. 1,728 Sq. Ft. OPA#421124500 Improvements: Residential Property
TERRENCE REDDING A/K/A TERRENCE S. REDDING A/K/A TERENCE REDD C.P. March Term, 2019 No. 01019 \$155,427.36 Phelan Hallinan Diamond & Jones, LLP

1910-426
1947 Bridge St 19124-2126 62nd wd. 1,440 Sq. Ft. OPA#622117400 Improvements: Residential Property
LILLIAN FORD C.P. February Term, 2016 No. 02014 \$87,055.39 Phelan Hallinan Diamond & Jones, LLP

1910-427
1318 Greeby St 19111 53rd wd. 1,272 Sq. Ft. BRT#531141500 Improvements: Row B/gar 2 Sty Masonry
RANDY TAI-NIN-CHAN C.P. March Term, 2019 No. 03442 \$17,462.28 Milstead & Associates, LLC

1910-429
8541 Agusta St 19152 57th wd. 3,201 Sq. Ft. BRT#562356300 Improvements: S/d W/b Gar 1 Sty Masonry
MELVIN E. ROBBINS A/K/A M.E.R. AND MARTIAN ROBBINS, DECEASED C.P. October Term, 2018 No. 00139 \$162,456.61 Milstead & Associates, LLC

1910-430
4912 N Hutchinson St 19141-3916 49th wd. 1,224 Sq. Ft. OPA#491323900 Improvements: Residential Property
IVEANIA R. HILL A/K/A IVEANIA HILL C.P. January Term, 2019 No. 00306 \$95,750.47 Phelan Hallinan Diamond & Jones, LLP

1910-431
7537 Woolston Ave 19150-2611 10th wd. 1,224 Sq. Ft. OPA#102424100 Improvements: Residential Property
JOSEPH A. TAYLOR, III A/K/A JOSEPH TAYLOR C.P. February Term, 2019 No. 03109 \$139,428.43 Phelan Hallinan Diamond & Jones, LLP

1910-432
1528 W Oakdale St 19132-3921 16th wd. 1,120 Sq. Ft. OPA#161317200 Improvements: Residential Property
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLA M. JORDAN A/K/A ELLA MAE JORDAN, DECEASED C.P. January Term, 2019 No. 00075 \$11,018.75 Phelan Hallinan Diamond & Jones, LLP

1910-433
615 Robbins St 19111 35th wd. 3,031 Sq. Ft. BRT#353031200 Improvements: Residential Dwelling
SHAWN DAVIS C.P. September Term, 2018 No. 02506 \$154,341.76 Powers Kim, LLC

1910-434
11715 W Centennial Sq a/k/a 11715 Centennial Sq West a/k/a 11715 Centennial Sq 19116 58th wd. 2,881 Sq. Ft. BRT#582539859 Improvements: Residential Dwelling
THOMAS T. MCHALE, IV A/K/A THOMAS P. MCHALE, IV A/K/A THOMAS MCHALE, IV C.P. February Term, 2019 No. 01343 \$240,971.62 Powers Kim, LLC

1910-435
1040 Alcott St 19149-3608 35th wd. 1,192 Sq. Ft. OPA#352061100 Improvements: Residential Property
ROOSEVELT SMALLWOOD, III, IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF ANGELA P. MARTIN A/K/A ANGELA MARTIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANGELA P. MARTIN A/K/A ANGELA PRISCILLA MARTIN, DECEASED C.P. April Term, 2019 No.

SHERIFF'S SALE

00343 \$106,958.19 Phelan Hallinan Diamond & Jones, LLP

1910-436
3900 Ford Rd, Unit 5L, Park Plaza Condominium a/k/a 3900 Ford Rd, 5L a/k/a 3900 Ford Rd, Apt. 5L 19131 52nd wd. 986 Sq. Ft. BRT#888520066 Improvements: Residential Dwelling
GLENDA L. CUSTALOW C.P. March Term, 2019 No. 01423 \$54,057.76 Powers Kim, LLC

1910-437
5118 James St 19137 45th wd. 1,105 Sq. Ft. OPA#45-3-4120-00 Improvements: Row 2 Story Mason
ELENA YAKOVLEV A/K/A ELENA SKLYAR, EXECUTRIX OF THE ESTATE OF KOSTYANTIN SKLYAR A/K/A KONSTANTIN SKLYAR, DECEASED A/K/A ADMINSTRATRIX C.T.A. OF THE ESTATE OF KOSTYANTIN SKLYAR A/K/A KONSTANTIN SKLYAR, DECEASED AND ELENA YAKOVLEV A/K/A ELENA SKLYAR, INDIVIDUALLY C.P. March Term, 2012 No. 02086 \$104,338.68 Jennifer D. Gould, Esq., Stark & Stark, PC

1910-438
6205 Morton St 19144-1612 59th wd. 1,920 Sq. Ft. OPA#592208900 Subject to Mortgage Improvements: Residential Property
DONNA MARIE LANE C.P. January Term, 2017 No. 04102 \$124,422.67 Phelan Hallinan Diamond & Jones, LLP

1910-439
3123 Camac St a/k/a 3123 N Camac St 19133-1311 43rd wd. 1,396 Sq. Ft. OPA#431153500 Improvements: Residential Property
SHAQUETTA PHILLIPS, IN HER CAPACITY AS HEIR OF WILLIAM MCKINLEY PHILLIPS A/K/A WILLIAM PHILLIPS, DECEASED; WILLIAM MCKINLEY PHILLIPS, JR, IN HIS CAPACITY AS HEIR OF WILLIAM MCKINLEY PHILLIPS A/K/A WILLIAM PHILLIPS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM MCKINLEY PHILLIPS A/K/A WILLIAM PHILLIPS, DECEASED C.P. January Term, 2019 No. 00103 \$54,360.59 Phelan Hallinan Diamond & Jones, LLP

1910-440
6607 N 21st St 19138 10th wd. 1,188 Sq. Ft. OPA#102086900 Improvements: Residential Property
RONALD EDWARD POTTER, JR, IN HIS CAPACITY AS HEIR OF RONALD T. POTTER, DECEASED; LISA MONET POTTER, IN HER CAPACITY AS HEIR OF RONALD T. POTTER, DECEASED; BRIANNA POTTER, IN HER CAPACITY AS HEIR OF RONALD T. POTTER, DECEASED; BRUCE D. POTTER, IN HIS CAPACITY AS HEIR OF RONALD T. POTTER, DECEASED; MARK A. POTTER, IN HIS CAPACITY AS HEIR OF RONALD T. POTTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD T. POTTER, DECEASED C.P. July Term, 2017 No. 02829 \$70,067.45 Phelan Hallinan Diamond & Jones, LLP

1910-441
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.

1910-442
3660 N Hereford Ln 19114-1909 66th wd. 1,260 Sq. Ft. OPA#661253300 Improvements: Residential Property
CHRISTINE B. MOAN, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE AND HEIR OF THE ESTATE OF JOHN MAGUIRE A/K/A JOHN D. MAGUIRE A/K/A JOHN D. MAGUIRE, JR C.P. November Term, 2018 No. 01965 \$194,522.88 Phelan Hallinan Diamond & Jones, LLP

1910-443
5927 Newtown Ave 19120 35th wd. 1,200 Sq. Ft. OPA#352216200 Improvements: Residential Property
ANTHONY JONES C.P. January Term, 2018 No. 00879 \$41,090.72 KML Law Group, P.C.

1910-444
1324 Locust St, Unit #1407 19107 5th wd. 318 Sq. Ft. OPA#88-8-1158-44 Improvements: Res Condo 5 Story Mason
AMMAR MARWAN HEMOALYOUNES

SHERIFF'S SALE

AND ALAA REFAT SOMAIA C.P. November Term, 2018 No. 02550 \$7,232.87 Jennifer D. Gould, Esq., Stark & Stark, P.C.

1910-445
5119 Saul St 19124 62nd wd. 1,520 Sq. Ft. OPA#621461000 Improvements: Residential Property
KIA R. HOLLAND AND CHARLES W. STONE C.P. October Term, 2018 No. 00994 \$61,182.02 KML Law Group, P.C.

1910-446
2541 N Marston St 19132 28th wd. 1,160 Sq. Ft. OPA#281084100 Improvements: Residential Property
RANNIE HENLEY SR. A/K/A RANNIE M. HENLEY SR. C.P. March Term, 2019 No. 02855 \$49,899.90 KML Law Group, P.C.

1910-447
4787 Richmond St 19137 45th wd. 1,721 Sq. Ft. OPA#453324600 Improvements: Residential Property
TERENCE ALLMOND C.P. April Term, 2019 No. 00009 \$208,273.67 KML Law Group, P.C.

1910-448
1328 Narragansett St 19138 59th wd. 15 feet by 71 feet OPA#591144900 Improvements: Two Story Masonry Dwelling
JAMAR W. SUTTON C.P. March Term, 2019 No. 01220 \$32,583.06 Jay E. Kivitz, Esquire

1910-449
2936 N Howard St 19133 7th wd. 960 Sq. Ft. OPA#071076200 Improvements: Residential Property
EMMANUEL HERRINGTON C.P. August Term, 2018 No. 00260 \$40,964.30 KML Law Group, P.C.

1910-450
4523 N Broad St 19140 49th wd. Land Area: 1,064 Sq. Ft.; Improvement Area: 2,544 Sq. Ft. OPA#491540300 Improvements: Row Canv/ apt 3 Sty Masonry
DEBBIE MCELVEEN C.P. June Term, 2011 No. 00337 \$116,123.20 Robert Crawley, Esquire

1910-451
4258 N Reese St 19140-2531 43rd wd. 1,036 Sq. Ft. OPA#433239800 Improvements: Residential Property
WILLIE L. ROBINSON C.P. January Term, 2019 No. 01194 \$2,342.10 Phelan Hallinan Diamond & Jones, LLP

1910-452
2650 S 66th St 19142 40th wd. 1,609 Sq. Ft. OPA#406021700 Improvements: Residential Property
EDITH PENDER C.P. September Term, 2018 No. 01412 \$32,604.76 KML Law Group, P.C.

1910-453
5837 Theodore St 19143 40th wd. 1,040 Sq. Ft. BRT#402243900 Improvements: Row B/ gar 2 Sty Masonry
MARSHARI CHAMBERS FKA MARSHARI HAMILTON C.P. September Term, 2017 No. 02503 \$118,836.53 Milstead & Associates, LLC

1910-454
608 Brill St 19120 35th wd. 900 Sq. Ft. BRT#351170400 Improvements: Row B/gar 2 Sty Masonry
MICHELLE REID C.P. December Term, 2018 No. 00794 \$76,732.27 Milstead & Associates, LLC

1910-455
108 N Ruby St 19139 44th wd. 885 Sq. Ft. OPA#441202100 Improvements: Residential Property
VASCO D SLAYTON III, SOLELY IN HIS CAPACITY AS HEIR OF VASCO SLAYTON, JR., DECEASED AND FRANK WELSH SOLELY IN HIS CAPACITY AS HEIR OF VASCO SLAYTON, JR., DECEASED C.P. November Term, 2018 No. 01774 \$30,740.28 KML Law Group, P.C.

1910-456
2544 S 61st St 19142 40th wd. 1,096 Sq. Ft. BRT#402065400 Improvements: Row 2 Sty Masonry
SHIRLEY LEVERETTE, DECEASED C.P. February Term, 2018 No. 01152 \$106,842.27 Milstead & Associates, LLC

1910-457
4714-20 Oxford Ave 19124 23rd wd. 2,974 Sq. Ft. BRT#871108950 Improvements: Mixed Use
PAUL CROLL AND DELROY FORREST C.P. May Term, 2019 No. 01739 \$152,828.64 Weber Gallagher Simpson Stapleton Fires & Newby, LLP, Sarah A. Elia, Esquire

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>1910-458 4608 Conshohocken Ave 19131-2703 52nd wd. 1,328 Sq. Ft. OPA#521187200 Subject to Mortgage Improvements: Residential Property TERRENCE WILLIAMS C.P. October Term, 2018 No. 03362 \$58,666.61 Phelan Hallinan Diamond & Jones, LLP</p>	<p>PEDRO CARRASQUILLO JR. C.P. May Term, 2018 No. 01601 \$85,166.53 KML Law Group, P.C.</p>	<p>2019 No. 02679 \$56,206.59 KML Law Group, P.C.</p>	<p>1910-498 7531 Bingham St 19111 56th wd. 3,165 Sq. Ft. OPA#561022900 Improvements: Residential Property LORRAINE D. RUSSELL C.P. August Term, 2016 No. 02992 \$68,046.18 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p>	<p>1910-505 1255 Gillham St 19111 53rd wd. 1,222 Sq. Ft. OPA#531171800 Improvements: Residential Property CARNESTA MIDGETTE C.P. March Term, 2018 No. 01979 \$36,159.53 Shapiro & DeNardo, LLC</p>
<p>1910-459 2023 Ripley St 19152-3208 56th wd. 1,632 Sq. Ft. OPA#561579800 Improvements: Residential Property ROY J. GOLDWIRE C.P. November Term, 2018 No. 00623 \$412,683.43 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1910-472 3908 N Darien St 19140 43rd wd. 720 Sq. Ft. OPA#433130300 Improvements: Residential Property ANDY MARTINEZ SOLELY IN HIS CAPACITY AS HEIR OF ELINA MORALES, DECEASED, EDWARD MARTINTEZ SOLELY IN HIS CAPACITY AS HEIR OF ELINA MORALES, DECEASED, EILEEN MARTINEZ SOLELY IN HER CAPACITY AS HEIR OF ELINA MORALES, DECEASED, TAMARA MARTINEZ SOLELY IN HER CAPACITY AS HEIR OF ELINA MORALES, DECEASED, MIGUEL MARTINEZ A/K/A MICHAEL MARTINEZ SOLELY IN HIS CAPACITY AS HEIR OF ELINA MORALES, DECEASED, JACQUELINE Y. MARTINEZ A/K/A YVETTE MARTINEZ SOLELY IN HER CAPACITY AS HEIR OF ELINA MORALES, DECEASED, INDIA MONTANEZ SOLELY IN HER CAPACITY AS HEIR OF ELINA MORALES, DECEASED, ABNER NAZARIO SOLELY IN HIS CAPACITY AS HEIR OF ELINA MORALES, DECEASED AND EDWIN NAZARIO A/K/A RAPHAEL NAZARIO SOLELY IN HIS CAPACITY AS HEIR OF ELINA MORALES, DECEASED C.P. December Term, 2018 No. 02533 \$43,625.92 KML Law Group, P.C.</p>	<p>1910-483 3304 Fairdale Rd 19154 66th wd. 1,800 Sq. Ft. OPA#663022100 Improvements: Residential MICHAEL V. JOHNSON AND HILDA BAEZ C.P. December Term, 2018 No. 03098 \$167,906.90 Jill M. Fein, Esquire</p>	<p>1910-499 91 E Duval St 19144 59th wd. 1,557 Sq. Ft. OPA#592162800 Improvements: Residential Property IVANETTE CARTER; CHARLES A. RIVERS C.P. November Term, 2014 No. 01454 \$55,862.09 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p>	<p>1910-506 245 Rochelle Ave 19128 21st wd. 2,007 Sq. Ft. OPA#213013300 Improvements: Residential Property AIMEE E. PILGERMAYER A/K/A AIMEE PILGARMAYER; BENJAMIN J. SHEAFFER A/K/A BENJAMIN SHAEFFER C.P. February Term, 2016 No. 00434 \$266,305.16 Phelan Hallinan Diamond & Jones, LLP</p>
<p>1910-460 2420 S Arcola St 19153-1305 40th wd. 1,056 Sq. Ft. OPA#404156274 Improvements: Residential Property CHRISTOPHER A. SMITH C.P. February Term, 2019 No. 00185 \$76,216.00 Phelan Hallinan Diamond & Jones, LLP</p>		<p>1910-486 6301 Revere St 19149-3038 62nd wd. 1,332 Sq. Ft. OPA#621560500 Improvements: Residential Property LOUIS F. DUPRE; MARIE DUPRE C.P. September Term, 2017 No. 00066 \$118,801.97 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1910-500 5702 N. Marshall St 19120 61st wd. 1,206 Sq. Ft. OPA#612253200 Improvements: Residential Dwelling TARA EVANSON, CO-ADMINISTRATOR OF THE ESTATE OF CLIVE CLAVERT EVANSON AND EYAN EVANSON, CO-ADMINISTRATOR OF CLIVE CALVERT EVANSON C.P. September Term, 2018 No. 01628 \$64,642.85 Lyndsay E. Rowland, Esquire</p>	<p>1910-507 6935 Shelbourne St 19111 35th wd. 3,048 Sq. Ft. BRT#353210100 Improvements: Apt 2-4 Units 2 Sty Mason DMITRY KOZLOV AND TANYA PETROSOV C.P. June Term, 2013 No. 02639 \$140,238.10 Milstead & Associates, LLC</p>
<p>1910-461 5861 Woodcrest Ave 19131 52nd wd. 1,575 Sq. Ft. BRT#522160100 Improvements: Residential Dwelling ROSE D. FLAMBERT C.P. February Term, 2019 No. 01962 \$122,939.30 Powers Kirm, LLC</p>		<p>1910-487 310 Robbins St 19111 35th wd. 1,504 Sq. Ft. BRT#353016300 Improvements: Residential Dwelling JAMES WALL AND AMBROSE WALL C.P. October Term, 2018 No. 00974 \$103,975.16 Law Office of Gregory Javardian, LLC</p>	<p>1910-501 4408 Vista St 19136 41st wd. 977 Sq. Ft. OPA#412195600 Improvements: Residential Property MICHAEL L. WINSTON AND JEAN M. WINSTON C.P. September Term, 2016 No. 00303 \$164,555.29 KML Law Group, P.C.</p>	<p>1910-508 661 N 63rd St 19151 34th wd. 1,702 Sq. Ft. OPA#342357400 Improvements: Residential Property THE UNKNOWN HEIRS OF LOTTIE G. GREEN, DECEASED, DORIS GREEN SOLELY IN HER CAPACITY AS HEIR OF LOTTIE G. GREEN, DECEASED, ELYSEE GREEN, SOLELY IN HER CAPACITY AS HEIR OF LOTTIE G. GREEN, DECEASED, L. JACINTA GREEN, SOLELY IN HER CAPACITY AS HEIR OF LOTTIE G. GREEN, DECEASED, OLIVIA GREEN, SOLELY IN HER CAPACITY AS HEIR OF LOTTIE G. GREEN, DECEASED AND EDWARD GREEN, JR., SOLELY IN HER CAPACITY AS HEIR OF LOTTIE G. GREEN, DECEASED C.P. January Term, 2018 No. 04277 \$132,297.46 KML Law Group, P.C.</p>
<p>1910-462 6156 Lebanon Ave 19151-4508 34th wd. 2,092 Sq. Ft. OPA#342127200 Improvements: Residential Property KAREN D. EVANS C.P. October Term, 2018 No. 02461 \$224,350.76 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1910-473 5702 Sprague St 19138 59th wd. 931 Sq. Ft. OPA#591210500 Improvements: Residential Property TINA MARIE HALL-JORDAN ADMINISTRATRIX C.T.A. OF THE ESTATE OF DEBBIE A. DOWNING DECEASED C.P. October Term, 2016 No. 01256 \$26,513.94 KML Law Group, P.C.</p>	<p>1910-488 604 Walnut Ln 19128 21st wd. Beginning Point: At a point on the Northwesterly side of Walnut Lane (70 feet wide) measure North 62 degrees 42 minutes 14 seconds East along the said northwesterly side of Walnut Lane. BRT#213085815 Improvements: Row 2 Sty Masonry KAREN M. BROWNE C.P. May Term, 2015 No. 02566 \$398,200.86 Richard J. Nalbandian, III</p>	<p>1910-502 5804 Catharine St 19143 3rd wd. 1,240 Sq. Ft. OPA#033000300 Improvements: Residential Property CHRYSTEL BRYANT, SOLELY IN HER CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, DARRYL BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, GARFIELD BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT DECEASED, KEVIN BRYANT SOLELY IN HIS CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, PATRICIA BRYANT SOLELY IN HER CAPACITY AS HEIR OF SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, SEAN BRYANT SOLELY IN HIS CAPACITY AS HEIR SARAH J. BRYANT AND SAMMIE L. BRYANT DECEASED, THE UNKNOWN HEIRS OF SAMMIE L. BRYANT DECEASED AND THE UNKNOWN HEIRS OF SARAH J. BRYANT DECEASED C.P. May Term, 2018 No. 03015 \$3,493.17 KML Law Group, P.C.</p>	<p>1910-509 7035 Cedar Park Ave 19138 10th wd. 1,600 Sq. Ft.(land area); 1,200 Sq. Ft.(improvement area) BRT#102510300 Subject to Mortgage Improvements: Row B/ Gar 2 Sty Masonry WILLIAM F. BOND, JR. AND WILLIAM F. BOND, SR. C.P. February Term, 2019 No. 00216 \$76,807.39 Jennifer Hiller Nimeroff, Esquire; Weir & Partners LLP</p>
<p>1910-463 118 E Tulpehocken St 19144-2030 59th wd. 1,280 Sq. Ft. OPA#592102700 Improvements: Residential Property WANDA ROSS C.P. January Term, 2019 No. 00637 \$68,050.23 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1910-474 2401 Pennsylvania Ave Unit 11B-7 a/k/a 2401 Pennsylvania Ave Apt 11B27 19103 15th wd. 0 Sq. Ft. OPA#888150796 Improvements: Residential Property JACQUELINE GUYNN C.P. December Term, 2018 No. 01106 \$141,906.30 KML Law Group, P.C.</p>	<p>1910-489 725 N. 44th St 19104 6th wd. 2,707 Sq. Ft. OPA#061297110 Improvements: Residential THERESA AND LAMAR SIMPSON C.P. June Term, 2011 No. 02133 \$175,423.94 Jill M. Fein, Esquire</p>		<p>1910-510 6310 Crafton St 19149 62nd wd. 1,373 Sq. Ft. OPA#621538800 Improvements: Residential Property ANTHONY DE CARLO SOLELY IN HIS CAPACITY AS HEIR OF DORIS M. DE CARLO DECEASED, JOHN C. DE CARLO SOLELY IN HIS CAPACITY AS HEIR OF DORIS M. DE CARLO, DECEASED, JAMES DE CARLO, JR SOLELY IN HIS CAPACITY AS HEIR OF DORIS M. DE CARLO DECEASED AND LEEANN ELSOM SOLELY IN HER CAPACITY AS HEIR OF DORIS M. DE CARLO DECEASED C.P. March Term, 2019 No. 00078 \$132,954.93 KML Law Group, P.C.</p>
<p>1910-464 111 W Abbottsford Ave 19144 12th wd. 1,747 Sq. Ft. OPA#123016300 Improvements: Residential Property MITCHELL SHEPARD C.P. January Term, 2019 No. 03329 \$168,853.86 KML Law Group, P.C.</p>	<p>1910-475 2725 Mercer St 19134 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</p>	<p>1910-490 729 E Allegheny Ave 19134 33rd wd. 798 Sq. Ft. OPA#331040900 Improvements: Residential Property JAVIER RIVERA-MERCADO C.P. August Term, 2018 No. 01479 \$52,667.72 KML Law Group, P.C.</p>	<p>1910-503 1914 Rowan St 19140 13th wd.(formerly the 38th wd.) ROW 3 STY MASONRY; 1,958 Sq. Ft. BRT#131354500 Improvements: Residential Dwelling LAWRENCE WASHINGTON, KNOWN SURVIVING HEIR OF MAMIE WASHINGTON, RONALD WASHINGTON, KNOWN SURVIVING HEIR OF MAMIE WASHINGTON, YVONNE WASHINGTON, KNOWN SURVIVING HEIR OF MAMIE WASHINGTON, KEVIN WASHINGTON, KNOWN SURVIVING HEIR OF MAMIE WASHINGTON, STEVEN WASHINGTON, KNOWN SURVIVING HEIR OF MAMIE WASHINGTON, AND UNKNOWN SURVIVING HEIRS OF MAMIE WASHINGTON C.P. January Term, 2018 No. 0378 \$62,068.93 McCabe, Weisberg, & Conway, LLC</p>	
<p>1910-465 6226 N 20th St 19138 17th wd. 1,600 Sq. Ft. BRT#172386000 Improvements: Residential SHENIA C. LEVERETTE C.P. November Term, 2018 No. 02178 \$144,473.54 Stern & Eisenberg PC</p>	<p>1910-476 5839 Ludlow St 19139 60th wd. 1,304 Sq. Ft. OPA#604146400 Improvements: Residential Property TAMMI N. WASHINGTON C.P. March Term, 2014 No. 04487 \$75,705.16 Shapiro & DeNardo, LLC</p>	<p>1910-491 7116 Ogontz Ave 19138 10th wd. Residential Row 2 Story Masonry BRT#102015600 Improvements: Erected Thereon VERMELLE THOMAS AND LUTHER W. THOMAS C.P. December Term, 2016 No. 00502 \$50,875.68 Christina J. Pross, Esquire</p>	<p>1910-504 9003 Brous Ave 19152 57th wd. 2,917 Sq. Ft. OPA#571233100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DECEASED, MARY ANNE CAMPELLONE, KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DECEASED, FRANCIS J. CAMPELLONE, KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DECEASED, REVEREND JOSEPH CAMPELLONE, O.S.F.S., KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DECEASED, BETH ANN WOODS, KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DECEASED AND MICHAEL CAMPELLONE, KNOWN HEIR OF MARY ANNE CAMPELLONE A/K/A MARY A. CAMPELLONE, DECEASED C.P. November Term, 2018 No. 02079 \$193,489.39 Shapiro & DeNardo, LLC</p>	
<p>1910-466 3701 Clarendon Ave 19114-1920 66th wd. 1,260 Sq. Ft. OPA#661263700 Improvements: Residential Property CHRISTIAN DENOFA C.P. January Term, 2019 No. 03011 \$159,656.41 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1910-477 2403 Duncan St 19124 23rd wd. 2,250 Sq. Ft. OPA#231013000 Improvements: Residential Property JOSEPH LAWLESS C.P. February Term, 2016 No. 03941 \$197,850.62 Shapiro & DeNardo, LLC</p>	<p>1910-492 4312 Frankford Ave 19124-3926 Frankford 2,576 Sq. Ft. OPA#232465500 Improvements: Str/off+apt 3 Sty Masonry ABHIGYAN SINGH C.P. September Term, 2018 No. 03021 \$119,863.89 Hladik, Onorato, & Federman, LLP</p>		
<p>1910-467 7731 Overbrook Ave 19151 34th wd. 1,776 Sq. Ft. BRT#343262100 Improvements: Commercial Real Estate KGCC PROPERTIES, LP C/O GREGORY PELLATHY, MANAGING MEMBER OF KGCC PROPERTIES GP, LLC, ITS GENERAL PARTNER C.P. April Term, 2019 No. 00760 \$132,442.80 Stern & Eisenberg PC</p>	<p>1910-478 3339 Princeton Ave 19149 55th wd. 1,778 Sq. Ft. OPA#551397400 Improvements: Residential SETH GOKI AND PATRICIA PIAZZA C.P. December Term, 2018 No. 03305 \$116,788.23 Jill M. Fein, Esquire</p>	<p>1910-493 127 W Godfrey Ave 19120 61st wd. 1,050 Sq. Ft. BRT#611286600 Improvements: Residential Dwelling DANA FLUELLEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHNNIE FLUELLEN, DECEASED C.P. February Term, 2016 No. 04790 \$81,503.44 Law Office of Gregory Javardian, LLC</p>	<p>1910-504 638 E Thayer St 19134 33rd wd. Land Area: 637 Sq. Ft.; Improvement Area: 784 Sq. Ft. OPA#331136900 Improvements: Row 2 Sty Masonry; Residential Property PIPER INVESTMENT GROUP, L.L.C. C.P. April Term, 2018 No. 01588 \$48,125.44 Ryan A. Gower & Joseph J. Lee</p>	
<p>1910-468 5326 Vine St 19139 44th wd. 1,470 Sq. Ft. BRT#441040200 Improvements: Residential BRENDA PITTS C.P. February Term, 2019 No. 00622 \$20,687.18 Stern & Eisenberg PC</p>	<p>1910-479 2326 Mercer St 19125-3625 31st wd. 738 Sq. Ft. OPA#312095600 Improvements: Single Family Residential Dwelling PATRICK J. MIRALLES C.P. December Term, 2018 No. 00938 \$198,746.87 Hladik, Onorato, & Federman, LLP</p>	<p>1910-496 6649 Algard St 19135 55th wd. 1,398 Sq. Ft. OPA#552373800 Improvements: Residential JOHN M. MOORE AND CAROL RICHARDSON C.P. March Term, 2018 No. 00767 \$149,623.47 Jill M. Fein, Esquire</p>		
<p>1910-469 1916 Evarts St 19152 35th wd. 4,125 Sq. Ft. BRT#562241500; PRCL#157 N 10-50 Improvements: Residential Dwelling JOSEPH WALDMAN AND HANNAH WALDMAN C.P. January Term, 2018 No. 02282 \$120,698.65 Powers, Kirm & Associates, LLC</p>	<p>1910-480 6243 N Broad St 19141-2007 49th wd. 2,706 Sq. Ft. OPA#493254100 Improvements: Residential Property GEORGE R. BATTLE C.P. June Term, 2018 No. 03323 \$76,505.52 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1910-497 5623 N Fairhill St 19120 61st wd. 1,569 Sq. Ft. OPA#612306100 Improvements: Residential Property NIAMBI TEKI BURTON C.P. July Term, 2018 No. 00236 \$122,593.97 Shapiro & DeNardo, LLC</p>		
<p>1910-470 1905-1907 Orthodox St 19124 23rd wd. Beginning Point: Situate on the Northeastwardly side of Orthodox Street (as shown on side Plan 40' wide) at the distance of 41" Southeastward from Southeastwardly side of Tackawanna St in Frankford OPA#871108700 Improvements: Det Off/str 2 Sty Masonry VERNA BARNES C.P. November Term, 2018 No. 03369 \$79,817.32 Patrick J. Wesner, Esquire</p>	<p>1910-481 6545 Walker St 19135 55th wd. 1,330 Sq. Ft. OPA#552331100 Improvements: Residential Property LAWRENCE BROWN C.P. July Term, 2011 No. 01640 \$169,411.18 KML Law Group, P.C.</p>			
<p>1910-471 863 Foulkrod St 19124 35th wd. 1,581 Sq. Ft. OPA#351080710 Improvements: Residential Property</p>	<p>1910-482 6846 Guyer Ave 19142 40th wd. 1,184 Sq. Ft. OPA#406330500 Improvements: Residential Property RUGUATU FANDAY C.P. January Term,</p>			

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>1910-516 6226 N 20th St 19138 17th wd. 1,600 Sq. Ft. BRT#172386000 Improvements: Residential SHENIA C. LEVERETTE C.P. November Term, 2018 No. 02178 \$144,473.54 Stern & Eisenberg PC</p> <p>1910-517 1226 N. 52nd St 19131 44th wd. 1,600 Sq. Ft. OPA#871400490 Improvements: Mixed Use (commercial/residential) FUNTIMES MAGAZINE, LLC C.P. August Term, 2014 No. 00007 \$115,006.60 Matthew A. Lipman, Esquire</p> <p>1910-518 3549 Tulip St 19134 45th wd. Land Area: 1,303 Sq. Ft.; Improvement Area: 754 Sq. Ft. OPA#451426900 Improvements: Residential Dwelling BRIAN GEIST; DIANE CONNELL; CHRISTINA M. GEIST C.P. September Term, 2017 No. 03208 \$61,441.56 RAS Citron, LLC, Robert Flacco, Esquire</p> <p>1910-519 750 Kentwood St 19116 58th wd. 2,849 Sq. Ft. OPA#582034200 Improvements: Residential Property DARREN M. PRICE SR. C.P. September Term, 2018 No. 02288 \$181,081.42 KML Law Group, P.C.</p> <p>1910-520 1832 Ashley St 19126 10th wd. 1,239 Sq. Ft. OPA#101358300 Improvements: Residential Property PETER G. GRAHAM C.P. February Term, 2019 No. 01348 \$95,709.59 KML Law Group, P.C.</p>	<p>1910-521 5135 N 10th St 19141 49th wd. 2,255 Sq. Ft. OPA#492165800 Improvements: Residential Property THE UNKNOWN HEIRS OF REGINALD JOSEPH A/K/A REGINALD L. JOSEPH, DECEASED, ARETHA JOSEPH, SOLELY IN HER CAPACITY AS HEIR OF REGINALD JOSEPH A/K/A REGINALD L. JOSEPH, DECEASED AND SHERRI JOSEPH, SOLELY IN HER CAPACITY AS HEIR OF REGINALD JOSEPH A/K/A REGINALD L. JOSEPH, DECEASED C.P. April Term, 2018 No. 01599 \$76,894.80 KML Law Group, P.C.</p> <p>1910-522 1170 E Upsal St 19150 10th wd. Land Area: 1,306 Sq. Ft.; Improvement Area: 1,024 Sq. Ft. OPA#102331800 Improvements: Residential Dwelling JANELLE ROBINSON, KNOWN HEIR OF MITCHEL ROBINSON; LYSA ROBINSON, KNOWN HEIR OF MITCHEL ROBINSON; MICHELLE ROBINSON, KNOWN HEIR OF MITCHEL ROBINSON; MITCHELL ROBINSON, KNOWN HEIR OF MITCHEL ROBINSON; PAMELA ROBINSON, KNOWN HEIR OF MITCHEL ROBINSON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MITCHEL ROBINSON C.P. January Term, 2018 No. 04149 \$105,146.20 RAS Citron, LLC, Robert Flacco, Esquire</p> <p>1910-523 183 W Wilt St 19122 19th wd. 560 Sq. Ft. OPA#183038400 Improvements: Residential Property</p>	<p>WILSON SANTIAGO C.P. October Term, 2018 No. 01192 \$72,809.94 KML Law Group, P.C.</p> <p>1910-524 6639 Erdrick St 19135 55th wd. 1,303 Sq. Ft. OPA#552277300 Improvements: Residential Property JOSHUA L. DICUPE AND CORRINE N DICUPE C.P. March Term, 2018 No. 00143 \$137,871.11 KML Law Group, P.C.</p> <p>1910-525A 1629 S 25th St 19145 36th wd. 1,755 Sq. Ft. OPA#882969505 Improvements: Auto Repair Masonry JR HAULING CO. INC., C/O MICHAEL V. LASCALA C.P. September Term, 2006 No. 1238 \$1,250,000.00 Matthew A. Lipman, Esquire</p> <p>1910-525B 2350 S Woodstock 19145 28th wd. 1,036 Sq. Ft. OPA#262175200 Improvements: Row 2 Sty Masonry MICHAEL V. LASCALA AND VINCENT LASCALA, JR. C.P. September Term, 2006 No. 1238 \$1,250,000.00 Matthew A. Lipman, Esquire</p> <p>1910-526A 8036 Fairview St 19136-2202 64th wd. 1,850 Sq. Ft. OPA#642013400 Improvements: Residential Property MICHAEL FARRELL; REGINA ANN FARRELL A/K/A REGINA FARRELL; LORETTA P. FARRELL C.P. July Term, 2014 No. 04007 \$229,288.32 Phelan Hallinan Diamond & Jones, LLP</p>	<p>1910-526B 8040 Fairview St 19136-2202 64th wd. 1,850 Sq. Ft. OPA#642013500 Improvements: Residential Property MICHAEL FARRELL; REGINA ANN FARRELL A/K/A REGINA FARRELL; LORETTA P. FARRELL C.P. July Term, 2014 No. 04007 \$229,288.32 Phelan Hallinan Diamond & Jones, LLP</p> <p>1910-527 1631 E. McPherson St a/k/a 1631 McPherson St 19150 50th wd. 2,901 Sq. Ft.(land area); 1,400 Sq. Ft.(improvement area) BRT#501499700 Subject to Mortgage Improvements: Apt 2-4 Units 2 Sty Mason JOHN EDWARD LEE C.P. March Term, 2019 No. 01716 \$117,178.72 Michelle Pierro, Esquire</p> <p>1910-528A 4007 Lancaster Ave 19104 6th wd. 1,617 Sq. Ft. BRT#774211010 Improvements: Hse Worship All 1 Sty Mas RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC</p> <p>1910-528B 4009-4011 Lancaster Ave 19104 6th wd. 2,288 Sq. Ft.(4009-4011) BRT#774212010 Improvements: Hse Worship All 1 Sty Mas RASHEED J. LEWIS AND GWENDOLYN LEWIS C.P. October Term, 2014 No. 03042 \$319,177.03 Milstead & Associates, LLC</p> <p>1910-529 300 W Chelten Ave 19144 12th wd. STR/OFF+APT 2 STY MASON; 7,845 Sq. Ft. BRT#871080200 Subject to Mortgage Improvements: Residential Dwelling</p>	<p>HWA SOON LEE AND KI WON LEE C.P. October Term, 2018 No. 0559 \$19,156.22 McCabe, Weisberg, & Conway, LLC</p> <p>1910-530 6431 Tulip St 19135 41st wd. SEMI/DET 2 STY MASONRY; 1,280 Sq. Ft. BRT#411448300 Improvements: Residential Dwelling JOSE D. PARRILLA C.P. November Term, 2018 No. 0016 \$6,143.66 McCabe, Weisberg, & Conway, LLC</p> <p>1910-531 3405-09 N 16th St 19140 11th wd. VACANT LAND COMMER; 9,506 Sq. Ft. BRT#871402535 Subject to Mortgage Improvements: Vacant Land V V CONSTRUCTORS C.P. March Term, 2018 No. 0113 \$2,935.17 McCabe, Weisberg, & Conway, LLC</p> <p>1910-532 333 Shawmont Ave, IG2 19128 4th wd. RES CONDO 3 STY MAS+OTH; 1058 Sq. Ft. BRT#888210654 Improvements: Residential Dwelling PAUL J. SULLIVAN C.P. October Term, 2018 No. 0546 \$6,340.58 McCabe, Weisberg, & Conway, LLC</p> <p>1910-533 163 W Godfrey Ave 19120 61st wd. ROW B/GAR 2 STY MASONRY; 1,350 Sq. Ft. BRT#611288400 Improvements: Residential Dwelling JEFFREY MERMELSTEIN AND PEDRO MIANGALA C.P. November Term, 2018 No. 0013 \$9,328.53 McCabe, Weisberg, & Conway, LLC</p>

The Legal Intelligencer

Wrongful Use of Civil Proceedings and Related Torts in Pennsylvania

George Bochetto, David P. Heim and John A. O’Connell — Bochetto & Lentz, P.C.

Robert S. Tintner — Fox Rothschild LLP



Wrongful Use of Civil Proceedings and Related Torts in Pennsylvania

Over the past decade or so, Pennsylvania has seen a significant (if not explosive) increase in lawsuits that, at their core, complain that some other lawsuit was “wrongful” or “abusive.”

Yet despite the dangerous waters in which litigators swim every day, and despite the fact that “wrongful use” cases have for centuries been debated in the courts, there are few, if any, resources available to provide a comprehensive review of the body of law upon which wrongful use litigation is built. *Wrongful Use of Civil Proceedings and Related Torts in Pennsylvania* is intended to provide that comprehensive review, compiled by author George Bochetto of Bochetto & Lentz, P.C. and his colleagues, based upon years of experience and a close study of the jurisprudence.

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