

Sheriff's Sale Notices for October 3, 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.

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, October 3, 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://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. **PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.**

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

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on October 3, 2017

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

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

EXPLANATION

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

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

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

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

SHERIFF'S SALE OF TUESDAY, OCTOBER 3, 2017

1701-589A-B

1075 Southampton Rd. - Premises A - 19116 58th wd. (formerly 35th wd.) 163,104 Sq Ft OPA#88-2-8884-00 Improvements: Amuse Priv Club Masonry Subject to Lease

1101 Southampton Rd. - Premises B - 19116 58th wd. (formerly 35th wd.) 778605 Sq Ft OPA#88-2-8885-00 Subject to Lease PHILADELPHIA QUARTETTE CLUB, DEFENDANT AND QUARTETT ESTATES, LP, ALLEGED REAL OWNER C.P. July Term, 2016 No. 002712 \$1,110,605.40 plus interest through the date of the sheriff's sale, plus costs William J. Levant, Esq.

1707-468

9001-9007 Crefeld St. 19118-3606 9th wd. 20,000 Sq. Ft BRT#092277200 Improvements: Residential Dwelling FRANCIS J. MARTIN, ANNA S. KAMSTRA, FRANCIS E. MARTIN, DECEASED AND MARY R. MARTIN, DECEASED C.P. December Term, 2011 No. 02112 \$635,153.08 Law Office of Gregory Javardian, LLC

1710-301

5920 N Leithgow St 19120 61st wd. 989 Sq. Ft. BRT#612355100 Improvements:

SHERIFF'S SALE

Residential Dwelling
FRANK PAIGE C.P. May Term, 2017 No. 01940 \$86,270.92 Udren Law Offices, P.C.

1710-302

3539 N Marvine St 19140 43rd wd. ROW 2 STY MASONRY; 1,282 Sq. Ft. BRT#432147100 Improvements: Residential Dwelling JAMES A. GOODJOINES, KNOWN SURVIVING HEIR OF ETHLYN GOODJOINES, CHARLES O. GOODJOINES, KNOWN SURVIVING HEIR OF OF ETHLYN GOODJOINES, UNKNOWN SURVIVING HEIRS OF ETHLYN GOODJOINES, RONALD H. GOODJOINES, KNOWN SURVIVING HEIR OF ETHLYN GOODJOINES, PATRICIA L. GOODJOINES, KNOWN SURVIVING HEIR OF ETHLYN GOODJOINES, MICHELLE J. GOODJOINES KNOWN SURVIVING HEIR OF OF ETHLYN GOODJOINES AND EARL GOODJOINES, KNOWN SURVIVING HEIR OF ETHLYN GOODJOINES C.P. February Term, 2016 No. 02157 \$51,635.11 McCabe, Weisberg, & Conway, P.C.

1710-303

8620 Williams Ave 19150 50th wd. 2,014 Sq. Ft. OPA#502255600 Improvements: Residential Property HERBERT GARRETT AND RANDI LAURA JAMISON C.P. October Term, 2016 No. 01623 \$49,002.54 KML Law Group, P.C.

1710-304

1324 Sigel St 19148 39th wd. 700 Sq. Ft. BRT#39-4568500; OPA#394568500 Improvements: Residential Dwelling CLEMENT H. COLEMAN C.P. January Term, 2017 No. 01198 \$133,933.14 Udren Law Offices, P.C.

1710-305

1620 Conlyn St 19141 17th wd. 1,760 Sq. Ft. OPA#171128200 Improvements: Residential Property LORETHA HOWARD C.P. October Term, 2015 No. 03177 \$103,523.33 KML Law Group, P.C.

1710-306

806 Jackson St 19148-3108 39th wd. 770 Sq. Ft. OPA#393320700 Improvements: Residential Property HAN KAO AND SAM OR C.P. August Term, 2016 No. 00845 \$24,025.38 KML Law Group, P.C.

1710-307

4217 O St 19124 33rd wd. 1,120 Sq. Ft. OPA#332552700 Improvements: Residential Property PEDRO ROMAN C.P. August Term, 2016 No. 01436 \$125,328.22 KML Law Group, P.C.

1710-308

1219 South St A a/k/a 1221-1229 South St, 1219A and Parking Space No. 53 19147 5th wd. Premises A: Land Area: 0 Sq. Ft. undivided interest in Common Elements (as defined in such Declaration) of 1/54th fractional interest; CONDOMINIUM; Premises B: Land Area: 0 Sq. Ft. undivided interest in the Common Elements (as defined by such Declaration) of 1/69th fractional interest; CONDOMINIUM BRT#888053175 Improvements: Residential Dwelling MICHAEL E. HERR A/K/A MICHAEL HERR C.P. December Term, 2016 No. 00539 \$130,467.18 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1710-309

5938 W Jefferson St 19151 34th wd. 1,788 Sq. Ft. OPA#342058500 Improvements: Residential Property GREGORY COOPER JR. C.P. January

SHERIFF'S SALE

Term, 2017 No. 00474 \$129,871.55
KML Law Group, P.C.

1710-310

6330 Oakland St 19149 54th wd. (formerly part of the 35th wd.) 1,378 Sq. Ft. OPA#541255100 Improvements: Residential Property DENISE TOOTLE C.P. April Term, 2015 No. 03105 \$144,021.66 KML Law Group, P.C.

1710-311

809 Delray St 19116 58th wd. 6,000 Sq. Ft. OPA#582221400 Improvements: Residential Property JILL DOOLEY FKA JILL BRENNAN AND RICHARD DOOLEY C.P. March Term, 2013 No. 00206 \$398,732.54 KML Law Group, P.C.

1710-312

6432 Limekiln Pike 19138 17th wd. 1,600 Sq. Ft. OPA#172318100 Improvements: Residential Property MICHAEL A. DUNN SOLELY IN HIS CAPACITY AS HEIR OF WILLIAM DUNN AND THE UNKNOWN HEIRS OF WILLIAM DUNN, DECEASED C.P. December Term, 2016 No. 03362 \$67,469.56 KML Law Group, P.C.

1710-313

2217 S Felton St 19142 40th wd. 1,200 Sq. Ft. OPA#401159700 Improvements: Residential Property ELLA F. BENNETT A/K/A ELLA BENNETT C.P. December Term, 2016 No. 03142 \$45,976.27 KML Law Group, P.C.

1710-315

1700 Yewdall St 19143-5430 40th wd. on the Southwest Side of Yewdall St. 3 ft. 0 in. Southeastwardly from Greenway Avenue; Front: 15 ft. 6 in Depth: 59 ft 0 in. BRT#514172000 WELLINGTON JOHN, DECEASED AND GLADYS MAINGOT JOHN, HIS WIFE, DECEASED C.P. February Term, 2016 No. 02948 \$19,205.81 Lois M. Vitti, Esquire

1710-316

136 W Ritner St a/k/a 136 Ritner St 19148 39th wd. 840 Sq. Ft. OPA#391130100 Improvements: Residential Property MARIA ELENA GRANDELLI AND GREGORY GRANDELLI C.P. January Term, 2017 No. 01552 \$159,427.80 KML Law Group, P.C.

1710-317

506 Oak Ln a/k/a 506 Oak Lane Ave 19126 61st wd. (formerly part of the 50th wd.) 26,062 Sq. Ft. OPA#611421800 Improvements: Residential Property JOYCE LEORA BRYANT-SNEED AND GARFIELD SNEED C.P. September Term, 2008 No. 02227 \$260,762.05 KML Law Group, P.C.

1710-318

1522 Overington St 19124 23rd wd. 1,697 Sq. Ft. OPA#232117500 Improvements: Residential Property ALLA KHEYFETS AND SERGEY OSTROVSKII C.P. October Term, 2014 No. 01262 \$78,342.32 Shapiro & DeNardo, LLC

1710-319

4855 C St 19120 42nd wd. 1,260 Sq. Ft. OPA#421374300 Improvements: Residential Property THE UNKNOWN HEIRS OF CLAIRE CAVEROW A/K/A CLAIRE VIOLET CAVEROW DECEASED AND MARTIN CAVEROW SOLELY IN HIS CAPACITY AS HEIR OF CLAIRE CAVEROW A/K/A CLAIRE VIOLET CAVEROW DECEASED C.P. January Term, 2017 No. 01467 \$76,819.50 KML Law Group, P.C.

SHERIFF'S SALE

1710-320

5612 Ridgewood St 19143 51st wd. 1,032 Sq. Ft. OPA#513252400 Improvements: Residential Property DANIELLE WRIGHT C.P. January Term, 2017 No. 04106 \$43,696.01 Shapiro & DeNardo, LLC

1710-321

2940 Elbridge St 19149 55th wd. 1,271 Sq. Ft. OPA#551025500 Improvements: Residential Property MOHAMED SESAY AND SEBATU SHERIFF C.P. November Term, 2014 No. 02557 \$143,071.28 KML Law Group, P.C.

1710-322

1324-1326 E Passyunk Ave 19147 1st wd. Land: 4,341 Sq. Ft.; Improvement: 7,458 Sq. Ft. BRT#882965990 Improvements: Residential Real Estate WILLIAM DIDONATO, JR. C.P. April Term, 2017 No. 003961 \$470,044.73 Stern & Eisenberg PC

1710-323

2742 W Glenwood Ave 19121 32nd wd. 700 Sq. Ft. OPA#323050400 Improvements: Residential Property THE UNKNOWN HEIRS OF BARBARA EPPERSON DECEASED, TANYA BAKER A/K/A TANYA AIKENS SOLELY IN HER CAPACITY AS HEIR OF BARBARA EPPERSON DECEASED AND DARCELL JOHNSON SOLELY IN HIS CAPACITY AS HEIR OF BARBARA EPPERSON DECEASED C.P. January Term, 2017 No. 00306 \$134,418.84 KML Law Group, P.C.

1710-324

6531 Allman St 19142 40th wd. 1,238 Sq. Ft. OPA#403103200 Improvements: Residential Property RAVONE STOKES C.P. February Term, 2015 No. 02848 \$63,193.51 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1710-325

1721 Dallas Rd 19126 10th wd. 1,344 Sq. Ft. OPA#101289600 Improvements: Residential Property AMIR WILLIAMS; NAFEESA ABDUL MALIK A/K/A NAFEESA A. MALIK A/K/A NAFEESA MALIK C.P. December Term, 2015 No. 01254 \$156,750.54 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1710-326

1917 S 65th St 19142 40th wd. 1,120 Sq. Ft. BRT#401202800 Improvements: Residential Real Estate BEATRICE N. ADIGWE A/K/A BEATRICE N. ADIGWE C.P. June Term, 2016 No. 00243 \$79,857.18 Stern & Eisenberg PC

1710-327

1335 E Passyunk Ave 19147 1st wd. Land: 1,710 Sq. Ft.; Improvement: 3,045 Sq. Ft. BRT#882968080 Improvements: Residential Real Estate WILLIAM DIDONATO, JR. C.P. April Term, 2017 No. 003959 \$194,435.20 Stern & Eisenberg PC

1710-328

338 E. Albanus St 19120-3506 42nd wd. 1,125 Sq. Ft. BRT#421148900 Improvements: Row B/gar 2 Sty Masonry WILLIAM HARRIS A/K/A WILLIAM HARRIS C.P. September Term, 2012 No. 02739 \$126,159.41 Milstead & Associates, LLC

1710-330

4645 Weymouth St 19120-4619 42nd wd. 800 Sq. Ft. OPA#421594200 Improvements: Residential Property DAWN BEATTIE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF ELAINE SCHACHTER; JOHN C. BEATTIE, IN HIS CAPACITY

SHERIFF'S SALE

AS HEIR OF ELAINE SCHACHTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELAINE SCHACHTER, DECEASED C.P. October Term, 2016 No. 04602 \$47,140.65 Phelan Hallinan Diamond & Jones, LLP

1710-331

230 W School House Ln 19144-3927 12th wd. 4,042 Sq. Ft. OPA#124069400 Improvements: Residential Property JEFFREY C. COLLINS C.P. April Term, 2016 No. 02282 \$122,049.75 Phelan Hallinan Diamond & Jones, LLP

1710-332

11773 Dimarco Dr 19154-3716 66th wd. 1,528 Sq. Ft. OPA#662249500 Improvements: Residential Property BRYAN E. KENTNER A/K/A BRYAN KENTNER AND CAROL P. KENTNER A/K/A CAROL KENTNER C.P. May Term, 2014 No. 01011 \$111,859.57 Phelan Hallinan Diamond & Jones, LLP

1710-333

5801 Christian St 19143 3rd wd. 1,360 Sq. Ft. OPA#03-3-0472-00 Improvements: Row House FAIRFAX INVESTMENT COMPANY, LLC C.P. June Term, 2015 No. 001617 \$110,286.07 Craig H. Fox, Esq

1710-334

410 Livezey St 19128 21st wd. 7,233 Sq. Ft. OPA#212342430 Improvements: Residential Property PATRICK T. TRAINOR A/K/A PATRICK TRAINOR C.P. December Term, 2016 No. 01291 \$277,225.15 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1710-335

1341 Tyson Ave 19111 53rd wd. 5,500 Sq. Ft. OPA#532240400 Improvements: Residential Property NICHOLAS TRUBISKY C.P. January Term, 2015 No. 02649 \$85,962.74 KML Law Group, P.C.

1710-336

9199 Ryerson Rd 19114 57th wd. Land: 2,790 Sq. Ft.; Improvement: 1,760 Sq. Ft.; Total: 4,550 Sq. Ft. OPA#572197250 Improvements: Residential Property ERNEST O. TANO H C.P. April Term, 2016 No. 00356 \$209,509.17 Richard M. Squire & Associates, LLC

1710-337

849 N 13th St 19123-1822 14th wd. 1,260 Sq. Ft. OPA#141193610 Improvements: Residential Property ARMINTER MCLAUGHLIN A/K/A ARMINTER TOW A/K/A ARMINTER YOW C.P. September Term, 2014 No. 01534 \$35,280.89 Phelan Hallinan Diamond & Jones, LLP

1710-338

912 Knorr St 19111 53rd wd. 5,388 Sq. Ft. OPA#532116700 Improvements: Residential Property GERALDINE P. MORSE; UNITED STATES OF AMERICA C.P. July Term, 2014 No. 00780 \$94,488.72 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1710-339

6158 N 4th St 19120-1440 61st wd. 1,226 Sq. Ft. OPA#611069700 Improvements: Residential Property PING CAO AND EDWARD CAO C.P. December Term, 2016 No. 01573 \$75,804.24 Phelan Hallinan Diamond & Jones, LLP

1710-340

2323-25 Mifflin St 19145 48th wd. 1,612 Sq. Ft. OPA#882006830 Improvements: Residential Property SHIRLRICK CORP, A PENNSYLVANIA CORPORATION AND MITCHELL EPPS JR A/K/A MITCHELL EPPS C.P. March Term, 2016 No. 01736 \$239,963.51 KML Law Group, P.C.

1710-341

7448 Rhoads St 19151 34th wd. ROW B/GAR 2 STY MASONRY; 1,446 Sq. Ft. BRT#343155400 Improvements: Residential Dwelling CHITRA SETHURAMAN C.P. Decem-

SHERIFF'S SALE

ber Term, 2016 No. 02380 \$127,752.13 McCabe, Weisberg, & Conway, P.C.

1710-342

10210 Albemarle Ln 19114 66th wd. 2,337 Sq. Ft. OPA#66-1-0620-00 Improvements: Single Family Row Home CHRISTINA M. HAFTEL C.P. August Term, 2016 No. 002311 \$76,312.90 Craig H. Fox, Esq

1710-343

5509 Blakemore St 19138 12th wd. 1,010 Sq. Ft. OPA#122280800 Improvements: Residential Property CHRISTOPHER FRENCH (DECEASED); THE UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF CHRISTOPHER FRENCH C.P. November Term, 2015 No. 03336 \$29,848.50 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1710-344

7142 Walker St 19135 41st wd. 1,283 Sq. Ft. OPA#412269200 Improvements: Residential Property JOHN D. URBACH; MELISSA URBACH HERB C.P. September Term, 2013 No. 00014 \$136,731.21 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1710-345

7944 Fayette St 19150 50th wd. 1,603 Sq. Ft. OPA#502284500 Subject to Mortgage Improvements: Residential Property THE UNKNOWN HEIRS OF THE ESTATE OF MARION FREEMAN, DECEASED, BRIAN FREEMAN, SOLELY IN HIS CAPACITY AS HEIR OF MARION FREEMAN, DECEASED, JARETT FREEMAN, SOLELY IN HIS CAPACITY AS HEIR OF MARION FREEMAN, DECEASED AND RANDY FREEMAN SOLELY IN HIS CAPACITY AS HEIR OF MARION FREEMAN, DECEASED C.P. December Term, 2013 No. 00836 \$183,225.06 KML Law Group, P.C.

1710-346

2100 Carpenter St 19146 30th wd. ROW CONV/APT 3 STY MASON; 2,544 Sq. Ft. BRT#302228600 Improvements: Residential Dwelling ANTHONY BAYLOCK C.P. June Term, 2016 No. 00506 \$454,022.45 McCabe, Weisberg, & Conway, P.C.

1710-348

433 E Mount Airy Ave 19119 9th wd. 5,156 Sq. Ft. OPA#091003800 Improvements: Residential Property BRENDA THOMAS C.P. December Term, 2016 No. 02227 \$289,709.23 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1710-349

1022 Foster St 19116 58th wd. 1,602 Sq. Ft. BRT#582164500 Improvements: Residential Real Estate SERGEY ZHERLITSIN A/K/A GEORGE SERGEY ADAMS AND LYUBOV ZHERLITSINA A/K/A ANNA LOVE ADAMS C.P. August Term, 2016 No. 00844 \$204,124.32 Stern & Eisenberg PC

1710-350

7820 Fayette St 19150 50th wd. Land: 1,757 Sq. Ft.; Improvement: 1,090 Sq. Ft.; Total: 2,847 Sq. Ft. OPA#501023000 Improvements: Residential Property MIKAL MOORE A/K/A MIKAL H. MOORE C.P. October Term, 2016 No. 04940 \$84,449.06 Richard M. Squire & Associates, LLC

1710-351

713A S 18th St 19146 30th wd. 1,228 Sq. Ft. OPA#301351009 Improvements: Residential Property STEPHEN A. YATES C.P. November Term, 2016 No. 03197 \$102,623.84 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1710-352

5964 Newtown Ave 19120 35th wd. 2,195 Sq. Ft. OPA#35-2-2042-00 Subject to Mortgage Improvements: Single Family Row Home PATRICIA CLOMAN, DECEASED C.P. October Term, 2016 No. 002774 \$28,934.14 Craig H. Fox, Esq

1710-353

5907 Jackson St 19135 41st wd. 1,026

SHERIFF'S SALE

Sq. Ft. OPA#411193000 Improvements: Residential Property ANIBAL FIGUEROA C.P. January Term, 2017 No. 00600 \$49,199.63 Phelan Hallinan Diamond & Jones, LLP

1710-354

7341 Malvern Ave 19151-2210 34th wd. 1,120 Sq. Ft. OPA#344090000 Improvements: Residential Property MICHAEL RICHARDSON C.P. May Term, 2015 No. 00712 \$161,918.54 Phelan Hallinan Diamond & Jones, LLP

1710-355

4928 Hawthorne St 19124-2728 23rd wd. 1,230 Sq. Ft. OPA#232287900 Improvements: Residential Property ALDRIDK GESSA C.P. January Term, 2017 No. 00046 \$111,075.33 Phelan Hallinan Diamond & Jones, LLP

1710-356

2343 S Chadwick St 19145-4318 26th wd. 994 Sq. Ft. OPA#261316400 Improvements: Residential Property DAVID FACENDA C.P. January Term, 2017 No. 00767 \$150,995.61 Phelan Hallinan Diamond & Jones, LLP

1710-357

10857 Harrow Rd 19154 66th wd. 2,300 Sq. Ft. OPA#662074300 Improvements: Residential Property BEVYA LIVI, JOHN LIVI AND MARIO SCHILLACI C.P. August Term, 2016 No. 01454 \$263,048.99 KML Law Group, P.C.

1710-358

2555 S Robinson St 19142-3521 40th wd. 960 Sq. Ft. OPA#402087700 Improvements: Residential Property RAYMOND CASTER, IN HIS CAPACITY AS HEIR OF DARLETTE CASTER, DECEASED; TIFFANY A. CASTER IN HER CAPACITY AS HEIR OF DARLETTE CASTER, DECEASED; APRIL S. CASTER, IN HER CAPACITY AS HEIR OF DARLETTE CASTER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER DARLETTE CASTER, DECEASED; RANDALL AUSTIN, IN HIS CAPACITY AS HEIR OF DARLETTE CASTER, DECEASED C.P. November Term, 2016 No. 02789 \$69,101.12 Phelan Hallinan Diamond & Jones, LLP

1710-359

2261 N Van Pelt St 19132-4821 16th wd. 1,526 Sq. Ft. OPA#162191100 Improvements: Residential Property JENEL S. ODOM C.P. March Term, 2016 No. 02617 \$98,492.20 Phelan Hallinan Diamond & Jones, LLP

1710-360

8544 Summerdale Ave 19152-1142 56th wd. 1,066 Sq. Ft. OPA#562347200 Improvements: Residential Property KELLY A. FREER & SCOTT A. FREER A/K/A SCOTT FREER C.P. January Term, 2017 No. 00031 \$175,680.04 Phelan Hallinan Diamond & Jones, LLP

1710-361

2645 S Dewey St 19142-3519 40th wd. 960 Sq. Ft. OPA#402076500 Improvements: Residential Property MERCADES A. DADE, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RONALD DADE, JR.; CIANNIE DADE, IN HER CAPACITY AS HEIR OF THE ESTATE OF RONALD DADE, JR.; SHARON DANIELS, IN HER CAPACITY AS HEIR OF THE ESTATE OF RONALD DADE, JR.; RASHAN DADE, IN HIS CAPACITY AS HEIR OF THE ESTATE OF RONALD DADE, JR.; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RONALD DADE, JR, DECEASED C.P. June Term, 2016 No. 00350 \$29,961.59 Phelan Hallinan Diamond & Jones, LLP

1710-362

1318 Robbins St 19111-5822 53rd wd. 1,146 Sq. Ft. OPA#531040600 Improve-

SHERIFF'S SALE

ments: Residential Property ALICIA PAGAN C.P. June Term, 2016 No. 03339 \$118,169.02 Phelan Hallinan Diamond & Jones, LLP

1710-363

108 Hickory Hill Rd 19154-4306 66th wd. (formerly 58th wd.) 1,296 Sq. Ft. OPA#662308700 Improvements: Residential Property THOMAS J. HOLZER & ELEANOR E. HOLZER C.P. January Term, 2017 No. 00051 \$77,448.25 Phelan Hallinan Diamond & Jones, LLP

1710-364

205 Hermit St 19128-5222 21st wd. 1,095 Sq. Ft. OPA#211019100 Improvements: Residential Property ADAM C. KINYON C.P. January Term, 2017 No. 00762 \$171,578.46 Phelan Hallinan Diamond & Jones, LLP

1710-365

6238 N Gratz St 19141-1422 17th wd. 1,024 Sq. Ft. OPA#172296000 Improvements: Residential Property ADINA WILLIAMS-JONES C.P. October Term, 2016 No. 01520 \$76,217.90 Phelan Hallinan Diamond & Jones, LLP

1710-366

770 Smylie Rd 19124 35th wd. 1,434 Sq. Ft. OPA#351000800 Improvements: Residential Property JENNIFER SUSAN VAN DYKE C.P. January Term, 2015 No. 02461 \$39,225.33 KML Law Group, P.C.

1710-367

314 N. 12th St; Unit 903 19107 5th wd. 730 Sq. Ft. OPA#888057602 Improvements: Residential Condominium Unit RACHAEL BALLALI C.P. February Term, 2015 No. 00635 \$9,385.93 Elliot H. Berton, Esquire-Benjamin F. Dill, Esquire

1710-368

2023 E Westmoreland St 19134 45th wd. 806 Sq. Ft. OPA#452040600 Improvements: Residential Property ANDREA ROBINSON C.P. December Term, 2016 No. 00691 \$28,781.78 KML Law Group, P.C.

1710-369

7324 Drexel Rd 19151 34th wd. 1,476 Sq. Ft. OPA#344143900 Improvements: Residential Property BARBARA J. JONES C.P. September Term, 2014 No. 00725 \$122,102.44 KML Law Group, P.C.

1710-370

5744 Pemberton St 19143 46th wd. 900 Sq. Ft. OPA#463072300 Improvements: Residential Property ELIZA A. MOORE C.P. January Term, 2017 No. 00481 \$58,656.47 KML Law Group, P.C.

1710-371

3015 Hale St 19149 55th wd. 1,056 Sq. Ft. OPA#551000175 Improvements: Residential Property RACHEL J. LEVA C.P. September Term, 2016 No. 03020 \$83,111.62 KML Law Group, P.C.

1710-372

624 E Ontario St 19134 33rd wd. 863 Sq. Ft. OPA#331154100 Improvements: Residential Property THE UNKNOWN HEIRS OF DELIA I. FELIPA DECEASED AND MARIA GOMEZ SOLELY IN HER CAPACITY AS HEIR OF DELIA I. FELIPA DECEASED C.P. September Term, 2016 No. 00302 \$36,145.98 KML Law Group, P.C.

1710-373

5129 Oakland St 19124 62nd wd. 1,854 Sq. Ft. OPA#621398900 Improvements: Residential Property GEORGE HAMPTON C.P. January Term, 2017 No. 03727 \$39,787.51 KML Law Group, P.C.

1710-374

2062 E Venango St 19134 45th wd. 1,204 Sq. Ft. OPA#452147600 Improvements: Residential Property DAVIDA ANN WYCHE-DAVIS, A/K/A DAVIDA WYCHE-DAVIS, A/K/A DAVIDA WYCHE, AS ADMINISTRATRIX TO THE ESTATE OF DAVID WYCHE; UNKNOWN HEIRS AND/OR ADMINIS-

SHERIFF'S SALE

TRATORS OF THE ESTATE OF DAVID WYCHE C.P. May Term, 2016 No. 02249 \$56,143.87 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1710-375

1300 Pennington Rd 19151 34th wd. 2,399 Sq. Ft. OPA#343324700 Improvements: Residential Property CHRISTEN O. HAUGHTON C.P. March Term, 2017 No. 02719 \$146,342.96 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1710-376

2250 Bonsall St a/k/a 2250 S Bonsall St 19145 48th wd. 1,120 Sq. Ft. OPA#482289300 Improvements: Residential Property TRINH TRAN C.P. March Term, 2014 No. 05735 \$30,919.35 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1710-377

5822 Fernwood St 19143 3rd wd. ROW B/GAR 2 STY MASONRY; 1,280 Sq. Ft. BRT#034036000 Subject to Mortgage Improvements: Residential Dwelling JEANNINE ROBINSON AND STANLEY E. ROBINSON, JR C.P. August Term, 2016 No. 00754 \$55,468.82 McCabe, Weisberg, & Conway, P.C.

1710-378

5247 N Howard St 19120 42nd wd. 1,242 Sq. Ft. OPA#42-2-333000 Improvements: Residential Property SOM NOEUN C.P. November Term, 2016 No. 03128 \$80,785.58 Shapiro & DeNardo, LLC

1710-379

8850 Bradford St 19115 56th wd. 4,111 Sq. Ft. OPA#562451600 Improvements: Residential Property SHELDON S. RAMCHARITAR AND RENA RAMCHARITAR C.P. May Term, 2016 No. 04071 \$141,223.40 Shapiro & DeNardo, LLC

1710-380

3642 N Percy St 19140 43rd wd. 1,174 Sq. Ft. OPA#432121800 Improvements: Residential Property JASON COLON C.P. September Term, 2016 No. 02217 \$42,256.31 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1710-381

9720 Portis Rd 19115 58th wd. Land: 6,438 Sq. Ft.; Improvement: 1,614 Sq. Ft.; Total: 8,052 Sq. Ft. OPA#581207400 Improvements: Residential Property JEFFREY HOWARD AND SAMANTHA HOWARD C.P. February Term, 2016 No. 00881 \$406,683.03 Richard M. Squire & Associates, LLC

1710-382

3554 Grant Ave 19114 57th wd. 2,916 Sq. Ft. OPA#572181600 Improvements: Residential Property MARK J. COYLE; KATHRYN M. COYLE C.P. May Term, 2016 No. 03095 \$238,687.45 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1710-383

7624 Burholme Ave 19111-2411 63rd wd. (formerly 35th wd.) 1,176 Sq. Ft. OPA#631009800 Improvements: Residential Property GAIL KINGMAN JONES C.P. January Term, 2015 No. 00159 \$245,653.18 Phelan Hallinan Diamond & Jones, LLP

1710-385

6415 N 10th St 19126 49th wd. 4,875 Sq. Ft. BRT#492177100 Improvements: Residential Dwelling RONALD CRAWFORD, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR AT LAW OF THE ESTATE OF ELAINE HOLLOWAY A/K/A ELAINE N. WRIGHT-HOLLOWAY, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELAINE HOLLOWAY A/K/A ELAINE N. WRIGHT-HOLLOWAY, DECEASED C.P. November Term, 2014 No. 00512 \$114,988.81 Martha E. Von

SHERIFF'S SALE

Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1710-386

4520 N Uber St #A&B 19140-1010 13th wd. 1,351 Sq. Ft. BRT#132224600 Improvements: Residential Dwelling EUNICE LEE JONES A/K/A EUNICE EVANS C.P. August Term, 2016 No. 00159 \$94,420.37 Powers, Kim & Associates, LLC

1710-387

5500 Litchfield St 19143 51st wd. 1,439.37 Sq. Ft. BRT#513296900; PRCL#026S240188 Improvements: Residential Dwelling WILLIE NEAL AND CLARA H NEAL C.P. October Term, 2014 No. 02235 \$72,732.75 Powers, Kim & Associates, LLC

1710-388

4536 N Uber St 19140-1010 13th wd. 1,348 Sq. Ft. BRT#132225400 Improvements: Residential Real Estate EDWARD L. MORRIS C.P. July Term, 2016 No. 00552 \$35,444.57 Stern & Eisenberg PC

1710-389

5943 Malta St 19120 35th wd. 960 Sq. Ft. BRT#352285700 Improvements: Residential Real Estate TAWANA N. ROSS A/K/A TAWANA ROSS C.P. October Term, 2016 No. 03830 \$53,455.70 Stern & Eisenberg PC

1710-390

1709 S 2nd St 19148-1907 1st wd. 1,782 Sq. Ft. OPA#011202300 Improvements: Residential Property RICHARD A. BECK, SR. & ROBERT W. MURRAY, SR C.P. March Term, 2016 No. 02618 \$153,792.32 Phelan Hallinan Diamond & Jones, LLP

1710-391

129 W Queen Ln 19144 12th wd. 2,966 Sq. Ft. OPA#124001700 Improvements: Residential Property SIDNEY O. BRUNSON, ADMINISTRATOR OF THE ESTATE OF NORMAN BRUNSON, DECEASED C.P. February Term, 2016 No. 01267 \$141,073.86 Shapiro & DeNardo, LLC

1710-392

4412 Teesdale St 19136 41st wd. 1,520 Sq. Ft. OPA#412091300 Improvements: Residential Property REYNALDO R. LOPEZ ESTEVEZ AND CAROLINA HERRERA C.P. September Term, 2016 No. 03286 \$135,755.35 Shapiro & DeNardo, LLC

1710-393

98 Sparks St 19120-1925 61st wd. 1,224 Sq. Ft. OPA#611258800 Improvements: Residential Property JAMES D. BELL C.P. December Term, 2016 No. 00013 \$84,469.27 Phelan Hallinan Diamond & Jones, LLP

1710-394

3404 Disston St 19149-2010 55th wd. 1,330 Sq. Ft. OPA#551301600 Improvements: Residential Property DEEETT EGRIE & JASON EGRIE C.P. October Term, 2016 No. 01739 \$119,769.65 Phelan Hallinan Diamond & Jones, LLP

1710-395

241 E Indiana Ave 19134 7th wd. 1,080 Sq. Ft. OPA#071244000 Improvements: Residential Property EUGENIO PERDOMO C.P. February Term, 2017 No. 03047 \$44,573.53 Shapiro & DeNardo, LLC

1710-396

4458 Livingston St 19137-1622 45th wd. 1,032 Sq. Ft. OPA#453185600 Improvements: Residential Property ANTHONY P. DEMPSEY A/K/A ANTHONY DEMPSEY C.P. November Term, 2016 No. 02648 \$52,625.07 Phelan Hallinan Diamond & Jones, LLP

1710-397

7425 Lawndale Ave 19111-3628 56th wd. 1,344 Sq. Ft. OPA#561031300 Improvements: Residential Property JOSEPH A SEITZ, III & MICHELE KLIMAS C.P. November Term, 2016 No. 02975 \$128,125.10 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1710-398

5331 Rising Sun Ave 19120 42nd wd. 4,083 Sq. Ft. OPA#421270000 Improvements: Residential Property CARL JOHNSON C.P. April Term, 2017 No. 00321 \$130,539.07 Shapiro & DeNardo, LLC

1710-399

6557 Walnut Park Dr a/k/a 6557 W Walnut Park Dr 19120-1031 61st wd. 1,120 Sq. Ft. OPA#611031700 Improvements: Residential Property ERIC N. LOGAN, INDIVIDUALLY AND IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF SHIRLEY HILL A/K/A SHIRLEY LOGAN A/K/A SHIRLEY J. LOGAN; ERIC N. LOGAN, JR, IN HIS CAPACITY AS HEIR OF THE ESTATE OF SHIRLEY HILL A/K/A SHIRLEY LOGAN A/K/A SHIRLEY J. LOGAN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHIRLEY HILL A/K/A SHIRLEY LOGAN A/K/A SHIRLEY J. LOGAN, DECEASED C.P. August Term, 2016 No. 04439 \$24,879.00 Phelan Hallinan Diamond & Jones, LLP

1710-400

324 E Hortter St 19119-2045 22nd wd. 1,850 Sq. Ft. BRT#221168900 Improvements: Row B/gar 2 Sty Masonry FLORINE MCILWAIN, JAMES MCILWAIN AND DARRYL MCILWAIN C.P. July Term, 2015 No. 00548 \$169,328.73 Milstead & Associates, LLC

1710-401

1702 S 54th St 19143-5414 40th wd. 900 Sq. Ft. BRT#514157200 Improvements: Row 2 Sty Masonry THOMAS SPENCER, DECEASED AND GRACE SPENCER, DECEASED C.P. June Term, 2015 No. 02390 \$34,533.01 Milstead & Associates, LLC

1710-402

528 W Fisher Ave 19120-2722 49th wd. 1,054 Sq. Ft. BRT#492038100 Improvements: Row 2 Sty Masonry FRED E. RONEY AND MARY ANN RONEY C.P. March Term, 2017 No. 02982 \$82,563.88 Milstead & Associates, LLC

1710-403

3216 N Dover St 19129 38th wd. 1,296 Sq. Ft. OPA#381276100 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER SHERLOCK G. MANN, DECEASED AND SANDRA THOMAS, KNOWN HEIR OF THE ESTATE OF SHERLOCK G. MANN, DECEASED C.P. January Term, 2017 No. 03734 \$20,719.01 Shapiro & DeNardo, LLC

1710-404

3848 J St 19124 33rd wd. 1,320 Sq. Ft. OPA#332225600 Improvements: Residential Property KAREN C. NEALON C.P. January Term, 2017 No. 02639 \$71,680.25 Shapiro & DeNardo, LLC

1710-405

3019 Holme Ave 19136 57th wd. 1,610 Sq. Ft. OPA#572030100 Improvements: Residential Property ALEXIS RIVERA C.P. April Term, 2016 No. 01619 \$173,740.41 Shapiro & DeNardo, LLC

1710-406

1528 Hellerman St 19149-2825 54th wd. 1,714 Sq. Ft. BRT#143N9-378; BRT#54-1-121300 Improvements: Residential Dwelling RENEE FRASER AND KEITH DOYLE C.P. December Term, 2015 No. 01370 \$146,021.73 Powers, Kim & Associates, LLC

1710-407

447 W Wingohocking St 19140-1536 42nd wd. 1,015 Sq. Ft. BRT#422005700; PRCL#121-N22-0012 Improvements: Residential Dwelling MILAGROS PEREZ C.P. January Term, 2016 No. 01347 \$53,564.92 Powers, Kim & Associates, LLC

SHERIFF'S SALE

1710-408

147 Harvey St 19144-2721 59th wd. 5,503 Sq. Ft. BRT#593054600 Improvements: S/d Conv Apt 3 Sty Mason IDRIS ABDUS-SABER C.P. March Term, 2015 No. 01131 \$321,632.68 Milstead & Associates, LLC

1710-409

2135 N 18th St 19121-1626 32nd wd. 1,171 Sq. Ft. (land area); 1,896 Sq. Ft. (improvement area) BRT#321222200 Subject to Mortgage Subject to Rent NAJEEB SHEIKH A/K/A NAJEEB H. SHEIKH-YOUSEF C.P. October Term, 2016 No. 02380 \$172,231.24 Steven E. Angstreich, Esquire; Lauren N. Schwimmer, Esquire; Weir & Partners, LLP

1710-410

4235 N Darien St 19140 43rd wd. ROW 2 STY MASONRY; 1,038 Sq. Ft. BRT#433375700 Improvements: Residential Dwelling MARYANN EWERTH C.P. July Term, 2016 No. 01893 \$27,382.73 McCabe, Weisberg, & Conway, P.C.

1710-411

7005-7007 McCallum St 19119 22nd wd. (formerly part of 32nd wd.) APT 2-4 UNITS 2 STY STONE; 5,352 Sq. Ft. BRT#223231400 Improvements: Residential Dwelling RHONDA ALEXANDER C.P. May Term, 2013 No. 00233 \$372,321.37 McCabe, Weisberg, & Conway, P.C.

1710-412

1435 Levick St 19149 54th wd. ROW B/GAR 2 STY MASONRY; 1,396 Sq. Ft. BRT#541101600 Improvements: Residential Dwelling TODD S. COHEN, KNOWN SURVIVING HEIR OF SYMA COHEN AND UNKNOWN SURVIVING HEIRS OF SYMA COHEN C.P. August Term, 2016 No. 02434 \$117,696.51 McCabe, Weisberg, & Conway, P.C.

1710-413

9242 Old Newton Rd 19115 56th wd. S/B W/B GAR 1 STY MASONRY; 1,400 Sq. Ft. BRT#562441105 Improvements: Residential Dwelling ANTHONY R. SCOTT AND CAROL D. SCOTT C.P. May Term, 2016 No. 02858 \$142,979.35 McCabe, Weisberg, & Conway, P.C.

1710-414

6139 Chancellor St 19139-3703 3rd wd. 964 Sq. Ft. BRT#031076500 Improvements: Residential Dwelling RYKEEM ALEXANDER C.P. November Term, 2016 No. 02447 \$30,119.25 Milstead & Associates, LLC

1710-415

6251 N 5th St 19120 61st wd. APT 2-4 UNITS 2STY MASONRY; 1,400 Sq. Ft. BRT#611092700 Improvements: Residential Dwelling GIA N. SCOTT C.P. July Term, 2011 No. 02970 \$161,620.35 McCabe, Weisberg, & Conway, P.C.

1710-416

1310-1312 N Broad St a/k/a 1310-12 N Broad St 19121-0000 47th wd. 5,400 Sq. Ft. BRT#882924256 Improvements: Amuse Hall Masonry DOWLING'S PALACE INC C.P. February Term, 2014 No. 01573 \$377,167.59 Milstead & Associates, LLC

1710-417

859 Brill St 19124 35th wd. Land: 1,068 Sq. Ft.; Improvement: 1,034 Sq. Ft. BRT#351183300 Improvements: Residential Real Estate CLODOMIRO CENTENO AND KELLY CHRISTINE CENTENO C.P. October Term, 2016 No. 004263 \$67,750.03 Stern & Eisenberg PC

1710-418

2417 N 23rd St 19132 16th wd. 1,016 Sq. Ft. BRT#162223200 Improvements: Residential Real Estate MARLA WINDER-BURKE, ADMINISTRATRIX OF THE ESTATE OF JUANITA HIGHSMITH C.P. August Term, 2015 No. 00420 \$27,557.91 Stern & Eisenberg PC

1710-419

1238 N Leithgow St 19122 18th wd. 1,716

SHERIFF'S SALE

Sq. Ft. BRT#182238700 Improvements: Residential Real Estate THE UNKNOWN HIERS, EXECUTORS, ADMINISTRATORS AND DEVISEES OF THE ESTATE OF CATHERINE HOOD, DECEASED AND LEANE HOOD A/K/A LEANE ALLEN SOLELY AS KNOWN HEIR TO THE ESTATE OF CATHERINE HOOD C.P. October Term, 2016 No. 03667 \$346,277.56 Stern & Eisenberg PC

1710-420

6039 Washington Ave 19143-2321 46th wd. 2,428 Sq. Ft. BRT#033107800 Improvements: Semi/det 2 Sty Masonry NASIR TILLMAN AND TAMECA TILLMAN C.P. February Term, 2017 No. 06010 \$121,535.99 Milstead & Associates, LLC

1710-421

147 E Walnut Ln 19144 59th wd. 3,398 Sq. Ft. OPA#592072300 Improvements: Residential Property ADA BUTLER C.P. January Term, 2012 No. 00711 \$173,055.30 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1710-422

8317 Temple Rd 19150 50th wd. 1,170 Sq. Ft. BRT#501105800 Improvements: Residential Real Estate DEVONT ALLEN C.P. January Term, 2017 No. 02178 \$158,898.02 Stern & Eisenberg PC

1710-423

5023 Spruce St 19139 60th wd. 3,480 Sq. Ft. BRT#602102405 Improvements: Residential Real Estate SAMUEL F. QUARTEY C.P. May Term, 2017 No. 03917 \$143,331.59 Stern & Eisenberg PC

1710-424

5423 Akron St 19124 BRT#621438500 Improvements: Residential Dwelling DAVID PEREZ C.P. December Term, 2015 No. 01140 \$49,473.65 Robert W. Williams, Esquire

1710-425

417 W George St 19123-1433 5th wd. 513 Sq. Ft. BRT#057200400 Improvements: Row 3 Sty Masonry LUCIANO ROMAN C.P. June Term, 2015 No. 03805 \$280,960.54 Milstead & Associates, LLC

1710-427

34 N 58th St 19139 4th wd. 1,210 Sq. Ft. BRT#042090000 Improvements: Residential Dwelling ANTHONY CARDWELL C.P. May Term, 2017 No. 01934 \$34,505.59 Martha E. Von Rosenstiel, P.C., Martha E. Von Rosenstiel, Esquire, Heather Riloff, Esquire, Tyler J. Wilk, Esquire

1710-428

4326 Lawndale St 19124 33rd wd. 1,396 Sq. Ft. BRT#332266000; OPA#332266000 Improvements: Residential Dwelling ANGELITA CRUZ; HECTOR SANTIAGO C.P. January Term, 2017 No. 02419 \$95,641.91 Udren Law Offices, P.C.

1710-429

249 E Haines St 19144 59th wd. 1,703 Sq. Ft. BRT#59-2003400; OPA#592003400 Improvements: Residential Dwelling DOREEN DULDULAO, KNOWN HEIR OF JOHN SANSEVERINO; JEFFREY DULDULAO; ELEANOR COULSON KNOWN HEIR OF JOHN SANSEVERINO; ELEANOR M. SANSEVERINO, KNOWN HEIR OF JOHN SANSEVERINO AND MICHAEL SANSEVERINO; JENNIFER M. SANSEVERINO, KNOWN HEIR OF JOHN SANSEVERINO; KIM SANSEVERINO, KNOWN HEIR OF JOHN SANSEVERINO; LINDA LINDNER, KNOWN HEIR OF JOHN SANSEVERINO; NANCY MAZUREK, KNOWN HEIR OF JOHN SANSEVERINO; TERESA MC ENANEY, KNOWN HEIR OF JOHN SANSEVERINO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOHN SANSEVERINO; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTER-

SHERIFF'S SALE

EST FROM OR UNDER MICHAEL SANSEVERINO, KNOWN HEIR OF JOHN SANSEVERINO C.P. June Term, 2015 No. 03993 \$153,188.28 Udren Law Offices, P.C.

1710-430

1934 74th Ave 19138-0000 42nd wd. 1,138 Sq. Ft. BRT#101386400 Improvements: Row B/gar 2 Sty Masonry ETHEL O. BOYD A/K/A ETHEL WHITE LOWERY BOYD C.P. January Term, 2016 No. 00941 \$40,535.01 Milstead & Associates, LLC

1710-431

2874 Cedar St 19134-4230 25th wd. 965 Sq. Ft. BRT#251434400 Improvements: Row 2 Sty Masonry RAPHAEL COSTANZO, DECEASED C.P. May Term, 2016 No. 01734 \$25,528.65 Milstead & Associates, LLC

1710-432

421 Spruce St 19106-3706 5th wd. 2,040 Sq. Ft. BRT#051140800 Improvements: Row W/gar 3 Sty Masonry JEROME I ROSENSTOCK, FRAN ROSENSTOCK C.P. March Term, 2010 No. 00796 \$989,336.37 Milstead & Associates, LLC

1710-433

419 Dudley St 19148 39th wd. 676 Sq. Ft. BRT#39-2014800; OPA#392014800 Improvements: Residential Dwelling BARBARA J. GRANT, INDIVIDUALLY, AND AS KNOWN HEIR OR GERALD J. GRANT; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GERALD J. GRANT C.P. June Term, 2016 No. 01107 \$49,817.39 Udren Law Offices, P.C.

1710-434

4523 N Broad St 19140 49th wd. 1,064 Sq. Ft. BRT#49-1-5403-00; OPA#491540300 Improvements: Residential Dwelling DEBBIE MCELVEEN C.P. June Term, 2011 No. 00337 \$116,123.20 Udren Law Offices, P.C.

1710-435

4228 Hellerman St 19135 41st wd. 1,300 Sq. Ft. BRT#552107800; OPA#552107800 Improvements: Residential Dwelling ELISA YERO C.P. May Term, 2017 No. 03306 \$88,059.50 Udren Law Offices, P.C.

1710-436

5753 N Lambert St 19138 17th wd. (formerly the 49th and 42nd wds.) 1,000 Sq. Ft. OPA#172414000 Improvements: Residential Property THE UNKNOWN HEIRS OF EILEEN HOLMAN DECEASED, RHONDA HALL SOLELY IN HER CAPACITY AS HEIR OF EILEEN HOLMAN DECEASED AND SHAWN HALL SOLELY IN HIS CAPACITY AS HEIR OF EILEEN HOLMAN DECEASED C.P. January Term, 2017 No. 02353 \$77,815.34 KML Law Group, P.C.

1710-437

1834 S Conestoga St 19143 51st wd. ROW 2 STY MASONRY; 1,092 Sq. Ft. BRT#514192200 Improvements: Residential Dwelling TELITHA FRAZIER, KNOWN SURVIVING HEIR OF PHYLLIS N. FRAZIER-WARE A/K/A PHYLLIS WARE, ELIZABETH M. LOMAS, KNOWN SURVIVING HEIR OF PHYLLIS FRAZIER-WARE A/K/A PHYLLIS WARE, AUDRA E. FRAZIER, KNOWN SURVIVING HEIR OF PHYLLIS N. FRAZIER-WARE A/K/A PHYLLIS WARE AND UNKNOWN SURVIVING HEIRS OF PHYLLIS N. FRAZIER-WARE A/K/A PHYLLIS WARE C.P. October Term, 2016 No. 04194 \$36,588.31 McCabe, Weisberg, & Conway, P.C.

1710-438

1617 S Beulah St 19148 1st wd. 700 Sq. Ft. OPA#012182500 Improvements: Residential Property THE UNKNOWN HEIRS OF CHARLES MORROTTA, DECEASED, CHARLENE J. MANGINI SOLELY IN HER CAPACITY AS HEIR OF CHARLES MORROTTA, DECEASED, MARY T. SPADARO SOLELY IN HER CAPACITY AS

SHERIFF'S SALE

HEIR FO CHARLES MORROTTA, DECEASED, CHARLES F. MORROTTA, JR. SOLELY IN HIS CAPACITY AS HEIR OF CHARLES MORROTTA, DECEASED, MICHAEL MIGNOGNA, SR. SOLELY IN HIS CAPACITY AS HEIR OF CHARLES MORROTTA, DECEASED AND NUNZIO R. MORROTTA SOLELY IN HIS CAPACITY AS HEIR OF CHARLES MORROTTA, DECEASED C.P. October Term, 2016 No. 04950 \$254,880.70 KML Law Group, P.C.

1710-439

1431 E Lycoming Ave 19124-5363 33rd wd. 1,110 Sq. Ft. BRT#332064400 Improvements: Row B/gar 2 Sty Masonry WILLIAM DIAZ, WILMA DIAZ AND DIETRICK LEWIS C.P. December Term, 2016 No. 00643 \$106,818.51 Milstead & Associates, LLC

1710-440A

2634 S Berbro St 19153-0000 40th wd. Northwest side of Berbro St 273 ft Southeast of Buist Ave; Front: 15.9 ft; Depth: 64 ft OPA#404103700 Improvements: Row B/gar 2 Sty Masonry EMMA KIMAHN NGUYEN A/K/A KIM ANH THI NGUYEN A/K/A KIM ANH NGUYEN A/K/A EMMA K. NGUYEN, THAO THI NGUYEN, TRUNG Q. NGUYEN, AN QUOC NGUYEN AND NAM NGUYEN C.P. October Term, 2006 No. 04892 \$509,000.00 Denise A. Kuestner, Esquire

1710-440B

901 S 13th St 19147-3604 2nd wd. South side of Christian St; East side of 13th St; Front: 18 feet; Depth: 60 feet OPA#871504030 Improvements: Row W-off/str 3sty Masonry EMMA KIMAHN NGUYEN A/K/A KIM ANH THI NGUYEN A/K/A KIM ANH NGUYEN A/K/A EMMA KIM NGUYEN A/K/A EMMA K. NGUYEN, THAO THI NGUYEN, TRUNG Q. NGUYEN, AN QUOC NGUYEN AND NAM NGUYEN C.P. October Term, 2006 No. 04892 \$509,000.00 Denise A. Kuestner, Esquire

1710-441

2814 N 23rd St 19132 11th wd. (formerly part of the 38th wd.) 863 Sq. Ft. OPA#111373300 Improvements: Residential Property METRO J. JONES AS ADMINISTRATOR OF THE ESTATE OF SHIRLEY BATCHELOR, DECEASED C.P. June Term, 2017 No. 03165 \$49,995.11 KML Law Group, P.C.

1710-442

618 Gerritt St 19147 1st wd. 718 Sq. Ft. BRT#012036200; OPA#012036200 Improvements: Residential Dwelling ESTATE OF JAMES RIVERS, LINDELL RIVERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF JAMES RIVERS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JAMES RIVERS C.P. December Term, 2015 No. 01851 \$243,419.75 Udren Law Offices, P.C.

1710-443A

2631 S Lloyd St 19142-0000 40th wd. Northeast side of Lloyd St 242 ft Northwest of Dicks Ave; Front: 16 ft; Depth: 71 1/2 ft OPA#404014400 Improvements: Row 2 Sty Masonry EMMA KIMAHN NGUYEN A/K/A KIM ANH THI NGUYEN A/K/A KIM ANH NGUYEN A/K/A EMMA KIM NGUYEN A/K/A EMMA K. NGUYEN, THAO THI NGUYEN, TRUNG Q. NGUYEN, AN QUOC NGUYEN AND NAM NGUYEN C.P. October Term, 2006 No. 04892 \$509,000.00 Denise A. Kuestner, Esquire

1710-443B

5413 Osage Ave 19143-1412 60th wd. North side of Osage Ave 135 ft West of 54th St; Front: 15 ft; Depth: 63 ft BRT#603098300 Improvements: Row 2 Sty Masonry EMMA KIMAHN NGUYEN A/K/A KIM ANH THI NGUYEN A/K/A KIM ANH NGUYEN A/K/A EMMA KIM NGUYEN A/K/A EMMA K. NGUYEN, THAO THI NGUYEN, TRUNG Q. NGUYEN, AN QUOC NGUYEN AND NAM NGUYEN

SHERIFF'S SALE

EN C.P. October Term, 2006 No. 04892 \$509,000.00 Denise A. Kuestner, Esquire

1710-444

2031 S 67th St 19142 40th wd. 976 Sq. Ft. OPA#403044000 Improvements: Residential Property EMMANUEL ADE C.P. January Term, 2017 No. 02683 \$60,091.08 KML Law Group, P.C.

1710-445A

6408 Buist Ave 19142-3015 40th wd. Southeast side of Buist Ave 64 ft Southwest of 64th St; Front: 16 ft; Depth: 70 ft OPA#406255300 Improvements: Row B/gar 2 Sty Masonry EMMA KIMAHN NGUYEN A/K/A KIM ANH THI NGUYEN A/K/A KIM ANH NGUYEN A/K/A EMMA KIM NGUYEN A/K/A EMMA K. NGUYEN, THAO THI NGUYEN, TRUNG Q. NGUYEN, AN QUOC NGUYEN AND NAM NGUYEN C.P. October Term, 2006 No. 04892 \$509,000.00 Denise A. Kuestner, Esquire

1710-445B

6022 Lindbergh Blvd 19142-3428 40th wd. Southeast side of Lindbergh Blvd 215 1/4 ft Southwest of 60th St; Front: 15 3/4 ft; Depth: OPA#402278800 Improvements: Row B/gar 2 Sty Masonry EMMA KIMAHN NGUYEN A/K/A KIM ANH THI NGUYEN A/K/A KIM ANH NGUYEN A/K/A EMMA KIM NGUYEN A/K/A EMMA K. NGUYEN, THAO THI NGUYEN, TRUNG Q. NGUYEN, AN QUOC NGUYEN AND NAM NGUYEN C.P. October Term, 2006 No. 04892 \$509,000.00 Denise A. Kuestner, Esquire

1710-446

5910 Langdon St 19149 35th wd. 2,025 Sq. Ft. OPA#351384600 Improvements: Residential Property WANDA I. SOLIS C.P. November Term, 2015 No. 03585 \$106,152.73 KML Law Group, P.C.

1710-447

1339 N Frazier St 19131 34th wd. 1,640 Sq. Ft. BRT#043069900 Improvements: Residential Dwelling ESTATE OF ELSIE SAXON A/K/A ELSIE A. SAXON C/O ROBERT S. SAXON, ADMINISTRATOR; ROBERT S. SAXON, ADMINISTRATOR OF THE ESTATE OF ELSIE SAXON A/K/A ELSIE A. SAXON; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ELSIE SAXON A/K/A ELSIE A. SAXON C.P. February Term, 2016 No. 00629 \$151,721.16 Udren Law Offices, P.C.

1710-448

4117 Markland St 19124 33rd wd. 990 Sq. Ft. OPA#332500500 Improvements: Residential Property MATEO ROLON MARTINEZ C.P. December Term, 2013 No. 02945 \$72,179.68 KML Law Group, P.C.

1710-449

1634 S 28th St 19145-1202 36th wd. 918 Sq. Ft. BRT#364350300 Improvements: Row 2 Sty Masonry ACHANKENG S. FONGE A/K/A ACHANKENG FONGE C.P. January Term, 2017 No. 01302 \$91,579.26 Milstead & Associates, LLC

1710-450

2421 S Percy St 19148-3729 39th wd. 665 Sq. Ft. BRT#393444500 Improvements: Row 2 Sty Masonry KEITH T. MCATEER AND PIYAPORN CHUNMUANG C.P. April Term, 2016 No. 00714 \$87,162.14 Milstead & Associates, LLC

1710-451A

6029 Torresdale Ave 19135 41st wd. 1,731 Sq. Ft. BRT#871299490 Improvements: 2 Story Masonry Row Home W Office/store EDWARD CREEDON C.P. April Term, 2017 No. 02146 \$303,537.68 Janet L. Gold, Esquire

1710-451B

6558 Vandike St 19135 41st wd. 1,560

SHERIFF'S SALE

Sq. Ft. BRT#871563340 Subject To Mortgage Yes-Branch Banking and Trust Company, successor by merger to FirstService Bank in the original principal amount of \$238,500.00 Improvements: 2 Story Masonry Row Home With Office/store E.C. 6558 VANDIKE, LLC C.P. April Term, 2017 No. 02146 \$303,537.68 Janet L. Gold, Esquire

1710-452

9024 Ashton Rd 19136-1008 57th wd. 4,600 Sq. Ft. BRT#571311400 Improvements: S/d W/b Gar 2 Sty Mas + Oth TIMOTHY MORRIS A/K/A TIM MORRIS, SR. A/K/A TIM MORRIS C.P. June Term, 2014 No. 03198 \$237,247.41 Milstead & Associates, LLC

1710-453

2351 77th Ave 19150 50th wd. 1,920 Sq. Ft. BRT#50-1-4261-00; OPA#501426100 Subject To Mortgage Ocwen Loan Servicing, LLC. Improvements: Residential Dwelling RAMONA MARTIN; ROBERT MARTIN C.P. April Term, 2015 No. 01030 \$137,373.27 Udren Law Offices, P.C.

1710-454

1227 Kerper St 19111 53rd wd. 1,781 Sq. Ft. OPA#532105800 Improvements: Residential Property STEVEN J. HAAS AND JO ANN HAAS C.P. January Term, 2017 No. 04909 \$154,444.06 Shapiro & DeNardo, LLC

1710-455

5710 Vandike St 19135 23rd wd. 1,450 Sq. Ft. BRT#411325600; OPA#411325600 Improvements: Residential Dwelling CARLOS R. BETANCOURT, JR. & CARLOS R. BETANCOURT, SR. C.P. October Term, 2016 No. 01374 \$66,704.35 Udren Law Offices, P.C.

1710-456

1370 N 75th St 19151-2935 34th wd. OPA#4343280500 Improvements: Residential Property MICHAEL D. RUSSELL C.P. February Term, 2012 No. 00028 \$79,051.17 Phelan Hallinan Diamond & Jones, LLP

1710-457

2505 N. Howard St 19133 19th wd. 1,440 Sq. Ft. BRT#192013800; OPA#192013800 Improvements: Residential Dwelling ALEEN G COPPER A/K/A ALEEN G RUFFIN ANDERSON, INDIVIDUALLY AND AS KNOWN HEIR OF LEROY TYRONE COPPER, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LEROY TYRONE COPPER C.P. January Term, 2017 No. 04291 \$62,472.55 Udren Law Offices, P.C.

1710-458

2710 W Cheltenham Ave 19150 50th wd. 2,128 Sq. Ft. BRT#501273700; OPA#501273700 Improvements: Residential Dwelling JOHN C. KOFA C.P. January Term, 2017 No. 03949 \$131,034.11 Udren Law Offices, P.C.

1710-459

6302 Gillespie St 19135 55th wd. 1,374 Sq. Ft. BRT#552428500; OPA#552428500 Improvements: Residential Dwelling JOSEPH TRUMPFHELLER, JR., KNOWN HEIR OF WILLIAM TRUMPFHELLER; JOSEPH TRUMPFHELLER, SR., PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIAM TRUMPFHELLER; ESTATE OF WILLIAM TRUMPFHELLER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER WILLIAM TRUMPFHELLER C.P. January Term, 2017 No. 00480 \$75,642.84 Udren Law Offices, P.C.

1710-460

1731 Ripley St 19111-2925 56th wd. 990 Sq. Ft. OPA#561577010 Improvements: Residential Property AMIE E. RIVERA A/K/A AMIE RIVERA C.P. June Term, 2013 No. 02395 \$212,451.12 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1710-461

15 W Duval St 19144-1903 59th wd. 872 Sq. Ft. OPA#593112200 Improvements: Residential Property CAMILLE AUSBERRY C.P. January Term, 2017 No. 00764 \$66,152.49 Phelan Hallinan Diamond & Jones, LLP

1710-462

8202 Gilbert St 19150 50th wd. 2,457.50 Sq. Ft. OPA#502118800 Improvements: S/d W B/g 2s Masonry VERONICA F. MCPHERSON AND THE UNITED STATES OF AMERICA C.P. November Term, 2016 No. 976 \$228,393.00 plus interest through the date of the sheriff's sale, plus costs. William J. Levant, Esquire

1710-463

7138 N. Mt. Pleasant Pl 19119-0000 21st wd. 10,000 Sq. Ft. BRT#213259190 Improvements: Det 1.5 Sty Masonry+other JANICE COFIELD AND RUDOLPH COFIELD C.P. November Term, 2014 No. 00513 \$355,463.16 Milstead & Associates, LLC

1710-464

1507 Mohican St 19138-1123 10th wd. 1,320 Sq. Ft. BRT#102242700 Improvements: Row B/gar 2 Sty Masonry DENNIS BELL C.P. March Term, 2015 No. 04099 \$135,858.67 Milstead & Associates, LLC

1710-465

9924 Crestmont Ave 19114-1962 66th wd. 1,528 Sq. Ft. OPA#661289509 Improvements: Residential Property CHARLES A. MOLTIER C.P. December Term, 2016 No. 02630 \$185,472.14 Phelan Hallinan Diamond & Jones, LLP

1710-466

7414 Thouron Ave 19138 10th wd. 1,593 Sq. Ft. OPA#102492300 Improvements: Residential Property WILLIE F. GREEN C.P. October Term, 2016 No. 02885 \$120,694.63 KML Law Group, P.C.

1710-467

457 West School House Ln 19144 12th wd. 1,280 Sq. Ft. OPA#124078512 Improvements: Residential Property LILO V. HAMES C.P. January Term, 2017 No. 00066 \$147,365.29 Phelan Hallinan Diamond & Jones, LLP

1710-468

134 Delphine St 19120-3210 42nd wd. 1,050 Sq. Ft. OPA#422261100 Improvements: Residential Property DONNA D. MOORE A/K/A DONNA MOORE & CLEVELAND FUGGS, JR. A/K/A CLEVELAND FUGGS C.P. January Term, 2017 No. 01379 \$38,661.24 Phelan Hallinan Diamond & Jones, LLP

1710-469

730 E Rittenhouse St 19144-1248 59th wd. 1,849 Sq. Ft. BRT#591109800 Improvements: Row B/gar 2 Sty Masonry CATHY BROWN AND KATRINA BROWN C.P. April Term, 2016 No. 02800 \$118,386.03 Milstead & Associates, LLC

1710-470

1023 Morris St 19148 1st wd. ROW 2 STY MASONRY; 1,220 Sq. Ft. BRT#012320700 Improvements: Residential Dwelling FRANK J. ISABELLA, JR., KNOWN SURVIVING HEIR OF FRANK J. ISABELLA, JOHN E. ISABELLA, KNOWN SURVIVING HEIR OF FRANK J. ISABELLA AND UNKNOWN SURVIVING HEIRS OF FRANK J. ISABELLA C.P. November Term, 2016 No. 02670 \$209,662.77 McCabe, Weisberg, & Conway, P.C.

1710-471

3262 Frankford Ave 19134-3234 45th wd. 1,273 Sq. Ft. OPA#452275100 Improvements: Residential Property ELIZABETH D. CARROLL C.P. December Term, 2016 No. 01299 \$37,176.57 Phelan Hallinan Diamond & Jones, LLP

1710-472

4801 A St 19120-3901 42nd wd. 1,350 Sq. Ft. OPA#421298700 Improvements:

SHERIFF'S SALE

Residential Property EDMUND PLUMMER C.P. January Term, 2017 No. 00757 \$97,880.68 Phelan Hallinan Diamond & Jones, LLP

1710-473

238 E Stella St 19134-2812 7th wd. (formerly the 33rd wd.) 48,900 Sq. Ft. BRT#07-1-2563-00; PRCL#37-N-13-158 Improvements: Residential Dwelling KATRINA STRICKLAND C.P. July Term, 2014 No. 00406 \$59,044.73 Powers, Kirn & Associates, LLC

1710-474

240 Linton St 19120 42nd wd. 1,028 Sq. Ft. OPA#612130600 Improvements: Residential Property TWO FRIENDS REALTY, INC C.P. April Term, 2016 No. 03533 \$127,750.00 Kenny, Burns & McGill

1710-475

1010 Kenwyn St 19124-2514 23rd wd. 3,070 Sq. Ft. BRT#234170900 Improvements: S/d W/d Gar 2 Sty Masonry RAYMOND B. JACKSON AND ROSEZETA JACKSON C.P. October Term, 2016 No. 03864 \$155,100.96 Milstead & Associates, LLC

1710-476

2736 S Sheridan St 19148-4825 39th wd. 920 Sq. Ft. BRT#395183700 Improvements: Row 2 Sty Masonry KANE TRAN AND YEN NGUYEN C.P. February Term, 2016 No. 04147 \$135,012.80 Milstead & Associates, LLC

1710-477

4512 Van Kirk St 19135-4035 41st wd. 1,320 Sq. Ft. OPA#411091100 Improvements: Residential Property THAMER ZAKI SEOUDI A/K/A THAMER SAKI SEOUDI & ARLENE M. SEOUDI C.P. April Term, 2016 No. 01361 \$42,461.17 Phelan Hallinan Diamond & Jones, LLP

1710-478

1035 Carpenter St 19147-3733 2nd wd. 1,512 Sq. Ft. OPA#021073100 Improvements: Residential Property JUSTIN FORTE & LUCILLE FORTE C.P. December Term, 2016 No. 02636 \$71,731.44 Phelan Hallinan Diamond & Jones, LLP

1710-479

2559 Memhis St a/k/a 2559 Memphis St 19125-2232 31st wd. 924 Sq. Ft. OPA#312026300 Improvements: Residential Property ROBERT ANDERSON C.P. September Term, 2015 No. 02526 \$75,385.24 Phelan Hallinan Diamond & Jones, LLP

1710-480

4007 Haverford Ave 19104 6th wd. 1,632 Sq. Ft. OPA#061048400 Improvements: Residential Property MICHAEL ADENS C.P. January Term, 2015 No. 03204 \$163,580.64 Shapiro & DeNardo, LLC

1710-481

9877 Garvey Dr 19114-2115 65th wd. 1,806 Sq. Ft. OPA#652476800 Improvements: Residential Property STEPHEN G. BAPTISTA C.P. December Term, 2015 No. 02783 \$188,193.36 Phelan Hallinan Diamond & Jones, LLP

1710-482

2537 S Hobson St 19142 40th wd. 1,112 Sq. Ft. OPA#406081400 Improvements: Residential Property ALFRED W. KOROMA C.P. March Term, 2017 No. 02390 \$84,017.34 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC

1710-483

5138 Gainor St 19131-3307 52nd wd. South Side of Gainor Road; Front: Irregular; Depth: Irregular OPA#521161405 Improvements: Single Family Residence SONYA N. ROBERTS C.P. April Term, 2017 No. 02742 \$212,507.04 Stephen M. Hladik, Esq.

1710-484

2004 Arthur St 2 19152 56th wd. 2,120 Sq. Ft. OPA#562056510 Subject To Mortgage Improvements: Residential Property

SHERIFF'S SALE

JOSEPH MAZZAGRO, A/K/A JOSEPH MAZZAFRO, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF RUTH PULMAN, A/K/A RUTH C. PULMAN; DONNA GOUNARIS, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF RUTH PULMAN, A/K/A RUTH C. PULMAN; HOWARD MAZZAFRO, AS BELIEVED HEIR AND/OR ADMINISTRATOR TO THE ESTATE OF RUTH PULMAN, A/K/A RUTH C. PULMAN; UNKNOWN HEIRS AND/OR ADMINISTRATORS TO THE ESTATE OF RUTH PULMAN, A/K/A RUTH C. PULMAN C.P. February Term, 2017 No. 08177 \$59,265.73 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC

1710-486

1533 Womrath St 19124-4551 23rd wd. 1,500 Sq. Ft. OPA#232012400 Improvements: Residential Property LUCILLE CHANDLER AND JERMAINE WILLIAMS C.P. January Term, 2017 No. 01389 \$72,735.93 Phelan Hallinan Diamond & Jones, LLP

1710-487

2933 N 27th St 19132-1243 38th wd. 1,184 Sq. Ft. OPA#381205400 Improvements: Residential Property INGRID M. SMITH AND MAMIE SMITH C.P. December Term, 2014 No. 03228 \$46,892.46 Phelan Hallinan Diamond & Jones, LLP

1710-488

1144 E Durham St 19150-2900 50th wd. 1,392 Sq. Ft. OPA#502455700 Improvements: Residential Property RUTH F. YANCY A/K/A RUTH YANCY & WILLIAM B. YANCY C.P. August Term, 2016 No. 02506 \$156,847.79 Phelan Hallinan Diamond & Jones, LLP

1710-489

6300 N Park Ave 19141 49th wd. 11,442 Sq. Ft. OPA#493241600 Improvements: Residential Property EARL PAGE AND GLORIA PAGE C.P. December Term, 2016 No. 02183 \$67,098.38 Shapiro & DeNardo, LLC

1710-490

5713 N 7th St 19120-2209 61st wd. 1,164 Sq. Ft. OPA#612244800 Improvements: Residential Property ROBERT E. DOBSON, JR. & MARILYN W. DOBSON C.P. December Term, 2016 No. 02200 \$71,849.72 Phelan Hallinan Diamond & Jones, LLP

1710-491

5126 Pennway St 19124-3021 23rd wd. Northwest side of Pennway St; Front: 16 ft; Depth: 98 ft OPA#233099700 Improve-

SHERIFF'S SALE

ments: Single Family Residence SHELIA A. MCMILLAN C.P. October Term, 2016 No. 03205 \$121,985.79 Stephen M. Hladik, Esq.

1710-492

3425 Reach St 19134-1222 33rd wd. 1,320 Sq. Ft. OPA#331320800 Improvements: Residential Property WAYNE BOOKER AND MARCHRISTA BOOKER C.P. July Term, 2010 No. 03035 \$60,625.69 Phelan Hallinan Diamond & Jones, LLP

1710-493

10018 Westbourne Pl 19114-1523 66th wd. (formerly the 58th wd.) 1,761 Sq. Ft. BRT#661024800; PRCL#158N16-61 Improvements: Residential Dwelling MARLENE TOOMEY C.P. November Term, 2016 No. 02493 \$179,713.77 Powers, Kirn & Associates, LLC

1710-494

7176 N 20th St 19138-2128 10th wd. 1,440 Sq. Ft. BRT#101165000 Improvements: Residential Dwelling JOHN SMITH III C.P. October Term, 2016 No. 03860 \$122,524.91 Powers, Kirn & Associates, LLC

1710-495

1816 W Girard Ave 19130-1516 47th wd. 2,595 Sq. Ft. OPA#471023200 Improvements: Residential Property ADAM J. RODGERS C.P. July Term, 2013 No. 02226 \$345,497.07 Phelan Hallinan Diamond & Jones, LLP

1710-496

2220 S 23rd St 19145-3203 48th wd. 1,100 Sq. Ft. OPA#482262700 Improvements: Residential Property COURTNEY ELIZABETH HUDGEN A/K/A COURTNEY HUDGEN C.P. June Term, 2011 No. 03194 \$42,692.12 Phelan Hallinan Diamond & Jones, LLP

1710-497

1506 Roselyn St 19141-1907 17th wd. 1,200 Sq. Ft. OPA#171215300 Improvements: Residential Property DEBORAH WALLACE, INDIVIDUALLY AND IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF LOUIS WALLACE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LOUISE WALLACE, DECEASED C.P. July Term, 2015 No. 01117 \$100,236.31 Phelan Hallinan Diamond & Jones, LLP

1710-498

2609 Holbrook St 19142-0000 40th wd.

SHERIFF'S SALE

1,157 Sq. Ft. BRT#406144700 Improvements: Row 2 Sty Masonry KEEARA LOVE C.P. March Term, 2017 No. 03374 \$88,365.95 Milstead & Associates, LLC

1710-499

2325 W Thompson St 19121-4712 29th wd. 1,488 Sq. Ft. OPA#291046000 Improvements: Residential Property SENECA WILLOUGHBY, SR. C.P. June Term, 2012 No. 00914 \$68,907.65 Phelan Hallinan Diamond & Jones, LLP

1710-500

67 High St a/k/a 67 E High St 19144-0000 59th wd. 10,356 Sq. Ft. BRT#592039300 Improvements: Semi/det 3 Sty Masonry JAMES DUNN C.P. November Term, 2016 No. 04752 \$106,516.94 Milstead & Associates, LLC

1710-501

6 Moredun Pl 19115-4015 57th wd. 9,800 Sq. Ft. BRT#632202900 Improvements: Det W/gar 1 Sty Frame MICHAEL B. TOMARCHIO C.P. December Term, 2016 No. 00596 \$292,673.77 Milstead & Associates, LLC

1710-502

902 Emily St 19148-2304 39th wd. 896 Sq. Ft. OPA#393288700 Improvements: Residential Property AZHAR JAMAL C.P. March Term, 2012 No. 02606 \$104,830.90 Phelan Hallinan Diamond & Jones, LLP

1710-503

1848 E Madison St 19134-2528 54th wd. 1,099 Sq. Ft. BRT#452010500 Improvements: Row 2 Sty Masonry LENAIR SAMPSON C.P. December Term, 2016 No. 01796 \$27,360.61 Milstead & Associates, LLC

1710-504

2544 S Bellford St a/k/a 2544 Bellford St 19153-1411 40th wd. 1,046 Sq. Ft. OPA#404147400 Improvements: Residential Property GWENDOLYN D. MITCHELL C.P. January Term, 2010 No. 01468 \$118,896.63 Phelan Hallinan Diamond & Jones, LLP

1710-505

2737 S Muhlfeld St a/k/a 2737 Muhlfeld St 19153 40th wd. 992 Sq. Ft. OPA#406158200 Improvements: Residential Property DENICE SATCHELL C.P. April Term, 2013 No. 03268 \$75,190.74 Phelan Hallinan Diamond & Jones, LLP

1710-506

8655 Rugby St 19150-2705 50th wd. 1,200 Sq. Ft. OPA#502107800 Improvements: Residential Property CURTIS E. DIXON, IN HIS CAPAC-

SHERIFF'S SALE

ITY AS ADMINISTRATOR OF THE ESTATE OF MARY L. BASKERVILLE; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARY L. BASKERVILLE, DECEASED; MAURICE PATTON, IN HIS CAPACITY AS HEIR OF ESSIE PATTON A/K/A ESSIE MURPHY PATTON, DECEASED; TROY PATTON, IN HIS CAPACITY AS HEIR OF ESSIE PATTON A/K/A ESSIE MURPHY PATTON, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER ESSIE PATTON A/K/A ESSIE MURPHY PATTON, DECEASED HEIR OF MARY L. BASKERVILLE C.P. September Term, 2016 No. 01906 \$115,486.83 Phelan Hallinan Diamond & Jones, LLP

1710-507

2951 N 24th St 19122-1902 11th wd. (formerly 38th wd.) 1,312 Sq. Ft. OPA#111446500 Improvements: Residential Property BARBARA GASTON, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF VIVIAN G. THOMAS C.P. April Term, 2016 No. 01785 \$31,142.97 Phelan Hallinan Diamond & Jones, LLP

1710-508

6133 Pine St 19143 3rd wd. 1,122 Sq. Ft. OPA#032037500 Subject to Mortgage Improvements: Two Story Row Home JONES AND PINER REAL ESTATE GROUP LLC C.P. May Term, 2017 No. 03974 \$86,048.59 Kevin Cornish, Esquire

1710-510

11736 Colman Rd 19154-2507 66th wd. 1,380 Sq. Ft. OPA#662002900 Improvements: Residential Property DAVID J. D'ALESSANDRO C.P. June Term, 2012 No. 01131 \$124,026.53 Phelan Hallinan Diamond & Jones, LLP

1710-511

5641 N 10th St 19141 49th wd. 1,544 Sq. Ft. OPA#492171500 Improvements: Residential Property RAEMARIE COLEMAN, IN HER CAPACITY AS ADMINISTRATRIX AND HEIR OF THE ESTATE OF RAYMOND BLOCKER A/K/A RAYMOND P. BLOCKER; CLARICE BLOCKER, IN HER CAPACITY AS HEIR OF THE ESTATE OF RAYMOND BLOCKER A/K/A RAYMOND P. BLOCKER; RAYMOND BLOCKER, JR., IN HIS CAPACITY AS HEIR OF THE ESTATE OF RAYMOND

SHERIFF'S SALE

BLOCKER A/K/A RAYMOND P. BLOCKER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER RAYMOND BLOCKER, DECEASED C.P. July Term, 2012 No. 04544 \$115,426.12 Phelan Hallinan Diamond & Jones, LLP

1710-512

3447 W Queen Ln 19129-1440 38th wd. 1,104 Sq. Ft. OPA#383007900 Improvements: Residential Property ANDREW MORELL A/K/A ANDREW C. MORRELL; PAIGE VANFLEET C.P. February Term, 2016 No. 01081 \$315,356.55 Phelan Hallinan Diamond & Jones, LLP

1710-513

6116 Newtown Ave 19111-5909 35th wd. 1,120 Sq. Ft. OPA#352208300 Improvements: Residential Property TERENCE JOHNSON; ALFREDA JOHNSON C.P. February Term, 2016 No. 00160 \$84,471.25 Phelan Hallinan Diamond & Jones, LLP

1710-514A

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

1710-514B

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 FARRELL C.P. July Term, 2014 No. 04007 \$229,288.32 Phelan Hallinan Diamond & Jones, LLP

1710-515

7037 Charles St 19135 55th wd. (formerly part of the 41st wd.) 1,849 Sq. Ft. OPA#552236700 Improvements: Residential Property DANIEL R. TORRES C.P. July Term, 2015 No. 02778 \$120,570.34 KML Law Group, P.C.

1710-516

9922 Crestmont Ave 19114-1922 66th wd. 130x18 OPA#661289508 Subject to Mortgage Improvements: Single Family Residence GEORGE GREENHALGH AND ELAINE GREENHALGH A/K/A ELAINE BLACK C.P. January Term, 2017 No. 001628 \$25,051.90 Scott A Petri, Esquire

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



Find us on **facebook**

www.facebook.com/legalintelligencer



Follow us on **Twitter**

www.twitter.com/thelegalintel