

Sheriff’s Sale Notices for November 5, 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 Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, November 5, 2019, at the:</p> <p>FIRST DISTRICT PLAZA 3801 MARKET STREET, 3RD FLOOR 9:00 A.M. (EST) 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 November 5, 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>1911-305 926 N 15th St, #A 19130-1623 47th wd. 0 (Land Area Sq. Ft.); 1,586 (Improvement Area Sq. Ft.) OPA#888470184 Improvements: Res Condo 4 Sty Mas+oth ALPHA UNITED LP C.P. September Term, 2018 No. 02247 \$315,829.79 Jay M. Levin, Esquire</p> <p>1911-307 4320 Main St 19127 21st wd. 2,468 Sq. Ft.; Land Area: 1,275 Sq. Ft. BRT#88-2-7800-00 Improvements: Commercial Property LINDA A. WESTFALL A/K/A LINDA A. WESTPHAL AND LINDA A. WESTPHAL C.P. October Term, 2018 No. 04330 \$16,659.81; Writ Amount: \$19,573.65 Mark Pfeiffer, Esquire; Buchanan, Ingersoll & Rooney, PC</p> <p>1911-309 1927 Plymouth St 19138 10th wd. Land: 1,050 Sq. Ft.; Improvement: 1,200 Sq. Ft.; Total: 1,200 Sq. Ft. OPA#101319600 Improvements: Residential Property CARLTON WILLIAMS, SOLELY AS HEIR OF THE ESTATE OF LINDA MARIE WILLIAMS, SOLELY AS ADMINISTRATRIX OF THE ESTATE OF LINDA MARIE WILLIAMS AND YOLAND L. EBO C.P. March Term, 2018 No. 01575 \$83,990.27 Richard M. Squire & Associates, LLC</p> <p>1911-310 6127 Cottage St 19135 55th wd. SEMI/DET 2 STY MASONRY; 1,350 Sq. Ft. BRT#552402900 Improvements: Residential Dwelling PHYLCIA SAMUELS EXECUTRIX OF THE ESTATE OF LLOYD SAMUELS C.P. January Term, 2019 No. 03215 \$125,935.41 McCabe, Weisberg, & Conway, LLC</p> <p>1911-311 6453 Woodcrest Ave 19151 34th wd. 2,464 Sq. Ft. BRT#344120100 Improvements: Residential MEREDITH FITZPATRICK A/K/A MEREDITH R. FITZPATRICK A/K/A MEREDITH FITPATRICK AND THOMAS FITZPATRICK C.P. March Term, 2019 No. 00073 \$128,397.98 Stern & Eisenberg PC</p> <p>1911-312 701 E Haines St 19144 59th wd. 1,564 Sq. Ft. BRT#592011000 Improvements: Residential Real Estate SEYMOUR NESMITH C.P. August Term, 2018 No. 01087 \$47,883.39 Stern & Eisenberg PC</p> <p>1911-313 6047 Summerdale Ave 19149 53rd wd. 1,140 Sq. Ft. OPA#531242400 Improvements: Residential Property THE UNKNOWN HEIRS OF SUSAN CONWAY C.P. November Term, 2018 No. 02565 \$21,824.54 KML Law Group, P.C.</p> <p>1911-314 214 E Upsal St 19119 22nd wd. 1,477 Sq. Ft. OPA#221077300 Improvements: Residential Property LISA DAWSON C.P. November Term, 2018 No. 00981 \$131,742.96 KML Law Group, P.C.</p> <p>1911-315 6648 Vandike St 19135 41st wd. 1,481 Sq. Ft. OPA#411339300 Improvements: Residential Property KAITLYN YOUNG C.P. April Term, 2019 No. 03150 \$121,869.28 KML Law Group, P.C.</p> <p>1911-316 9020 Pine Rd 19115 63rd wd. 17,550 Sq. Ft. OPA#632194000 Improvements: Residential Property SUSAN YEAGER AND VERN J. YEAGER C.P. April Term, 2019 No. 02282 \$248,532.52 KML Law Group, P.C.</p> <p>1911-317 2033 W Nedro Ave 19138 17th wd. 1,018 Sq. Ft. OPA#171175900 Improvements: Residential Property DANIEL HELLER AND MARIA HELLER C.P. March Term, 2019 No. 02090 \$71,030.21 KML Law Group, P.C.</p>	<p>1911-318 209 E Upsal St 19119-2346 22nd wd. 960 Sq. Ft. OPA#221092300 Improvements: Residential Property KEVIN DIGGS, IN HIS CAPACITY AS HEIR OF GEORGE P. DIGGS, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER GEORGE P. DIGGS, DECEASED C.P. December Term, 2016 No. 00317 \$107,042.76 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-319 4437 Richmond St 19137-2033 45th wd. 1,392 Sq. Ft. OPA#453319300 Subject to Mortgage Improvements: Residential Property CHRISTOPHER NEWTON C.P. July Term, 2018 No. 03623 \$111,801.87 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-320 5845 Penn St a/k/a 5845 N Penn St 19149-3417 62nd wd. 1,340 Sq. Ft. OPA#621493200 Improvements: Residential Property ERRIN MURPHY-DAVIS; ANTHONY DAVIS C.P. December Term, 2017 No. 00561 \$137,135.40 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-321 6543 Buist Ave 19142 40th wd. 1,228 Sq. Ft. BRT#406252300 Improvements: Residential Real Estate ROBERT M. HEYWARD C.P. February Term, 2019 No. 00918 \$67,498.48 Stern & Eisenberg PC</p> <p>1911-322 1168 Anchor St 19124 62nd wd. 1,210 Sq. Ft. BRT#621065000 Improvements: Residential Real Estate JOHN M. STEVENS C.P. October Term, 2018 No. 03543 \$75,317.22 Stern & Eisenberg PC</p> <p>1911-323 5866 Malvern Ave 19131-3028 52nd wd. 1,296 Sq. Ft. BRT#522115100 Improvements: Residential Real Estate GREGORY A. HYMAN C.P. January Term, 2019 No. 01592 \$101,014.16 Stern & Eisenberg PC</p> <p>1911-324 430 W Chew Ave 19120-2356 61st wd. (formerly 87th wd.) 1,944 Sq. Ft. OPA#871582450 Improvements: Residential Property DENNIS L. ANDERSON C.P. June Term, 2019 No. 05143 \$128,305.55 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-325 4936 N Franklin St 19120 49th wd. 976 Sq. Ft. BRT#491241300 Improvements: Residential Real Estate AALIYAH RUSSELL, SOLELY IN HER CAPACITY AS EXECUTRIX OF THE ESTATE OF BRENDA A. ELLERBEE, DECEASED C.P. January Term, 2019 No. 02780 \$55,527.61 Stern & Eisenberg PC</p> <p>1911-326 7528 Fayette St 19150 50th wd. 1,214 Sq. Ft. OPA#501016900 Improvements: Residential Property KAREN L. LETT A/K/A KAREN LETT C.P. December Term, 2017 No. 00310 \$119,212.99 KML Law Group, P.C.</p> <p>1911-327 4226 J St 19124 33rd wd. ROW B/GAR 2 STY MASONRY; 1,080 Sq. Ft. BRT#332235400 Improvements: Residential Dwelling FELIX THEN A/K/A FELIX THEN CO-TORREAL AND VIELKA P. ALMONTE RAMIREZ A/K/A VIELKA PAOLA ALMONTE RAMIREZ C.P. October Term, 2018 No. 01736 \$92,566.00 McCabe, Weisberg, & Conway, LLC</p> <p>1911-328 8079 Fayette St 19150 50th wd. 1,612 Sq. Ft. OPA#501039700 Improvements: Residential Property THE UNKNOWN HEIRS OF JOSEPHINE FISHER GAY DECEASED C.P. January Term, 2019 No. 00859 \$163,636.93 KML Law Group, P.C.</p>	<p>1911-329 6070 W Girard Ave 19151 34th wd. 1,642 Sq. Ft. OPA#341058200 Improvements: Residential Property BRIAN BUTCHER C.P. March Term, 2019 No. 01752 \$51,680.83 KML Law Group, P.C.</p> <p>1911-330 5845 Norfolk St 19143 3rd wd. 1,032 Sq. Ft. OPA#033043300 Improvements: Residential Property ETTA NEWMAN, A/K/A ETTA D. NEWMAN C.P. June Term, 2017 No. 01942 \$22,754.34 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1911-331 2146 Homer St 19138 10th wd. 1,320 Sq. Ft. OPA#102145700 Improvements: Residential Property ASHLEY JACKSON AND KIAN JACKSON C.P. June Term, 2018 No. 03513 \$146,217.85 KML Law Group, P.C.</p> <p>1911-332 1613 Benner St 19149 62nd wd. 1,710 Sq. Ft. OPA#621149500 Improvements: Residential Property CHARLES EDWARD JOHNSON JR. C.P. April Term, 2019 No. 02293 \$107,119.82 KML Law Group, P.C.</p> <p>1911-333 1838 S 4th St 19148 1st wd. 1,062 Sq. Ft. OPA#011435900 Improvements: Residential Property MICHAEL J BAILEY A/K/A MICHAEL J. BAILEY C.P. February Term, 2018 No. 01150 \$193,607.81 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1911-335 2029 S Hollywood St 19145-2414 48th wd. 1,120 Sq. Ft. OPA#482391500 Improvements: Residential Property JOSEPH DIORIO C.P. March Term, 2019 No. 02653 \$126,649.27 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-336 3115 Levick St 19149 55th wd. 1,539 Sq. Ft. BRT#551021400 Improvements: Residential Property MELISSA R. STEDING C.P. June Term, 2015 No. 00234 \$51,905.12 Scott A. Di-etterick, Esquire , and/or Kathryn L. Mason, Esquire</p> <p>1911-337 5512 Ridgewood St 19143 51st wd. 1,067 Sq. Ft. OPA#51-3-250500 Improvements: Residential Property SHEILA D. LOCKWOOD C.P. July Term, 2018 No. 00589 \$67,238.68 Shapiro & DeNardo, LLC</p> <p>1911-338 1300 W Rockland St 19141-2610 49th wd. 2,070 Sq. Ft. OPA#491118300 Improvements: Residential Property EARLENE DUPREE C.P. February Term, 2019 No. 02248 \$73,416.40 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-339 7856 Nixon St 19128 21st wd. 3,020 Sq. Ft. OPA#212412940 Improvements: Residential Property STEVEN F. MASSA C.P. May Term, 2018 No. 00296 \$192,779.49 Shapiro & DeNardo, LLC</p> <p>1911-340 1010 E Rittenhouse St 19138-1803 59th wd. 1,520 Sq. Ft. OPA#591115500 Improvements: Residential Property MICHAEL K. SIMMONS C.P. October Term, 2016 No. 00496 \$211,433.55 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-341 3900 Ford Rd 20S 19131 52nd wd. 0 Sq. Ft. OPA#888520310 Improvements: Residential Property ELEANOR PARRIS, EXECUTRIX OF THE ESTATE OF CHARLOTTE PARRIS, DECEASED C.P. March Term, 2019 No. 02403 \$91,108.82 Shapiro & DeNardo, LLC</p>

SHERIFF'S SALE

1911-342
2320 S Ithan St 19143-6110 40th wd. 648 Sq. Ft. OPA#402007600 Improvements: Residential Property
CRYSTAL B. HOUGH; 2320 ITHAN PROPERTY TRUST C.P. February Term, 2019 No. 03037 \$13,317.43 Phelan Hallinan Diamond & Jones, LLP

1911-343
4448 Leiper St 19124 23rd wd. 5,000 Sq. Ft. OPA#234259000 Improvements: Residential Property
TERRACITA SEYBOLD, CO-ADMINISTRATRIX OF THE ESTATE OF WALTER J. LEWIS, DECEASED AND NANCY LEWIS, CO-ADMINISTRATRIX OF THE ESTATE OF WALTER J. LEWIS, DECEASED C.P. February Term, 2019 No. 02818 \$105,141.56 Shapiro & DeNardo, LLC

1911-344
31 Hamilton Cir F/K/A, 506 N. 19th St, Unit B 19130-3821 8th wd. 1,694 Sq. Ft. OPA#084050785 Subject to Mortgage Improvements: Residential Property
MITCHELL PRENSKY A/K/A MITCHELL H. PRENSKY; JENNIFER PRENSKY A/K/A JENNIFER L. PRENSKY C.P. March Term, 2019 No. 01476 \$105,124.11 Phelan Hallinan Diamond & Jones, LLP

1911-345
5037 Wade St 19144-2954 12th wd. 1,374 Sq. Ft. OPA#123142500 Subject to Mortgage Improvements: Residential Property
NORMA OAKS C.P. March Term, 2019 No. 00822 \$36,878.29 Phelan Hallinan Diamond & Jones, LLP

1911-347
2538 S Hicks St 19145-4604 26th wd. 1,040 Sq. Ft. OPA#261202300 Improvements: Residential Property
SUSAN CORNAGLIA; MICHAEL CORNAGLIA C.P. April Term, 2015 No. 00081 \$125,974.72 Phelan Hallinan Diamond & Jones, LLP

1911-348
1907 S 29th St 19145 48th wd. 1,450 Sq. Ft. OPA#482379300 Improvements: Residential Property
VINCENT DIGREGORIO C.P. March Term, 2019 No. 00627 \$96,666.82 KML Law Group, P.C.

1911-349
7143 Louise St 19138-2028 10th wd. 1,504 Sq. Ft. OPA#102454900 Improvements: Residential Property
MINNIE GLOVER, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF JANIE GLOVER, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JANIE GLOVER, DECEASED C.P. September Term, 2018 No. 02883 \$118,767.49 Phelan Hallinan Diamond & Jones, LLP

1911-351
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.

1911-352
5029 Saul St 19124 62nd wd. 2,062 Sq. Ft. OPA#621460100 Improvements: Residential Property
INEFABLE JEAN BAPTISTE A/K/A INEFABLE BAPTISTE C.P. July Term, 2017 No. 01452 \$49,744.20 KML Law Group, P.C.

1911-353
361 W. Duval St 19144 59th wd. 5,741 Sq. Ft. OPA#593120600 Subject to Mortgage Improvements: Residential Dwelling
RHODA M. TOPERZER C.P. March Term, 2017 No. 00253 \$62,649.88 Joseph R. Lovardi, Esquire

1911-354
1604 W Tioga St 19140 8th wd. Land: 2,000 Sq. Ft.; Improvement: 2,054 Sq. Ft.; Total: 2,054 Sq. Ft. OPA#112084300 Improvements: Residential Property
LEVIS W. KENNEY, SR., SOLELY AS ADMINISTRATOR OF THE ESTATE OF ANNIE CLEMONS, DECEASED C.P. April Term, 2018 No. 02438 \$30,928.74 Richard M. Squire & Associates, LLC

1911-355
1748 N 59th St 19151 34th wd. 1,425 Sq. Ft. BRT#342157300 Improvements: Residential Dwelling
ANDREA NADINE FORD-TILGHMAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY ANNA WHITE-

SHERIFF'S SALE

LITTLEJOHN, DECEASED C.P. April Term, 2019 No. 01164 \$61,719.92 Law Office of Gregory Javardian, LLC

1911-356
7371 Rugby St 19138 10th wd. 1,323 Sq. Ft. OPA#102466500 Improvements: Residential Property
LISA HUNTER AND NADENE HUNTER C.P. November Term, 2018 No. 00954 \$45,782.78 KML Law Group, P.C.

1911-357
6614 Woodland Ave 19142 40th wd. 1,941 Sq. Ft. BRT#403150000 Improvements: Residential Dwelling
ANY LOUI C.P. January Term, 2019 No. 00916 \$84,687.83 Law Office of Gregory Javardian, LLC

1911-358
7737 Overbrook Ave 19151 34th wd. 1,781 Sq. Ft.; Improvements: 1,120 Sq. Ft. OPA#343262400 Improvements: Row W/ de Gar 2 Sty Mas
SHELIA JONES, IN HER CAPACITY AS HEIR OF MARIAN J. NORFLEET A/K/A MARIAN NORFLEET; DERRICK MAXWELL, IN HIS CAPACITY AS HEIR OF MARIAN J. NORFLEET A/K/A MARIAN NORFLEET; OLIVER MAXWELL, IN HIS CAPACITY AS HEIR OF MARIAN J. NORFLEET A/K/A MARIAN NORFLEET C.P. December Term, 2018 No. 02450 \$114,682.41 Robert Crawley, Esquire

1911-359
528 E Penn St 19144 12th wd. 1,166 Sq. Ft. BRT#121141600 Improvements: Residential Dwelling
TAHIRAH A. BARNES C.P. January Term, 2018 No. 02283 \$103,691.72 Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq

1911-360
133 W Washington Ln 19144 59th wd. 3,750 Sq. Ft. BRT#593089100 Improvements: Residential Dwelling
FLORA MACLIN, ADMINISTRATRIX OF THE ESTATE OF MAUDE B. SHELTON, DECEASED C.P. August Term, 2015 No. 04449 \$177,395.86 Law Office of Gregory Javardian, LLC

1911-361
139 S 61st St 19139-3043 3rd wd. 1,200 Sq. Ft. OPA#031171400 Improvements: Residential Property
LANETTE WHITTED, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF LILLIAN WHITTED; ZSAVETTE WHITTED, INDIVIDUALLY AND IN HER CAPACITY AS CO-ADMINISTRATRIX OF THE ESTATE OF LILLIAN WHITTED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER LILLIAN WHITTED, DECEASED C.P. March Term, 2019 No. 03815 \$44,246.54 Phelan Hallinan Diamond & Jones, LLP

1911-362
316 Delphine St 19120 42nd wd. 670 Sq. Ft. BRT#422264400 Improvements: Residential Dwelling
ROBERT L. HEIFET C.P. January Term, 2019 No. 01489 \$30,766.50 Law Office of Gregory Javardian, LLC

1911-363
2114 Carver St 19124 41st wd. 915 Sq. Ft. OPA#411046500 Improvements: Residential Property
RICHARD KUBACKI C.P. June Term, 2017 No. 01741 \$30,924.41 KML Law Group, P.C.

1911-364
7920 Michener Ave 19150 50th wd. 1,447 Sq. Ft. OPA#501121300 Improvements: Residential Dwelling
UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER PATRICK GARY DEAN, DECEASED; PATRICIA DEAN, IN HER CAPACITY AS HEIR OF, PATRICK GARY DEAN, DECEASED; PATRICK DEAN JR, IN HIS CAPACITY AS HEIR OF PATRICK GARY DEAN, DECEASED; DEREK DEAN IN HIS CAPACITY AS HEIR OF PATRICK GARY DEAN, DECEASED C.P. April Term, 2018 No. 04876 \$169,919.76 Robert Flacco, Esquire

1911-365
3328 Edgemont St 19134-5306 45th wd. 1,500 Sq. Ft. OPA#451218200 Improvements: Residential Property
JENNIFER BYTOF C.P. May Term, 2019

SHERIFF'S SALE

No. 01456 \$257,800.43 Phelan Hallinan Diamond & Jones, LLP

1911-366
1740 Church Ln 19141 49th wd. 1,360 Sq. Ft. OPA#171232400 Improvements: Residential Property
MICHAEL J. BROOKS C.P. May Term, 2015 No. 00715 \$93,876.17 Phelan Hallinan Diamond & Jones, LLP

1911-367
433 Saint Luke St 19140-2410 7th wd. 1,120 Sq. Ft. OPA#072245800 Improvements: Residential Property
HECTOR L. ALMODOVAR C.P. April Term, 2019 No. 02852 \$46,151.58 Phelan Hallinan Diamond & Jones, LLP

1911-368
11823 Colman Terr 19154 66th wd. 3,515 Sq. Ft. BRT#662011700 Improvements: Residential Real Estate
ELIZABETH A. GERNEY C.P. July Term, 2018 No. 00590 \$137,988.99 Stern & Eisenberg PC

1911-369
644 S Yewdall St 19143-2522 46th wd. 1,230 Sq. Ft. OPA#463175000 Subject to Mortgage Improvements: Residential Property
BRIAN J. WILLIAMS C.P. January Term, 2018 No. 00104 \$33,994.80 Phelan Hallinan Diamond & Jones, LLP

1911-370
8836 Roosevelt Blvd 19115 56th wd. 4,177 Sq. Ft. BRT#562464000 Improvements: Residential
DEBORAH CAMPBELL A/K/A DEBORAH STEVENSON A/K/A DEBORAH STEPHENSON AND LINDA MARIE WILHELM C.P. September Term, 2018 No. 03504 \$155,343.43 Stern & Eisenberg PC

1911-371
847 E. Westmoreland St 19134 33rd wd. Improvement Area: 1,350 Sq. Ft.; Land Area: 923 Sq. Ft. OPA#331107900 Improvements: Row 2 Sty Masonry; Residential Property
JDM LAND DEVELOPMENT, LLC C.P. February Term, 2015 No. 01164 \$57,096.90 Ryan A. Gower, Esquire and Joseph J. Lee, Esquire

1911-372
856 E Woodlawn St 19138 12th wd. 3,098 Sq. Ft. BRT#122088000 Improvements: Residential
BERTHA COLEMAN AND ANTOINETTE JACKSON C.P. August Term, 2018 No. 02255 \$75,654.21 Stern & Eisenberg PC

1911-373
957 E. Schiller St 19134 33rd wd. Improvement Area: 1,176 Sq. Ft.; Land Area: 976 Sq. Ft. OPA#331196300 Improvements: Row 2 Sty Masonry; Residential Property
JDM LAND DEVELOPMENT, LLC C.P. February Term, 2015 No. 01163 \$57,222.37 Ryan A. Gower, Esquire and Joseph J. Lee, Esquire

1911-374
6626 Horrocks St 19140 54th wd. 1,279 Sq. Ft. BRT#541231700 Improvements: Residential
ELIZABETH CRISTOBAL C.P. May Term, 2016 No. 04053 \$76,150.02 Stern & Eisenberg PC

1911-375
821 E. Westmoreland St 19134 33rd wd. Improvement Area: 1,350 Sq. Ft.; Land Area: 900 Sq. Ft. OPA#331106600 Improvements: Residential Property
JDM LAND DEVELOPMENT, LLC C.P. February Term, 2015 No. 00997 \$57,096.90 Ryan A. Gower, Esquire and Joseph J. Lee, Esquire

1911-376
5939 N 3rd st 19120 61st wd. 1,233 Sq. Ft. OPA#612389500 Improvements: Residential Property
CHRISTINA R. GUIDEN C.P. December Term, 2018 No. 01502 \$116,297.35 Shapiro & DeNardo, LLC

1911-377
727 S Cecil St 19143 46th wd. 960 Sq. Ft. BRT#463267800 Improvements: Residential
SHANTE BROWN AND KIRI GAFFNEY C.P. May Term, 2018 No. 01054 \$99,083.01 Stern & Eisenberg PC

1911-378
1620 W Erie Ave 19140 13th wd. 2,595 Sq. Ft. BRT#131043400 Improvements: Residential Real Estate
RASOOL NASIR, SOLELY AS ADMINISTRATOR OF THE ESTATE OF MERRILL JOHNSON A/K/A MERRILL ALBERT

SHERIFF'S SALE

JOHNSON A/K/A MERRILL NASIR C.P. December Term, 2015 No. 00283 \$52,065.32 Stern & Eisenberg PC

1911-379
1319 W Eleanor St 19141 49th wd. 1,605 Sq. Ft. OPA#491107000 Improvements: Residential Property
GEORGE D. CRADDOCK C.P. March Term, 2016 No. 03072 \$85,093.16 Shapiro & DeNardo, LLC

1911-380
3744 Bandon Dr 19154 66th wd. 1,800 Sq. Ft. BRT#663399000 Improvements: Residential Real Estate
JENNINE R. AVILA C.P. April Term, 2018 No. 00556 \$213,898.83 Stern & Eisenberg PC

1911-381
12532 Knights Terr 19154 66th wd. 2,389 Sq. Ft. BRT#663360300 Improvements: Residential Real Estate
MOHAMMED A. CHUGHTAI C.P. April Term, 2016 No. 01603 \$109,705.07 Stern & Eisenberg PC

1911-382
5347 Large St 19124 62nd wd. 1,376 Sq. Ft. (land area); 1,368 Sq. Ft. (improvement area) BRT#621338200 Subject to Mortgage Improvements: Row B/gar 2 Sty Masonry
DONNA M. RIZZO (DECEASED) C.P. January Term, 2019 No. 02428 \$17,921.98 Benjamin N. Hoen, Esquire

1911-383
2540 W Cheltenham Ave 19150 46th wd. 3,584 Sq. Ft. BRT#882970545 Improvements: Residential Real Estate
BRENTON WALKER AND MARJORIE Y. WALKER C.P. February Term, 2015 No. 02995 \$123,294.45 Stern & Eisenberg PC

1911-384
332 Magee Ave 19111 35th wd. Land: 2,495 Sq. Ft.; Improvement: 1,320 Sq. Ft. BRT#353095800 Improvements: Residential Real Estate
STEVEN J. CAMPBELL C.P. October Term, 2016 No. 04036 \$126,722.04 Stern & Eisenberg PC

1911-385
438 W Somerville Ave 19120 42nd wd. 1,980 Sq. Ft. BRT#422276800 Improvements: Residential
ROBERT LEE JONES C.P. May Term, 2017 No. 03569 \$76,095.82 Stern & Eisenberg PC

1911-386
3520 Churchill Ln 19114 66th wd. 1,989 Sq. Ft. OPA#661170300 Improvements: Residential Property
KEVIN FALLON AND ERIN FALLON C.P. February Term, 2019 No. 00494 \$172,452.36 Shapiro & DeNardo, LLC

1911-387
721 Arnold St 19111 63rd wd. 2,845 Sq. Ft. OPA#632014400 Improvements: Residential Property
PAULA AGARD A/K/A PAULA FEIN-AGARD, EXECUTRIX OF THE ESTATE OF ARLINE RASPER, DECEASED C.P. November Term, 2018 No. 02584 \$239,654.46 Shapiro & DeNardo, LLC

1911-388
1018 Rosalie St 19149 35th wd. 1,184 Sq. Ft. OPA#352030800 Improvements: Residential Property
TROY SMALL C.P. January Term, 2019 No. 01391 \$64,775.63 Shapiro & DeNardo, LLC

1911-389
2652 E Toronto St. 19134 25th wd. 763 Sq. Ft. BRT#251084400 Improvements: Residential Dwelling
JEFFREY M. BEEBE C.P. January Term, 2014 No. 02614 \$103,780.32 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq

1911-390
636 E Courtland St 19120-4643 42nd wd. 800 Sq. Ft. OPA#421024600 Improvements: Residential Property
CARMEN M. GUZMAN C.P. April Term, 2019 No. 03142 \$88,815.42 Phelan Hallinan Diamond & Jones, LLP

1911-391
2617 Venango St 19134 45th wd. 1,995 Sq. Ft. OPA#871570270 Improvements: Residential Property
RIBACZONOK, INC. C.P. January Term, 2019 No. 01028 \$97,922.60 Law Office Joseph Kelly

SHERIFF'S SALE

1911-392
233 Pierce St 19148 1st wd. 700 Sq. Ft.; Improvements: 980 Sq. Ft. OPA#011130200 Improvements: Row 2 Sty Masonry
THOMAS BOLAND; ERIN K. HENNESSY C.P. April Term, 2019 No. 00003 \$101,270.40 Robert Flacco, Esquire

1911-393
5924 N 13th St 19141 49th wd. 2,368 Sq. Ft. BRT#493217300 Improvements: Residential Real Estate
MELVIN T. SHARPE, JR., KNOWN HEIR TO THE ESTATE OF MELVIN T. SHARP, KAREN SHARPE, KNOWN HEIR TO THE ESTATE OF MELVIN T. SHARP, JONATHAN BENNETT, KNOWN HEIR TO THE ESTATE OF MELVIN T. SHARP AND THE UNKNOWN HEIRS, EXECUTORS, AND DEVISEES TO THE ESTATE OF MELVIN T. SHARP C.P. August Term, 2016 No. 02357 \$365,627.48 Stern & Eisenberg PC

1911-394
5447 Cedar Ave 19143-1953 46th wd. 1,280 Sq. Ft. PRCL#463038700 Improvements: Residential Property
ATTOH MOUTCHIA C.P. June Term, 2013 No. 01568 \$55,926.02 Phelan Hallinan Diamond & Jones, LLP

1911-395
5736 Chestnut St 19139 60th wd. 1,216 Sq. Ft. OPA#604023900 Improvements: Residential Dwelling
DONALD T. HIGHTOWER A/K/A DONALD T. WEATHERLY, IN HIS CAPACITY AS HEIR OF HELEN H. WEATHERLY; MICHAEL HIGHTOWER, IN HIS CAPACITY AS HEIR OF HELEN H. WEATHERLY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HELEN H. WEATHERLY C.P. January Term, 2019 No. 00844 \$44,661.64 RAS Citron, LLC; Robert Flacco, Esquire

1911-396
417 W George St 19123 5th wd. 1,054 Sq. Ft. OPA#057200400 Subject to Mortgage Improvements: Residential Property
EDUARDO ROMAN; CARMEN ROMAN, AS ADMINISTRATOR TO THE ESTATE OF LUCIANO ROMAN, SR.; LUCIANO ROMAN, JR., KNOWN HEIR OF LUCIANO ROMAN, SR.; RICHARD ROMAN, KNOWN HEIR OF LUCIANO ROMAN, SR. C.P. June Term, 2015 No. 03805 \$280,960.54 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1911-397
4521 N Broad St 19140 39th wd. 1,037 Sq. Ft.; Improvements: 1,431 Sq. Ft. OPA#491540200 Improvements: Row Conv/apt3 Sty Masonry
DEBBIE MCELVEEN C.P. August Term, 2011 No. 01514 \$111,720.52 Robert Crawley, Esquire

1911-398
1853 S Sartain St 19148 39th wd. Land Area: 696 Sq. Ft. BRT#394584300 Improvements: Residential Dwelling
CARLO ALTIERI AND SUSAN ALTIERI C.P. August Term, 2017 No. 01413 \$235,158.26 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq

1911-399
5416 N Water St 19120 42nd wd. Land Area: 3,345 Sq. Ft.; Improvement Area: 1,358 Sq. Ft. OPA#421284800 Improvements: Sem/det 3 Sty Frame
PHIA HANG C.P. October Term, 2018 No. 01737 \$103,976.31 Robert Flacco, Esquire

1911-400
5703 N 17th St 19141 17th wd. 1,632 Sq. Ft. BRT#172186700 Improvements: Residential
ANY AND ALL KNOWN AND UNKNOWN HEIRS, EXECUTORS, ADMINSTRATORS AND DEVISEES OF THE ESTATE OF RAMONA GORDY, DECEASED C.P. March Term, 2019 No. 03830 \$106,615.66 Stern & Eisenberg PC

1911-401
1702 E Mayland St 19138 10th wd. 1,360 Sq. Ft. OPA#102256500 Improvements: Residential Dwelling
DEVON KAMPER, IN HIS CAPACITY AS HEIR OF CONSTANCE A. KAMPER; CIARA KAMPER, IN HER CAPACITY AS HEIR OF CONSTANCE A. KAMPER; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CONSTANCE A. KAMPER C.P. January Term, 2019 No. 01474 \$121,543.09 Ras Citron, LLC

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
<p>1911-402 1007 Sanibel St 19116 58th wd. 6,000 Sq. Ft. OPA#582214800 Improvements: Residential Property BARBARA FIGARD, KNOWN HEIR OF MAY L. TURNER, DECEASED, JOHN H. TURNER, KNOWN HEIR OF MAY L. TURNER, DECEASED, LAWRENCE TURNER, JR., KNOWN HEIR OF MAY L. TURNER, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MAY L. TURNER, DECEASED C.P. November Term, 2018 No. 02582 \$246,444.24 Shapiro & DeNardo, LLC</p> <p>1911-404 527 W Rockland St 19120 49th wd. 1,275 Sq. Ft. OPA#491120900 Improvements: Residential Property BETHZAIDA RUIZ AND WILFREDO VARGAS C.P. March Term, 2019 No. 02567 \$48,344.50 Shapiro & DeNardo, LLC</p> <p>1911-405 1203 S Edgewood St 19143 3rd wd. 960 Sq. Ft. OPA#033216500 Improvements: Residential Property MALESA RAMSEUR C.P. March Term, 2019 No. 03810 \$63,264.05 Shapiro & DeNardo, LLC</p> <p>1911-406 827 Almond St 19125 18th wd. 756 Sq. Ft. BRT#181414900 Improvements: Row 3 Sty Masonry MARGARETE ALMASHAQBEH, EUGENE J. ROBINSON, DECEASED, AND PATRICIA ROBINSON, DECEASED C.P. October Term, 2014 No. 03002 \$255,064.64 Milstead & Associates, LLC</p> <p>1911-409 1845 Nolan St 19138 10th wd. 1,426 Sq. Ft. OPA#102228100 Improvements: Residential Property WARDELL GADSON, ADMINISTRATOR OF ESTATE OF RENEE MCLAUGHLIN, DECEASED C.P. April Term, 2019 No. 01484 \$81,731.35 Shapiro & DeNardo, LLC</p> <p>1911-410 6126 Hazel Ave 19143 3rd wd. 2,250 Sq. Ft. OPA#032120700 Improvements: Residential Property AYANNA SMITH C.P. September Term, 2016 No. 02586 \$122,406.80 KML Law Group, P.C.</p> <p>1911-411 2926 Elbridge St 19149 55th wd. 1,268 Sq. Ft. OPA#551024800 Improvements: Residential Property VICTORIA E. THORNTON SOLELY IN HER CAPACITY AS HEIR OF OWNER CEFFRON C. THORNTON DECEASED AND CEFFRON C. THORNTON, JR. SOLELY IN HIS CAPACITY AS HEIR OF OWNER CEFFRON C. THORNTON DECEASED C.P. November Term, 2018 No. 03225 \$69,826.49 KML Law Group, P.C.</p> <p>1911-412 111 E Mayland St a/k/a 111 Mayland St 19144 59th wd. 1,900 Sq. Ft. OPA#592129500 Improvements: Residential Property TRAVIS HAMILTON SR. AND MARQUITA J. HAMILTON C.P. May Term, 2018 No. 03399 \$84,911.85 KML Law Group, P.C.</p> <p>1911-413 3411 Prima Ct 19145 26th wd. 3,026 Sq. Ft. BRT#26-2367500 Improvements: Row W/ car 2.5 Masonry FRANCIS D. PUNZO AND FRIEDA L. PUNZO C.P. April Term, 2017 No. 02968 \$507,733.24 Emmanuel J. Argentieri, Esquire</p> <p>1911-414 5009 N 4th St 19120 42nd wd. 784 Sq. Ft. OPA#422449700 Improvements: Residential Property CURTIS M. BROWN, II, A/K/A CURTIS MAURICE BROWN, II, INDIVIDAULLY AND AS EXECUTOR OF THE ESTATE OF CURTIS BROWN, DECEASED C.P. September Term, 2018 No. 01356 \$41,788.73 Shapiro & DeNardo, LLC</p> <p>1911-415 7317 Palmetto St 19111 56th wd. 2,908 Sq. Ft. OPA#56-1-0111-00 Improvements: Residential Property EDGAR LABOY, JR. C.P. March Term, 2019 No. 02559 \$216,442.74 Shapiro & DeNardo, LLC</p> <p>1911-416 937 N 50th St 19131 44th wd. 1,870 Sq. Ft. OPA#442225100 Improvements: Residential Property</p>	<p>GARY H. JENKINS C.P. October Term, 2018 No. 02337 \$85,288.22 Shapiro & DeNardo, LLC</p> <p>1911-417 3086 1/2 Ruth St 19134 25th wd. 784 Sq. Ft. OPA#252567100 Improvements: Residential Property NORMA RENTAS AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR UNDER PROVIDENCIA DELBREY, DECEASED C.P. November Term, 2018 No. 02537 \$13,577.55 Shapiro & DeNardo, LLC</p> <p>1911-418 4314 Shelmire Ave 19136 41st wd. 1,088 Sq. Ft. OPA#412219700 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER JOSEPH KARWOSKI, DECEASED, PATRICIA KARWOSKI N/K/A PATRICIA MACHOLL, KNOWN HEIR OF JOSEPH KORWOSKI, DECEASED, KEVIN KARWOSKI, KNOWN HEIR OF JOSEPH KARWOSKI, DECEASED, STEVEN KARWOSKI, KNOWN HEIR OF JOSEPH KARWOSKI, DECEASED, DAVID J. KARWOSKI, KNOWN HEIR OF JOSEPH KARWOSKI, DECEASED AND JENNIFER KRESZSWICK, KNOWN HEIR OF JOSEPH KARWOSKI, DECEASED C.P. October Term, 2018 No. 04334 \$138,628.62 Shapiro & DeNardo, LLC</p> <p>1911-421 2521 S 73rd St 19142 40th wd. 1,120 Sq. Ft. OPA#404070600 Subject to Mortgage Improvements: Residential Property ROBIN TUCKER C.P. December Term, 2013 No. 01130 \$81,996.97 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC</p> <p>1911-422 5925 Charles St 19135 62nd wd. 2,701 Sq. Ft. OPA#622301800 Improvements: Residential Property CARMON R. DIXON-ROLLINS A/K/A CARMON R. DIXON C.P. September Term, 2017 No. 01333 \$128,246.02 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1911-424 335 E Cliveden St 19119 22nd wd. 2,699 Sq. Ft. OPA#221049200 Improvements: Residential Property VANCE WRIGHT, A/K/A VANCE L. WRIGHT C.P. December Term, 2018 No. 00079 \$205,287.47 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1911-425 8141 Lister St 19152 64th wd. 2,979 Sq. Ft. OPA#641094900 Improvements: Residential Property KAITLYN KERN, AS ADMINISTRATRIX TO THE ESTATE OF GEORGE KERN C.P. November Term, 2018 No. 01081 \$190,281.00 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1911-426 1543 E Hunting Park Ave 19124 33rd wd. 1,378 Sq. Ft. OPA#332084800 Improvements: Residential Property REBECCA I. CINTRON C.P. July Term, 2017 No. 01456 \$105,595.78 Cristina L. Connor, Esquire; Manley Deas Kochalski, LLC</p> <p>1911-427 2318 Rhawn St 19152-3316 53rd wd. 2,947 Sq. Ft. OPA#561593400 Improvements: Residential Property ROBERT COLL; CHERRIE COLL C.P. February Term, 2010 No. 02435 \$124,759.55 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-428 400 Fanshawe St 19111-4608 35th wd. 2,100 Sq. Ft. OPA#353111200 Improvements: Residential Property JULIA ROLDAN; ELLEN HOWELL C.P. May Term, 2018 No. 01595 \$149,364.03 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-429 10776 Drumore Pl 19154-4105 66th wd. 1,520 Sq. Ft. OPA#662106000 Improvements: Residential Property MICHAEL LEVIN, IN HIS CAPACITY AS DEVISEE OF LAST WILL AND TESTAMENT OF HERMAN LEVIN A/K/A HERMAN N. LEVIN; JEFFREY A. LEVIN, IN HIS CAPACITY AS DEVISEE OF LAST WILL AND TESTAMENT OF HERMAN LEVIN A/K/A HERMAN N. LEVIN; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HERMAN LEVIN A/K/A</p>	<p>HERMAN N. LEVIN, DECEASED C.P. March Term, 2018 No. 02303 \$185,905.31 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-430 3405 W Penn St 19129 38th wd. 960 Sq. Ft. OPA#383021900 Improvements: Residential Property DOROTHY M. SELGRATH C.P. April Term, 2015 No. 03700 \$112,593.70 Shapiro & DeNardo, LLC</p> <p>1911-431 1391 Anchor St 19124-1203 62nd wd. 1,192 Sq. Ft. OPA#621071500 Improvements: Residential Property MIGUEL FUENTES; MARIA VICTORIA FUENTES A/K/A MARIA V. FUENTES C.P. January Term, 2019 No. 00076 \$71,899.03 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-432 8313 Woolston Ave 19150-2917 50th wd. 1,140 Sq. Ft. OPA#502075910 Improvements: Residential Property PRISCILLA JAMES C.P. May Term, 2017 No. 01457 \$109,295.78 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-433 6214 Wheeler St 19142-2914 40th wd. 1,116 Sq. Ft. OPA#402185600 Subject to Mortgage Improvements: Residential Property HELEN BEYER C.P. February Term, 2019 No. 00732 \$27,586.01 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-434 833 Corinthian Ave 19130-1415 15th wd. 1,276 Sq. Ft. OPA#151101400 Improvements: Residential Property ANDREA ALDRIDGE A/K/A ANDREA EDMONDS, IN HER CAPACITY AS EXECUTRIX AND DEVISEE OF THE ESTATE OF GLENNIE M. ALDRIDGE; ROYZELL ALDRIDGE, IN HIS CAPACITY AS DEVISEE OF THE ESTATE OF GLENNIE M. ALDRIDGE C.P. April Term, 2019 No. 00338 \$60,104.27 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-435 1958 Goodnaw St 19115 56th wd. 3,214 Sq. Ft. BRT#562293300 Improvements: Residential Dwelling DOMINICK DESIMONE IN HIS CAPACITY AS HEIR OF THERESA A. MARTIN, DECEASED, HELEN DESIMONE IN HER CAPACITY AS HEIR OF THERESA A. MARTIN, DECEASED, MARY MARCIANTE IN HER CAPACITY AS HEIR OF THERESA A. MARTIN, DECEASED, THERESA DEL GAI-SO IN HER CAPACITY AS HEIR OF THERESA A. MARTIN, DECEASED MORTGAGOR AND REAL OWNER AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER THERESA A. MARTIN, DECEASED MORTGAGOR AND REAL OWNER C.P. August Term, 2018 No. 02997 \$146,646.45 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq</p> <p>1911-436 233 Stearly St 19111 35th wd. 1,215 Sq. Ft. OPA#352172400 Improvements: Residential Property NASONYA T. NOCK C.P. August Term, 2018 No. 02213 \$159,900.54 Shapiro & DeNardo, LLC</p> <p>1911-437 3021 Hellerman St 19149 55th wd. 1,777 Sq. Ft. OPA#551049100 Improvements: Residential Property DAVID J. MCBRIDE A/K/A DAVID MCBRIDE C.P. December Term, 2018 No. 01110 \$136,647.77 Shapiro & DeNardo, LLC</p> <p>1911-438 578 Rector St 19128 21st wd. 2,939 Sq. Ft. OPA#213138800 Improvements: Residential Property HEDY ALTSCHULER C.P. October Term, 2018 No. 04283 \$207,884.92 Shapiro & DeNardo, LLC</p> <p>1911-439 1529 E Duval St 19138 10th wd. 2,250 Sq. Ft. OPA#102292000 Improvements: Residential Property CHERISE L. MERCER C.P. November Term, 2018 No. 01084 \$137,344.32 Shapiro & DeNardo, LLC</p> <p>1911-440 5730 Greys Ave 19143 40th wd. 1,260 Sq. Ft. OPA#402155726 Improvements: Residential Property BOBBY E. LOWE, INDIVIDUALLY AND AS</p>	<p>TRUSTEE FOR MOTHER'S LIFE ESTATE AND LILLIAN LOWE DAVIS A/K/A LILLIAN DAVIS C.P. December Term, 2016 No. 02747 \$53,502.58 Shapiro & DeNardo, LLC</p> <p>1911-441 1912 S 5th St 19148 39th wd. 1,108 Sq. Ft. BRT#392284600 Improvements: Residential Real Estate VANCE COOPER C.P. June Term, 2018 No. 01172 \$117,815.54 Stern & Eisenberg PC</p> <p>1911-442 9330 Tulip St 19114 41st wd. (formerly 23rd wd.) 7,500 Sq. Ft. of land with 1,582 Sq. Ft. of improvements OPA#652392100 Subject to Mortgage Improvements: Residential Structure A AND S PROPERTY PRESERVATION SPECIALIST, LLC C.P. February Term, 2019 No. 02779 \$166,082.79 Oleg Sokolov, Esquire; Sokolov Law, P.C.</p> <p>1911-443 3218-20 W. Cheltenham Ave 19150 50th wd. Land: 1,890 Sq. Ft.; Improvement: 1,413 Sq. Ft. BRT#775107505 Improvements: Residential Real Estate REGINALD COVINGTON C.P. November Term, 2017 No. 001730 \$176,926.43 Stern & Eisenberg PC</p> <p>1911-444 1420 Locust St, Unit No. 36G 19102 8th wd. 789 Sq. Ft. OPA#888080857 Improvements: Residential Property BRUCE S. MARKS, ADMINISTRATOR OF THE ESTATE OF IRVIN SCHWARTZ, DECEASED C.P. February Term, 2019 No. 02193 \$302,662.03 Shapiro & DeNardo, LLC</p> <p>1911-445 35 W Rockland St 19144 12th wd. 1,431 Sq. Ft. BRT#123037500 Improvements: Residential CORA LEE BLACKSON AND PAUL BLACKSON C.P. January Term, 2018 No. 02709 \$79,403.73 Stern & Eisenberg PC</p> <p>1911-446 7504 Beverly Rd 19138 50th wd. 1,360 Sq. Ft. OPA#501364700 Improvements: Residential Property ANDREA C. STROTHERS C.P. June Term, 2017 No. 02656 \$55,273.06 KML Law Group, P.C.</p> <p>1911-447 1924 E Atlantic St 19134 45th wd. 1,080 Sq. Ft. OPA#452130100 Improvements: Residential Property CATALINA M. MONTEIRO C.P. July Term, 2016 No. 03271 \$60,254.64 Shapiro & DeNardo, LLC</p> <p>1911-448 630 Marlyn Rd 19151-3841 34th wd. 1,110 Sq. Ft. OPA#344277100 Improvements: Residential Property CHARLENE A. HODGES, IN HER CAPACITY AS HEIR OF CHARLES A. HODGES, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER CHARLES A. HODGES, DECEASED C.P. July Term, 2018 No. 03127 \$47,943.72 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-449 747 E Thayer St 19134 33rd wd. 825 Sq. Ft. BRT#331150100 Improvements: Residential ELBA I. DONES A/K/A ELBA INEZ RIVERA INDIVIDUALLY AND AS TRUSTEE FOR ROSA ALIDA-NUNEZ AND ORISA-CARILDA LARA AND TOMAS LARA C.P. December Term, 2018 No. 03103 \$59,927.50 Stern & Eisenberg PC</p> <p>1911-450 5718 Woodbine Ave 19131-2221 52nd wd. 1,805 Sq. Ft. OPA#522172300 Improvements: Residential Property HERMAN DAVIS, JR. C.P. November Term, 2017 No. 00614 \$140,293.49 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-451 2304 Amber St 19125 31st wd. 1,674 Sq. Ft. OPA#311124900 Improvements: Residential Property JAMES WILSON A/K/A JAMES J. WILSON C.P. April Term, 2019 No. 00341 \$197,977.29 KML Law Group, P.C.</p> <p>1911-452 440 Glen Echo Rd 19119 22nd wd. 2,884 Sq. Ft. BRT#223167200 Improvements: Residential TANIKA DAVIS C.P. December Term, 2017 No. 03051 \$268,048.13 Stern & Eisenberg PC</p>	<p>1911-453 668 Wendover St 19128 21st wd. 1,473 Sq. Ft. OPA#213121100 Improvements: Residential Property FRANK SHINDEL A/K/A FRANK H. SHINDEL C.P. January Term, 2019 No. 01214 \$245,269.76 KML Law Group, P.C.</p> <p>1911-454 526 E Gorgas Ln 19119 22nd wd. 5,793 Sq. Ft. OPA#222110100 Improvements: Residential Property WILLIE J. ALLEN AND DONNA P. ALLEN C.P. June Term, 2017 No. 02226 \$216,785.71 KML Law Group, P.C.</p> <p>1911-455 7815 Woolston Ave 19150 50th wd. 1,152 Sq. Ft. OPA#502066700 Improvements: Residential Property CAROLYN C. CARSON C.P. February Term, 2019 No. 00188 \$187,346.30 KML Law Group, P.C.</p> <p>1911-456 349 Van Kirk St 19120 35th wd. 1,185 Sq. Ft. OPA#352108900 Improvements: Residential Property APRIL L. ANDERSON C.P. April Term, 2019 No. 00340 \$199,333.61 KML Law Group, P.C.</p> <p>1911-457 963 Allengrove St 19124 23rd wd. 1,408 Sq. Ft. OPA#233044800 Improvements: Residential Property ANA L. VARGAS AND MARCOS O. VARGAS C.P. August Term, 2017 No. 03162 \$188,995.49 KML Law Group, P.C.</p> <p>1911-458 4606 Mckinley St 19135 41st wd. 2,025 Sq. Ft. OPA#411157300 Improvements: Residential Property MAXINE H. REED C.P. April Term, 2019 No. 03998 \$107,202.45 KML Law Group, P.C.</p> <p>1911-459 5307 N 12th St 19141 49th wd. 2,105 Sq. Ft. BRT#493115500 Improvements: Residential Dwelling FLOYD WILLIAMS C.P. August Term, 2018 No. 01122 \$146,394.91 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq</p> <p>1911-460 6725 Marsden St 19135 41st wd. 2,075 Sq. Ft. BRT#412383800 Improvements: Residential Dwelling INGRID RODRIGUEZ C.P. May Term, 2018 No. 03552 \$113,470.48 Martha E. Von Rosenstiel, P.C.; Martha E. Von Rosenstiel, Esq.; Lorraine Gazzara Doyle, Esq</p> <p>1911-461 1446 N Vodges St 19131 4th wd. 757 Sq. Ft. OPA#041324300 Improvements: Residential Property DAMAR ALSTON SOLELY IN HIS CAPACITY AS HEIR OF DORIS ALSTON DECEASED, LEFERE ALSTON SOLELY IN HER CAPACITY AS HEIR OF DORIS ALSTON DECEASED, TYRONE ALSTON SOLELY IN HIS CAPACITY AS HEIR OF DORIS ALSTON DECEASED, DARNICE B. ALSTON SOLELY IN HER CAPACITY AS HEIR OF DORIS ALSTON DECEASED, SAMUEL E. ALSTON SOLELY IN HIS CAPACITY AS HEIR OF DORIS ALSTON DECEASED, LUCREATIA G. ALSTON SOLELY IN HER CAPACITY AS HEIR OF DORIS ALSTON DECEASED AND VALERIE KIM ALSTON SOLELY IN HER CAPACITY AS HEIR OF DORIS ALSTON DECEASED C.P. December Term, 2018 No. 03771 \$70,164.00 KML Law Group, P.C.</p> <p>1911-462 1826 E Lippincott St 19134 25th wd. 833 Sq. Ft. BRT#252269600 Improvements: Residential Dwelling NILDA GONZALEZ C.P. June Term, 2018 No. 02063 \$31,350.57 Law Office of Gregory Javardian, LLC</p> <p>1911-465 5752 N 6th St 19120-2202 61st wd. 1,268 Sq. Ft. OPA#612274000 Improvements: Residential Property DAVID EMMANUEL TRESILUS C.P. November Term, 2018 No. 01101 \$63,683.15 Phelan Hallinan Diamond & Jones, LLP</p> <p>1911-466 1200 Medary Ave a/k/a 6242 N 12th St 19141 49th wd. Land Area: 4,116 Sq. Ft.; Improvement Area: 3,440 Sq. Ft. OPA#493054100 Improvements: Residential Dwelling CYNTHIA N. DEVORE A/K/A CYNTHIA DEVORE A/K/A CYTNTHIA N. DEVORE A/K/A CYNTHIAN N. DEVORE; JOHN D. DEVORE III, A/K/A JOHN D. DEVORE,</p>

SHERIFF'S SALE

3RD C.P. February Term, 2019 No. 02617 \$291,593.10 RAS Citron, LLC; Robert Flacco, Esquire

1911-467

3850 Woodhaven Rd #504 19154 66th wd. 1,133 Sq. Ft. OPA#888660298 Subject to Mortgage Improvements: Res Condo 2 Sty Mas Oth
TIMOTHY LANGAN C.P. May Term, 2018 No. 03308 \$50,955.51 Gregory B. Nalencz, Esquire

1911-468

6301 Alma St 19149 53rd wd. 1,320 Sq. Ft. BRT#531340200 Subject to Mortgage Improvements: Residential Dwelling
JAMES A. WASHINGTON, IV C.P. October Term, 2018 No. 00967 \$106,721.61 Thomas A Capehart, Esquire

1911-469

7929 Buist Ave a/k/a 7929 Buist Ave 19153 40th wd. 1,791 Sq. Ft. BRT#405755915 Improvements: Residential Dwelling
JOYCE S. BARBOUR A/K/A JOYCE BARBOUR C.P. April Term, 2019 No. 03501 \$108,911.39 Powers Kirm, LLC

1911-470

526 Wartman St 19128-3237 21st wd. 1,110 Sq. Ft. OPA#214028400 Subject to Mortgage Improvements: Residential Property
JOSEPH R. LEVIN C.P. April Term, 2019 No. 00551 \$31,963.41 Phelan Hallinan Diamond & Jones, LLP

1911-471

115 E Roumfort Rd, Unit 13 19119 9th wd. 1,546 Sq. Ft. OPA#88-8-2001-66 Improvements: Residential Property
KAREN BROWN C.P. November Term, 2018 No. 01432 \$257,508.07 Shapiro & DeNardo, LLC

1911-472

2542 E Somerset St 19134-4743 25th wd. 1,150 Sq. Ft. OPA#251005500 Improvements: Residential Property
KENNETH MCMILLAN; BARBARA MCMILLAN C.P. March Term, 2019 No. 01227 \$40,002.23 Phelan Hallinan Diamond & Jones, LLP

1911-473

884 N 66th St 19151-3023 34th wd. 1,260 Sq. Ft. OPA#344373800 Improvements: Residential Property
MICHAEL C. NZE C.P. June Term, 2019 No. 06294 \$60,185.68 Phelan Hallinan Diamond & Jones, LLP

1911-474

2002 Hart Ln 19134-4018 25th wd. 1,060 Sq. Ft. OPA#252047800 Improvements: Residential Property
AISHA NGUYEN; HONG K. TRAN, IN HER CAPACITY AS HEIR OF HUNG P. TRAN, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER HUNG P. TRAN, DECEASED C.P. April Term, 2018 No. 00233 \$56,368.28 Phelan Hallinan Diamond & Jones, LLP

1911-475

805 Lawler St 19116-3435 58th wd. 1,224 Sq. Ft. OPA#582100300 Improvements: Residential Property
KEVIN WALSH A/K/A KEVIN M. WALSH; MARCI WALSH A/K/A MARCI A. WALSH C.P. November Term, 2018 No. 00029 \$179,465.79 Phelan Hallinan Diamond & Jones, LLP

1911-476

400 Daly St 19148-5703 39th wd. 1,568 Sq. Ft. OPA#392148800 Improvements: Residential Property
HUNG C. VUONG A/K/A HUNG VUONG C.P. April Term, 2019 No. 03497 \$58,203.15 Phelan Hallinan Diamond & Jones, LLP

1911-477

1046 E Howell St 19149 35th wd. 928 Sq. Ft. OPA#352129200 Improvements: Residential Property
FRANKLIN A. BENNETT III AND JAIME L. WAISNER C.P. September Term, 2013 No. 00198 \$71,690.51 KML Law Group, P.C.

1911-478

1019 S. Chadwick St 19146 30th wd. Improvement Area: 896 Sq. Ft.; Land Area: 800 Sq. Ft. OPA#301316500 Improvements: Row 2 Sty Masonry; Residential Property
MICHELLE BROWN, IN HER CAPACITY AS KNOWN HEIR OF THE ESTATE OF ROBERT BROWN A/K/A AKRAM ARIF, DECEASED; CLAUDIA BROWN IN HER CAPACITY AS KNOWN HEIR OF THE ESTATE OF ROBERT BROWN A/K/A AKRAM ARIF, DECEASED; THE ESTATE

SHERIFF'S SALE

OF ROBERT BROWN A/K/A AKRAM ARIF, DECEASED C.P. September Term, 2018 No. 02228 \$47,199.69 Ryan A. Gower, Esquire and Joseph J. Lee, Esquire

1911-479

1630-1690 Welsh Rd, Unit 32D 19115 56th wd. 0 Sq. Ft. OPA#888561562 Improvements: Res Condo 2.5 Sty Masonry
MICHAEL CHILIN AND JULIETT BARZILAYEV C.P. August Term, 2016 No. 03263 \$281,043.89 Patrick J. Wesner, Esquire

1911-480

815 Piermont St 19116 58th wd. 8,211 Sq. Ft. BRT#582217900 Subject to Mortgage Improvements: Residential Dwelling
KELLY A. LONGACRE-SOWA AND DWAYNE SOWA C.P. July Term, 2018 No. 02216 \$192,916.02 Loren L. Speziale, Esquire

1911-481

926 Marcella St 19124 35th wd. 1,078 Sq. Ft. OPA#351123600 Improvements: Residential Property
ALAN K. LUX C.P. February Term, 2017 No. 07629 \$23,861.29 KML Law Group, P.C.

1911-482

316 W Fisher Ave a/k/a 316 W Fishers Ave 19120 42nd wd. 1,290 Sq. Ft. OPA#422248000 Improvements: Residential Property
DAVID ROMAN C.P. April Term, 2017 No. 02243 \$27,311.65 KML Law Group, P.C.

1911-483

5172-74 Whitaker Ave 19124 23rd wd. 3,186 Sq. Ft. OPA#233077800 Improvements: Residential Property
JAMES F. WILKINS III A/K/A JAMES F. WITKINS III C.P. January Term, 2018 No. 01896 \$212,690.94 KML Law Group, P.C.

1911-484

10864 Modena Dr 19154-3916 66th wd. 1,974 Sq. Ft. OPA#662055600 Improvements: Residential Dwelling
JOHN A. KETTEL; UNITED STATES OF AMERICA C.P. July Term, 2018 No. 00030 \$182,339.60 RAS Citron, LLC; Robert Flacco, Esquire

1911-485

1501 S Stanley St 19146-3523 36th wd. 96 Sq. Ft. OPA#87-1-5504-60 Improvements: Attached Single Family Residential
LEWIS REAL ESTATE DEVELOPMENT, LLC C.P. October Term, 2018 No. 02919 \$124,197.74 Hladik, Onorato & Federman, LLP

1911-488

825 S 13th St 19147-2635 2nd wd. 1,540 Sq. Ft. OPA#022330400 Subject to Mortgage Improvements: Residential Property
PASQUALE DIGIULIO, JR. C.P. July Term, 2016 No. 02920 \$166,709.64 Phelan Hallinan Diamond & Jones, LLP

1911-489

5413 Gainer Rd 19131-1329 52nd wd. 2,296 Sq. Ft. OPA#522105800 Improvements: Residential Property
JACQUELINE BENTLEY C.P. October Term, 2017 No. 00597 \$177,485.89 Phelan Hallinan Diamond & Jones, LLP

1911-490

6717 Cinnamon Dr 19128-4550 21st wd. 1,920 Sq. Ft. OPA#212473731 Improvements: Residential Property
ANDREW C. STOPANI A/K/A ANDREW STOPANI C.P. December Term, 2016 No. 01918 \$288,263.89 Phelan Hallinan Diamond & Jones, LLP

1911-491

8001 Mars Pl 19153-1111 40th wd. 1,290 Sq. Ft. OPA#405882627 Improvements: Residential Property
ROBIN P. HOLCOMBE C.P. July Term, 2018 No. 00028 \$86,322.04 Phelan Hallinan Diamond & Jones, LLP

1911-492

7063 Forrest Ave 19138-2005 10th wd. 1,394 Sq. Ft. OPA#102533700 Improvements: Residential Property
VALESTINE M. WILSON C.P. July Term, 2018 No. 03516 \$98,734.82 Phelan Hallinan Diamond & Jones, LLP

1911-493

6175 Lebanon Ave 19151-3231 34th wd. 1,342 Sq. Ft. OPA#342131300 Improvements: Residential Property
KEENYA CHANDLER C.P. April Term, 2019 No. 04360 \$146,650.50 Phelan Hallinan Diamond & Jones, LLP

SHERIFF'S SALE

1911-494

2671 Elbridge St 19149 62nd wd. 2,026 Sq. Ft. OPA#621302900 Improvements: Residential Property
FRANCIS LEE C.P. October Term, 2015 No. 00817 \$46,147.57 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1911-495

585 Allengrove St 19120 35th wd. 1,716 Sq. Ft. OPA#351086468 Improvements: Residential Property
ANITA JACKSON A/K/A ANITA M. JACKSON C.P. April Term, 2019 No. 02333 \$50,420.13 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1911-496

8277 Thouron Ave 19150 50th wd. 2,160 Sq. Ft. OPA#502176100 Improvements: Residential Property
WANDA TROUT, EXECUTRIX OF THE ESTATE OF GEORGE POP, JR., DECEASED C.P. January Term, 2018 No. 01386 \$111,277.91 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1911-497

1152 S 10th St 19147 2nd wd. 1,856 Sq. Ft. OPA#021548700 Improvements: Residential Property
HAROLD EVANS, A/K/A HAROLD A. EVANS C.P. August Term, 2018 No. 03198 \$494,553.29 Meredith H. Wooters, Esquire; Manley Deas Kochalski, LLC

1911-499

507 N 65th St 19151 34th wd. 1,140 Sq. Ft. OPA#343115900 Improvements: Residential Property
AYAYI A. AJAVON A/K/A AYAYI AJAVON C.P. December Term, 2015 No. 01885 \$152,877.83 KML Law Group, P.C.

1911-500

3005 S 74th St 19153 40th wd. 1,797 Sq. Ft. OPA#406637800 Improvements: Residential Property
CARYN DEMPSEY A/K/A CARYN WHITTINGTON C.P. February Term, 2018 No. 03149 \$205,242.74 KML Law Group, P.C.

1911-501

2824 Walnut Hill St 19152 57th wd. 5,324 Sq. Ft. OPA#571073307 Improvements: Residential Property
DEBBIE L. EDWARDS C.P. February Term, 2018 No. 02915 \$134,048.85 KML Law Group, P.C.

1911-502

1718 N 59th St 19151 34th wd. 1,520 Sq. Ft. OPA#342155800 Improvements: Residential Property
CHERYL BURTON C.P. April Term, 2018 No. 03798 \$92,283.43 KML Law Group, P.C.

1911-503

7215 Ogontz Ave 19138-1303 50th wd. 1,888 Sq. Ft. OPA#501305200 Improvements: Single Family Residential Dwelling
BARBARA E. ADAMS A/K/A BARBARA E. BROWN C.P. October Term, 2017 No. 02956 \$45,473.45 Hladik, Onorato & Federman, LLP

1911-504

5205 Church Rd 19131 52nd wd. 708 Sq. Ft. BRT#521212900 Improvements: Residential Real Estate
MARIE WILKINS WALKER AND YVONNE MARTIN C.P. November Term, 2011 No. 00096 \$46,321.93 Stern & Eisenberg PC

1911-505

356 Fairway Ter 19128-4615 21st wd. 906 Sq. Ft. OPA#212282400 Improvements: Residential Property
JAMES M. DONNELLY C.P. March Term, 2019 No. 03447 \$96,959.44 Phelan Hallinan Diamond & Jones, LLP

1911-506

3572 Miller St 19134-5407 45th wd. 715 Sq. Ft. OPA#451359100 Improvements: Residential Property
CHARLENE E. ROSENBERG C.P. March Term, 2017 No. 02342 \$101,138.77 Phelan Hallinan Diamond & Jones, LLP

1911-507

551 E Cambria St 19134 7th wd. Land Area: 1,269 Sq. Ft.; Improvement Area: 3,400 Sq. Ft. OPA#871600305 Subject to Mortgage Improvements: Dwelling
DREW M. HOFMAN ET. AL C.P. September Term, 2013 No. 02154 \$304,326.45 Richard L. Vanderslice, Esquire

1911-508

5532 Market St 19139 60th wd. Land Area: 1,875 Sq. Ft.; Improvement Area: 1,396 Sq. Ft. OPA#604001300 Improvements: Row 2 Sty Masonry

SHERIFF'S SALE

WILLIAM COX, IN HIS CAPACITY AS HEIR OF MABLE R. COX A/K/A MABEL R. COX; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MABLE R. COX A/K/A MABEL R. COX C.P. December Term, 2018 No. 03161 \$106,163.49 Robert Flacco, Esquire

1911-509

1432 N 60th St 19151 34th wd. 1,162 Sq. Ft. OPA#342208400 Improvements: Residential Property
KIM LINDSAY C.P. May Term, 2015 No. 02492 \$113,418.20 KML Law Group, P.C.

1911-510

2217 W Berks St 19121 48th wd. ROW 3 STY MASONRY; 1,690 Sq. Ft. BRT#322231600 Improvements: Residential Dwelling
ARIEL CHRISTINA PENNICK C.P. January Term, 2015 No. 01965 \$110,063.45 McCabe, Weisberg, & Conway, LLC

1911-511

4327 Manayunk Ave 19128 21st wd. 2,020 Sq. Ft. BRT#212136700 Improvements: Residential
HENRY J. MCGUIGAN AND KENDRA S. MCGUIGAN C.P. October Term, 2018 No. 03154 \$281,477.45 Stern & Eisenberg PC

1911-512

7921 Ditman St 19136 65th wd. 1,172 Sq. Ft. BRT#651250000 Improvements: Residential
NANCY HUGHES A/K/A NANCY J. HUGHES, INDIVIDUALLY AND AS ADMINISTRATRIX OF THE ESTATE OF JOHN H. DILLON, JR. A/K/A JOHN H. DILLON AND ALL KNOWN AND UNKNOWN HEIRS, PERSONAL REPRESENTATIVES, AND DEVISEES OF THE ESTATE OF JOHN H. DILLON, JR. A/K/A JOHN H. DILLON C.P. March Term, 2019 No. 02249 \$67,228.15 Stern & Eisenberg PC

1911-513

4243 Elsinore St 19124 33rd wd. 1,247 Sq. Ft. BRT#332221000 Improvements: Row B/gar 2 Sty Masonry
CARL LEE AND LINDA LEE C.P. March Term, 2016 No. 00983 \$135,083.53 Milstead & Associates, LLC

1911-514

500 W Duncannon Ave 19120 49th wd. 2,072 Sq. Ft. BRT#492018900 Improvements: Residential
SONJA N. DRUMMOND C.P. April Term, 2019 No. 02388 \$135,969.63 Stern & Eisenberg PC

1911-516

1618 W Ruscomb St 19141 17th wd. ROW 2 STY MASONRY; 1,710 Sq. Ft. BRT#171044500 Improvements: Residential Dwelling
PRINCESS HOLLAND, KNOWN SURVIVING HEIR OF WALTER L. HOLLAND, RONALD HOLLAND, KNOWN SURVIVING HEIR OF WALTER L. HOLLAND, AND UNKNOWN SURVIVING HEIRS OF WALTER L. HOLLAND C.P. February Term, 2018 No. 00459 \$160,965.69 McCabe, Weisberg, & Conway, LLC

1911-517

6551 N Lambert St 19138 10th wd. 1,134 Sq. Ft. BRT#102083700 Improvements: Residential Real Estate
BOBBIE E. WILLIAMS C.P. August Term, 2018 No. 02977 \$86,503.83 Stern & Eisenberg PC

1911-518

1904 Stanwood St 19152 56th wd. SEMI/DET 2 STY MASONRY; 1,512 Sq. Ft. BRT#562044500 Improvements: Residential Dwelling
JOSE W. CRUZ AND LISA M. CRUZ C.P. March Term, 2019 No. 02252 \$181,860.36 McCabe, Weisberg, & Conway, LLC

1911-519

3923 Brown St 19104 24th wd. 1,600 Sq. Ft. BRT#243122500 Improvements: Row 3 Sty Masonry
RICHARD WILSON C.P. April Term, 2018 No. 01435 \$53,027.05 Milstead & Associates, LLC

1911-520

5963 Woodcrest Ave 19131 50th wd. Residential Row 2 Story Masonry OPA#522165000 Improvements: Erected Thereon
WILLIAM K. BRADWELL AND CARLA HOOKS BRADWELL C.P. December Term, 2018 No. 03300 \$87,880.25 Christina J. Pross, Esquire

1911-521

2285 Bryn Mawr Ave 19131 52nd wd.

SHERIFF'S SALE

(formerly part of 34th wd.) 37,500 Sq. Ft. BRT#521266700 Improvements: Residential Dwelling
TARANI A. JOHNSON C.P. April Term, 2010 No. 01188 \$392,000.00 Powers Kirm, LLC

1911-522

1619 Spruce St, Unit #1 of 1619 Spruce Street Condominium 19103 8th wd. RES CONDO 4 STY MASONRY; 1,000 Sq. Ft. BRT#888103291 Improvements: Condominium Dwelling
ANDREW BOSCHETTO, KNOWN SURVIVING HEIR OF TODD R. BOSCHETTO, GAYE LYNNE BOSCHETTO, KNOWN SURVIVING HEIR OF TODD R. BOSCHETTO, AND UNKNOWN SURVIVING HEIRS OF TODD R. BOSCHETTO C.P. April Term, 2019 No. 04313 \$306,781.89 McCabe, Weisberg, & Conway, LLC

1911-523

5610 Larchwood Ave 19143 46th wd. 1,232 Sq. Ft. BRT#463005400 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF WILLIE L. IRBY A/K/A WILLIE LEE IRBY, DECEASED C.P. April Term, 2018 No. 00653 \$41,707.06 Law Office of Gregory Javardian, LLC

1911-524

5916 Ellsworth St 19143 3rd wd. 1,736 Sq. Ft. BRT#033145000 Improvements: Residential Dwelling
MARK MCCLEARY AND LINDA SYEH C.P. November Term, 2018 No. 02082 \$42,771.35 Law Office of Gregory Javardian, LLC

1911-525

6449 N 15th St 19126 17th wd. 1,832 Sq. Ft. OPA#172054700 Improvements: Residential Property
KAREN COSTON C.P. December Term, 2017 No. 02092 \$103,055.81 Shapiro & DeNardo, LLC

1911-526

1220 S 50th St 19143 27th wd. ROW 2 STY MASONRY; 918 Sq. Ft. BRT#273082700 Improvements: Residential Dwelling
COREY J. BROWN C.P. February Term, 2019 No. 03047 \$81,674.47 McCabe, Weisberg, & Conway, LLC

1911-527

215 Buckingham Pl 19104 27th wd. 1,493 Sq. Ft. BRT#272136800 Improvements: S/d Conv Apt 3 Sty Mason
JOSEPH S. DIAZ A/K/A JOSEPH SEAN DIAZ, EVANGELYN E. DIAZ, EDGARDO B. EBORA AND EVELYN B. EBORA C.P. May Term, 2015 No. 03341 \$373,881.26 Milstead & Associates, LLC

1911-528

7345 Chelwynde Ave 19153 40th wd. 1,120 Sq. Ft. BRT#404310400 Improvements: Residential Dwelling
CHARLES A.J. HALPIN, III, ESQUIRE, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD S. TUSTIN, DECEASED C.P. March Term, 2019 No. 01524 \$52,213.75 Law Office of Gregory Javardian, LLC

1911-529

315 S Camac St 19107 7th wd. 1,720 Sq. Ft. OPA#053140200 Subject to Mortgage Improvements: Residential Property
HOWARD E. MITCHELL, JR., IN HIS CAPACITY AS AN HEIR TO THE ESTATE OF NADINE H. MITCHELL, DECEASED, AND ALL KNOWN AND UNKNOWN HEIRS C.P. August Term, 2018 No. 01728 \$237,476.89 Kevin J. Cummings, Esquire

1911-530

4408 Benner St 19135-3602 55th wd. 1,036 Sq. Ft. OPA#552013100 Improvements: Residential Property
SCOTT B. TERRY; TRACEY K. TERRY C.P. October Term, 2018 No. 02389 \$67,563.90 Phelan Hallinan Diamond & Jones, LLP

1911-531

660 N. Union St 19104 24th wd. 2,058 Sq. Ft. OPA#242238000 Improvements: Commercial Property
PROGRESSUS, LLC C.P. April Term, 2019 No. 00077 \$71,080.10 Warren S. Wolf, Esquire; Goldberg & Wolf, LLC

1911-532


2619 W Lehigh Ave 19132

SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE	SHERIFF'S SALE
PHD CAPITAL HOLDINGS, LLC C.P. June Term, 2019 No. 06672 \$155,921.74 Vincent DiMaiolo, Jr., Esquire and Ashleigh Levy Marin, Esquire	1911-534A 2231 Orthodox St 19137 45th wd. 3,232 Sq. Ft. OPA#453351500 Improvements: Residential Property ANGEL JESUS MORILLO C.P. March Term, 2019 No. 00079 \$141,417.43 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	Residential Property ANGEL JESUS MORILLO C.P. March Term, 2019 No. 00079 \$141,417.43 Justin F. Kobeski, Esquire; Manley Deas Kochalski LLC	2019 No. 01161 \$58,467.12 Kassia Fialkoff, Esquire and Brett L. Messinger, Esquire	1911-536 1518 W Grange Ave 19141-2512 17th wd. 1560 Sq. Ft. OPA#171118500 Improvements: Residential Property UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ELLEN WILLARD, DECEASED C.P. May Term, 2019 No. 01548 \$113,623.42 Phelan Hallinan Diamond & Jones, LLP
1911-533 8400 Fayette St 19150 50th wd. 2,408 Sq. Ft. OPA#502297700 Improvements: Residential Property BRIAN REED C.P. March Term, 2018 No. 00827 \$180,885.82 KML Law Group, P.C.	1911-534B 2233 Orthodox St 19137 45th wd. 3,232 Sq. Ft. OPA#453351600 Improvements:	1911-535A 8019 Castor Ave, Unit A 19152 56th wd. Improvement Area: 916 Sq. Ft.; Land Area: 2,299 Sq. Ft. OPA#882926890 Improvements: Store 1 Sty Masonry GLENN B. TRUSKIN C.P. April Term,	1911-535B 8019 Castor Ave, Unit B 19152 56th wd. Improvement Area: 900 Sq. Ft.; Land Area: 2,613 Sq. Ft. OPA#882926895 Improvements: Store 1 Sty Masonry GLENN B. TRUSKIN C.P. April Term, 2019 No. 01161 \$58,467.12 Kassia Fialkoff, Esquire and Brett L. Messinger, Esquire	

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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